

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.10468** Parcel number: **158321002003**
- 2. Temporary resource number:
- 3. County: **Boulder**
- 4. City: **Eldora**
- 5. Historic building name: **Phil and Leta Easterday Cabin**
- 6. Current building name: **Kingdom-Young-Whitworth Cabin**
- 7. Building address: **145 Eldorado Avenue**
- 8. Owner name: **L.W. and Sarah R. Kingdom (half); and Marion W. Young and Samuel A. Whitworth (half)**
- Owner organization:
- Owner address: **1325 Old Tale Rd
Boulder, CO 80303-1321**

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**
NE 1/4 SW 1/4 SE 1/4 NE 1/4 of section **21** Grid aligned on **northeast** corner of section.
10. UTM Reference Zone: **13**
Easting: **452165** Northing: **4421982**
11. USGS quad name: **Nederland** Scale: **7.5**
Year: **1972**
12. Lot(s): **Lots 7 through 17 and Lots 32 through 42; 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): **Rectangular Plan**
Other building plan descriptions:
15. Dimensions in feet: **540 square feet**
16. Number of stories: **1 1/2**
17. Primary external wall material(s): **Wood/Weatherboard**
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: **Fence
Porch**
21. General architectural description:
Oriented to the south, this house rests on a random-coursed granite foundation. White-painted wood weatherboard clads the exterior walls. Windows are generally 1-over-1-light, double-hung sash, with green-painted wood frames and surrounds. At the time of this survey, many windows were shuttered for the winter. A band of single-light windows encloses the shed-roof porch spanning most of the nearly symmetrical front (south) facade. The principal doorway is located within the porch's east elevation. It provides access to an unsheltered concrete stoop. Green asphalt shingles cover the side-gabled main roof and all other roof surfaces. The rafter ends are exposed.
22. Architectural style: **Late 19th And Early 20th Century American Movements**
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 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. A woven-wire fence surrounds the property, with a stone gate along Eldorado Avenue. The lot is fairly open, with stands of aspens around the cabin.
24. Associated building, features or objects:
There are no other buildings associated with this property.

IV. ARCHITECTURAL HISTORY

25. Date of Construction: **1937-38** 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: **Phil and Leta Easterday**
Source of information:

29. Construction history:
According to Boulder County tax assessor records, this cabin was constructed in 1934. However, older assessor cards and legal records suggest a 1937-38 date of construction. An analysis of the style, materials, and historical records corroborates a 1937-38 date of construction. The only notable alteration to this cabin has been the enclosure of the front porch, which occurred prior to 1949, based on assessor photographs from that year.
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 and resident of this house, constructed in 1937-38, was prominent Nebraska banker Phil R. Easterday and his wife, Leta. They had purchased the property in 1937 from August Barkeen. Phil Easterday was born on January 25, 1877, in Carthage, Illinois. His father, L.F.M. Easterday, was a professor of astronomy and mathematics at Carthage College. The family moved to Lincoln, Nebraska, in the fall of 1883. On July 31, 1893, the young Phil Easterday entered the American Exchange National Bank in Lincoln seeking employment. He first worked as a messenger boy, but because he studied shorthand and typing, he soon rose to become personal stenographer to the bank's president, S.H. Burnham. Their close professional relationship would last the rest of their lives. In 1899, Burnham oversaw the merger of his bank with the First National Bank of Lincoln. Burnham named Easterday auditor of the new institution, then known as First National Bank. In 1907, Easterday rose to assistant cashier. In 1913, the board of directors appointed him cashier of the bank. By 1930, he was vice president and manager of the corporation's day-to-day operations. Phil Easterday married the former Leta Trigg on October 2, 1904. She was born in Iowa around 1880. Leta Easterday was prominent in musical circles, serving as president of the Matinee Musicale, the oldest music organization in Lincoln and, at that time, one of the largest in the West. The couple had three children: Phyllis, Marion, and Donald. The family appears to have spent numerous summers in Eldora and were active in the community's social affairs.

In 1963, Phil and Leta Easterday transferred their Eldora property to their daughters, Marion E. Kingdom and Phyllis E. Whitworth. The property remains with the descendants of Phil and Leta Easterday; L.W. and Sarah R. Kingdom own a half share with Marion W. Young and Samuel A. Whitworth owning the other half.

