

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

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I. IDENTIFICATION

- 1. Resource number: **5BL.10477** Parcel number: **158321211012**
- 2. Temporary resource number:
- 3. County: **Boulder**
- 4. City: **Eldora**
- 5. Historic building name: **W.R. Guinn Cabin**
- 6. Current building name: **Graves Cabin**
- 7. Building address: **545 Eldorado Avenue**
- 8. Owner name: **Betty L. Graves and E.C. Thomas**
- Owner organization:
- Owner address: **PO Box 262
Nederland, CO 80466-0262**

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 **NE** 1/4 **SE** 1/4 **NW** 1/4 of section **21** Grid aligned on **northeast** corner of section.
10. UTM Reference Zone: **13**
Easting: **451437** Northing: **4422074**
11. USGS quad name: **Nederland** Scale: **7.5**
Year: **1972**
12. Lot(s): **Lots 19 through 20 and the western 25 feet of Lot 21; Block 21**
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: **1,591 square feet**
16. Number of stories: **1**
17. Primary external wall material(s): **Wood/Simulated Log Siding**

Other wall materials:
18. Roof configuration: **Gabled Roof/Side Gabled Roof**
Other roof configuration:
19. Primary external roof material: **Asphalt Roof/Composition Roof**
Other roof materials:
20. Special features: **Fence**
Chimney
21. General architectural description:
Oriented to the south, this house rests on a concrete block foundation. Brown-painted, simulated log siding, with 1-by-4-inch cornerboards, clads the exterior walls. Green-painted, vertical planks cover the gables. Windows are generally 1-beside-1-light, sliding sash windows, with aluminum frames and green-painted wood surrounds. Those in the front (south) elevation are flanked by green-painted wood shutters. A large, aluminum-frame picture window pierces the center of the west elevation. The wing protruding from the east elevation has single-light hopper or awning windows, with brown-painted wood frames. Single-light hopper windows also open in the rear (north) elevation. The principal doorway opens near the center of the front (south) elevation. It hosts a green-painted wood slab door, opening behind a green-painted storm door. Approaching the doorway from the south are concrete steps, flanked by black, wrought-iron railings. Another doorway opens in the east elevation of the protruding wing. Brown sheets of asphalt cover the side-gabled roof, and the eaves are boxed. A random-coursed granite chimney protrudes from the west side of the roof's north-facing slope. The east side of the same slope has an orange, raked-brick chimney.
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 this road, with this cabin having a relatively shallow setback. A chain-link fence surrounds much of the property, except the west side, which has a wood-rail fence. Obscuring the west elevation of the cabin is a stand of aspens.
24. Associated building, features or objects:
GARAGE/"SUNNY NOOK"
Oriented to the south, this building rests on a combination of concrete and block foundations. Brown-painted, horizontal wooden composition siding clads the exterior walls. Windows are 1-beside-1-light, sliding sash, with

aluminum frames and green-painted wood surrounds. Most are protected behind green-painted wood shutters. The principal doorways open in both the eastern and western halves of the front (south) elevation. They host green-painted, single-light, paneled wood doors, providing access to a single, unsheltered wood stoop. Opening in the center of the rear (north) elevation are a pair of single-car, green-painted, wood, overhead-retractable garage doors. Brown asphalt shingles cover the side-gabled roof. Green-painted wood fascia and soffit box the eaves.

SHED

A shed is located just west of the main cabin. Oriented to the south, the building lacks a formal foundation. Unpainted, horizontal beadboard clads the exterior walls. Opening west of center in the front (south) elevation is an unpainted plywood door, with Z-shaped bracing. A four-light window opens in the west elevation. Green sheets of asphalt cover the shed roof.

PRIVY

A former privy is located near the northeast corner of the property. Oriented to the south, it lacks a formal foundation. Vertical, peeled log siding clads the exterior walls. A small door opens in the center of the south elevation. It is also covered in vertical log siding. Flanking the door are small, single-light windows. Green sheets of asphalt cover the shed roof.

