

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

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I. IDENTIFICATION

- 1. Resource number: **5BL.10472** Parcel number: **158321004001**
- 2. Temporary resource number:
- 3. County: **Boulder**
- 4. City: **Eldora**
- 5. Historic building name: **Hornback Cabin**
- 6. Current building name: **Hornback Cabin**
- 7. Building address: **315 Eldorado Avenue**
- 8. Owner name: **Arne Hedegarrd Exemption Trust (half) and Charles E. Hornback (half)**
- Owner organization:
- Owner address: **836 E 17th Ave #2D  
Denver, CO 80218**

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**  
**SE** 1/4 **NW** 1/4 **SW** 1/4 **NE** 1/4 of section **21** Grid aligned on **northeast** corner of section.
10. UTM Reference Zone: **13**  
Easting: **451859** Northing: **4422054**
11. USGS quad name: **Nederland** Scale: **7.5**  
Year: **1972**
12. Lot(s): **Lots 1 through 15, and the northern half of a vacated alley to the south, and Lots 54 through 62; 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: **744 square feet**
16. Number of stories:
17. Primary external wall material(s): **Wood/Shingle**  
**Wood/Log**  
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**
21. General architectural description:  
**Oriented to the south, this cabin rests on a random-coursed granite foundation, partially encased in concrete. The walls of the original, front-gabled cabin consist of peeled logs, with hog-through corners. Square-cut wood shingles cover the west and north elevations of the original cabin, as well as side-gabled and shed-roofed additions to the east. The wood shingles covering the south-facing gable have been painted green. Windows are generally 6-beside-6-light sliding sash, with white-painted wood frames and surrounds. The building also hosts 6-light casement windows of the same construction as the sliding sash windows. The principal doorway opens in the east end of the front-gable portion of the asymmetrical front (south) facade. It appears to host a vertical plank door, opening behind a wood-frame screen door. The doorway provides access to a shed-roofed porch spanning the gabled portion of the facade. It consists of stickwork supports and railings, and a corrugated metal roof. Wood steps approach the porch from the west. Another doorway opens in the north-facing gable end. Green asphalt shingles cover the front-gabled main roof and all other roof surfaces, except the porch. The cabin lacks overhanging eaves, and the long perlin ends are exposed.**
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 landscape here 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 deep setback, approached from the southwest via a long driveway. The landscape is largely open, with scattered aspens and pines.**
24. Associated building, features or objects:  
**GARAGE**  
**A single-car garage is located near the northwest corner of the property. Oriented to the south, it rests on a poured concrete foundation. Gray sheets of asphalt, with vertical battens, clad the west, east, and north elevations, while green sheets of asphalt cover the south elevation. Dominating the front (south) facade are paired, green-painted wood**

plank doors, opening on metal strap hinges. Green sheets of asphalt cover the front-gabled roof, and the building lacks overhanging eaves.

**SECOND CABIN**

A second cabin is located north of the main cabin and east of the garage. Oriented to the south, the building lacks a formal foundation. Green sheets of asphalt, with horizontal battens, clad the exterior walls. A green-painted, 4-panel wood door opens on the east end of the front (south) facade. A window opening in the west end of the same elevation has been boarded shut. Green sheets of asphalt cover the front-gabled roof, and the building lacks overhanging eaves.

**PRIVY**

A privy is located near the northeast corner of the property. Oriented to the south, it lacks a formal foundation. Sheets of corrugated metal clad the exterior walls. A vertical, wood plank door opens in the south elevation. Sheets of corrugated metal cover the front-gabled roof.

**OUTBUILDING RUINS**

The ruins of an outbuilding are located near the northwest corner of the property. It was a rectangular-plan building with walls covered in sheets of corrugated metal. The same metal covered what had been a side-gabled roof.

