

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

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I. IDENTIFICATION

- 1. Resource number: **5BL.10475** Parcel number: **158321207004**
- 2. Temporary resource number:
- 3. County: **Boulder**
- 4. City: **Eldora**
- 5. Historic building name: **Edith Simpson Cabin; "Nebraska" Cabin**
- 6. Current building name: **"Butter 'n' Eggs" Cabin**
- 7. Building address: **385 Eldorado Avenue**
- 8. Owner name: **William D. Pierson Trust and Mary Kathleen Pierson**

Owner organization:
 Owner address: **7705 E Jamison Dr
 Centennial, CO 80112**

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**
SW 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: **451643** Northing: **4422089**
11. USGS quad name: **Nederland** Scale: **7.5**
Year: **1972**
12. Lot(s): **Lots 37 and 38 and the south half of an adjacent vacated street; 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: **418 square feet**
16. Number of stories: **1**
17. Primary external wall material(s): **Wood/Log**
Wood/Shingle
Other wall materials:
18. Roof configuration: **Gabled Roof/Front Gabled Roof**
Other roof configuration:
19. Primary external roof material: **Metal Roof/Aluminum Roof**
Other roof materials:
20. Special features: **None Applicable**
21. General architectural description:
Oriented to the south, this cabin rests on a dry-laid, rubble-stone foundation. The original core of the building consists of round-hewn logs, with square-morticed corners. Additions to the front (south) and rear (north) elevations are covered in unpainted, square-cut wood shingles, except for the east and north elevations of the rear addition, which have unpainted, vertical board-and-batten siding. Windows are generally 4-light, with yellow-painted wood frames. Those in the original cabin open as awning windows. Most of the rest are either sliding or fixed. The principal doorway opens west of center in the front elevation. It hosts a brown-painted paneled wood door, opening behind a green-painted, wood-frame screen door. The doorway provides access to an unsheltered wood deck. Another doorway opens in the east elevation of the north addition. It hosts an unpainted, paneled wood door, opening behind an aluminum-frame storm door. The doorway provides access to an unsheltered patio. Another doorway, providing access to a storage or utility room, opens in the extreme north end of the east elevation. Brown sheets of aluminum cover the front-gabled roof. The log perlin ends are exposed. The rafter ends are also exposed but capped by a fascia board.
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. Grasses cover the property, with a row of spruces lining the east elevation of the house.
24. Associated building, features or objects:
PRIVY (Chemical Toilet/"Oedifice Rex")
A privy hosting a chemical or vault toilet is located directly northeast of the cabin. Oriented to the south, the building rests on a concrete slab. The walls consist of unpainted, vertical board-and-batten siding. A plywood door, with a wood frame, dominates the front (south) elevation. Approaching the doorway from the south are wood steps, flanked on the

east by a wood railing. A 1-beside-1-light, sliding sash window, with a brown aluminum frames, opens in the center of the east elevation. Brown sheets of asphalt cover the shed roof, and the rafter ends are exposed but capped by a fascia board.

IV. ARCHITECTURAL HISTORY

25. Date of Construction: **1901** Actual Estimate

Source of information: **Warranty Deed 90008164. From John W. Gilfillan to Edith Simpson, 22 April 1901. Boulder County Clerk and Recorder, book 243, p. 316.**

26. Architect: **Unknown**

Source of information:

27. Builder: **Unknown**

Source of information:

28. Original Owner: **Edith Simpson**

Source of information: **Warranty Deed 90008164. From John W. Gilfillan to Edith Simpson, 22 April 1901. Boulder County Clerk and Recorder, book 243, p. 316.**

29. Construction history:

According to Boulder County Assessor records, this cabin was constructed in 1909. However, this date was based a 1949 estimation that the cabin was then 40 years old. Legal records indicate that it was probably built in 1901. An analysis of the style, materials, and other historical records corroborates a 1901 date of construction date. The building originally consisted of just the log box. The frame additions to the front and rear elevations were completed at the same time, around 1934, based on a 1949 assessor's card. The only other modifications since then have been the installation of the front deck and the construction of a small addition to the rear elevation. They date to after 1997.

