

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

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I. IDENTIFICATION

- 1. Resource number: **5BL.10482** Parcel number: **158320037004**
- 2. Temporary resource number:
- 3. County: **Boulder**
- 4. City: **Eldora**
- 5. Historic building name: **Ralph W. and Gladys O. Harlow Cabin**
- 6. Current building name: **Calvin C. and Lee S.S. Miller Cabin**
- 7. Building address: **824 Eldorado Avenue**
- 8. Owner name: **The Calvin C. and Lee S.S. Miller Revocable Trust**
- Owner organization:
- Owner address: **523 Colorado Blvd
Denver, CO 80206**

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 **NE** 1/4 of section **20** Grid aligned on **northwest** corner of section.
10. UTM Reference Zone: **13**
Easting: **450956** Northing: **4422077**
11. USGS quad name: **Nederland** Scale: **7.5**
Year: **1972**
12. Lot(s): **Lot 4**
Addition: **Eldora Subdivision Exemption Plat No. 1** Year of addition: **2000**
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: **310 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: **None Applicable**
21. General architectural description:
Oriented to the north, this cabin appears to rest on a concrete foundation. Horizontal, simulated log siding, painted brown, clads the exterior walls. Windows are generally 4-light casement, with green-painted wood frames and surrounds. An 8-over-8-light, double-hung sash window opens in the east end of the front (north) elevation. The principal doorway opens in the north end of the east elevation. Brown asphalt shingles cover the side-gabled roof, and sheets of asphalt cover a shed-roofed addition across the north elevation.
Because of lack of access to this property and poor visibility from the public right-of-way, this cabin could not be fully surveyed.
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, 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 an unusually deep setback; the cabin is accessed from Eldorado Avenue via a wood foot bridge across a low, marshy area. A stand of aspens nearly conceal the principal building.
24. Associated building, features or objects:
There are no other buildings associated with this property.

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: **Ralph William and Gladys O. Harlow**
Source of information: **Warranty Deed 90312973. From W.T. Harpel to Ralph W. and Gladys O. Harlow, 9 January 1935. Boulder County Clerk and Recorder, book 622, p. 137.**
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. Due to a lack of access to this property and poor visibility from the public right-of-way, determining modifications was difficult. However, structural evidence and assessor records suggest that the gabled wing to the east elevation dates to 1985.
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 first owners of this cabin, constructed in 1935, were Ralph William and Gladys O. Harlow. They purchased the property from W.T. Harpel in late 1934 or early 1935. Ralph Harlow was born in Colorado on June 29, 1900. He sold this property to Elizabeth D. Sawyer in 1955.
- In 1963, C. Lee Sparkman purchased this property from Elizabeth Sawyer. By 2000, Calvin C. Miller and Lee S.S. Miller acquired much of the eastern half of Block 35, including this property, and resubdivided it. In 2002, they transferred this property, now Lot 4, into the Calvin C. and Lee S.S. Miller Revocable Trust, which remains the current owner.**
- This cabin is one of group of nearly identical buildings occupying the southwest corner of Eldorado Avenue and South 8th Street.**
36. Sources of information:
Boulder County Assessor Records.
Deeds 90312973, 90564545, 90564815, 90733357, 2140076, and 2350688. Boulder County Clerk and Recorder.
Eldora Subdivision Exemption Plat Map No. 1. 1 June 2001. Boulder County Clerk and Recorder.
World War I Draft Registration Card for Ralph William Harlow.
Social Security Death Index for Ralph W. Harlow.

