

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

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This survey form represents an **UNOFFICIAL COPY** and is provided for informational purposes only. All information, particularly determinations of eligibility for the National Register, the State Register, or as a local landmark, can and will change. Please contact the Colorado Historical Society Office of Archaeology and Historic Preservation for an official copy of this document.



I. IDENTIFICATION

- 1. Resource number: **5BL.10466** Parcel number: **158321200006**
- 2. Temporary resource number:
- 3. County: **Boulder**
- 4. City: **Eldora**
- 5. Historic building name: **"Alma" Cabin; C. Waldo Cox Cabin**
- 6. Current building name: **"Alma" Cabin; Dunnagan-Johnson Cabin**
- 7. Building address: **755 Eaton Place**
- 8. Owner name: **Francis Dunnagan and Frandee D. Bare Johnson**
- Owner organization:
- Owner address: **5093 Flagstaff Rd  
Boulder, CO 80302-9512**

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**  
**NE 1/4 NE 1/4 SW 1/4 NW 1/4** of section **21** Grid aligned on **northeast** corner of section.
10. UTM Reference Zone: **13**  
Easting: **451117** Northing: **4422241**
11. USGS quad name: **Nederland** Scale: **7.5**  
Year: **1972**
12. Lot(s): **Alama Lode, Grand Island Mining District (1.798 acres). Also Lots 11 through 16 inclusive; Block 32**  
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): **L-Shaped Plan**  
Other building plan descriptions:
15. Dimensions in feet: **679 square feet**
16. Number of stories: **1**
17. Primary external wall material(s): **Wood/Log**  
Other wall materials:
18. Roof configuration: **Gabled Roof/Front Gabled Roof**  
Other roof configuration:
19. Primary external roof material: **Metal Roof/Tin Roof**  
Other roof materials:
20. Special features: **Chimney  
Porch**
21. General architectural description:  
**This cabin consists of a front-gabled core, with a shed-roof addition along its east elevation; spanning the south elevation of both the original core and the addition is a shed-roofed (nearly flat-roofed) enclosed porch. Extending eastward from the north end of the east elevation is a largely open shed structure. Oriented to the south, the cabin rests on a random-coursed granite foundation. The original core consists of peeled logs; subsequent additions conceal the corner notching. Windows are generally 4-light casement, with wood frames. The west elevation hosts a pair of single-light picture windows. Enclosing the porch is a series of fixed, 2-panel, 3-light wood doors. The easternmost door in the south elevation is hinged and acts as the principal doorway. It opens behind an aluminum-frame storm door. Approaching the doorway is a wood staircase. Sheets of corrugated metal cover the front-gabled main roof and all other roof surfaces. The log perlin and rafter ends are exposed. A random-coursed granite hearth and chimney are engaged to the west 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, at the base of the ridge rising to the north, at an elevation of around 8,600 feet above mean sea level. The property rises steeply upward from south to north. The area around the cabin is largely open, hosting large pines.**
24. Associated building, features or objects:  
**There are no other buildings associated with this property.**

## IV. ARCHITECTURAL HISTORY

25. Date of Construction: **1932**  Actual  Estimate  
Source of information:

Eldora Survey

Historitecture, LLC

**System. Record dates vary from 1949 to 1975.**

26. Architect: **Unknown**  
Source of information:

27. Builder: **Unknown**  
Source of information:

28. Original Owner: **C. Waldo Cox**  
Source of information: **Warranty Deed 90239044.**

29. Construction history:  
**According to Boulder County tax assessor records, this house was constructed in 1932. An analysis of the style, materials, and historical records corroborates this date. There have been at least two major modifications made to this cabin, the construction of the open wing to the south and the enclosure of the front porch. According to an oral history with former owner Dee Dunnagan, the porch was enclosed shortly after she purchased the property in 1967. She hired Eldora pioneer Jack Langley to perform the work. For her, the use of doors to enclose the porch was a simple decision. "We just decided it was cheaper just to buy these doors and put them in," she recalled in a 1986 interview. "It's worked beautifully."**

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:

