

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

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I. IDENTIFICATION

- 1. Resource number: **5BL.10467** Parcel number: **158321002001**
- 2. Temporary resource number:
- 3. County: **Boulder**
- 4. City: **Eldora**
- 5. Historic building name: **Clara E. Nipher Cabin**
- 6. Current building name: **Eleanor E. Busch Cabins**
- 7. Building address: **125 Eldorado Avenue**
- 8. Owner name: **Eleanor E. Busch**
- Owner organization:
- Owner address: **3455 S Corona #544
Englewood, CO 80113**

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 checked="" type="checkbox"/> Individually eligible	<input 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 **SE** 1/4 **NE** 1/4 of section **21** Grid aligned on **northeast** corner of section.
10. UTM Reference Zone: **13**
Easting: **452255** Northing: **4421982**
11. USGS quad name: **Nederland** Scale: **7.5**
Year: **1972**
12. Lot(s): **Lots 1 through 4 inclusive and Lots 46, 47, and 48; Block 9**
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: **704 square feet**
16. Number of stories: **1**
17. Primary external wall material(s): **Stone/Granite**
Wood/Log
Other wall materials:
18. Roof configuration: **Gabled Roof/Cross Gabled Roof**
Other roof configuration:
19. Primary external roof material: **Asphalt Roof/Composition Roof**
Other roof materials:
20. Special features: **Chimney**
21. General architectural description:
1934 CABIN
(south of 1965 cabin and southeast of 1991 cabin)

Oriented to the east, this cabin rests on a random-coursed granite foundation. The building consists of an L-shaped plan, with the inside corner facing southeast. Random-coursed granite covers nearly all of the south and west elevations and the bottom half of all other elevations. Otherwise, thin, round logs, without formal corner notching, comprise the walls. Windows are generally 4-, 6-, and 9-light, opening as casements, hoppers, and awnings, with red-painted wood frames. The principal doorway opens in the center of the east elevation of the east-west leg of the L. It hosts a 10-light, glass-in-wood-frame door, painted red. Green sheets of asphalt cover the cross-gabled roof, and the log rafter and perlin ends are exposed. A random-coursed granite hearth and chimney are engaged to the south elevation of the north-south leg of the L.

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. This property is situated on Eldorado Avenue, the principal east-west thoroughfare through the village of Eldora. Setbacks vary greatly on Eldorado Avenue, with this property connected to the road via a long, winding driveway. Mature pines and spruces, mixed with young aspens, cover the property, and large spruces line the driveway. The three main buildings on this property are situated close together, joined by a shared deck structure.

24. Associated building, features or objects:

1965 CABIN (north of 1934 cabin and east of 1991 cabin)

Oriented to the west, this cabin rests on a concrete foundation and shares a deck with the 1991 cabin. Unpainted wood siding clads the exterior walls. Windows are 6-light hopper or awning, with red-painted wood frames and surrounds. The

principal doorway opens in the south end of the asymmetrical front (west) facade. It hosts a red-painted, paneled wood door, with a single light. It is protected behind a red-painted wood screen door. An identical door opens in the east end of the south elevation. Sheets of asphalt cover the shed roof. Wood fascia and soffit box the broadly overhanging eaves.

1991 CABIN (northwest of 1934 cabin and west of 1965 cabin)

Oriented to the east, this cabin rests on a concrete-block foundation. Unpainted sheets of plywood or particleboard clad the exterior walls. Windows are generally single-light casement, with brown aluminum frames. A narrow, single-light awning window opens in the east end of the south elevation. The west elevation hosts a pair of single-light, fixed-frame windows. The principal doorway opens south of center in the east elevation. It provides access to an unsheltered wood deck, shared with the 1965 cabin. Another doorway opens in the western half of the south elevation, again providing access to a high, unsheltered wood deck. Wood steps approach the deck on its east side. Sheets of asphalt cover the side-gabled roof, and the eaves are boxed with wood fascia and soffit.