IV. ARCHITECTURAL HISTORY

25. Date of Construction: **1900-01** Actual Estimate
Source of information: **Warranty Deed 90004480. From Lewis W. Yockey to W.R. Guinn, 11 October 1900. Boulder County Clerk and Recorder, book 231, p. 382.**
Warranty Deed 90004481. From the Happy Valley Placer Company to W.R. Guinn, 11 October 1900. Boulder County Clerk and Recorder, book 225, p. 68.
26. Architect: **Unknown**
Source of information:
27. Builder: **Unknown**
Source of information:
28. Original Owner: **W.R. Guinn**
Source of information: **Warranty Deed 90004480. From Lewis W. Yockey to W.R. Guinn, 11 October 1900. Boulder County Clerk and Recorder, book 231, p. 382.**
Warranty Deed 90004481. From the Happy Valley Placer Company to W.R. Guinn, 11 October 1900. Boulder County Clerk and Recorder, book 225, p. 68.
29. Construction history:
According to Boulder County Assessor records, this cabin was constructed in 1910. However, this date was based on an estimate made in 1949. Legal records suggest a 1900-01 date of construction. An analysis of the style, materials, and historical records corroborates a 1900-01 date of construction. By 1949, the building had already gained some additions, but in 1956 it was extensively remodeled. Based on the building materials, the cabin was again remodeled 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, constructed in 1900-01, was miner W.R. Guinn. He had purchased Lot 20 from the Happy Valley Placer Company in 1900 and the western portion of Lot 21 from Lewis W. Yockey, also in 1900. While little biographical information exists for this individual, he appears to have been the same man who claimed the Will Scott and Reserve lodes. Eldora pioneer and developer Charles E. Hornback purchased this property in 1912. Less than a year later, he transferred the property to his wife, Clara Hornback. A year later, in 1914, Clara Hornback sold the

property to Eleanor Knight, of Denver. Her name later changed to Eleanor Knight Gaines.

Eldora business owners and developers Guy M. Woodring and Bernadine Kuhn purchased this property from Eleanor Gaines in 1927. They combined this property with the lot immediately west (Lot 19), which they purchased in 1930. Woodring and Kuhn operated a number of rental cabins in Eldora, which may have included this property. They sold the entire parcel to Oklahoma banker Emmet C. Barnes and his wife, Irene Barnes, in 1937.

Emmet Barnes was born in Healdon, Oklahoma, on May 31, 1893. Irene Barnes was born around 1899 in Wisconsin. They were married circa 1917. Around the time of marriage, Barnes was employee of the Bank of Pontotoc, in Pontotoc, Oklahoma. He and Irene later settled in Council Grove, Oklahoma.

Bertha M. and Charles Nelson, of Wheatridge, acquired the cabin and lots from the Barneses in 1943. Charles Nelson was born in Illinois around 1877. His wife, the former Bertha Mills Barnes (apparently no relation to the former owners), was born in Nebraska around 1887. They were married in Sioux City, Iowa, and had two children: Charles M. Nelson and Vivian Nelson. Bertha Nelson quit claimed her share of the property to Charles Nelson in 1971. The following year, Charles Nelson sold the property to Joseph Inri and Betty L. Graves. Joseph died in 1988, leaving Betty as the sole owner. In 1993, she shared ownership with E.C. Thomas. They remain the current owners.

36. Sources of information:

Boulder County Assessor Records.

Deeds 90004480, 90004481, 90095733, 90098637, 90104507, 90244642, 90274288, 90258902, 90341767, 90403792, 34, 38902, 938355, and 1280913 . Boulder County Clerk and Recorder.

World War I Draft Registration Card for Emmet Barnes. Johnston County, Oklahoma. Roll: 1851783; Draft Board: 0.

U.S. Census of 1930. Council Grove, Oklahoma County, Oklahoma; Roll: 1917; Page: 3B; Enumeration District: 8; Image: 803.0.

