

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

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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.10479** Parcel number: **158321222001**
- 2. Temporary resource number:
- 3. County: **Boulder**
- 4. City: **Eldora**
- 5. Historic building name: **Martin-Frazier Cabin**
- 6. Current building name: **Frazier-Bruce Cabin**
- 7. Building address: **702 Eldorado Avenue**
- 8. Owner name: **O. Howard and Rachel M. Frazier; and Bruce and Marian Bryant**
- Owner organization:
- Owner address: **2241 Chilton Rd
Houston, TX 77019-1401**

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 **NE** 1/4 **SW** 1/4 **NW** 1/4 of section **21** Grid aligned on **northeast** corner of section.
10. UTM Reference Zone: **13**
Easting: **451167** Northing: **4422121**
11. USGS quad name: **Nederland** Scale: **7.5**
Year: **1972**
12. Lot(s): **Lots 1, 2, and 3, and the western half of a vacated street east of Lot 1; Block 30**
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: **352 square feet**
16. Number of stories: **1**
17. Primary external wall material(s): **Wood/Vertical Siding**
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: **None Applicable**
21. General architectural description:
Oriented to the east, this cabin lacks a formal foundation; a shed-roofed addition to the south elevation rests on stilts over the steep embankment of Middle Boulder Creek. Vertical wood siding, with much of the bark still attached, clads the exterior walls. Windows are generally 6-light casement, with green-painted wood frames. The north and rear (west) elevations have 4-beside-4-light, sliding sash windows, with unpainted wood frames. The principal doorway opens in the south end of the east elevation. Another doorway opens in a small, front-gabled structure protruding from the north end of the front elevation. It hosts a plywood door. Green asphalt shingles cover the front-gabled roof, and the rafter ends are exposed.
Because of dense foliage and a steep embankment, the south elevation could not be surveyed.
22. Architectural style: **Late 19th And Early 20th Century American Movements**
Other architectural style:
Building type:
23. Landscape or special setting features:
This property is located within a canyon, on the edge of steep embankment over Middle Boulder Creek, to the south. 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. Lining the road is a split-rail fence. A dense stand of aspens surround the cabin and nearly conceal it.
24. Associated building, features or objects:
PRIVY
A privy or shed is located just west of the house. Oriented to the south, the building lacks a formal foundation. Unpainted, vertical wood planks clad the exterior walls. A vertical plank doorway, opening on metal strap hinges, opens in the south elevation. Green sheets of asphalt cover the shed roof.

IV. ARCHITECTURAL HISTORY

25. Date of Construction: **1944** Actual Estimate
Source of information: **Boulder County Assessor Cards. Carnegie Branch Library for Local History, Boulder Public Library System. Record dates vary from 1949 to 1975.**
26. Architect: **Unknown**
Source of information:
27. Builder: **Oran G. Markham**
Source of information: **Evans, Lee S. *From Happy Valley to the Mountaintop: The First 84 Years*. Boulder, Colo.: Daniel Publishing Group, 2002, p. 49.**
Warranty Deed 90428419. From Oran G. Markham to Harold H. Martin, 10 July 1945. Boulder County Clerk and Recorder, book 768, p. 338.
28. Original Owner: **Harold H. Martin**
Source of information: **Warranty Deed 90428419. From Oran G. Markham to Harold H. Martin, 10 July 1945. Boulder County Clerk and Recorder, book 768, p. 338.**
29. Construction history:
According to Boulder County Assessor records, this cabin was constructed in 1944. An analysis of the style, materials, and historical records corroborates this date. This was one of several small cabins Oran G. Markham built in Eldorado from materials he salvaged from the Eldora School, demolished around 1939. The shed-roof wing along the south elevation may be an addition but, based on the materials and a 1949 photograph, it was either constructed very early in cabin's history or was an original feature. Otherwise, the building has not been notably altered.
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 constructed by Oran G. Markham in 1944. It was one of a number of small cabins he constructed in the village with materials he salvaged during the demolition of the Eldora School around 1939. Markham originally acquired Lots 1 and 2 for the Boulder County Treasurer in 1936. He sold the completed cabin to Harold H. Martin in July of 1945. The Boulder County resident sold the property a few months later, in December, to Mrs. Stevie A. Frazier.
Born in Texas around 1882, Stevie Allen Frazier was the wife of prominent Hillsboro, Texas, attorney Albion Monroe Frazier. He was born on September 22, 1877, in Texas. The Fraziers were married around 1905 and had three children: Anna S., James, and Margaret. Stevie Frazier owned at least one other cabin in Eldora. By 1965, daughter Margaret Frazier was the owner of this particular cabin. In 1987, she transferred the property to O. Howard and Rachel M. Frazier, and Bruce and Marian Bryant, who remain the current owners.
36. Sources of information:
Boulder County Assessor Records.
World War I Draft Registration Card for Albion Monroe Frazier. Hill County, Texas. Roll: 1953559; Draft Board: 2.
U.S. Census of 1930. Precinct 1 (Hillsboro), Hill County, Texas. Roll: 2357; Page: 5B; Enumeration District: 7; Image: 199.0.
Deeds 90428419, 90428420, 90796910, and 861762. Boulder County Clerk and Recorder.
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: **Architecture**
Social History