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**IV. ARCHITECTURAL HISTORY**

25. Date of Construction: **1930**  Actual  Estimate  
Source of information: **Boulder County Assessor Records. Current records available on-line.**  
**Hornback, Charles and Barbara Lilly Bolton. Interview with Anne Dyne, 35 June 2005. Maria Rogers Oral History Program, Carnegie Branch Library for Local History, Boulder Public Library**
26. Architect: **No architect was used to design this cabin.**  
Source of information: **Hornback, Charles. Interview with Sierra Standish, 24 March 2008.**
27. Builder: **Vern Hornback**  
Source of information: **Hornback, Charles and Barbara Lilly Bolton. Interview with Anne Dyne, 35 June 2005. Maria Rogers Oral History Program, Carnegie Branch Library for Local History, Boulder Public Library**  
**Hornback, Charles. Interview with Sierra Standish, 24 March 2008.**
28. Original Owner: **Clara Hornback**  
Source of information: **Warranty Deed 90223671. From W.T. Harpel to Clara Hornback, 12 October 1925. Boulder County Clerk and Recorder, book 533, p. 330.**  
**Hornback, Charles. Interview with Sierra Standish, 24 March 2008.**
29. Construction history:  
**According to Boulder County Assessor records, this cabin was constructed in 1930. An analysis of the style, materials, and historical records corroborates this date. The side-gabled addition to the east elevation dates to around 1935 and housed a kitchen. The shed-roofed addition to the east elevation hosts a bathroom and was constructed around 1944. The porch was not an original feature of the building and was constructed after 1950.**
30. Location: **Original Location**      Date of move(s):

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**V. HISTORICAL ASSOCIATIONS**

31. Original use(s): **Domestic/Single Dwelling**
32. Intermediate use(s): **Domestic/Single Dwelling**
33. Current use(s): **Domestic/Cabin**
34. Site type(s): **Vacation Residence**
35. Historical background:  
**This cabin was built in 1930. The land itself had been previously acquired by William T. Harpel, Eldora pioneer and mayor for most of the years between 1908 and 1938. Harpel frequently bought Eldora properties "on taxes"—that is, at inexpensive prices because the previous owners failed to pay their property taxes. Harpel was a widower; his wife, Maggie, a dressmaker, had died around the time of the 1918 flu epidemic. At some point in the following years, William Harpel and Clara Hornback, a local widow and family friend, considered marriage. But Harpel had labored for much of his adult life in mines and had contracted the tuberculosis-like disease of silicosis, brought about by exposure to mica dust released when drilling rocks. By the time Harpel and Hornback could contemplate their union, he was too sick for romance. However, he did find a way to express his tender feelings towards Clara Hornback—by selling her this property for a very low price. The transaction could also have represented a form of compensation: Harpel and Clara's deceased**

husband had partnered in multiple ventures, jointly owning several properties. Perhaps Harpel was attempting to maintain a fair balance of property ownership between himself and his partner's widow.

Clara Phebus Hornback experienced a turbulent life. Around 1872, she was born in the Illinois town of El Dara—an ironic name considering her future home in Colorado. About seven years previously, her husband, Charles E. Hornback, was also born in El Dara. Around 1890, Charles traveled to Colorado and worked as a miner in Marble. Soon after, he returned to El Dara, married Clara, and brought her to Central City, where he worked in a mill. Central City's fortunes slumped in the late 1890s, prompting Charles and Clara to move. Around 1900, after their son Verne was born, the family moved northward to the town of Eldora.

In 1900, Eldora was still swollen with people and excitement from the recent gold boom. Charles and Clara took up occupations in which they already had experience. Around 1903, Clara, who had worked in a store in El Dara, opened her own grocery store. Charles was a miner. He befriended the future mayor, William Harpel, and the two initiated several mining ventures together. Verne attended the Eldora School and eventually graduated from eighth grade. He developed a reputation as a troublemaker, and his son recalls stories about Vern greasing the rails of the already troubled Denver, Boulder & Western Railroad (also known as the Switzerland Trail of America).

In May of 1913 tragedy struck. Working in a mine near Jenny Creek, Charles suffered a blow to his head and died. Clara, pregnant, knew that the town's population was shrinking, and her grocery store would not be able to support the family. She sold the store to her niece, Katie Phebus, who had recently arrived from Illinois. Clara took Verne to Denver, where she could find a better-paying job. Two of her sisters arrived from Illinois to help take care of the twin girls, born later that year.

