

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

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I. IDENTIFICATION

- 1. Resource number: **5BL.10474** Parcel number: **158321207005**
- 2. Temporary resource number:
- 3. County: **Boulder**
- 4. City: **Eldora**
- 5. Historic building name: **Romiette Howard Cabin**
- 6. Current building name: **Michael A. and Patricia McCoy Cabin**
- 7. Building address: **375 Eldorado Avenue**
- 8. Owner name: **Michael A. and Patricia McCoy**
- Owner organization:
- Owner address: **132 Citrus Ave
Imperial Beach, CA 91932**

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 **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: **451677** Northing: **4422080**
11. USGS quad name: **Nederland** Scale: **7.5**
Year: **1972**
12. Lot(s): **Lots 22 through 29 inclusive, and the north half of a vacated street adjacent to the south of these lots, and Lots 39 through 42 inclusive, and the south half of a vacated street adjacent to the north of these lots; 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): **Cross-Shaped Plan**
Other building plan descriptions:
15. Dimensions in feet: **1,168 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**
Other roof materials:
20. Special features: **None Applicable**
21. General architectural description:
Oriented to the south, this house rests on a concrete foundation. Stained, square-cut wood shingles clad the exterior walls. Windows generally have green-painted steel frames, consisting of one or two fixed lights and one casement, with green-painted wood surrounds. Those in the front (south) facade have green-painted, paneled wood shutters. Dominating the front-gabled wing protruding from the center of the south elevation is a 15-light window. Above this window is the name "McCoy" in a script of large, wrought-iron letters. West of this wing, but in the south elevation, is a 4-light casement window with green-painted wood frames. The principal doorway opens just east of the south-facing gabled wing. Flanking it are sidelights. The doorway hosts a brown, aluminum-frame storm door and provides access to an enclosed porch or foyer. Another doorway opens in the north end of the east elevation. It hosts a green-painted, single-light, paneled wood door, opening behind a brown, aluminum-frame storm door. The doorway provides access to an unsheltered, pink sandstone patio. Standing-seam sheets of metal cover the cross-gabled roof, and green-painted wood fascia and soffit box the eaves.
22. Architectural style: **No Style**
Other architectural style:
Building type: **Ranch 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. Natural grasses cover the property, with a stand of aspens at the northwest corner.
24. Associated building, features or objects:
There are no other buildings associated with this property.

