

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

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I. IDENTIFICATION

- 1. Resource number: **5BL.10480** Parcel number: **158321223007**
- 2. Temporary resource number:
- 3. County: **Boulder**
- 4. City: **Eldora**
- 5. Historic building name: **Harry Z. and Leva C. Neal Cabin**
- 6. Current building name: **"Honeywicke" Cabin; R. Edgar and Julia Carson Cabin**
- 7. Building address: **745 Eldorado Avenue**
- 8. Owner name: **R. Edgar and Julia Carson**
- Owner organization:
- Owner address: **4462 Burr Pl
Boulder, CO 80303**

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: **451129** Northing: **4422130**
11. USGS quad name: **Nederland** Scale: **7.5**
Year: **1972**
12. Lot(s): **Lots 36 through 41 inclusive; Block 31. Also the southern half of a vacated alley north of these lots.**
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: **702 square feet**
16. Number of stories: **1**
17. Primary external wall material(s): **Wood/Log**
Wood/Vertical 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: **Chimney**
Roof Treatment/Dormer
Fence
21. General architectural description:
Oriented to the south, this cabin rests on a random-coursed granite foundation. The walls consist of unpeeled logs, with spike-butt corners. Unpeeled, vertical log siding clads the gables, dormers, and an addition to the east elevation. Windows are generally 9-beside-9-light, sliding-sash, with red-painted wood frames. Windows opening in the western half of the front (south) facade are tripartite. The principal doorway opens in the center of the nearly symmetrical facade. It provides access to a wood stoop, sheltered beneath a front-gabled hood, on round wood posts. The large dormer above the doorway hosts a 1-beside-1-light, sliding-sash window, with a brown aluminum frame. Red asphalt shingles cover the side-gabled main roof and all other roof surfaces. The rafter ends are exposed. A brick chimney protrudes from the roof's south slope, east of the dormer.
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, near the relatively flat canyon floor, at an elevation of 8,600 feet above mean sea level. It is situated on the north side of Eldorado Avenue, the principal east-west thoroughfare through the village of Eldora. Setbacks vary greatly on this road, with this cabin having a moderate setback. Dense foliage, including aspens and spruces, nearly conceal the principal building and outbuildings. A split-rail fence, punctuated by a rather elaborate gate, separates the property from the road.
24. Associated building, features or objects:
GUEST CABIN
A second cabin is located east of the principal cabin on this property. The building is oriented to the south and is one-and-a-half stories high. Because of dense foliage and snow cover, the nature of the foundation could not be determined. Unpeeled, simulated siding clads the exterior walls. Windows have small panes, red-painted wood frames, and unpeeled log surrounds. The south elevation hosts 8-light casement windows. A shed-roof porch spans the entire south elevation.

Opening in the south elevation above the porch roof are 1-over-1-light windows, with aluminum frames. The principal doorway opens in the west end of the south elevation. It hosts a wood slab door. Similar doors open in the north and east elevations. Red asphalt shingles cover the asymmetrical, side-gabled main roof and all other roof surfaces.

SHED

A shed is located west of the second cabin, close to Eldorado Avenue. Oriented to the north, the building appears to lack a formal foundation. Square-cut wood shingles, stained green, clad the exterior walls. Red asphalt shingles cover the shed roof.

IV. ARCHITECTURAL HISTORY

25. Date of Construction: **1946** 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: **Harry Z. and Leva C. Neal**
Source of information: **Quit Claim Deed 90411045. From Margaret Woodring to Harry Z. and Leva C. Neal, 7 March 1944. Boulder County Clerk and Recorder, book 906, p. 268.**
29. Construction history:
According to Boulder County Assessor records, this cabin was constructed in 1946. An analysis of the style, materials, and historical records corroborates this date. The main cabin appears not to have been substantially modified, except for the front-gabled dormer, which was probably constructed in the 1980s. The assessor records also show a 1985 date of construction for the second cabin. However, older assessor cards date it to around 1948. The 1985 date may refer to a remodeling that resulted in the addition of the upper half story and of the front porch.
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 owners of this cabin, constructed in 1945, were Harry Z. and Leva Neal, of Denver and, later, Boulder. They purchased the property in 1944. In 1966, the Neals sold the cabin and lots to Guy E. and Irene E. Brubaker, of Boulder. Cornelia Byram Lewis purchased the property from the Brubakers in 1969. In 1971, Lewis transferred the cabin and lots to Joseph J. Dolan, who, in turn, sold them later that year to R. Edgar and Julia Carson. They remain the current owners.
36. Sources of information:
Boulder County Assessor Records.
Deeds 90411045, 90411307, 90823993, 90923292, 90967474, and 90985417. 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**