IV. ARCHITECTURAL HISTORY

25. Date of Construction: **1934** Actual Estimate

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

26. Architect: **Unknown**

Source of information:

27. Builder: **Unknown**

Source of information:

28. Original Owner: **Clara E. Nipher**

Source of information: **Warranty Deed 90264530. From Earl Wilcox to Clara E. Nipher, 2 August 1929. Boulder County Clerk and Recorder, book 563, p. 530.**

29. Construction history:

According to Boulder County tax assessor records, this house was constructed in 1934. An analysis of the style, materials, and historical records corroborates this date. A 1949 photograph, attached to an assessor's card, shows that this cabin has not been substantially altered since that time. The only minor modification has been the replacement of some windows in the front foyer, which originally had single-light, fixed-frame windows, with the existing multi-light windows.

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 1934, was Clara Ellen Nipher, who had purchased the property from Earl Wilcox in 1929. Clara Nipher was born on May 3, 1886, in St. Louis, the daughter of renowned physicist and pioneering meteorologist Francis Eugene Nipher. He was a professor at Washington University in St. Louis, where he chaired the physics department. He established Missouri's volunteer weather service and was a founding member of the St. Louis Science Academy. Professor Nipher was a prodigious writer, thinker, and tinkerer, inventing numerous meteorological instruments that still bear his name. He did much of his work, generally involving the role of physics in meteorology, at his sprawling suburban Kirkwood, Missouri, home, which he shared with Clara. (This house is listed in the National Register of Historic Places.) According to a Kirkwood historian, at the time of Prof. Nipher's death, on October 6, 1926, "his experiments in various areas were so extensive that...it was impossible to list the contributions he had made to all of the different fields in which he had done research."

Clara not only inherited the Kirkwood estate, but also her father's love of learning. She spent her entire life as an educator, primarily teaching at Mary Institute and Smith Academy, private all-girls and all-boys schools, respectively, associated with Washington University. Clara never married. She appears to have spent many summers in Eldora, and

was active in the community's social affairs. In 1943, she sold her Eldora cabin to Ione Martha Wood. Clara Nipher died in November 1970.

Like, Clara Nipher, Ione Wood was an unmarried educator, teaching at public schools in Tulsa, Oklahoma. She was born on August 25, 1903, in Oklahoma. She later moved to Harlingen, Texas, where she died in February 1987.

In 1948, Oskar E. and Vella Edison purchased this property. Oskar Edison was born on January 2, 1892, in Gothenburg, Nebraska. He was a professor of electrical engineering at the University of Nebraska's main campus in Lincoln. He served as chair of his department from July 1920 to July 1945. His wife, Vella W. Edison, was also born in Nebraska, on October 29, 1891. They had a daughter, Elisabeth Edison. Professor Edison appears to have died while vacationing at this house, in July 1964. Vella Edison sold the property in 1966; she died in September 1986.

Purchasing this cabin and lots from Vella Edison was Eleanor E. Busch. She remains the owner.

36. Sources of information:

Boulder County Assessor Records.

Stockman, Linda, D.K. Wolfenbarger, and D. Sheals. National Register Nomination for the Professor Frances E. Niper House (a.k.a. the Clara Nipher House), 435 North Harrison Street, Kirkwood, St. Louis County, Missouri, May 2002.

U.S. Census of 1920. Lincoln Ward 6, Lancaster County, Nebraska. Roll: T625_996; Page: 16A; Enumeration District: 78; Image: 1041.

U.S. Census of 1930. Lincoln, Lancaster County, Nebraska. Roll: 1286; Page: 1B; Enumeration District: 35; Image: 51.0.

Deeds 90264530, 90403280, 90467037, and 90816601 Boulder County Clerk and Recorder.

U.S. Census of 1930; Tulsa, Tulsa County Oklahoma. Roll: 1936; Page: 8A; Enumeration District: 148; Image: 599.0.

Social Security Death Index for Ione Wood.

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, 1934; Social History 1934-1958**

41. Level of Significance: National State Local

42. Statement of Significance:

This property is significant under Boulder County landmark criterion 1 for its association with the twentieth-century development of Eldora as a summer tourist retreat, particularly for midwestern professionals. As well, the property expresses particularly well the development of Eldora as a summer vacation destination for single professional females, such as Clara Nipher and Ione Wood. The building is also architecturally significant under Boulder County landmark criterion 4 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. While 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 or the Colorado State Register of Historic Properties, it could be eligible as a Boulder County Landmark.

