

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

Page 1

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.10448** Parcel number: **158321207008**
- 2. Temporary resource number:
- 3. County: **Boulder**
- 4. City: **Eldora**
- 5. Historic building name: **Charles L. Stewart Cabin**
- 6. Current building name: **Ruth F. Mander Cabin**
- 7. Building address: **335 Eldorado Avenue**
- 8. Owner name: **Ruth F. Mander**
- Owner organization:
- Owner address: **8511 Cedar Ln
Westminster, CO 80031**

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**
SE 1/4 **SW** 1/4 **SW** 1/4 **NE** 1/4 of section **21** Grid aligned on **northeast** corner of section.
10. UTM Reference Zone: **13**
Easting: **451761** Northing: **4422059**
11. USGS quad name: **Nederland** Scale: **7.5**
Year: **1972**
12. Lot(s): **Lots 52 and 53; 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): **T-Shaped Plan**
Other building plan descriptions:
15. Dimensions in feet: **759 square feet**
16. Number of stories: **1**
17. Primary external wall material(s): **Wood/Shingle**
Other wall materials:
18. Roof configuration: **Gabled Roof/Cross Gabled Roof**
Other roof configuration:
19. Primary external roof material: **Metal Roof/Steel Roof**
Other roof materials:
20. Special features: **Chimney**
21. General architectural description:
Oriented to the south, this cabin rests on a dry-laid, uncoursed granite rubble foundation. Brown-painted, square-cut wood shingles clad the exterior walls. Windows are generally 1-beside-1-light, sliding sash, with brown-painted wood or aluminum frames. The east elevation of the south-facing wing has, near its center, a 4-beside-4-light, wood-frame, sliding-sash window. The south end of the same elevation has a 4-light, wood-frame casement window. The principal doorway opens in the east end of the south elevation. It hosts a paneled, single-light wood door, opening behind an aluminum-frame storm door. The doorway provides access to an unsheltered, sandstone patio. Another doorway opens near the south end of the south wing's east elevation. It hosts a brown-painted, vertical plank door, with a single light, opening behind a wood-frame screen door. Sheets of standing-seam galvanized steel and aluminum cover the cross-gabled roof. The rafter ends are exposed but capped by a fascia board beneath the hipped-roof addition to the south elevation. The log perlin ends are exposed beneath the roof of the original cabin. A large, uncoursed sandstone and granite hearth and chimney are engaged to the east elevation, at the southeast-facing inside corner. The chimney has a round-arch cap.
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 in mountainous terrain sloping steeply 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. The lot lacks a planted yard, and a rather dense stand of aspens fills the northeast corner of the property.
24. Associated building, features or objects:
PRIVY
A former privy is located off the northeast corner of the cabin. Oriented to the south, this building appears to lack a formal foundation. The walls consist of vertical, unpainted, rough-planed planks. Opening in the south elevation is a door consisting of the same material. It has a steel hasp and strap hinges. Corrugated sheets of tin cover the shed roof.

IV. ARCHITECTURAL HISTORY

25. Date of Construction: **1899** 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: **Charles L. Stewart**
Source of information: **Warranty Deed 90012794. From the Happy Valley Placer Company to C.L. Stewart, 8 February 1899. Boulder County Clerk and Recorder, book 225, p. 99.**
29. Construction history:
According to Boulder County Assessor records, this cabin was constructed in 1899. An analysis of the style, materials, and historical records corroborates this date. The cabin originally consisted of the front-gabled box in the middle of the existing building. By 1914, it had gained a small, wood-frame addition across its front (south) elevation. By 1969, the larger wood-frame structure replaced this original addition. The northeast and northwest wings date to after 1969. While the exterior of this cabin is now clad in wood shingles, the original logs are still visible in the interior.
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): **Vacant/Not in Use**
34. Site type(s): **Vacation Residence**
35. Historical background:
The original owner and resident of this cabin was pioneer Eldora grocer Charles L. Stewart. He purchased the lot from the Happy Valley Placer Company on February 8, 1899. In addition to operating a grocery store, Stewart held interests in many mining claims, including the Teluride [sic], Jayhawker, Spruce Tree, Pine Tree, Crescent, Northern Light, Ohio Number Two, Side Hill, Calumet, and Maude W. Iodes. Charles Stewart was born in New York state in February 1850. In 1899, he married the former Leora Sullivan, who was born in Indiana in March 1861. Charles arrived in Colorado from Kansas with two children from a previous marriage: a son, T.J. Stewart, and a daughter, Grace E. Stewart. By 1910, the family had moved to the outskirts of Boulder, on 28th Street, where they operated a truck farm. They relocated to Nampa, Idaho, prior to 1930.
Beginning around 1910, the owners and residents of this cabin are unclear until just prior to 1924, when the Boulder County Treasurer seized the property, most likely to claim delinquent taxes. That year, the treasurer sold the property to William T. Harpel, a miner and later Eldora developer, merchant, and mayor. This cabin does not appear to have been Harpel's residence, nor was it the residence of the subsequent owner, Clara Hornback, who was a close friend of Harpel, in 1936. She was the widow of another pioneer Eldora merchant. Hornback sold the property to Roger D. and Carmen E. Epley in 1952. A decade later, Albert J. and Ruth F. Mander acquired the cabin and land from the Epleys. Albert Mander died in March 1974, leaving the property to his wife, Ruth, who remains the current owner. However, at the time of this survey, the cabin was vacant and the property listed for sale.
36. Sources of information:
U.S. Census of 1900. Precinct 34, Boulder County, Colorado. Roll: T623 121; Page: 4B; Enumeration District: 163.
U.S. Census of 1910. Precinct 36, Boulder County, Colorado. Roll: T624_113; Page: 10A; Enumeration District: 38; Image: 484.
Boulder County Assessor Records.
Deeds 90012794, 90208976, 90518164, and 90713395. Boulder County Clerk and Recorder.