IV. ARCHITECTURAL HISTORY

25. Date of Construction: **1901 (remodeled 1955-56)** Actual Estimate
Source of information: **Warranty Deed 90010794. From Charles H. Eaton to Romiette Howard, 24 September 1901. Boulder County Clerk and Recorder, book 249, p. 120.**
McCoy, Michael A. Interview with Adam Thomas, 5 September 2007.
26. Architect: **Unknown**
Source of information:
27. Builder: **Unknown**
Source of information:
28. Original Owner: **Romiette Howard**
Source of information: **Warranty Deed 90010794. From Charles H. Eaton to Romiette Howard, 24 September 1901. Boulder County Clerk and Recorder, book 249, p. 120.**
29. Construction history:
According to Boulder County Assessor records, this cabin was constructed in 1919. However, the current owner and legal records indicate that at least some portion of it was built in 1901. An analysis of the style, materials, and historical records corroborates a 1901 date of construction date. According to past assessor cards, the west wing dates to around 1929 and the east wing was constructed in 1955-56, at which time the cabin underwent an extensive remodeling, including the replacement of the original windows and the installation of the wood-shingle wall cladding. According to the current owner, the small, far west addition was constructed in the 1970s.
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, with portions dating to 1901, was Romiette Howard. She purchased the property that year from Eldora pioneer Charles H. Eaton, who had initially acquired the lots from the Happy Valley Placer Company in 1899. Romiette Howard was born around 1860 in Ohio. Her husband, Independence Gail Howard, was born in Rush, Champaign County, Ohio, around 1858. They were married prior to 1880 and had at least one child, Anson Pearl Howard, who was a geologist. Independence Howard was a house carpenter for most of his life, except for briefly selling vacuum cleaners around 1910. The Howards appear to have briefly lived in Fruita, Colorado, before settling permanently in Colorado Springs. The family sold this Eldora property in 1910.
- Purchasing this cabin and lots from Romiette Howard was Mary A. Cox, who only owned them until 1912, when she sold the property to Carolyn V. Berry. During her decade-long ownership of this cabin, Berry married W.S. Dillingham, and the couple resided in Lampasas County, Texas. They sold this cabin in 1922.**
- Marshall Henry and Clara Gordon Havenhill purchased this property in 1922. Marshall Havenhill was born in December 1863 in Illinois. Clara Gordon was born in March 1866 in Illinois. They were married around 1879 and had a daughter, Lillian. The family's permanent residence was in Jacksonville, Illinois, where Marshall was a clothing salesman. The Marshalls sold the property to Raymond E. Gibson in 1925.**
- Raymond Gibson was born around 1878 in Nebraska. His wife, Avis M. Gibson, was born in Wisconsin around 1887. They were married circa 1905 and had two children, Vada W. and Dwight A. Gibson. Raymond Gibson owned the Frigidaire store in Boulder.**
- In 1935, prominent Boulder businessman Abram McCoy purchased this property from the Raymond Gibson estate, beginning decades of family ownership extending uninterrupted to the present. Abram McCoy was born in Boulder around 1908. He was the owner of a Boulder-based mine equipment supplier, the Industrial Engineering Supply Company, at 250 Pearl Street. The firm was later known as Craig & McCoy. Abram McCoy also operated the Enterprise**

Mine south of Eldora. His wife, Ruthanna E. McCoy, was born on June 27, 1909. Following Abram's death, she appears to have been remarried, changing her name to Ruthanna E. Evans. In 1992, she transferred this property to her son, Michael A. McCoy, and Marilyn Ann McCoy. Ruthanna Evans died on August 20, 1999, in Imperial Beach, California.

Marilyn McCoy sold out her share of the property to Michael McCoy in 1993. In 2002, he divided ownership with his wife, Patricia McCoy. Residents of Imperial Beach, California, Michael and Patricia McCoy remain the current owners and summer residents.

36. Sources of information:

Boulder County Assessor Records.

Deeds 80225040, 90010794, 90081846, 90094272, 90094535, 90173984, 90222304, 90321973, 90321974, 1198662, 1334836, 2284997, and 2316139. Boulder County Clerk and Recorder.

McCoy, Michael A. Interview with Adam Thomas, 5 September 2007.

Pierson, Kathleen. Interview with Adam Thomas, 5 September 2007.

U.S. Census of 1910. Colorado Springs Ward 2, El Paso County, Colorado. Roll: T624_118; Page: 4B; Enumeration District: 36; Image: 851.

U.S. Census of 1920. Colorado Springs, El Paso County, Colorado. Roll: T625_163; Page: 5A; Enumeration District: 97; Image: 534.

U.S. Census of 1930. Colorado Springs, El Paso County, Colorado. Roll: 241; Page: 5B; Enumeration District: 35; Image: 1174.0.

U.S. Census of 1910. Jacksonville Ward 4, Morgan County, Illinois. Roll: T624_313; Page: 3A; Enumeration District: 108; Image: 1095.

U.S. Census of 1920. Jacksonville Ward 2, Morgan County, Illinois. Roll: T625_395; Page: 1B; Enumeration District: 126; Image: 924.

U.S. Census of 1930. Boulder, Boulder County, Colorado. Roll: 231; Page: 3A; Enumeration District: 46; Image: 59.0.

Social Security Death Index for Ruthanna E. Evans.

