

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

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I. IDENTIFICATION

- 1. Resource number: **5BL.10447** Parcel number: **158321002007**
- 2. Temporary resource number:
- 3. County: **Boulder**
- 4. City: **Eldora**
- 5. Historic building name: **Henry Jonasson Cabin**
- 6. Current building name: **Bryce-Commons Cabin**
- 7. Building address: **185 Eldorado Avenue**
- 8. Owner name: **Daniel P. Bryce and Colleen K. Commons**
- Owner organization:
- Owner address: **2704 W 134th Cr
Broomfield, CO 80020**

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 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: **452106** Northing: **4421984**
11. USGS quad name: **Nederland** Scale: **7.5**
Year: **1972**
12. Lot(s): **Lot 29 and the west half of Lot 30; 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): **Irregular Plan**
Other building plan descriptions:
15. Dimensions in feet: **544 square feet**
16. Number of stories: **1**
17. Primary external wall material(s): **Wood**
Wood/Vertical Siding
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: **Porch**
21. General architectural description:
Oriented to the south, this cabin appears to lack a formal foundation. The building consists of a front-gabled core, with a shed-roofed addition to the northern half of the east elevation. Extending the south elevation of this addition is a shed-roofed porch, enclosed with a combination of wood latticework and sheets of translucent plastic. Unpainted, vertical wood planks clad the exterior walls, except for the front (south) façade, which has boards set at 45-degree angles. Windows are generally 4-light hopper, awning, or casement. They have red-painted wood frames and surrounds. Dominating the front (south) elevation is a single-light, fixed-frame, round-arch window. The east elevation hosts a 1-beside-1-light, sliding-sash window, with an aluminum frame. The principal doorway opens in the east end of the south elevation of the enclosed porch. The doorway hosts a white vinyl, single-light slab door. Another doorway opens in the east elevation of a shed-roofed addition to the north elevation. It is a wood plank door. Red sheets of corrugated metal cover the front-gabled roof. The rafter ends are exposed but capped by a fascia board. A metal chimney protrudes from the roof's west-facing slope.
22. Architectural style: **No Style**
Other architectural style:
Building type:
23. Landscape or special setting features:
This property is located in mountainous terrain sloping downward from north to south, at an elevation of around 8,600 feet above mean sea level. Houses are irregularly spaced along Eldorado Avenue, the main east-west thoroughfare through the village of Eldora. A planted grass yard covers much of the lot, and a wood rail fence delimits the northern edge of the property.
24. Associated building, features or objects:
SHED
A small shed is located northeast of the cabin. Oriented to the south, the building lacks a formal foundation. The walls consist of tan-pained sheets of plywood, framed between narrow, white-painted cornerboards. A door opens in the center of the principal (south) elevation. It hosts a two-panel, nine-light metal door. Approaching the doorway are wood steps. Gray asphalt shingles cover the front-gabled roof, and white-painted wood soffit and unpainted fascia box the

eaves.

IV. ARCHITECTURAL HISTORY

25. Date of Construction: **1937** Actual Estimate
Source of information: **Boulder County Assessor Records. Current records available on-line.**
26. Architect: **Unknown**
Source of information:
27. Builder: **Unknown**
Source of information:
28. Original Owner: **Henry Jonasson**
Source of information: **Warranty Deed 90331411. From August Barkeen to Henry Jonasson, 19 October 1936. Boulder County Recorder, book 623, p. 516.**
29. Construction history:
According to Boulder County Assessor records, this cabin was constructed in 1937. An analysis of the style, materials, and historical records corroborates this date. The cabin originally consisted of a small, front-gabled box or shotgun plan, most of which is still visible. It was originally clad in painted, horizontal wood weatherboard. An addition to the north end of the original core dates to 1949. In 1961, the cabin was extensively remodeled, including the installation of the current wall cladding, the construction of the addition to the east elevation, and the placement of the round-arch window in the front elevation. The porch that originally spanned the south elevation of the 1961 addition had stickwork supports. It was enclosed sometime after 1980.
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 most likely the builder, of this cabin was Henry E. Jonasson, who purchased the property in 1936 from fellow Swede August Barkeen. At the time, Barkeen owned all of block nine and appears to have constructed several of the cabins situated there. An itinerant laborer and miner, Jonasson was born on May 1, 1904, in Sweden. He appears to have resided most of his life in the Denver area, where he died in April 1975. August Barkeen repurchased the property from Jonasson in 1943, selling it to Mabel G. Wagner, of Denver, six years later. Mabel Wagner owned the property for nearly two decades, selling it in 1967 to Jerome W. Stuart. Between that time and 1970, the property changed hands three more times, from Stuart to Muriel L. Owens, to Harold P. and Dottie L. Martin, and to Edward J. and Edith Lynch. The Lynches sold the cabin and lots to Kenneth Horn in 1979. More than a year later, Michael R. and Margaret E. Reim purchased the property from Horn, selling it to Mary E. Abrams in 1985. Patricia W. Stevens bought the cabin and lots from Abrams in 1999. Stevens, in turn, sold the property to Daniel P. Bryce and Colleen K. Commons. They remain the current owners and occasional residents.

This cabin appears to have been originally christened "Brook-Side," not to be confused with the "Brookside" cabin further west on Eldorado, the oldest existing building in the town.

