

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

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I. IDENTIFICATION

- 1. Resource number: **5BL.10481** Parcel number: **158321222006**
- 2. Temporary resource number:
- 3. County: **Boulder**
- 4. City: **Eldora**
- 5. Historic building name: **William James and Nellie M. Bailey Cabin**
- 6. Current building name: **Robert E. Anderson Cabin**
- 7. Building address: **798 Eldorado Avenue**
- 8. Owner name: **Robert E. Anderson**
- Owner organization:
- Owner address: **2505 Homestead Rd
Enid, OK 71703**

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 SE 1/4 NE 1/4 of section **20** Grid aligned on **northwest** corner of section.
10. UTM Reference Zone: **13**
Easting: **451001** Northing: **4422081**
11. USGS quad name: **Nederland** Scale: **7.5**
Year: **1972**
12. Lot(s): **Lots 20 through 27 inclusive; 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: **832 square feet**
16. Number of stories: **1**
17. Primary external wall material(s): **Wood/Horizontal Siding**
Wood/Vertical Siding
Other wall materials:
18. Roof configuration: **Gabled Roof/Side Gabled Roof**
Other roof configuration:
19. Primary external roof material: **Metal Roof**
Other roof materials:
20. Special features: **None Applicable**
21. General architectural description:
This cabin is oriented to the west. Because of the exterior wall cladding and snow cover, the nature of the foundation could not be determined. Narrow, horizontal wood siding, painted gray, covers original portions of the house. A shed-roofed wing to the west and a front-gabled wing to the north are covered in gray-painted, broad, horizontal wooden composition siding. Gray-painted, vertical beadboard clads an enclosed, shed-roofed porch across the east elevation. Windows in the original core are 1-over-1-light, double-hung sash, with white vinyl frames and unpainted wood surrounds. The west elevation of the shed-roofed wing has an unusually narrow, single-light awning window, with a white vinyl frame. Piercing the north-facing gable end is a 1-beside-1-light, sliding-sash window, with an aluminum frame. Enclosing the east porch are 1-beside-1-light windows, with white vinyl frames. The principal doorway opens in the south elevation of the west wing. It hosts a single-light, 2-panel wood door. Another doorway opens in the east elevation of the enclosed porch. Green sheets of metal, with standing seams, cover the side-gabled main roof and all other roof surfaces. Gray-painted wood fascia and soffit box the eaves.
22. Architectural style: **No Style**
Other architectural style:
Building type:
23. Landscape or special setting features:
This property is located within a canyon, just north of Middle Boulder Creek. It is situated on the south 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 moderately deep setback. The cabin is accessed via South 8th Street. Dense foliage, including aspens and spruces, nearly conceal the principal building.
24. Associated building, features or objects:

GARAGE

A garage is located north of the house, on the southern edge of Eldorado Avenue. Oriented to the north, the building appears to lack a formal foundation. Gray-painted sheets of corrugated metal clad the exterior walls. Offset to the east,

paired doors, covered in corrugated metal, open in the front (north) facade. Gray sheets of asphalt cover the front-gabled roof, and the rafter ends are exposed.

IV. ARCHITECTURAL HISTORY

25. Date of Construction: **1934** 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: **William James and Nellie M. Bailey**

Source of information: **Warranty Deed 90309039. From Earl Wilcox to W.J. and Nellie M. Bailey, 11 August 1934. Boulder County Clerk and Recorder, book 602, p. 549.**

29. Construction history:

According to Boulder County Assessor records, this cabin was constructed in 1934. An analysis of the style, materials, and historical records corroborates this date. Additions have expanded the original cabin to the west and the north. As well, the porch along the east elevation has been enclosed. The dates of these modifications are unknown. However at the time of this survey, an extensive remodeling project, begun in the summer of 2007, was nearly completed.

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, built in 1934, were William J. and Nellie M. Bailey, of Denver. They purchased the property surrounding this cabin from Earl Wilcox in 1934, and continued to amass the current parcel through 1935. William Bailey died on June 25, 1956, leaving Nellie as the sole owner. She transferred the property to Frederick J. and Aleen V. Hansen, of Denver, who appear to have been related to the Baileys. Frederick Hansen died around 1981, and his estate transferred the property to Gerry F. Hansen. Robert E. Anderson, the current owner, purchased the cabin and lots from Gerry Hansen in 1997. Anderson is a resident of Enid, Oklahoma.