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: **1955-1958**

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. 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 1901 and extensively remodeled in 1955-56, this cabin exhibits a moderately 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. The only modifications following the 1955-56 remodeling are small and isolated to secondary elevations. 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.**

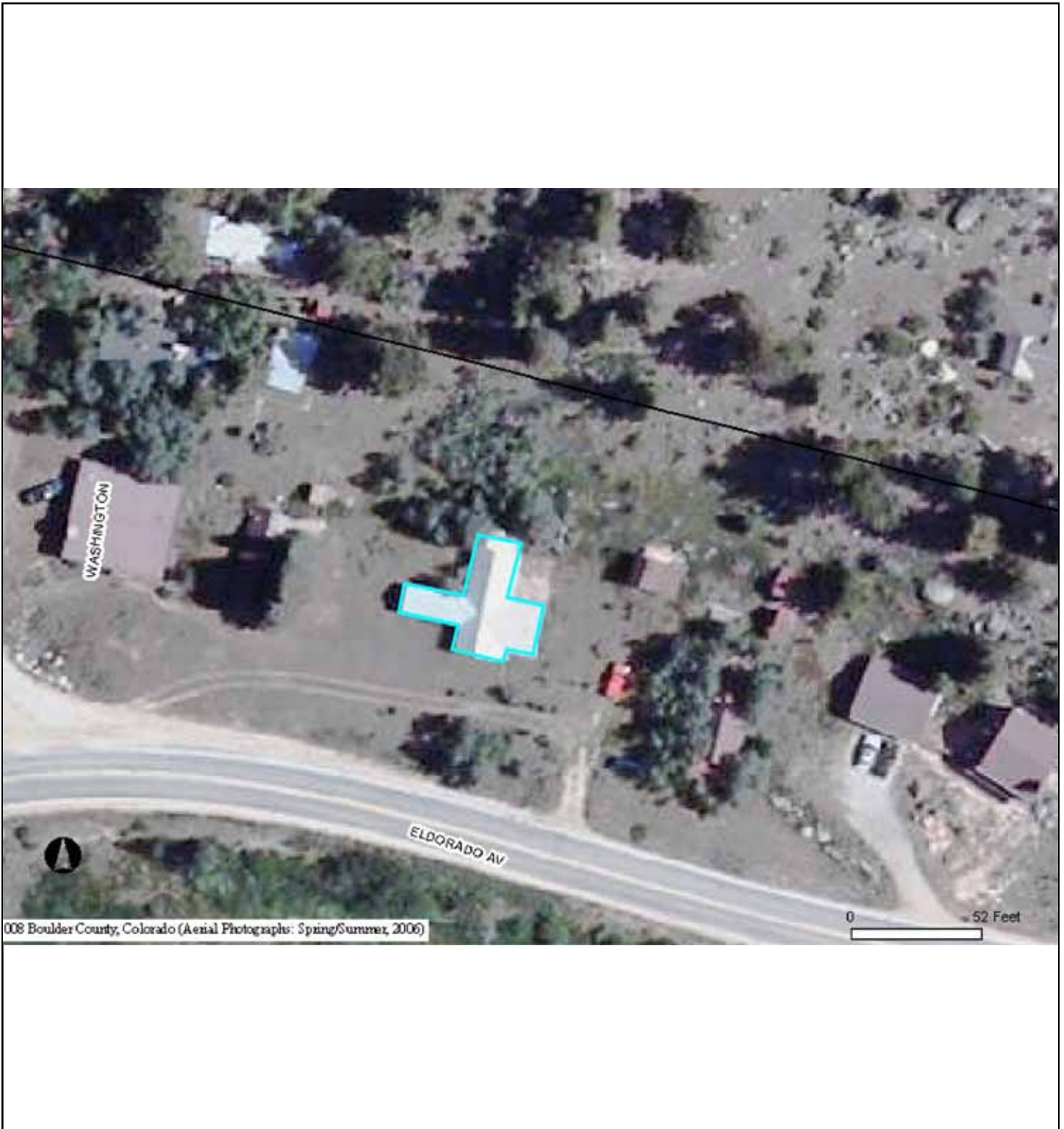
If there is National Register district potential, is this building contributing: Yes No N/A

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): **eldoradoave0375 - 1 to - 4**
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**