36. Sources of information:
Boulder County Assessor Records.
Deeds 90305856, 90341530, 90745318, 511988, and 600252. Boulder County Clerk and Recorder.
U.S. Census of 1930. Denver, Denver County, Colorado. Roll: 233; Page: 3A; Enumeration District: 25; Image: 538.0.
U.S. Census of 1920. Denver, Denver County, Colorado. Roll: T625_159; Page: 11B; Enumeration District: 114; Image: 884.
World War I Draft Registration Card for August Barkeen.
U.S. Census of 1930. Lincoln, Lancaster County, Nebraska. Roll: 1286; Page: 17A; Enumeration District: 41; Image: 310.0.
U.S. Census of 1920. Lincoln Ward 6, Lancaster County, Nebraska; Roll: T625_996; Page: 8B; Enumeration District: 74;

Image: 902.

“Phil R. Easterday” In *Lincoln, the Capital City, and Lancaster County, Nebraska*, vol. II. Chicago: S.J. Clarke Publishing Co., 1916, pp. 304-5.

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, 1937-38; Social History, 1937-38 to 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 such as Phil Easterday. The building is also architecturally significant under Boulder County landmark criterion 4 as an example of a Late 19th and Early 20th Century American Movements style, with minimal Craftsman elements. This cabin is unusual in its context because, unlike most other Eldora cabins, it is wood framed rather than log, and has painted, manufactured wood weatherboard rather than log or rough-planed siding. 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 1937-38, 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 has been the enclosure of the front porch. All other character-defining features, as well as the original form, 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.**

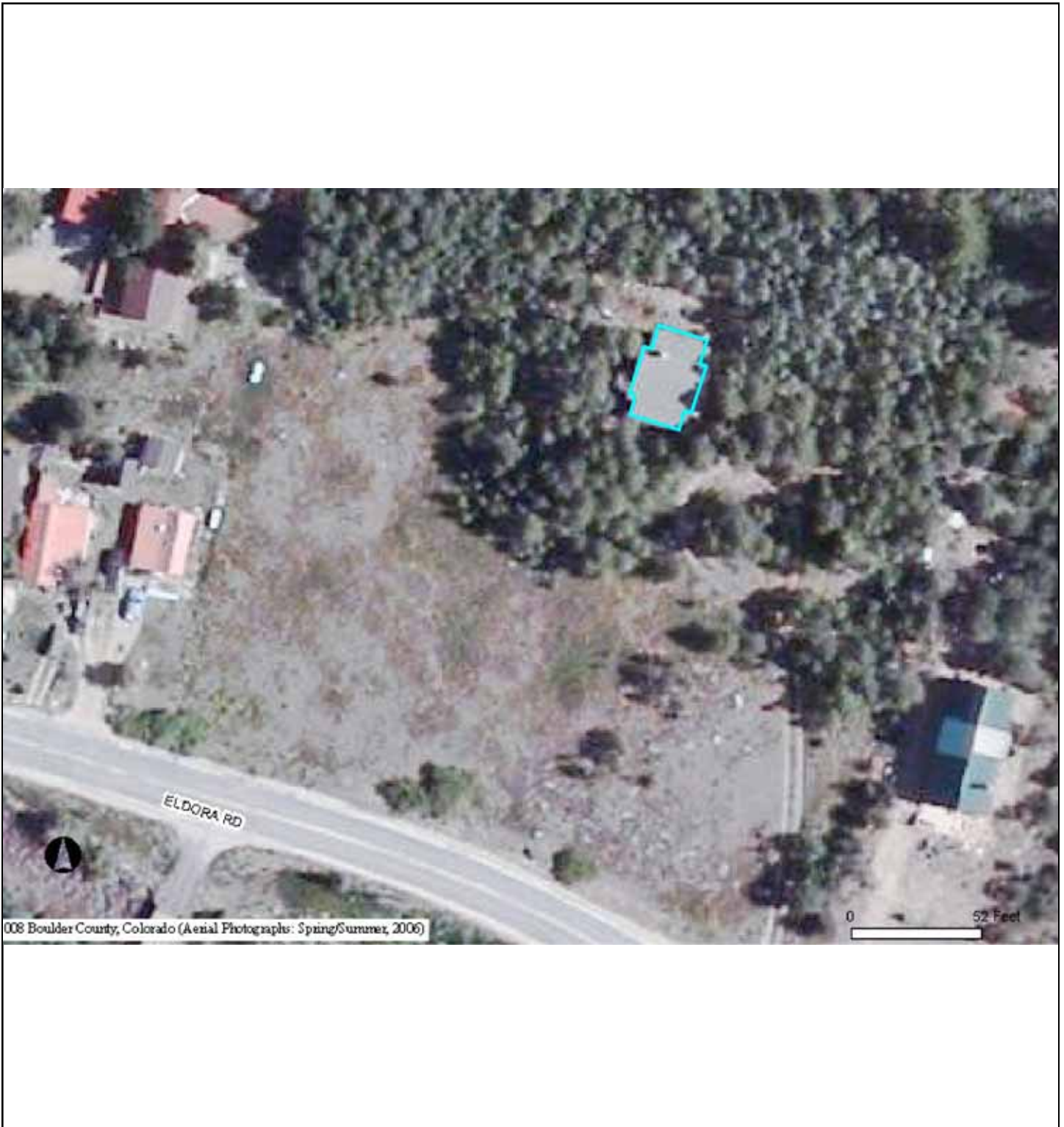
If there is National Register district potential, is this building contributing: Yes No N/A

