

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.10476** Parcel number: **158321212002**
- 2. Temporary resource number:
- 3. County: **Boulder**
- 4. City: **Eldora**
- 5. Historic building name: **Lilly Cabin**
- 6. Current building name: **Michael J. and Patricia Anne Audet Cabin**
- 7. Building address: **475 Eldorado Avenue**
- 8. Owner name: **Michael J. and Patricia Anne Audet**
- Owner organization:
- Owner address: **334 Sugarloaf Mountain Rd
Boulder, CO 80302**

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**
NE 1/4 **SE** 1/4 **SE** 1/4 **NW** 1/4 of section **21** Grid aligned on **northeast** corner of section.
10. UTM Reference Zone: **13**
Easting: **451515** Northing: **4422048**
11. USGS quad name: **Nederland** Scale: **7.5**
Year: **1972**
12. Lot(s): **Lot 8; Block 16**
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): **Irregular Plan**
Other building plan descriptions:
15. Dimensions in feet: **776 square feet**
16. Number of stories: **1**
17. Primary external wall material(s): **Wood/Shingle**
Wood/Weatherboard
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: **Fence**
21. General architectural description:
Oriented to the south, this cabin rests on a stone foundation. Stained wood shingles clad the exterior walls. Unpainted, wood weatherboard covers a shed-roofed, story-and-a-half addition to the northeast corner of the cabin. Windows are generally single-light casement, with brown aluminum frames. The principal doorway opens in the south elevation of a hipped roof foyer protruding from the west end of the south elevation. It hosts paired, single-light wood doors. Another doorway opens in the north end of the east elevation. Brown sheets of asphalt cover the front-gabled main roof and other roof surfaces. The shed roof of the northeast addition has brown, interlocking asphalt shingles.
22. Architectural style: **No Style**
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. Wood privacy fences enclose portions of the front and back yards, and this particular property is fairly open.
24. Associated building, features or objects:
SHED
A shed is located north of the house. At the time of this survey, it was largely obscured by a high privacy fence. However, it appears to be oriented to the south, has unpainted plywood or particleboard walls, and a side-gabled roof, covered in brown sheets of asphalt.

IV. ARCHITECTURAL HISTORY

25. Date of Construction: **1935** 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: **Evalyn Lilly**
Source of information: **Warranty Deed 90179810. From Sarah A. Wardell to Evalyn Lilly, 2 October 1922. Boulder County Clerk and Recorder, book 490, p. 59.**
29. Construction history:
According to Boulder County Assessor records, this cabin was constructed in 1935. An analysis of the style, materials, and historical records corroborates this date. The building originally consisted of a front-gabled box, which was originally clad in rough-hewn, vertical wood planks. A 1949 assessor's photograph shows the box had gained a simple, shed-roofed addition to the north end of the east elevation. By 1956, a wing had been added to the west end of the north elevation. Further additions to the rear elevation were made in 1958 and 1965. The building appears to have been extensively remodeled after 1990, when it received wood shingle wall cladding and replacement windows.
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:
This cabin was the last remaining remnant of a group of rental cabins built with materials salvaged from the Lilly Hotel in Eldora. The cabin was constructed in 1935, when Evalyn Barnes Lilly owned the property. She originally purchased the lot in 1922 from Sarah A. Wardell.
- Evalyn Barnes was born in December 1868 in Illinois. She later married John Lilly, who was also born in Illinois, in April 1859. They had one son, Harold R. Lilly, born in Colorado in April 1893. The Lilly family initially settled in Boulder but, in 1896, they moved to Eldora, where John Lilly, with Carl Talmage, operated the first stage line between Boulder and Eldora. The Lillys were among the first families to recognize the village's transition from an ill-fated mining boomtown into a long-term summer tourist destination. In addition to their Eldora livery stable and touring operations, which later included automobiles, they constructed a number of rental cabins, a boarding house, and the two-story Lilly Hotel. The hotel was demolished in the early 1930s, and the Lillys used the materials to build a number of rental cabins, including the house on this property.**
- In addition to operating these rental cabins, Evalyn Lilly served as the Eldora Town Clerk. John Lilly died in 1922 and Evalyn in 1925. Harold continued both the livery and rental cabin businesses. He sold this property in 1940. He later lived in Washington state, where he died in 1961.**
- Purchasing the property from Harold Lilly was Romano Celeste. He was born in Italy around 1878. His wife, Angelena Celeste, was also born in Italy, around 1885. They immigrated to the United States in 1900 and became naturalized citizens in 1909. They had two daughters, Helen and Dorothy. Romano operated a pool hall in Louisville, Colorado. He sold the property in 1951 to brothers Jake R. and Edward K. Waters, of northeast Texas.**
- Anna Liuzzi purchased this cabin and lot from the Waterses in 1970. Seven years later, she sold the property to Stephen A. Shern and H. Suzanne Mizelle. Shern and Mizelle sold the property to Rodney D. Wolford and Marilyn B. Larson. Kathleen Virginia Lawson bought this property from Wolford and Larson in 1990. She died in 1994, and her estate sold the property to Michael J. and Patricia Anne Audet, of Boulder, the current owners.**
36. Sources of information:
Boulder County Assessor Records.
- Deeds 90179810, 90374544, 90507967, 90960104, 245428, 438110, 1062883, and 2599458. Boulder County Clerk**

and Recorder.