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 1901, appears to have Edith Simpson, who lived in Teller County at that time. Simpson purchased the property from Eldora pioneer and mine owner John W. Gilfillan. By 1906, Boulder County had seized the property and Gilfillan repurchased it. This cabin does not appear to have been his residence but instead a rental unit. He sold the cabin and lots in 1913 to Harold Trunk.

Harold Friedley Trunk was born on September 14, 1893, in New Albany, Indiana. By 1900, he had moved with his family to Denver, where his father was a pharmacist. By 1917, he was working as laborer for the Mills Orchard Company near Maxwell, California. Harold Trunk died on April 5, 1965, in Fresno, California.

Trunk's period of ownership is uncertain. However, by 1937 the Boulder County Treasurer again seized this property, selling it to Ruthanna E. McCoy. She owned the property immediately east, at 375 Eldorado Avenue (5BL.10474). McCoy retained the eastern lot (39) while selling the lot with this cabin (38) a few days later to Carrie J. Douglass. She already owned Lot 37, to the west. Carrie Douglass was born around 1867 in Pennsylvania. Her husband, John A. Douglass, was born around 1865 in New York. They were married around 1889 and had two sons, Earl B. and Rizpah A. Douglass. John Douglass was a railroad agent in Lincoln, Nebraska. It was the Douglasses who gave the cabin the name "Nebraska." Carrie Douglass died around 1953, when her estate transferred the property to her sons, Earl and Rizpah.

In 1956, Edward F. and Bertha Hennessy purchased this property from Earl and Rizpah Douglass. Edward Hennessy was born around 1880, in Iowa. His wife, Bertha, was also born in Iowa, around 1886. They were married around 1912 and had a daughter, Ann E. Hennessy, born around 1912 in Iowa. Edward F. Hennessy was a supervisor for the telephone company, residing by 1930 in Griffith, Jefferson County, Colorado. In the 1940s, the family operated Eldora's Log

Cabin Grocery & Market, at the northwest corner of Eldorado Avenue and 6th Street. Edward died around 1961. In 1979, Bertha transferred this property to her granddaughters Ann E. Moss, Mary E. Moss, and Martha A. Wood. By 1992, Mary Moss was the sole owner. Three years later, she sold the property to Rodger O. Bowman, a step cousin of current owner Kathleen Pierson. She purchased the property, along with her husband's William D. Pierson Trust, on June 11, 1997. The Piersons remain the current owners and use this cabin, rechristened "Butter 'n' Eggs," for additional guest housing for their own cabin immediately west, at 399 Eldorado Avenue.

36. Sources of information:

Boulder County Assessor Records.

Deeds 80225001, 90008164, 90046772, 90114803, 90344154, 90344379, 90534031, 90569828, 90669740, 327079, 1253294, 1253295, 1541500, 1705899, 1772833, and 2471679. Boulder County Clerk and Recorder.

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

1900; Census Place: Denver, Arapahoe, Colorado; Roll: T623 119; Page: 5A; Enumeration District: 82.

California Death Index for Harold F. Trunk.

World War I Draft Registration Card for Harold Friedley Trunk.

1910; Census Place: Lincoln Ward 4, Lancaster, Nebraska; Roll: T624_850; Page: 1B; Enumeration District: 70; Image: 474.

1930; Census Place: Griffith, Jefferson, Colorado; Roll: 243; Page: 5B; Enumeration District: 49; Image: 1091.0.

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;

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- 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, 1901, ca. 1934; Social History, 1901-1958**

41. Level of Significance: National State Local

42. Statement of Significance:

This property is significant for its association with the transition of Eldora from a mining town into a summer vacation destination, especially for midwesterners. The cabin was originally a simple log box like many of the early mining cabins in the valley. Yet it evolved into a summer home. The building is also architecturally significant as an example of the Rustic style. While originally constructed as a rather utilitarian log cabin, modifications, most notably additions made around 1934, added Rustic elements. Character-defining features include log construction, small-paned windows, and the wood shingles. 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 remodeled around 1934, 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. The original 1901 cabin is still clearly visible, while the circa 1934 additions have not been notably altered since their construction. 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