40. Period(s) of Significance: **Architecture, 1944; Social History, 1944-1958**

41. Level of Significance: National State Local

42. Statement of Significance:

Eldora Survey

Historitecture, LLC

This property is significant for its association with Eldora's evolution from a mining boomtown into a summer vacation destination, particularly for midwestern professionals, such as Texas attorney Albion Frazier. This cabin is also architecturally significant as an example of a minimal interpretation of the Rustic style. Character-defining features include the split-log siding and small-paned windows. 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 1944, 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. Additions appear to date to within the period of significance and are largely compatible with the original design and materials. 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.**

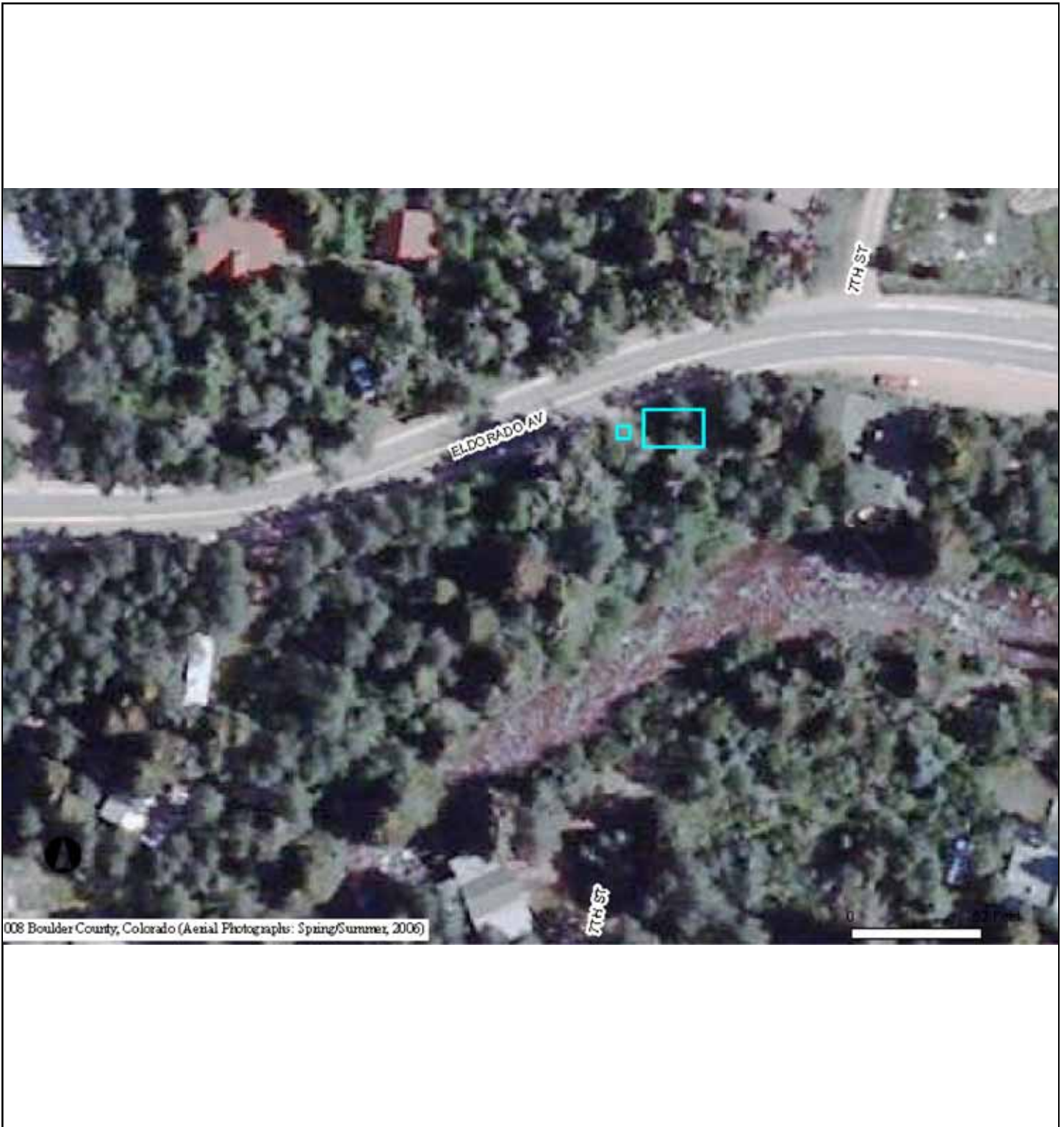
If there is National Register district potential, is this building contributing: Yes No N/A