- 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): **eldoradoave0145 - 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): **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**

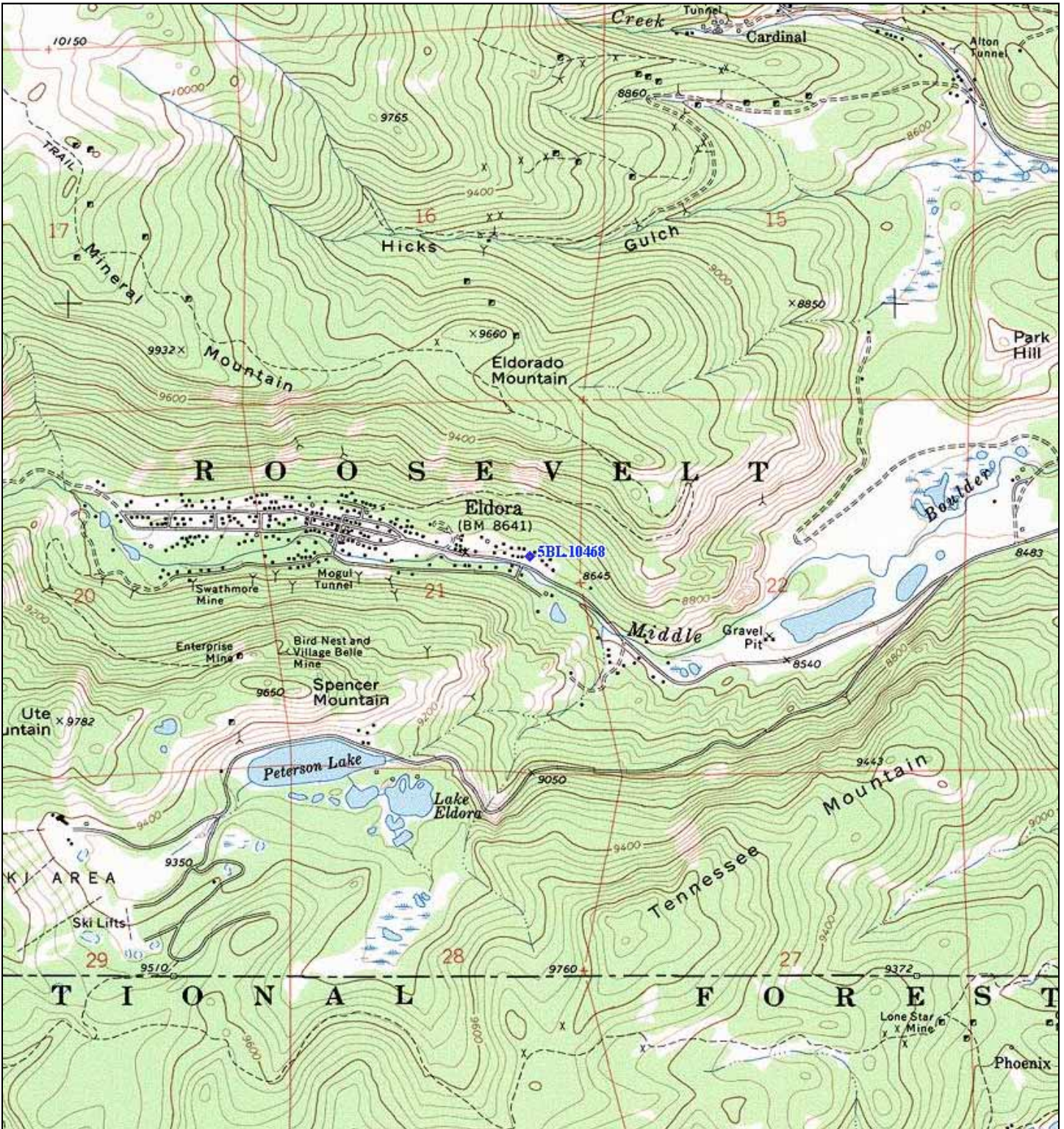
SKETCH MAP



Eldora Survey

Historitecture, LLC

LOCATION MAP



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

Eldora Survey

Historitecture, LLC