43. Assessment of historic physical integrity related to significance:

Constructed in 1934, this cabin exhibits a moderately 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. The only modification was the replacement of a few windows. All other character-defining features, as well as the original forms, 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

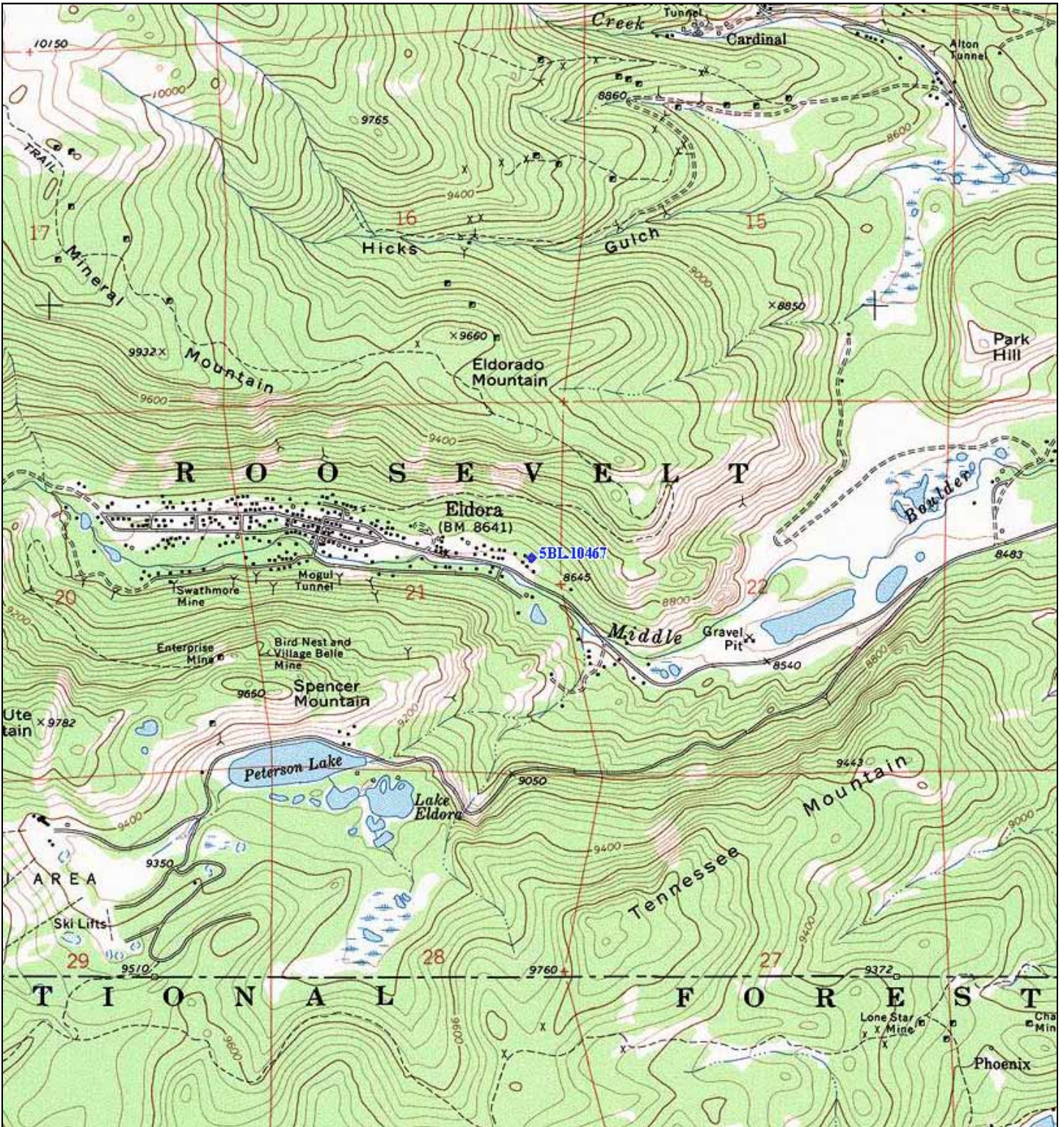
VIII. RECORDING INFORMATION

47. Digital photograph file name(s): **eldoradoave0125 - 1 to - 9**
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): **2/28/2008**
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

Eldora Survey

Historitecture, LLC

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