As Verne Hornback came of age, he experimented with several vocations. He learned to touch type as an apprentice in a print shop and later experienced the trades of miner, carpenter, stenographer, and draftsman. Although a talented man, he never settled upon a single profession. "He had a lot of talent, but he didn't have much confidence in himself," remembered Verne's son, Charles Hornback. Verne was drawn back to Eldora and lived there on and off with his father's old friend, Mayor William T. Harpel. In 1926, Vern traveled to the midwest and took flying lessons. The lead instructor at his flying school, Charles Lindbergh, was currently flying the mail between Saint Louis and Chicago. The following year, Lindbergh achieved the first solo, nonstop flight across the Atlantic Ocean. Hornback, in a contradictory move that was typical of his professional career, obtained his pilot's license but determined to make his living with a truck. He returned to Eldora and drove freight between this mountain valley and Boulder.

In was in this role as a freight driver that Verne met Elsa Elizabeth, a waitress at Eldora's Gold Miner Hotel. They married in November 1926 and had three children: Charles, Verne Quentin, and Elsa Lorraine.

In 1930, Verne began constructing this cabin on his mother's land. The cabin took him about three years to complete. Verne, Elsa, and their children moved in on Thanksgiving Day, 1931, before the cabin was totally finished. They lived there until 1943, occasionally spending the winters in Nederland when Verne found work in that nearby town. During some of these years, Verne traveled far in search of profitable work. In the mid 1930s, he and Merle Rugg (a son-in-law of Mayor Harpel) labored year-round in the New York Mine, miles away above Woodland Flats; in the winter, the two men snow-shoed or skied back to Eldora every weekend. As his handiwork at 315 Eldorado Avenue demonstrates, Verne was a competent carpenter, and he built several log and frame cabins in the town. Like his mentor and friend, Mayor Harpel, Verne eventually sickened from years of working in dank mines and inhaling drill dust. He died of silicosis in 1947.

Clara Hornback officially owned the cabin from its construction in 1930 until her death in 1953. Although she never lived in the cabin full-time, she often spent her summers here. Dr. Martin, an osteopathic physician who occupied a group of cabins immediately south, at 305 Eldorado Avenue (5BL.10471), helped her install plumbing, probably in the late 1940s. Around this time, Clara constructed a kitchen, including a new wood/coal stove, and her son-in-law, Morris Otto, put in electrical wiring.

After Clara's death in 1953, the cabin passed to one of her daughters, Clarine Hornback Otto, and her husband, Morris Otto. Clarine and Morris did not visit the cabin regularly, and Verne's son, Charles, who currently lives in Boulder, helped take care of the property. In 1973, Charles and his sister and brother-in-law, Elsa Lorraine and Arne Hedegaard, acquired the cabin. They remain the current owners.

In June 2005, Charles Hornback gave an interview inside the family cabin. He declared that very few changes had been wrought upon the cabin. As the videotaped interview indicated, the interior of the cabin was still inhabited by Vern Hornback's books and belongings. The family continues to use the original refrigerator and living room stove. This cabin has remained in the hands of the same family for all of its nearly 80-year history.

36. Sources of information:

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

**Hornback, Charles and Barbara Lilly Bolton. Interview with Anne Dyne, 35 June 2005. Maria Rogers Oral History Program, Carnegie Branch Library for Local History, Boulder Public Library System.**

**Hornback, Charles. Interview with Sierra Standish, 24 March 2008.**

**U.S. Census of 1900. Precint 8, Gilpin County, Colorado. Roll: T623\_124; Page: 11B; Enumeration District: 178.**

**U.S. Census of 1910. Eldora, Boulder County, Colorado. Roll: T624\_113; Page: 1A; Enumeration District: 33; Image: 385.**

**U.S. Census of 1920. Denver, Denve Countyr, Colorado. Roll: T625\_162; Page:5B; Enumeration District: 309; Image: 513.**

**Warranty Deed 90223671. From W.T. Harpel to Clara Hornback, 12 October 1925. Boulder County Clerk and Recorder, book 533, p. 330.**

## 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, 1930; Social History, 1930-1958**

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 small number of families who remained year-round residents in Eldora following the collapse of the mining industry and the abandonment of the railroad, in years after 1919. This is one of the only remaining cabins in Eldora constructed before 1950 intended to be an all-year residence. As well, it is associated with one of the town's most prominent and well-known families, the Hornbacks. The building is also architecturally significant under Boulder County landmark criterion 4 as an example of local craftsmanship and for expressing elements of the Rustic style. Character-defining features include log construction, small-paned windows, and unpainted 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 1930, 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. Additions date to within the period of significance, are compatible in design, and are subordinate to the original cabin. As well, all character-defining features 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): **eldoradoave0315 - 1 to - 6**