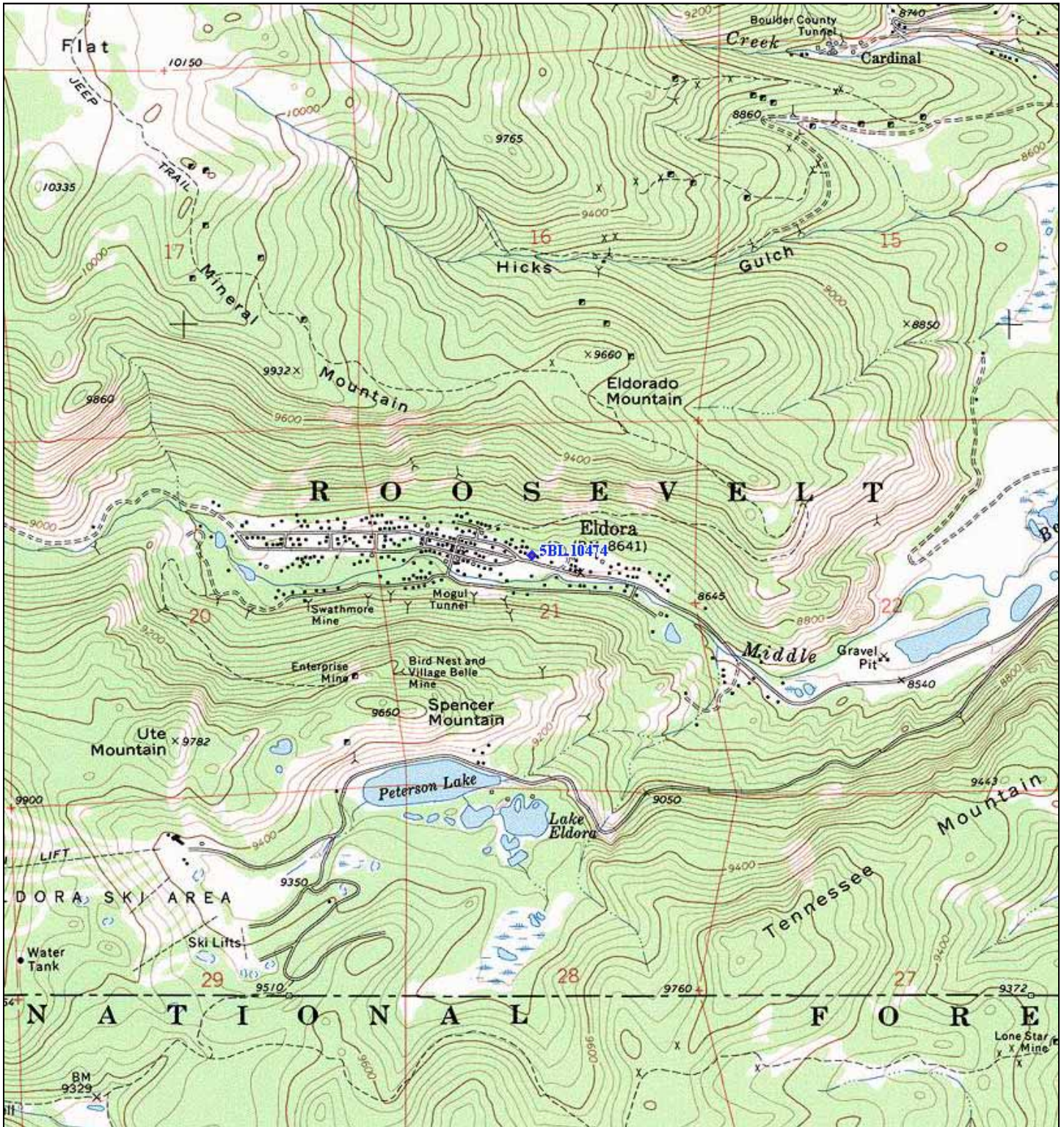
SKETCH MAP



Eldora Survey

Historitecture, LLC

LOCATION MAP



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

Eldora Survey

Historitecture, LLC