

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

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I. IDENTIFICATION

- 1. Resource number: **5BL.10471** Parcel number: **158321004003**
- 2. Temporary resource number:
- 3. County: **Boulder**
- 4. City: **Eldora**
- 5. Historic building name: **Alex Ryan Cabins; William Gustafson Cabin; Martin Cabins**
- 6. Current building name: **Kladstrup Family Cabins**
- 7. Building address: **305 Eldorado Avenue**
- 8. Owner name:
- Owner organization: **Kladstrup Family Limited Partnership**
- Owner address: **5 Timbercrest Ln
Bella Vista, AR 72715**

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 SW 1/4 NE 1/4 of section **21** Grid aligned on **northeast** corner of section.
10. UTM Reference Zone: **13**
Easting: **451845** Northing: **4422019**
11. USGS quad name: **Nederland** Scale: **7.5**
Year: **1972**
12. Lot(s): **Lots 63 through 66; Block 14**
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: **704 square feet**
16. Number of stories: **2**
17. Primary external wall material(s): **Wood/Log**
Stone/Granite
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: **Chimney**
Roof Treatment/Dormer
21. General architectural description:
CABIN NO. 3 (1899)
Oriented to the south, this cabin rests on a random-coursed granite foundation. The exterior walls consist of unpeeled logs, with spike-butt corners. Random-coursed granite covers the first story of the front (south) facade. Covering the gables is unpainted, vertical tongue-and-groove siding, with a scalloped bottom edge. The window dominating the western half of the asymmetrical facade has been boarded shut for the winter. Above it, in the gable, open a pair of single-light casement windows, with brown-painted wood frames. Shed-roof dormers protrude from the roof's east- and west-facing slopes. They host 1-beside-1-light, sliding-sash windows, with aluminum frames. The principal doorway opens east of center in the facade. It hosts a 4-light, glass-in-wood-frame door, protected behind a wood-frame storm door. It is sheltered beneath a pent roof that spans the entire facade. A green-painted, standing-seam metal roof covers the front-gabled main roof. Green asphalt shingles cover the pent roof. The rafter ends are exposed but capped by a fascia board. A pink sandstone hearth and chimney are engaged to the rear (north) 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 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 having a relatively shallow setback. A gravel driveway curves around the fronts of cabins 2, 3, and 4, and connects to the garage at the northwest corner of the property. The landscape is largely open, with tall, mature spruces shading the cabins.
24. Associated building, features or objects:
CABIN NO. 1 (1939, GARAGE AND SHOP)
Oriented to the south, this building appears to lack a formal foundation. Unpeeled, vertical log siding clads the exterior

walls. Windows were boarded shut for the winter at the time of this survey. However, window openings appear in a band along the west elevation and singly in the north elevation. Dominating the facade are a pair of brown-painted, steel, overhead-retractable garage doors. The principal doorway opens in the west end of the facade. It hosts a paneled, single-light wood door, opening behind a brown-painted, wood-frame screen door. Sheltering the doorway is a small, front-gabled porch, on simple, wood supports. Benches line the east and west sides of the porch. Green-painted sheets of metal, with standing seams, cover the side-gabled main roof, and the rafter ends are exposed.

CABIN NO. 2 (1890)

Oriented to the south, this building appears to rest on a concrete foundation. The original core of the building consists of square-hewn logs, with dovetail corner notching. A wood-frame addition to the front (south) facade is covered in unpainted, square-cut wood shingles, with brown-painted wood cornerboards. At the time of this survey, the windows had been shuttered for the winter. The principal doorway opens in the center of the symmetrical front (south) facade. It hosts a single-light, paneled wood door, opening behind a wood-frame screen door. Approaching the doorway are stone steps and a concrete stoop. Flanking the steps are pipe railings, while wood benches line the stoop. Green-painted sheets of metal, with standing seams, cover the front-gabled roof. The rafter ends are exposed but capped by a fascia board.

CABIN NO. 4 (1899)

Oriented to the south, portions of this building appear to rest on a concrete foundation or lack a foundation at all. The walls consist of unpeeled logs. The original core has dovetail corner notching, while a later, L-shaped addition to the east has spike-butt corners. Covering the east-facing gable of this addition is vertical, unpeeled log siding. The windows have been boarded or shuttered for the winter. The principal doorway opens in the south elevation of the original core. Green-painted sheets of metal, with standing seams, cover the cross-gabled main roof.