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

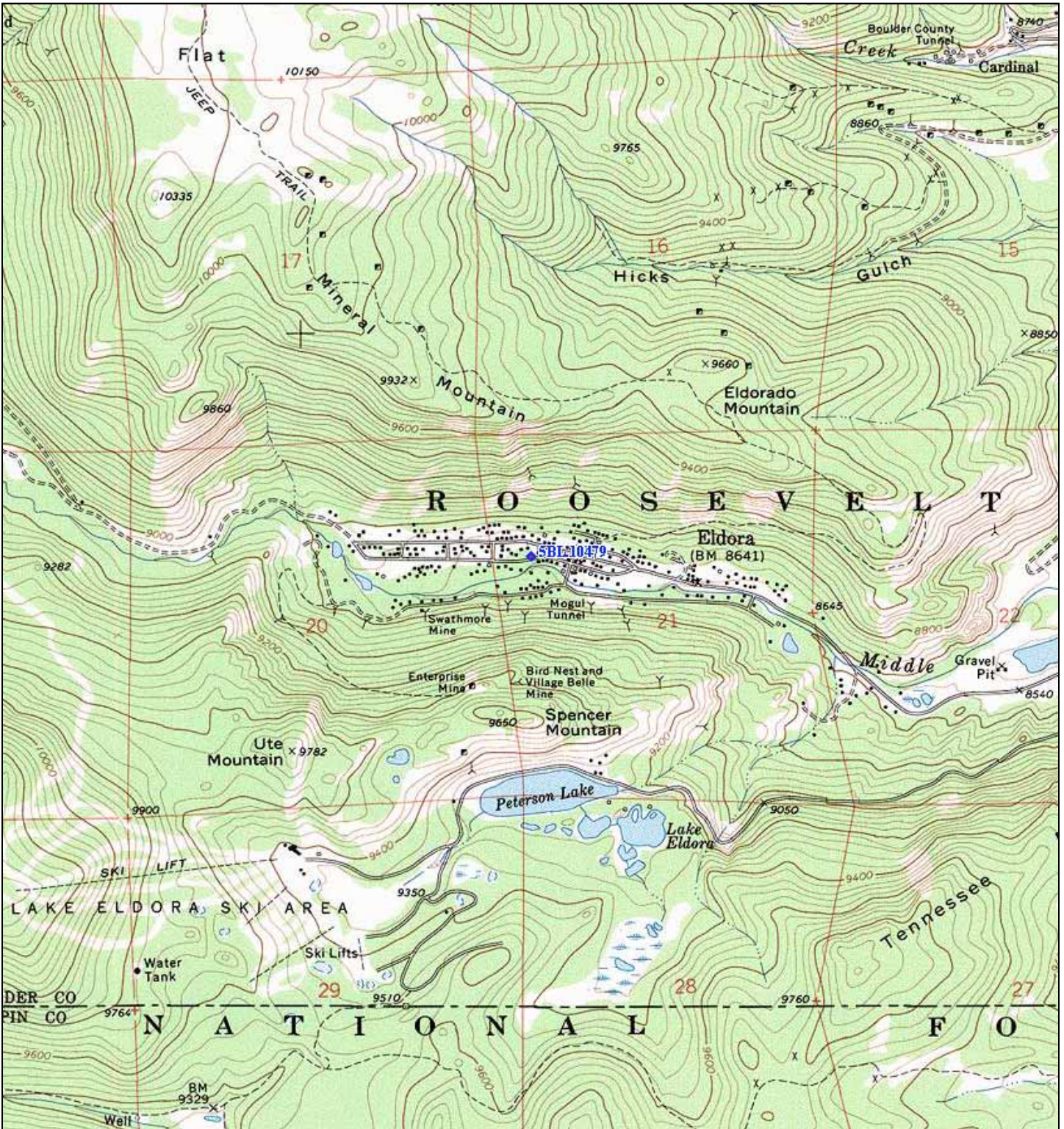
VIII. RECORDING INFORMATION

- 47. Digital photograph file name(s): **eldoradoave0702 - 1 to - 2**
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