

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

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I. IDENTIFICATION

- 1. Resource number: **5BL.10465** Parcel number: **158321221003**
- 2. Temporary resource number:
- 3. County: **Boulder**
- 4. City: **Eldora**
- 5. Historic building name: **"Casita de Roca;" Paul and Leona Hahn Cabin**
- 6. Current building name: **"Casita de Roca;" John F. Lee Cabin**
- 7. Building address: **775 Bryan Avenue**
- 8. Owner name: **John F. Lee**
- Owner organization:
- Owner address: **2820 S Perry St
Denver, CO 80236-2254**

44. National Register eligibility field assessment:	<input type="checkbox"/> Individually eligible	<input checked="" type="checkbox"/> Not eligible	<input type="checkbox"/> Need data	<input type="checkbox"/> Previously listed
State Register eligibility field assessment:	<input type="checkbox"/> Individually eligible	<input checked="" type="checkbox"/> Not eligible	<input type="checkbox"/> Need data	<input type="checkbox"/> Previously listed
Local landmark eligibility field assessment:	<input type="checkbox"/> Individually eligible	<input checked="" type="checkbox"/> Not eligible	<input type="checkbox"/> Need data	<input type="checkbox"/> Previously listed

II. GEOGRAPHIC INFORMATION

9. P.M.: **6th** Township: **1S** Range: **73W**
NW 1/4 SE 1/4 SW 1/4 NW 1/4 of section **21** Grid aligned on **northeast** corner of section.
10. UTM Reference Zone: **13**
Easting: **451054** Northing: **4421970**
11. USGS quad name: **Nederland** Scale: **7.5**
Year: **1972**
12. Lot(s): **Lots 14, 25, 26, and 27; Block 29**
Addition: **Eldora** Year of addition: **1898**
13. Boundary description and justification: **The boundary, as described above, contains but does not exceed the land historically associated with this property.**
 Metes and bounds exist

III. ARCHITECTURAL DESCRIPTION

14. Building Plan (footprint, shape): **Rectangular Plan**
Other building plan descriptions:
15. Dimensions in feet: **256 square feet**
16. Number of stories: **1**
17. Primary external wall material(s): **Stone/Granite**

Other wall materials:
18. Roof configuration: **Gabled Roof/Side Gabled Roof**
Other roof configuration:
19. Primary external roof material: **Asphalt Roof/Composition Roof**
Other roof materials:
20. Special features: **Chimney
Fence**
21. General architectural description:
Oriented to the south, this cabin consists of a random-coursed granite foundation and walls. The window openings have been boarded shut with vertical planks (for the winter). The principal doorway opens in the east end of the front (south) elevation and hosts a green-painted, vertical plank door. Gray sheets of asphalt cover the side-gabled roof. The rafter ends are exposed but capped by a green-painted fascia board. A hearth and chimney, constructed of the same stone as the rest of the building, are engaged to the center of the rear (north) elevation.
22. Architectural style: **Late 19th And Early 20th Century American Movements/Rustic**
Other architectural style:
Building type:
23. Landscape or special setting features:
This property is located within a canyon, on the relatively flat canyon floor, at an elevation of around 8,600 feet above mean sea level. Houses are irregularly spaced along Bryan Avenue, a narrow, generally east-west road. This cabin has a shallow setback. A wood rail fence delimits a portion of the front (south) yard, while a wove-wire fence runs along the eastern edge of the property. Dense stands of aspens and spruces nearly conceal the cabin.
24. Associated building, features or objects:
**SHED
A kit-built metal shed is located just west of the house. Oriented to the east, the building lacks a formal foundation. The walls consist of white-painted sheet metal. The front-gabled roof also consist of sheet metal.**

IV. ARCHITECTURAL HISTORY

25. Date of Construction: **1949** Actual Estimate
Source of information: **Boulder County Assessor Records. Current records available on-line.**
26. Architect: **Unknown**

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Source of information:

27. Builder: **Unknown**

Source of information:

28. Original Owner: **Paul A. and Leona M. Hahn**

Source of information: **Warranty Deed 90326676. From Bernadine Kuhn and Guy M. Woodring to Paul A. and Leona M. Hahn, 25 May 1936. Boulder County Clerk and Recorder, book 623, p. 268.**

29. Construction history:

According to Boulder County tax assessor records, this house was constructed in 1949. An analysis of the materials, style, and historical records corroborates this date. The building has not been significantly altered since its construction.