SHED NO. 1

A shed is located northeast of the main cabin (no. 3). Oriented south, it appears to lack a formal foundation. Unpainted, vertical wood planks clad the exterior walls of the west and east elevations, and gray-painted wood weatherboard covers the north elevation. An unpainted, vertical plank door opens at the south end of the east elevation, and a single-light, fixed-frame window pierces the east elevation. Gray sheets of asphalt cover the shed roof.

SHED NO. 2

A shed is located just north of the main cabin (no. 3). This building is oriented to the south and has a concrete-block foundation. The exterior walls of the shed, including an addition to the west, are comprised of concrete blocks. Doorways open in either half of the shed's south elevation. Both host brown-painted, paneled wood doors. A brown-painted wood slab door opens in the south elevation of the addition to the west. Gray sheets of asphalt cover the side-gabled roof, and the rafter ends are exposed.

PRIVY

A privy is located northeast of the main cabin (no. 3). Oriented to the south, this building lacks a formal foundation. Unpainted, vertical wood planks clad the exterior walls. A vertical, wood plank door opens in the south elevation. The shed roof consists of wood planks and is not protected beneath any roofing material.

IV. ARCHITECTURAL HISTORY

25. Date of Construction: **1899** 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.**
Kladstup, Barbara. "The Martin Cabins." In the *Eldora Civic Association Newsletter*.
26. Architect: **Unknown**
Source of information:
27. Builder: **Unknown**
Source of information:
28. Original Owner: **Alex Ryan and William Gustafson**
Source of information: **Warranty Deed 90005196. From the Happy Valley Placer Company to Alex Ryan, 16 November 1900. Boulder County Clerk and Recorder, book 225, p. 72.**
Warranty Deed 80215175. From the Happy Valley Placer Company to W. Gustafson, 5 April 1899. Boulder County Clerk and Recorder, book 215, p. 175.
29. Construction history:

According to Boulder County Assessor records, cabin 1 was constructed in 1939, cabin 2 in 1890, cabin 3 in 1899, and cabin 4 in 1899. An analysis of the style, materials, and historical records corroborates these dates. Cabin 1 was originally constructed as a garage with a shop along the west side. That shop has since been converted into living quarters. Cabin 2 originally consisted of the front-gabled log box. The front-gabled, wood-framed addition dates to the 1910s or 1920s. Cabin 3 also originally consisted of just the front-gabled box. The rear addition was constructed in the late 1920s or early 1930s, when the stone facade was installed. The upper half story dates to the 1950s. Cabin 4 originally consisted of an L-shaped plan building, now constituting the western portion of the building. An addition to the northeast was constructed around 1920 and southwestern portion was built in 1947.

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 west cabin (no. 2), constructed in 1890, was Alex Ryan, a gold miner. He was born in December 1869 in Illinois. His wife, Adda, was also born in December 1869 in Illinois. They were married around 1887 and had at least three children: L.M., Fannie, and Eddie. They appear to have constructed a second cabin to the east (no. 3) in 1899. By the summer of 1901 this property was offered for sale by the Boulder County Sheriff.

Purchasing the cabin and lots from the County was George Woodhall, who obtained title to the property in 1902. He was born in New York state in February 1843. His wife, Mary J. Woodhall, was born in Louisiana in May 1849. The couple was married in 1887 and had two children, one of whom was George P. Woodhall, born July 1877 in Illinois. In 1900 he was an oyster and fish salesman in Denver, and by 1910, he worked as a cashier at a packing house. He was retired by 1920. Woodhall sold the property to Eldora pioneers and developers W.T. Harpel and H.R. Lilly in August 1925.

A few weeks later, in September 1925, Dr. Harold H. Martin purchased this property. He was born in February 1899 in Missouri Valley, Iowa, and was an osteopathic physician. In 1928, his mother, Luella Martin, purchased the cabin and lot immediately east (no. 4), merging the block of cabins into single-family ownership that would extend to the present.