Location Certificates 80199306, 80215240, 90000746, 90001420, 90001421, 90003423, and 90007997. Boulder County Clerk and Recorder.

Evans, Lee S. *From Happy Valley to the Mountaintop: The First 84 Years*. Boulder, Colo.: Daniel Publishing Group, 2002, p. 40.

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: **Social History**
- 40. Period(s) of Significance: **1899-ca. 1910**
- 41. Level of Significance: National State Local
- 42. Statement of Significance:

This property is significant for its association with the early development of Eldora and its mining history. It was home to a merchant who provided supplies to miners in the area. This resident also held mining interests himself. 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 1899, this cabin exhibits a 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. Additions and newer exterior wall cladding have almost entirely concealed the original log cabin. However, the cabin appears to retain its original windows and chimney. As well, the logs are visible in the interior of the building. Thus, the integrity of this building should be reassessed if the additions constructed after the period of significance are removed. At the time of this survey, however, the building did 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.**

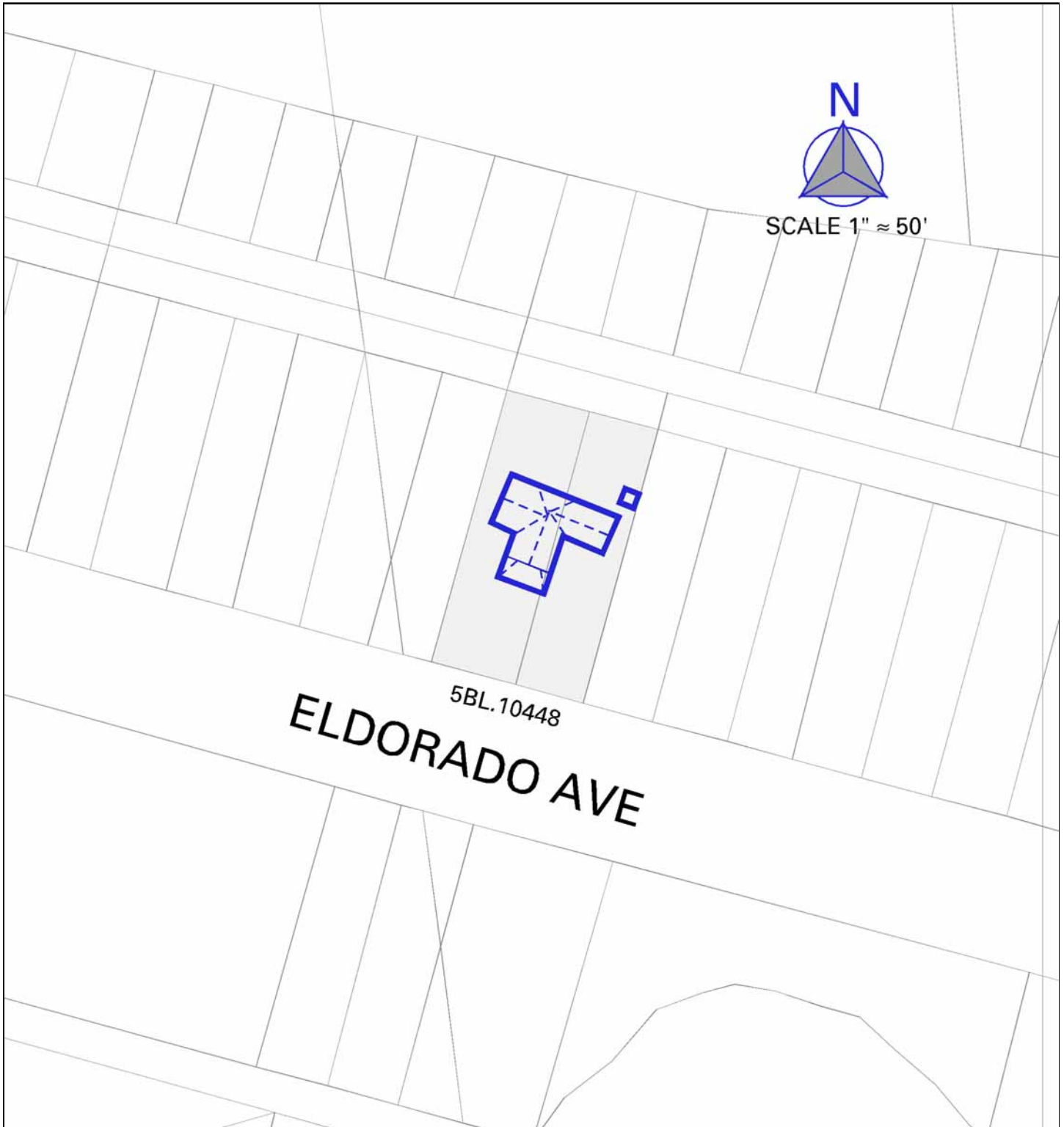
If there is National Register district potential, is this building contributing: Yes No N/A