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**

Eldora Survey

Historitecture, LLC

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

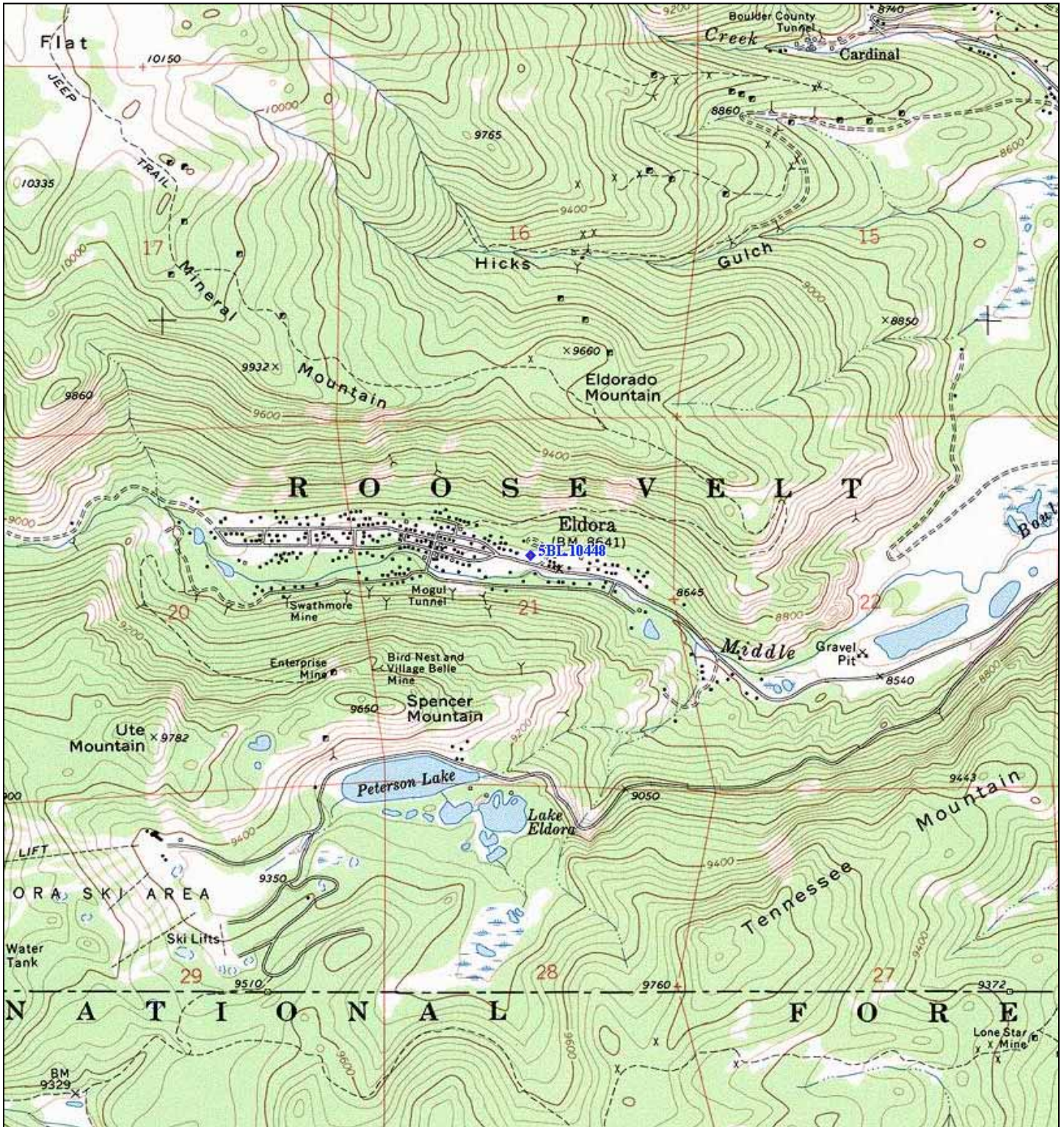


Eldora Survey

Historitecture, LLC



LOCATION MAP



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

Eldora Survey

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