1910; Census Place: Boulder Ward 4, Boulder, Colorado; Roll: T624_113; Page: 10B; Enumeration District: 45; Image: 702.

1900; Census Place: Boulder, Boulder, Colorado; Roll: T623 121; Page: 7A; Enumeration District: 160.

Bolton, Barbara Lilly. "The Lilly Family in Eldora." In the *Eldora Civic Association Newsletter*, 1995-1999.

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: **1935-1958**
- 41. Level of Significance: National State Local
- 42. Statement of Significance:

This property is significant for its association with the development of Eldora as a summer tourist retreat. However, because of the principal building's low level of physical integrity, this property should not be considered individually eligible for 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 1935, 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 modifications have not only greatly altered the form of this cabin, but have replaced or concealed key character-defining features, such as the original windows and exterior wall cladding. This building does 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): **eldoradoave0475 - 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**

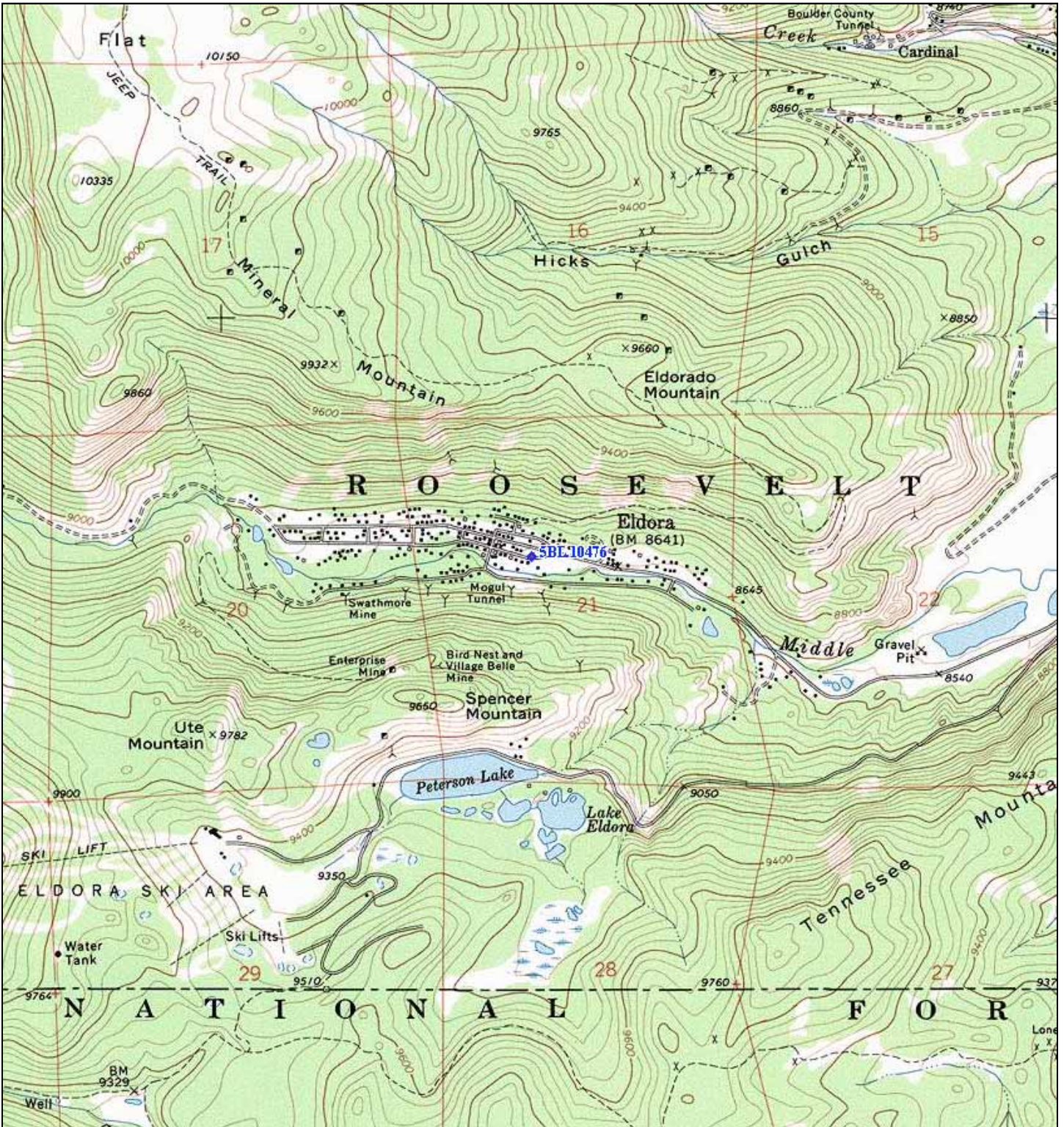
SKETCH MAP



Eldora Survey

Historitecture, LLC

LOCATION MAP



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

Eldora Survey

Historitecture, LLC

PO Box 419, Estes Park, CO 80517-0419 • (970) 586-1165 • www.historitecture.com