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: **1901-1958**

41. Level of Significance: National State Local

42. Statement of Significance:

This property is significant for its association with the development of Eldora as both a mining camp and, later, 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 1901, 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): **eldoradoave0545 - 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**

49. Date(s): **9/5/2007**

50. Recorder(s): **Adam Thomas, Jeffrey DeHerrera, and Sierra Standish**

51. Organization: **Historitecture, LLC**

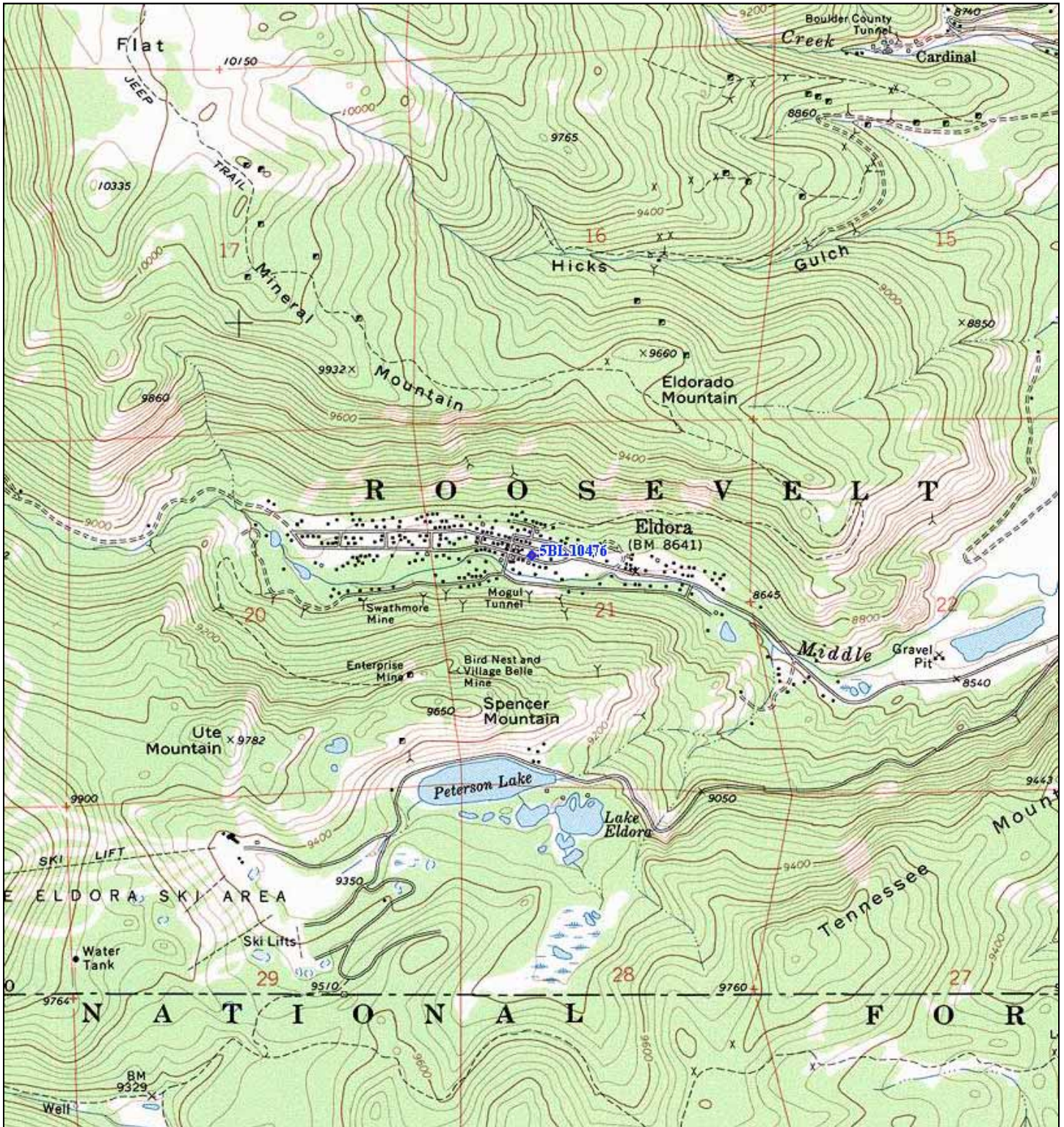
52. Address: **PO Box 419**
Estes Park, CO 80517-0419

53. Phone number(s): **(970) 586-1165**

SKETCH MAP



LOCATION MAP



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

Eldora Survey

Historitecture, LLC