30. Location: **Original Location** Date of move(s):

V. HISTORICAL ASSOCIATIONS

31. Original use(s): **Domestic/Cabin**

32. Intermediate use(s): **Domestic/Cabin**

33. Current use(s): **Domestic/Cabin**

34. Site type(s): **Vacation Residence**

35. Historical background:

This original owners of this cabin, constructed in 1949, were Paul A. and Leona M. Hahn. They purchased the property from Bernadine Kuhn and Guy M. Woodring in 1936 and christened their new stone cabin "Casita de Roca," Spanish for "little house of rock." Paul Andrew Hahn was born in Ohio on September 27, 1907. By 1920, he had moved with his family to Denver. By 1930, he was working in the coal mines around Erie, Colorado. His wife, Leona M. Hahn, was born on November 1, 1903. The couple resided most of their lives together in Denver. Leona died in January 1970 and Paul in May 1976. In 1977, Paul Hahn's estate sold the property to John F. and Phyllis Lee, of Denver. Phyllis died in 1997, leaving John as the sole and current owner.

36. Sources of information:

Boulder County Assessor Records.

Deeds 90326676, 210901, 1722409, 1925326, and 1925327. Boulder County Clerk and Recorder.

U.S. Census of 1920. Denver, Denver County, Colorado. Roll: T625_161; Page: 5A; Enumeration District: 181; Image: 382.

U.S. Census of 1930. Erie, Weld County, Colorado. Roll: 251; Page: 1A; Enumeration District: 16; Image: 845.0.

Social Security Death Index for Paul Hahn.

Social Security Death Index for Leona Hahn.

Boulder County Assessor Cards. Carnegie Branch Library for Local History, Boulder Public Library System. Record dates vary from 1949 to 1975.

VI. SIGNIFICANCE

37. Local landmark designation: Yes No

Designation authority:

Date of designation:

38. Applicable National Register criteria:

A. Associated with events that have made a significant contribution to the broad patterns of our history.

B. Associated with the lives of persons significant in our past.

C. Embodies the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual

distinction.

- D. Has yielded, or may be likely to yield, information important in prehistory or history.
- Qualifies under Criteria Considerations A through G (see manual).
- Does not meet any of the above National Register criteria.

Applicable Colorado State Register criteria:

- A. Associated with events that have made a significant contribution to history.
- B. Connected with persons significant in history.
- C. Has distinctive characteristics of a type, period, method of construction or artisan.
- D. Is of geographic importance.
- E. Contains the possibility of important discoveries related to prehistory or history.
- Does not meet any of the above Colorado State Register criteria.

Applicable Boulder County landmark criteria:

- 1. the character, interest, or value of the proposed landmark as part of the development, heritage, or cultural characteristics of the county;
- 2. the proposed landmark as a location of a significant local, county, state, or national event;
- 3. the identification of the proposed landmark with a person or persons significantly contributing to the local, county, state, or national history;
- 4. the proposed landmark as an embodiment of the distinguishing characteristics of an architectural style valuable for the study of a period, type, method of construction, or the use of indigenous materials;
- 5. the proposed landmark as identification of the work of an architect, landscape architect, or master builder whose work has influenced development in the county, state, or nation;
- 6. the proposed landmark's archaeological significance;
- 7. the proposed landmark as an example of either architectural or structural innovation; and
- 8. the relationship of the proposed landmark to other distinctive structures, districts, or sites which would also be determined to be of historic significance.
- Does not meet any of the above Boulder County landmark criteria.

39. Areas of significance: **Architecture**
Social History

40. Period(s) of Significance: **Architecture, 1949; Social History, 1949-1958**

41. Level of Significance: National State Local

42. Statement of Significance:

This property is significant for its association with the mid twentieth-century development of Eldora as a summer tourist retreat. The building is also architecturally significant as an unusually late example of the Rustic style. Character-defining features include the uncoursed, native stone walls; the engaged hearth and chimney; and the exposed rafter ends. However, the levels of architectural and historical significance are not to the extent that this property would qualify for individual listing in the National Register of Historic Places, the Colorado State Register of Historic Properties, or as a Boulder County Landmark.

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43. Assessment of historic physical integrity related to significance:

Constructed in 1949, this cabin exhibits a high level of physical integrity relative to the seven aspects of integrity as defined by the National Park Service and the Colorado Historical Society: location, setting, design, materials, workmanship, feeling, and association. There have been no notable alterations made to this building since its construction. This cabin retains sufficient physical integrity to convey its historical and architectural significance.

VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. National Register eligibility field assessment: Individually eligible Not eligible Need data Previously listed
State Register eligibility field assessment: Individually eligible Not eligible Need data Previously listed
Local landmark eligibility field assessment: Individually eligible Not eligible Need data Previously listed

45. Is there National Register district potential: Yes No

Discuss: **This survey inventoried properties surrounding but not included within the Eldora National Register District (5BL.758). Moreover, this inventory was conducted as an intensive-level selective survey and therefore lacks the continuity of resource data necessary to determine any expansion of the existing district boundaries or to recommend the creation of a new district.**

If there is National Register district potential, is this building contributing: Yes No N/A

46. If the building is in existing National Register district, is it contributing: Yes No N/A

VIII. RECORDING INFORMATION

47. Digital photograph file name(s): **bryanave0775 - 1 to - 4**
Digital photographs filed at: **Boulder County Parks and Open Space
5201 St. Vrain Rd
Longmont, CO 80503**

48. Report title: **Eldora Historical and Architectural Survey, 2007-08**

49. Date(s): **12/18/2007**

50. Recorder(s): **Adam Thomas, Jeffrey DeHerrera, and Sierra Standish**

51. Organization: **Historitecture, LLC**

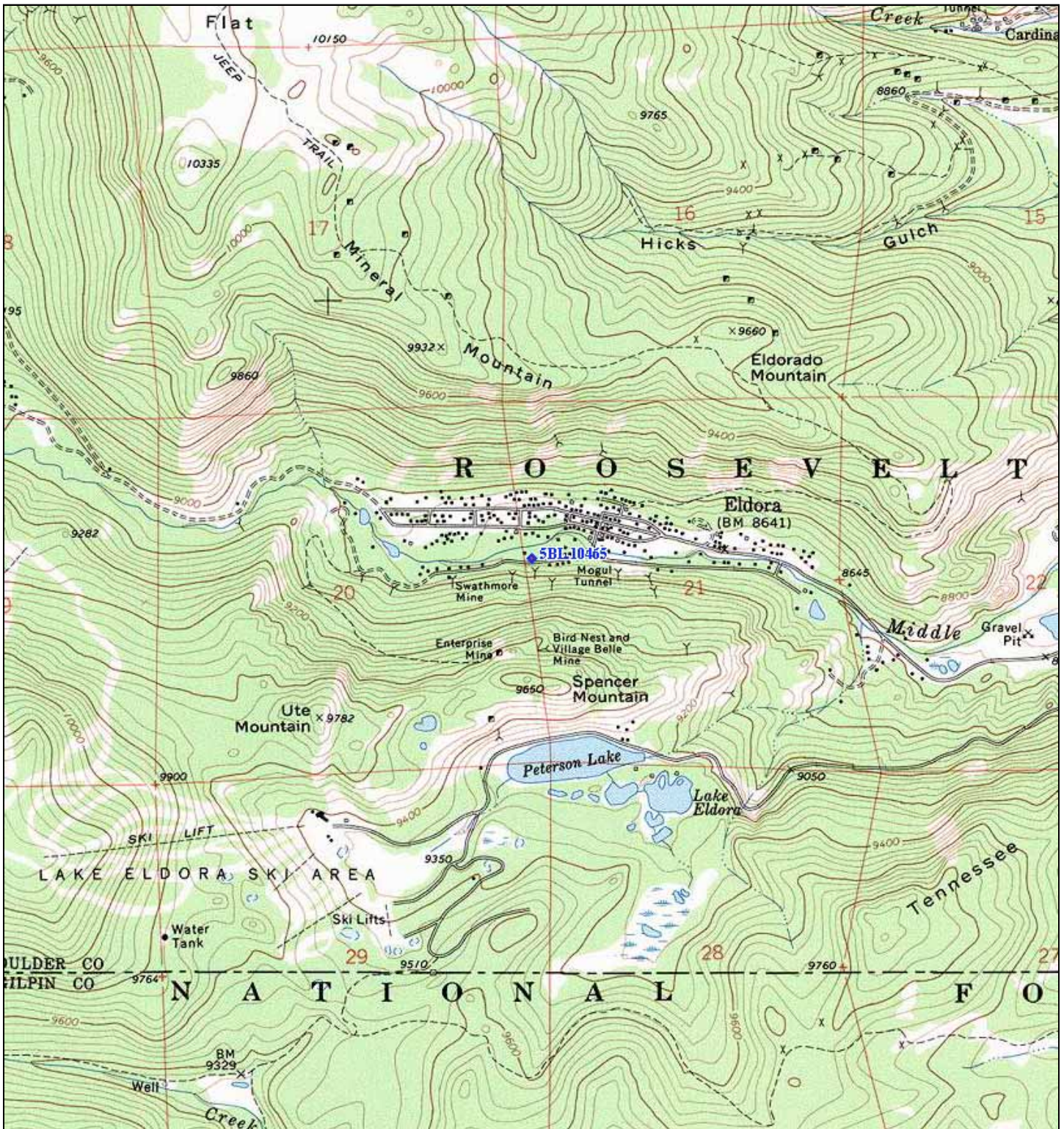
52. Address: **PO Box 419
Estes Park, CO 80517-0419**

53. Phone number(s): **(970) 586-1165**

SKETCH MAP



LOCATION MAP



Source: U.S. Geological Survey 7.5' Nederland - 1972

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Historitecture, LLC

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