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: **1935**

41. Level of Significance: National State Local

42. Statement of Significance:

This cabin is architecturally significant as an example of the Rustic style. Character-defining features include the 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 1935, 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. An addition in the 1980s was isolated to a secondary elevation and did not result in the loss of character-defining features, such as the windows and wall cladding. 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.**

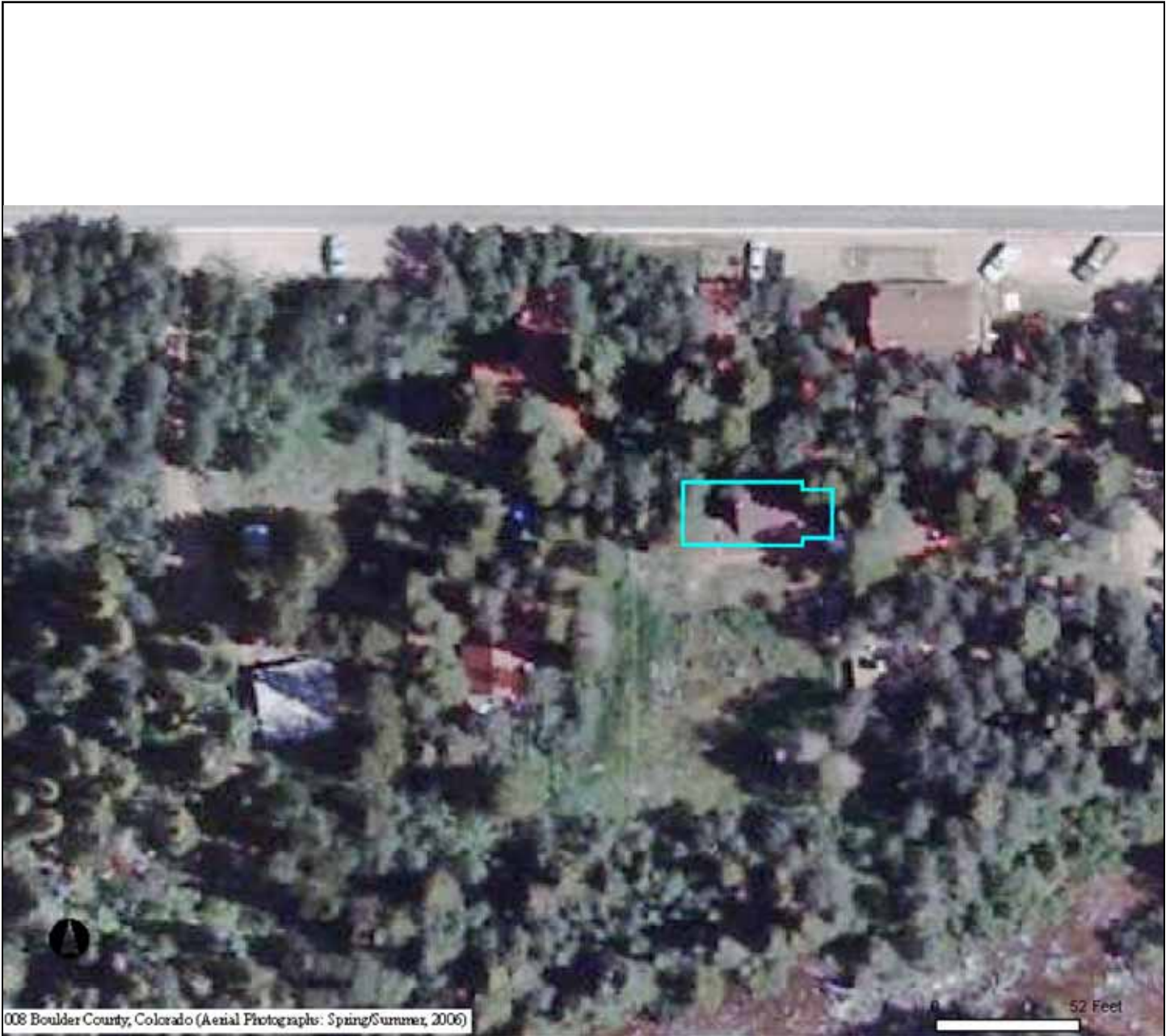
If there is National Register district potential, is this building contributing: Yes No N/A