**The original owner of this cabin, constructed in 1932, was C. Waldo Cox, who obtained the Alma Lode mining claim from Harold R. Lilly that same year. Cox received his land patent for the property on March 6, 1940. Later that year, Alan H. and Vera Thomas purchased this property from Cox. Vera Thomas was born Vera Harcrow around 1901 in Kansas City, Kansas. At around age 18, she married Harry Lucas and had a daughter and son: Edith M. Lucas and Harley Edwin Lucas. By 1920, Vera Harcrow Lucas was a widow, living with her parents and children in Denver, where she worked as a billing clerk for a stationary store. Vera Lucas appears to have married Alan Thomas prior to 1940. Alan Thomas and his stepdaughter, Edith, then known as Edith M. Thomas, transferred the cabin and lots to Harley Lucas in 1952. As of 1943, Harley Lucas was working as a locomotive fireman, based in Denver. He later married; his wife's name was Laratta Lavone Lucas. They resided in Idaho Springs.**

**The Lucases sold this property to Jim D. and Elizabeth B. Helbig in 1962. Helen Da Costa "Dee" Dunnagan purchased the cabin and lots from the Helbigs in 1967. Helen and her husband, Dugan Dunnagan, first arrived in Eldora from St. Louis in the summer of 1956. They fell in love with the place and, at the end of that year, purchased the town's most prominent landmark, the Gold Miner Hotel. Helen and Dugan owned and operated the hotel from that time until purchasing this property in 1967. Helen, in turn, transferred this cabin and land to herself and her children, Robert D. Dunnagan and Frandee Dunnagan Bare in 1972. Francis A. Dunnagan joined the other owners in 1978. In 1997, Robert D. Dunnagan and the estate of Helen Dunnagan transferred their shares of the property to Frandee Bare Johnson. She and Francis Dunnagan remain the current owners.**

36. Sources of information:

**Boulder County Assessor Records.**

**U.S. Census of 1920. Blue, Jackson County, Missouri. Roll: T625\_923; Page: 5B; Enumeration District: 5; Image: 101.**

**U.S. Census of 1930. Kansas City, Jackson County, Missouri. Roll: 1197; Page: 79A; Enumeration District: 119; Image: 931.0.**

**World War I Draft Registration Card for Eugene William Springer. Jackson County, Missouri. Roll: 1683221; Draft Board: 0.**

**U.S. Census of 1920. Kansas City Ward 4, Wyandotte County, Kansas. Roll: T625\_555; Page: 1B; Enumeration District: 171; Image: 285.**

U.S. Census of 1930. Denver, Denver County, Colorado. Roll: 233; Page: 17B; Enumeration District: 23; Image: 490.0.

Social Security Death Index for Laratta Lucas.

Deeds 90239044, 90376472, 90511645, 90701533, 90851154, 10813, 302352, 1705402, and 1717429. Boulder County Clerk and Recorder.

Johnson, Frandee Dunnagan. "The Gold Miner Hotel." In the *Eldora Civic Association Newsletter*, 1995-1999.

"Dee Dunnagan" [obituary]. In the *Eldora Civic Association Newsletter*, 1995-1999.

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

Dunnagan, Helen D. Interview with Silvia Pettem. 21 June 1986. Maria Rogers Oral History Program, Carnegie Branch Library for Local History, Boulder Public Library System.

## 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, 1932; Social History, 1932-1958**
- 41. Level of Significance:  National  State  Local

42. Statement of Significance:

**This property is significant for its association with the twentieth-century development of Eldora as a summer tourist retreat, particularly for midwesterners. The building is also architecturally significant as an example of the Rustic style. Character-defining features include a stone foundation, log construction, the native stone hearth and chimney, exposed rafter ends, and small-paned windows. 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.**

43. Assessment of historic physical integrity related to significance:

**Constructed in 1932, this cabin exhibits a moderate 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. While additions have altered the form and obscured or removed some character-defining features, most features remain intact. 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): **eatonpl0755 - 1 to - 3**  
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**