36. Sources of information:

Boulder County Assessor Records.

Deeds 90309039, 90309444, 90319707, 90588589, 90651209, 439301, 1452442, and 1747465. 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: **Social History**

40. Period(s) of Significance: **1934-1958**

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 1934, 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 substantially altered the original form and removed or concealed most character-defining features, including the original windows and much of the original 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.**

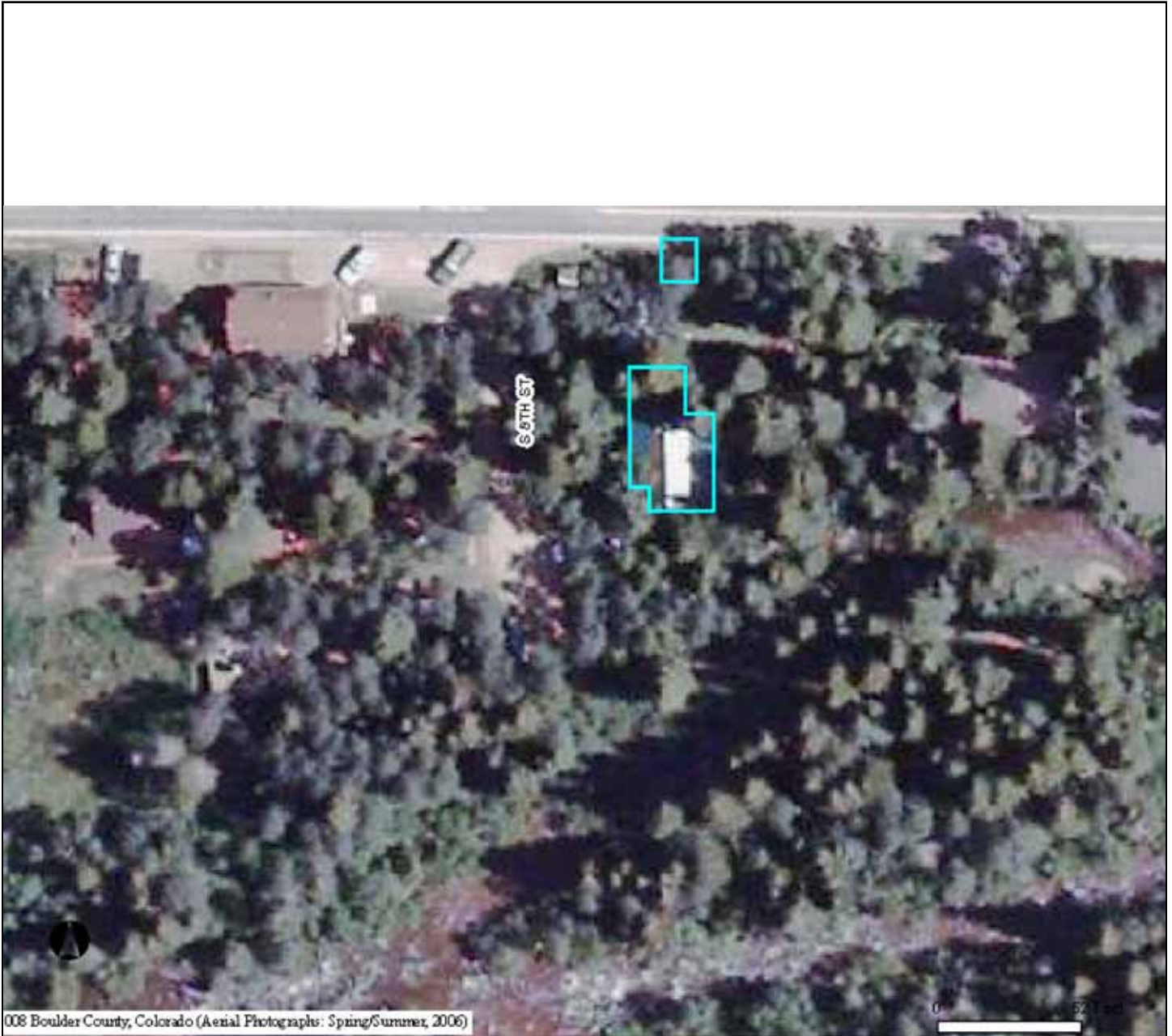
If there is National Register district potential, is this building contributing: Yes No N/A