The original owner of the no. 4 cabin, constructed in 1899, appears to have been day laborer and miner William Gustafson (also spelled Gustavson and Gustafason). He was born in February 1869 in Sweden and immigrated to the United States in 1887.

Robert Edgar McBride purchased this property from Gustavson in 1911. McBride was born on November 19, 1873, in Red Cloud, Nebraska. In the 1910s, he worked as a traveling salesman for the Martin-Cott Hat Company of Omaha. By 1920, he was a real estate agent. His wife, Jessie May McBride was born around 1876 in Illinois. They were married circa 1899 and had two children: William and Mary.

In 1926, Myra N. Cropsey purchased this cabin and lot from Robert and Jessie McBride. She was born in October 1854 in Ohio. Her husband, Daniel B. Cropsey, was also born in Ohio, in October 1848. They were married around 1873 and had one child, Myra N. Cropsey. Daniel Cropsey was a banker in Fairbury, Nebraska. Myra died around 1928, when Daniel, representing her estate, sold the property to Luella Martin. She was born in April 1868 in Iowa. Her husband, John B. Martin, was also born in Iowa in 1859. They were married around 1887 and had four sons: Arthur, Rex H., Harold H., and J. Pierce. John Martin was a real estate broker in Missouri Valley, Iowa.

The Martin Cabins, as they came to be known, were Harold Martin's honeymoon destination following his marriage in 1933 to the former Lavonne Moorhead. She was born on December 18, 1902, in Iowa. Following their honeymoon, the Martins decided to settle in Denver, where Harold opened a practice. Dr. and Mrs. Martin spent their weekends in the middle cabin (no. 3), while renting out the others. Dr. Martin retired in 1970. Lavonne Martin became the sole owner of the property following Dr. Martin's death in 1978. After Lavonne's own death, in 1989, her estate transferred the cabins and lots to her niece, Barbara Moorhead Kladstrup, who had been spending summers in Eldora since at least 1934. Barbara Kladstrup placed the property into the Kladstrup Family Limited Partnership in 1997. This entity remains the current owner.

36. Sources of information:

Deeds 80215175, 90088539, 90233334, 90256347, 90005196, 90016982, 90222027, 90222808, 274318, 988071, 1034100, and 1672074. Boulder County Clerk and Recorder.

U.S. Census of 1900. Precinct 34 (Eldora), Boulder County, Colorado. Roll: T623 121; Page: 3A; Enumeration District: 163.

World War I Draft Registration Card for Robert Edgar McBride.

U.S. Census of 1910. Red Cloud Ward 2, Webster County, Nebraska. Roll: T624_856; Page: 8B; Enumeration District: 205; Image: 442.

U.S. Census of 1920. Red Cloud, Webster County, Nebraska; Roll: T625_1003; Page: 11A; Enumeration District: 209; Image: 483.

U.S. Census of 1900. Fairbury, Jefferson County, Nebraska. Roll: T623 930; Page: 23A; Enumeration District: 87.

U.S. Census of 1930. Lincoln, Lancaster County, Nebraska. Roll: 1286; Page: 3A; Enumeration District: 41; Image: 282.0.

U.S. Census of 1900. Denver, Arapahoe County, Colorado. Roll: T623 119; Page: 4A; Enumeration District: 71.

U.S. Census of 1910. Denver Ward 13, Denver County, Colorado. Roll: T624_117; Page: 6A; Enumeration District: 173; Image: 297.

U.S. Census of 1900. Missouri Valley, Harrison County, Iowa. Roll: T623 436; Page: 4B; Enumeration District: 87.

Kladstup, Barbara. "The Martin Cabins." In the *Eldora Civic Association Newsletter*.