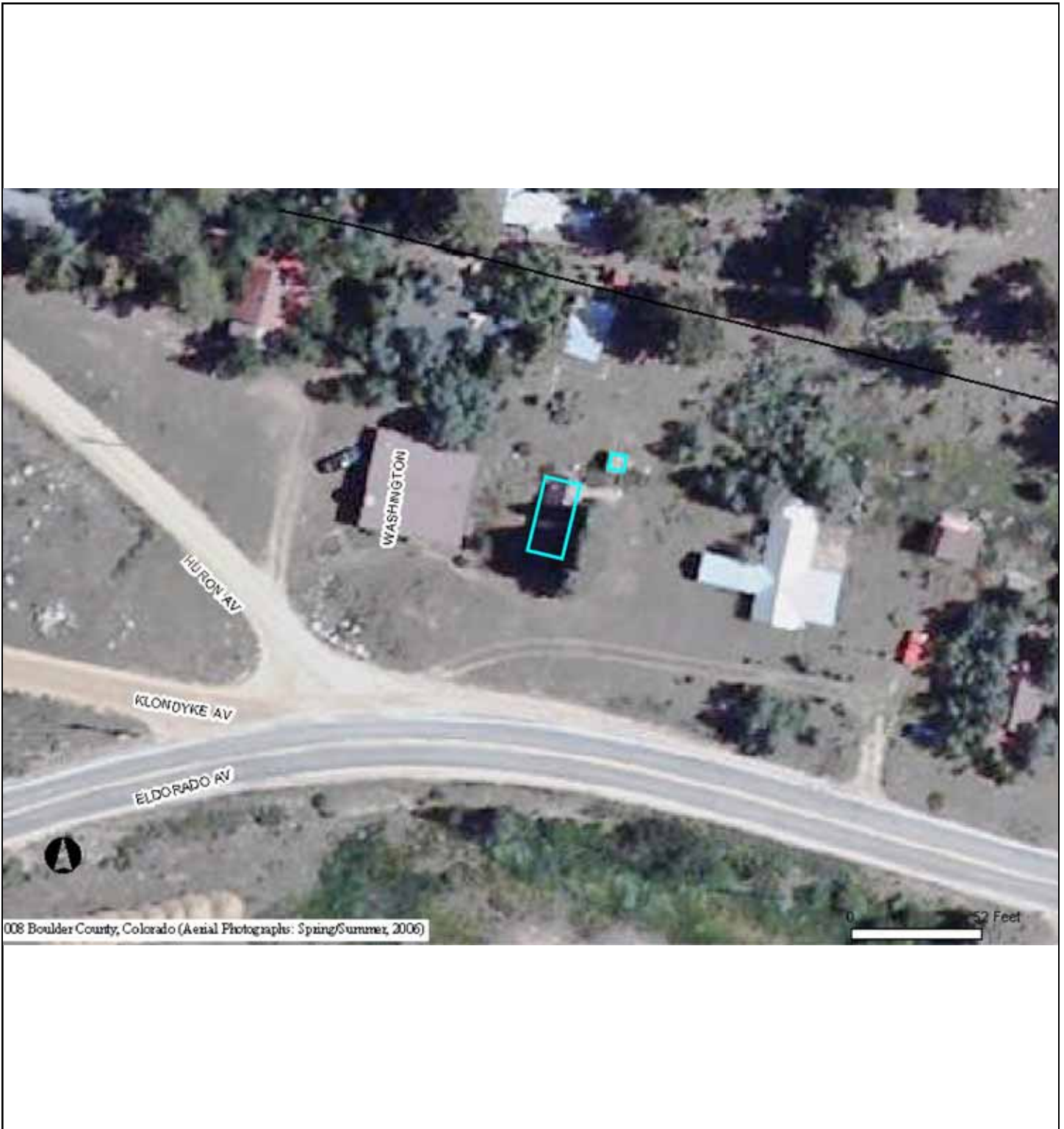
VIII. RECORDING INFORMATION

Eldora Survey

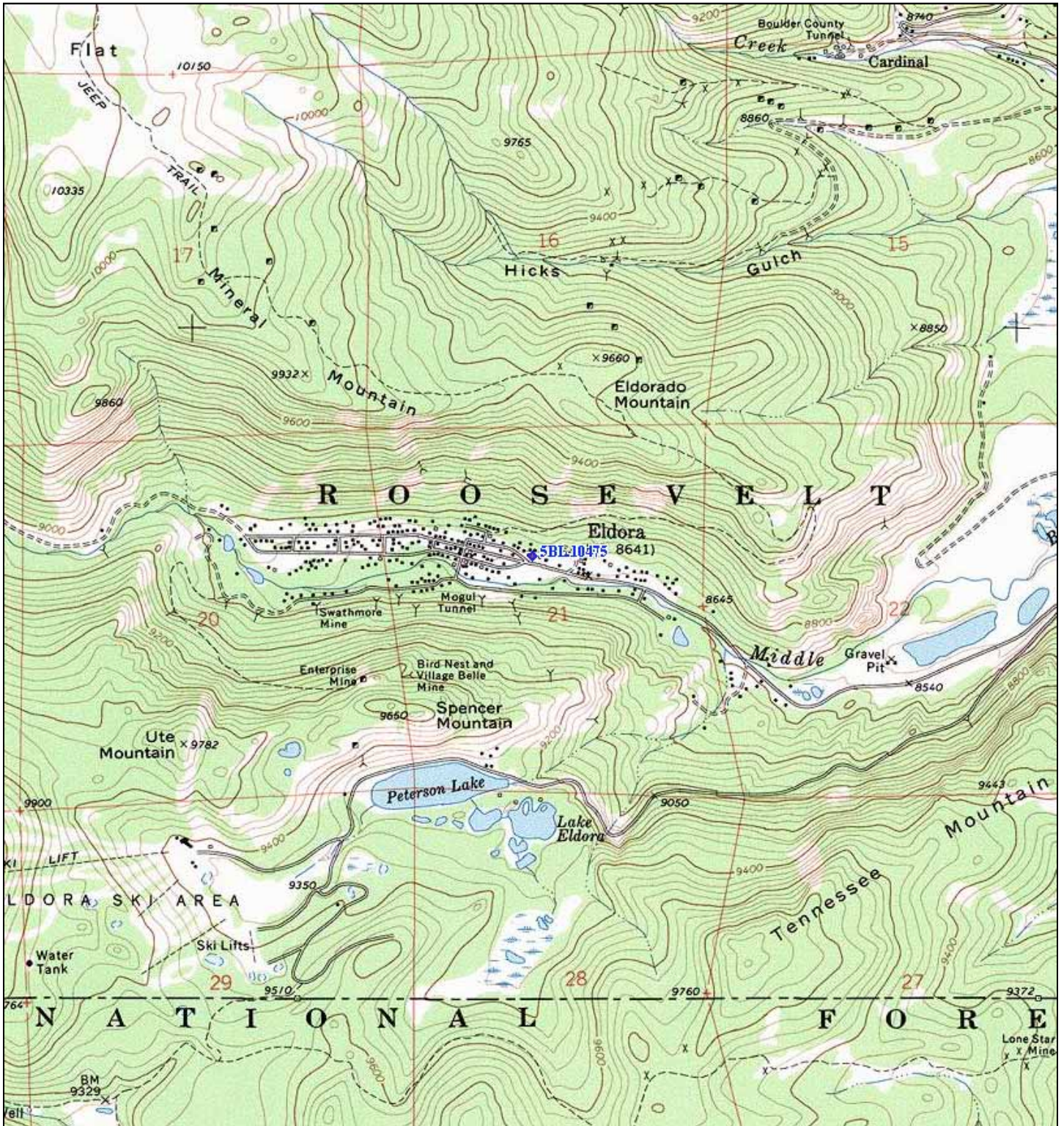
Historitecture, LLC

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47. Digital photograph file name(s): **eldoradoave0385 - 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



LOCATION MAP



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

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