40. Period(s) of Significance: **1946**

41. Level of Significance: National State Local

42. Statement of Significance:

Eldora Survey

Historitecture, LLC

This cabin is architecturally significant as a late example of the Rustic style. Character-defining features include the log construction, 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 1946, 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 only notable modification has been the construction of a dormer, dating to the 1980s. This alteration has not removed or concealed any character-defining features. 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.**

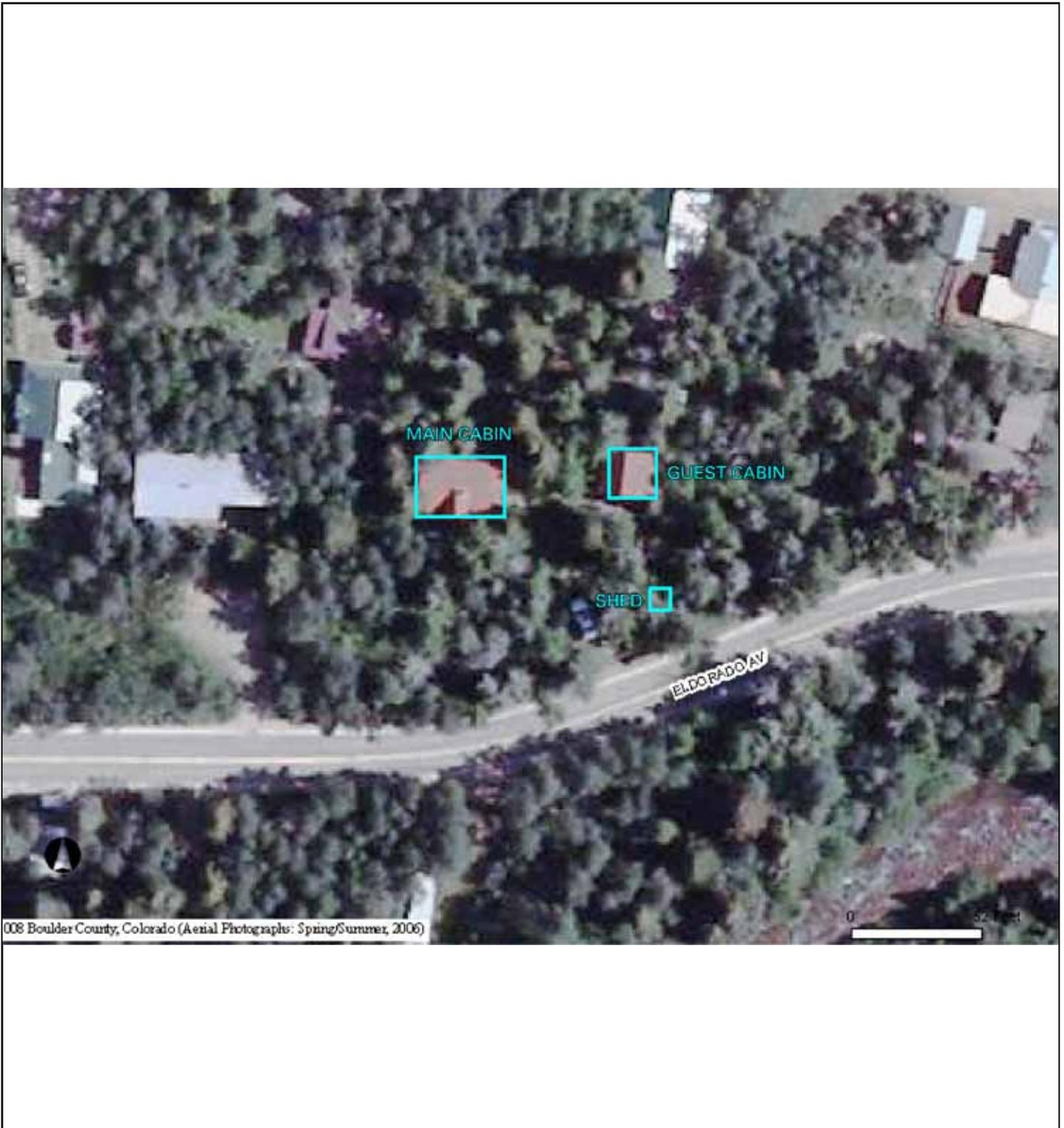
If there is National Register district potential, is this building contributing: Yes No N/A