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, 1890, 1899; Social History, 1890-1958**

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 transition of Eldora from a mining town into a summer vacation destination, especially for midwesterners. The cabins were originally log boxes like many of the early mining cabins in the valley. Yet they evolved into summer homes and rentals. Cabins 2, 3, and 4 are also architecturally significant under Boulder County landmark criterion 4 as an example of the Rustic style. While originally constructed as a rather utilitarian log cabin, modifications added Rustic elements. Character-defining features include log construction; native-stone veneers and chimneys; small-paned windows; and wood shingles. 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 1890 and 1899, these cabins exhibit 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. While all three cabins have been modified, these changes date to within the period of significance and actually added character-defining features of the Rustic style. These buildings retain sufficient physical integrity to convey their 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

Eldora Survey

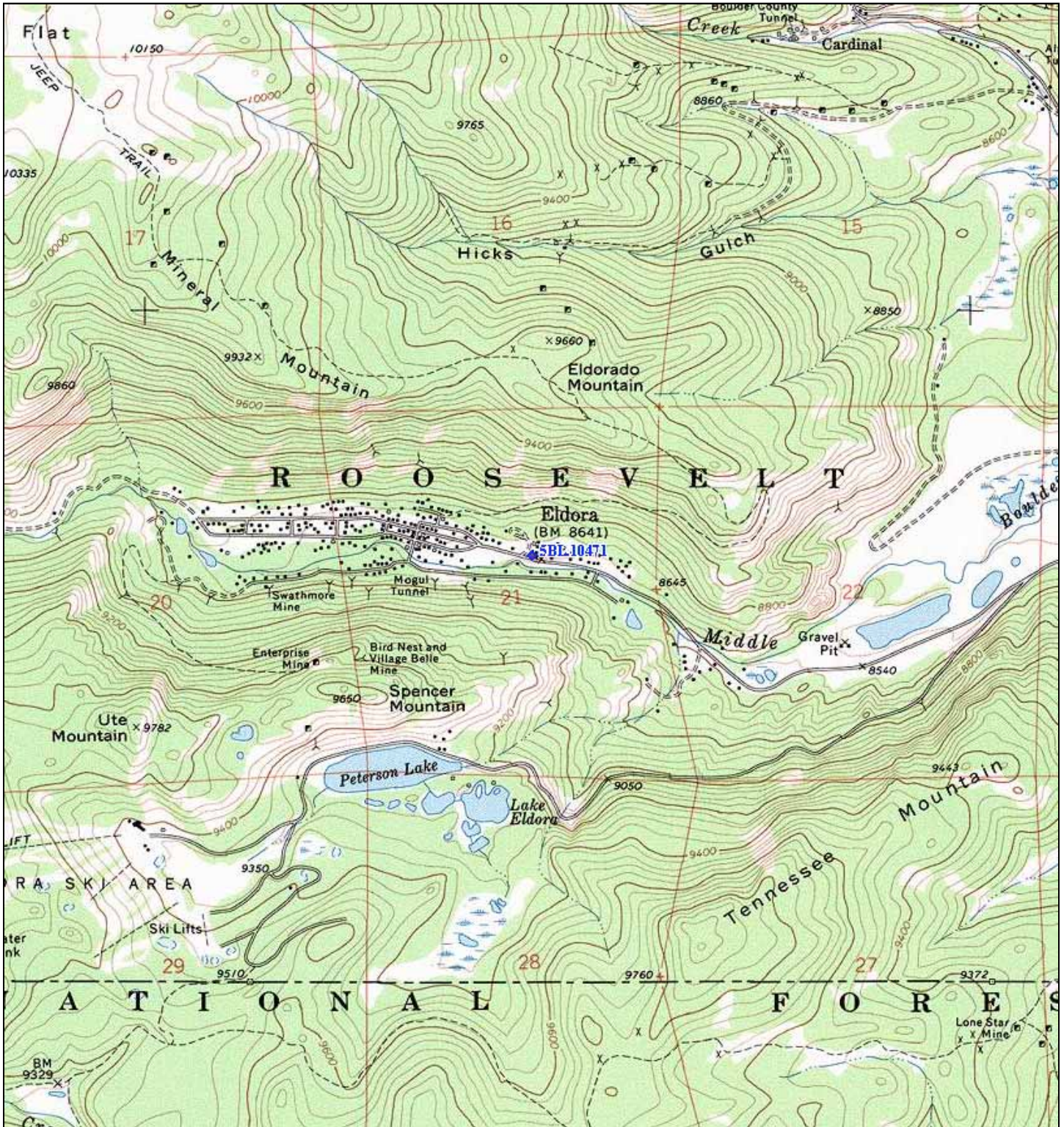
Historitecture, LLC

47. Digital photograph file name(s): **eldoradoave0305 - 1 to - 10**
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