Eldora Survey

Historitecture, LLC

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

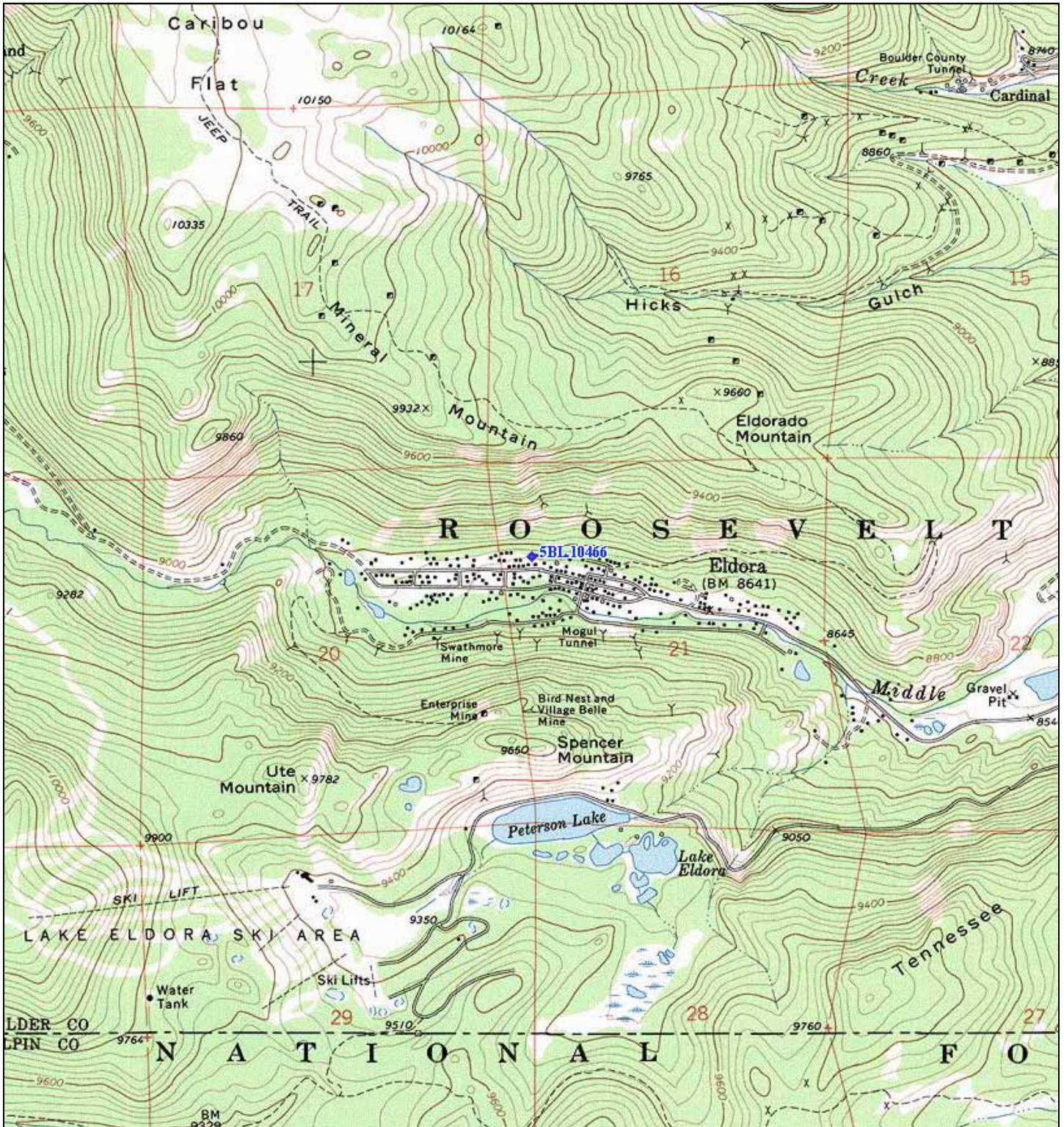
SKETCH MAP



Eldora Survey

Historitecture, LLC

LOCATION MAP



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

Eldora Survey

Historitecture, LLC