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

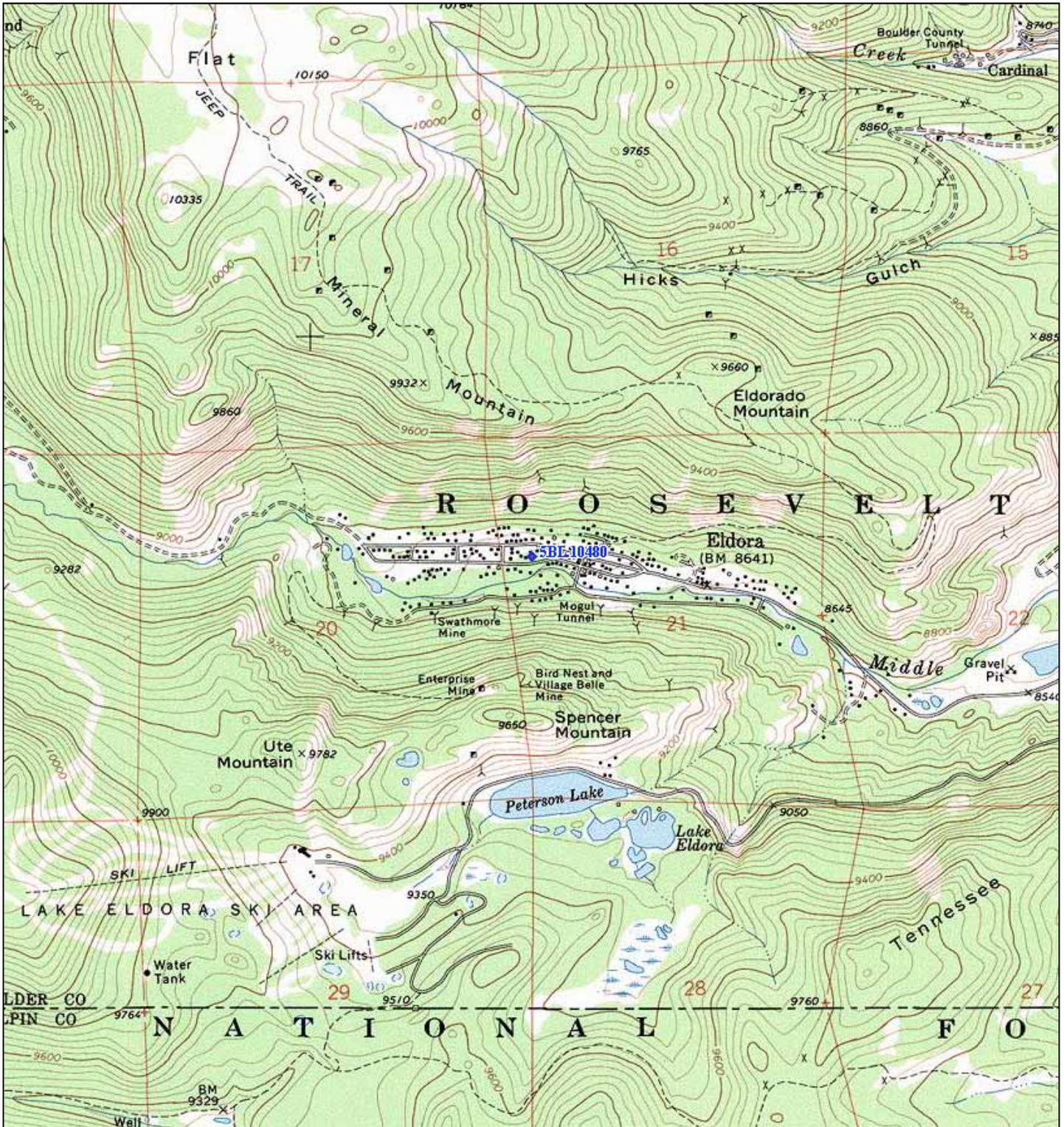
VIII. RECORDING INFORMATION

- 47. Digital photograph file name(s): **eldoradoave0745 - 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): **12/18/2007**
- 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

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