

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

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I. IDENTIFICATION

- 1. Resource number: **5BL.10469** Parcel number: **158321002005**
- 2. Temporary resource number:
- 3. County: **Boulder**
- 4. City: **Eldora**
- 5. Historic building name: **August Barkeen Cabin**
- 6. Current building name: **"Golden-West" Cabin; Kready-Maxwell Cabin**
- 7. Building address: **199 Eldorado Avenue**
- 8. Owner name: **John L. Kready and Jo Ann Maxwell**
- Owner organization:
- Owner address: **1447 Lawrence Ave  
Lawrence, KS 66049**

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 **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: **452092** Northing: **4422030**
11. USGS quad name: **Nederland** Scale: **7.5**  
Year: **1972**
12. Lot(s): **Lots 22, 23, and 24; Block 9. Also Lots 1 and 2; Block 10.**  
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: **736 square feet**
16. Number of stories: **1**
17. Primary external wall material(s): **Wood/Weatherboard**  
Other wall materials:
18. Roof configuration: **Gabled Roof/Front Gabled Roof**  
Other roof configuration:
19. Primary external roof material: **Asphalt Roof/Composition Roof**  
Other roof materials:
20. Special features: **Porch**  
**Chimney**
21. General architectural description:  
**Oriented to the south, this house rests on an uncoursed rubble stone foundation. A vertical-plank door provides access to the crawlspace at the southern end of the east elevation. Blue-painted horizontal wood weatherboard, with 1-by-4-inch cornerboards, clads the exterior walls. Windows are generally 4-, 6-, and 9-light hopper, awning or casement windows, with unpainted or pink-painted wood frames and surrounds. The south end of the west elevation hosts a 1-beside-1-light, sliding sash window, with an aluminum frame. A doorway opens east of center in the south facing gable end. It hosts a single-light wood door, opening behind a wood-frame storm door. The doorway provides access to an unsheltered wood deck, with steps descending to the north. Another doorway opens in the south elevation of a small, side-gabled wing attached to the north end of the east elevation. It hosts a blue-painted, 4-panel, 1-light wood door, opening behind a wood-frame storm door. The doorway provides access to an unsheltered concrete porch, with a pipe railing. Above the doorway is a small gable or pediment. Gray sheets of asphalt cover the cross-gabled roof, and the rafter ends are exposed. A concrete block is engaged to the middle of the west elevation. A red-brick chimney protrudes from the west end of the east-west roof ridge.**
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. The area around this cabin is largely open and covered with grasses. A stone retaining wall is north of the house.**
24. Associated building, features or objects:  
**GARAGE AND GUEST HOUSE**  
**A single-car garage with an attached shop or living quarters is located just east of the house. Oriented to the south, the**

L-shaped outbuilding rests on a concrete foundation. The outbuilding consists of two halves; the western half hosts the living quarters while the eastern half hosts the garage. There is a small wood door in the foundation of the western half to access the crawl space. The western half of the building has weatherboard walls that are painted light blue. The eastern half has plywood walls painted the same color. The western half of the building hosts one-beside-one-light, sliding-sash windows, with aluminum frames and pink surrounds. A wood-frame storm door protects the single-light primary door. The doorway opens slightly west of center. The eastern half of the building has two doors. One is a six-panel metal door, opening in the west elevation of the garage's slight projection from the front elevation. The other is an eight-panel, wood, overhead-retractable garage door. There are short, overhanging eaves extending over the north and south elevations of the eastern half of this building, and no eaves overhang the western half. There is a small, shed-roof awning over the primary door and the garage door. Gray asphalt shingles cover the shallowly pitched (almost flat), side-gabled roof.

#### IV. ARCHITECTURAL HISTORY

25. Date of Construction: **1927**  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: **August Barkeen**  
Source of information: **Warranty Deed 90207647. From Mary E. and Earl Wilcox to August Barkeen and Herbert E. Benson, 9 March 1924. Boulder County Clerk and Recorder, book 513, p. 383.**
29. Construction history:  
**According to Boulder County Assessor records, this cabin was constructed in 1927. An analysis of the style, materials, and historical records corroborates this date. According to an assessor's photograph, the hipped-roof addition across the front elevation was constructed prior to 1949. The east wing and concrete-block chimney date to 1956.**
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 1927, was Eldora storekeeper August Barkeen. He was born on May 16, 1881, in Sweden, and arrived in the United States around 1899. His wife, Selma Barkeen, was also born in Sweden, around 1880. She immigrated to the United States around 1882. They were married around 1905 and had two children: Ethel L. and Wallace J. Barkeen. When he was not spending his summers in Eldora, August Barkeen worked as a shoemaker and repairer, operating his own shop in Denver. In Eldora, Barkeen operated a general store and repair shop at 560 Eldorado Avenue. He also owned a considerable amount of land in this area of Eldora, including all of Block 9.**  
**In 1945, Barkeen sold this property to Jerry J. Ahlman family. Jerry Ahlman was born on August 26, 1892, in Escama, Michigan. Prior to the outbreak of World War I, Ahlman was working at Colorado Fuel & Iron Company's Minnequa Works in Pueblo. After serving in the war, Ahlman settled in Sterling, Colorado, where he was a locomotive fireman. His wife, Dorothy, was born in Iowa around 1903. They were married around 1923 and had a son, Jerry Ahlman Jr. By 1930 the family was living in Denver, where the elder Jerry Ahlman was flusher for the Colorado Department of Transportation. The family owned this Eldora property for a quarter of a century.**  
**Glenn L. and Maxine G. Kready purchased this cabin and lots from Jerry Ahlman Sr. and Dorothy Ahlman in 1970. They quit claimed the property to Joanne Maxwell and John Kready in 1976. They remain the current owners.**
36. Sources of information:

**Boulder County Assessor Records.**

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

**World War I Draft Registration Card for August Barkeen.**

**World War I Draft Registration Card for Jerry Julius Ahlman. Pueblo County, Colorado. Roll: 1561788; Draft Board: 2.**

**U.S. Census of 1920. Sterling Ward 1, Logan County, Colorado. Roll: T625\_167; Page: 7B; Enumeration District: 189; Image: 741.**

**U.S. Census of 1930. Denver, Denver County, Colorado. Roll: 234; Page: 5B; Enumeration District: 47; Image: 590.0.**

**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 Social History**
40. Period(s) of Significance: **Ethnic Heritage, 1927-1945; Social History, 1927-1958**
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. It also significant for association with Scandinavian settlement in the community. 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 1927, 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 modified the original form of this building, the core of the cabin and most of its original materials remain intact. This building retains 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): **eldoradoave0199 - 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): **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**

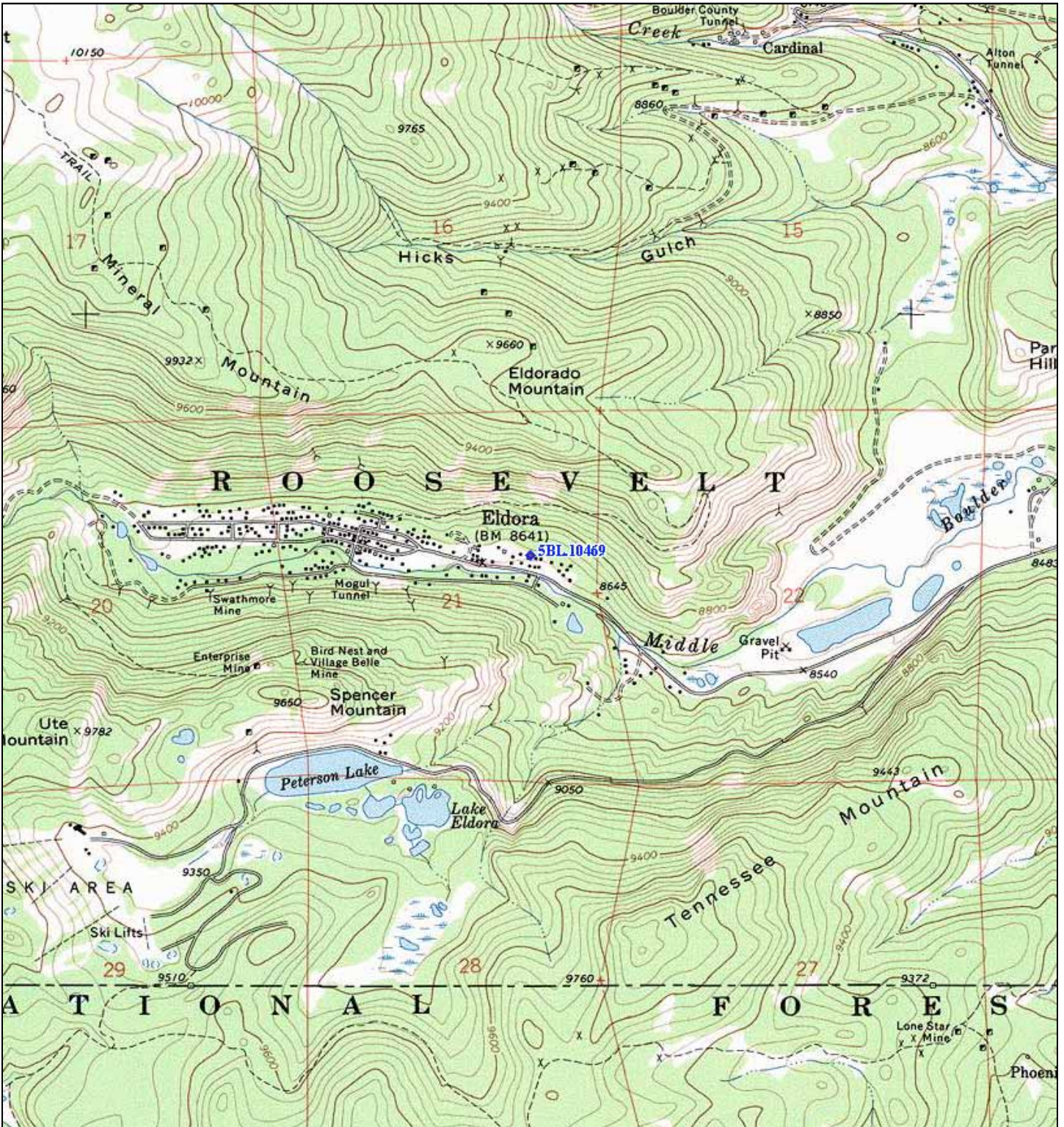


SKETCH MAP





LOCATION MAP



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

Eldora Survey

Historitecture, LLC