- 46. If the building is in existing National Register district, is it contributing: Yes No N/A

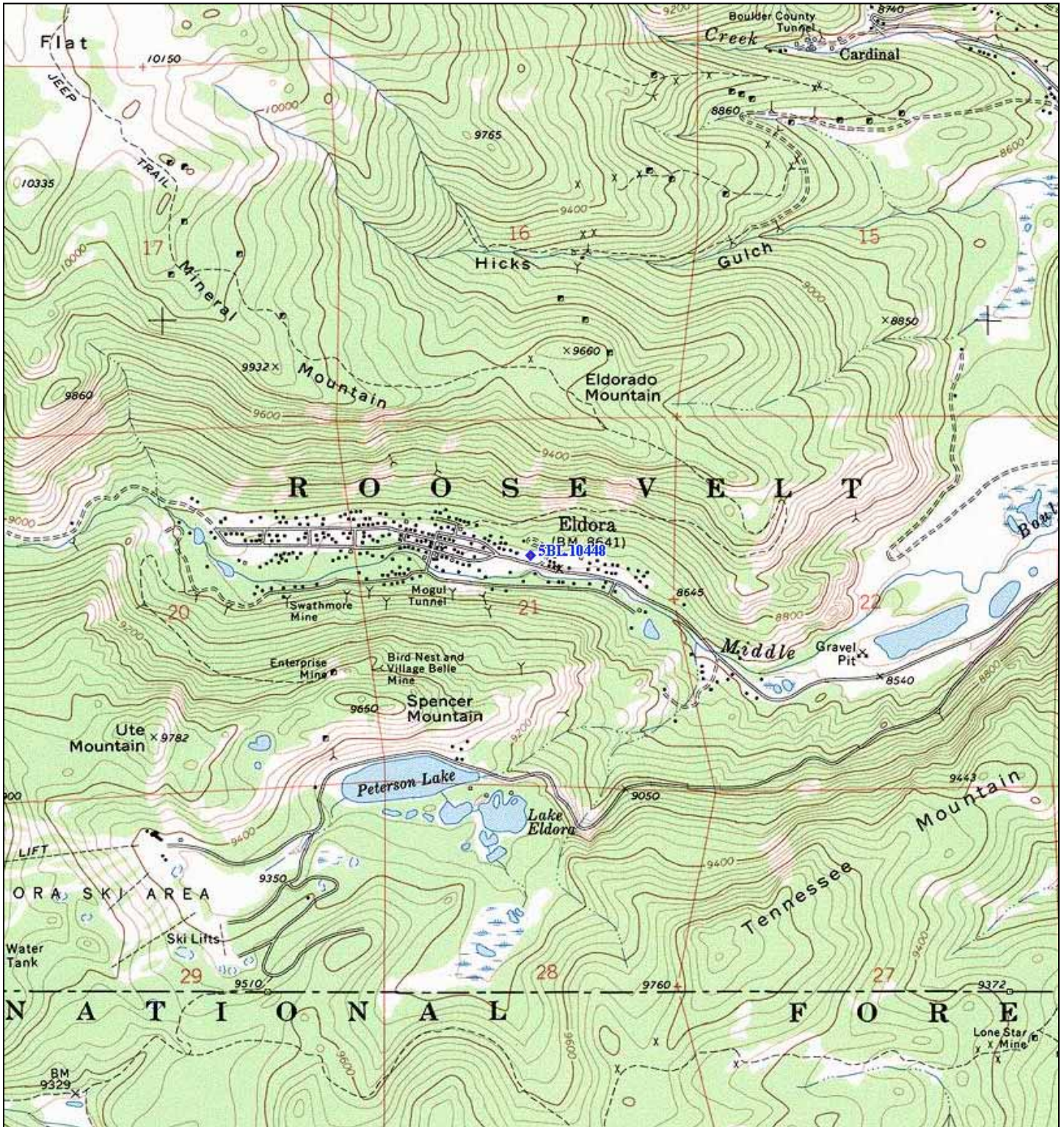
VIII. RECORDING INFORMATION

- 47. Digital photograph file name(s): **eldoradoave0335 - 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