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

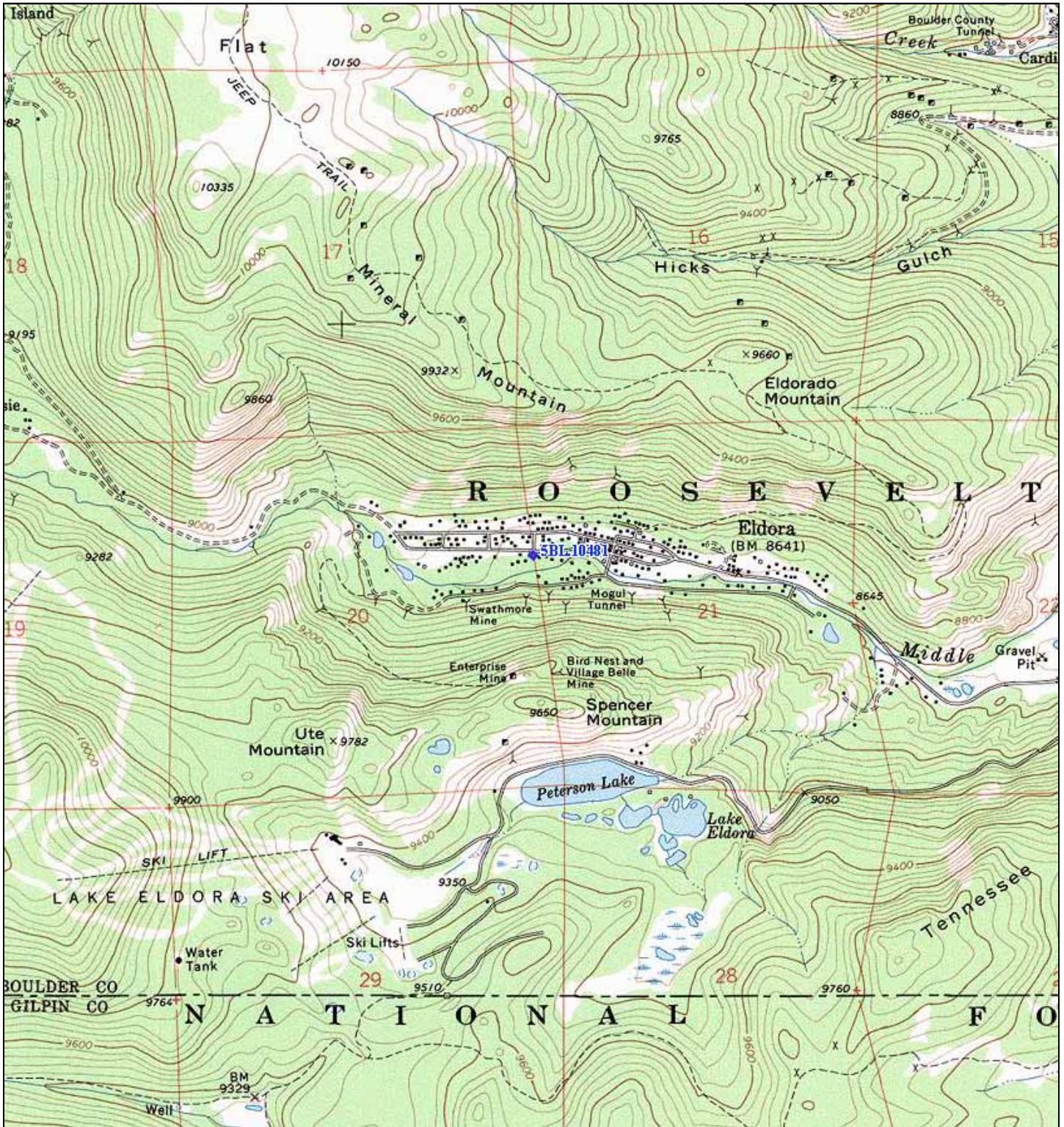
VIII. RECORDING INFORMATION

47. Digital photograph file name(s): **eldoradoave0798 - 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): **2/28/2008**
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