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

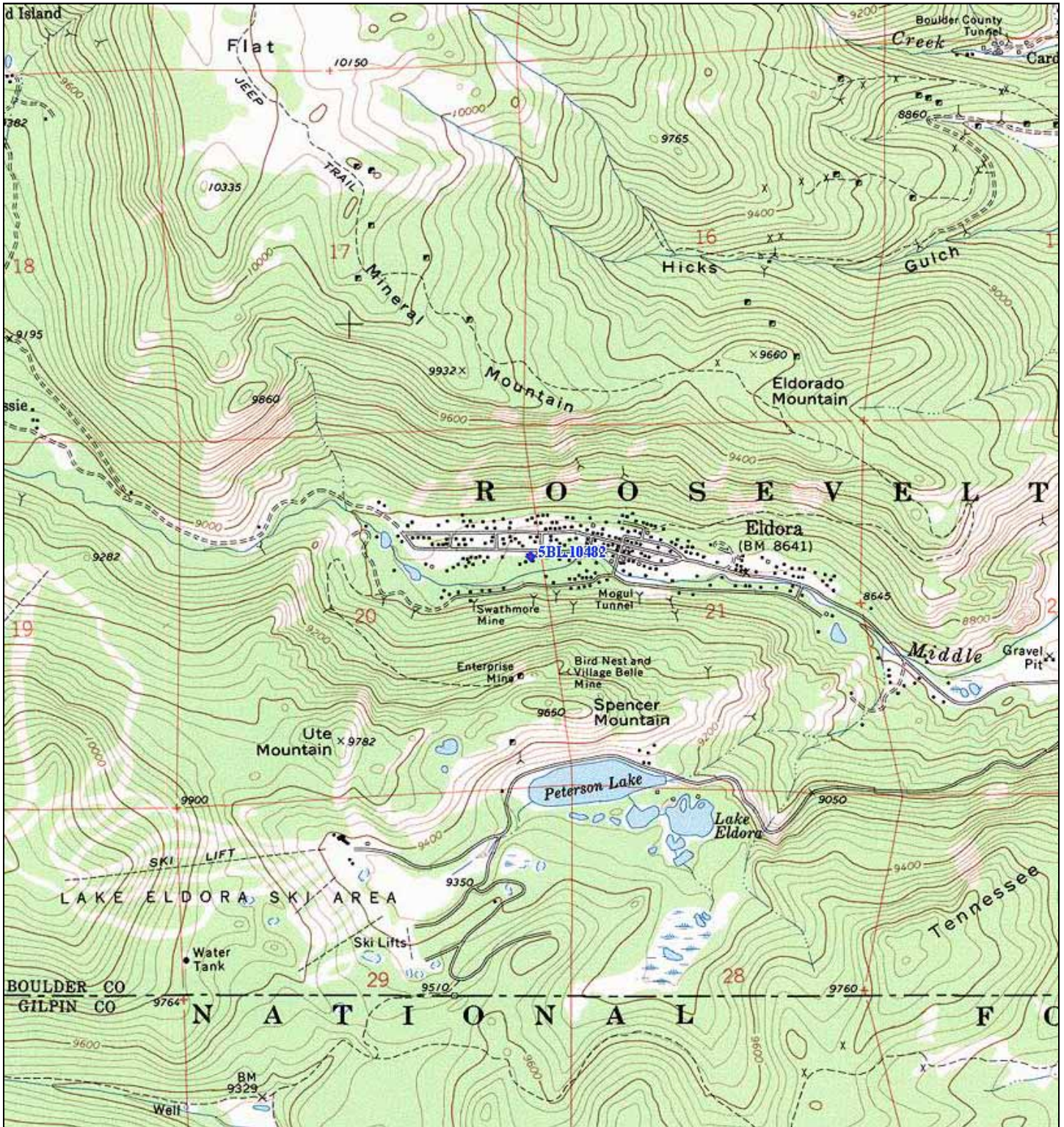
VIII. RECORDING INFORMATION

47. Digital photograph file name(s): **eldoradoave0824 - 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



LOCATION MAP



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

Eldora Survey

Historitecture, LLC