36. Sources of information:
U.S. Census of 1930. Dry Creek, Arapahoe County, Colorado. Roll: 230; Page: 1A; Enumeration District: 21; Image: 328.0.
Deeds 2187748, 1993052, 702987, 411145, 317963, 90946708, 90896352, 90870192, 90862785, 90475911, 9040873, 90331411, 90305856. Boulder County Clerk and Recorder.
Boulder County Assessor Records.
Commons, Colleen K. Interview with Adam Thomas, 5 September 2007.

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: **Ethnic Heritage/European**

40. Period(s) of Significance: **1937-1943**

41. Level of Significance: National State Local

42. Statement of Significance:

This property is significant for its association with the Scandinavian miners who often settled in Eldora. However, the levels of architectural and historical significance, combined with physical integrity, 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 1937, this cabin exhibits a moderately low 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 the core of this cabin and most of its original materials are still visible, additions and modifications, particularly the enclosure of the porch and replacement of windows, date to after the period of significance. These modifications have altered the form and removed or obscured character-defining features. This building does not retain sufficient physical integrity to convey its architectural and historical 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): **eldoradoave0185 - 1 to - 5**

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): **9/5/2007**

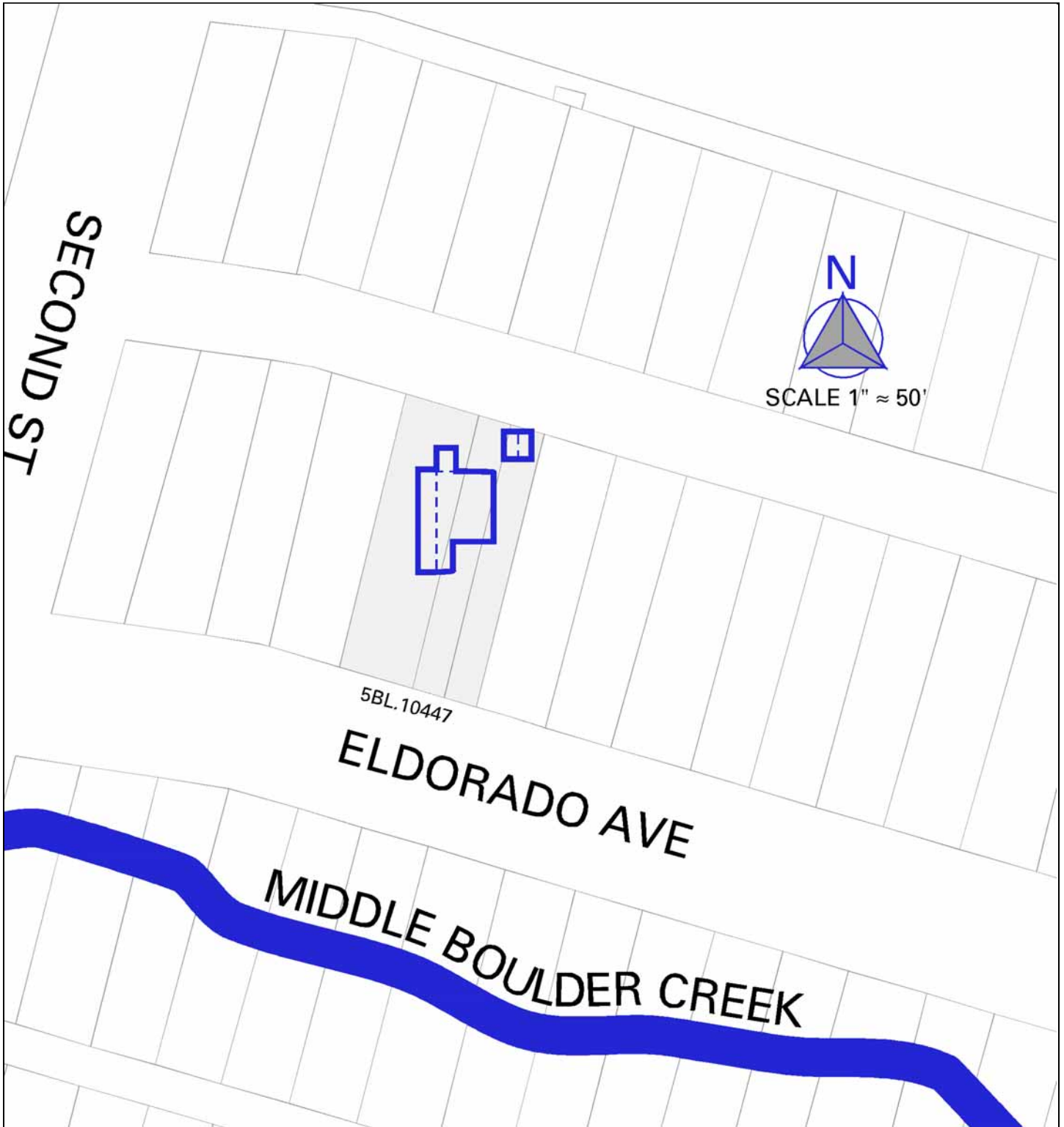
50. Recorder(s): **Adam Thomas, Jeffrey DeHerrera, and Sierra Standish**

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

Eldora Survey

Historitecture, LLC