

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

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I. IDENTIFICATION

- 1. Resource number: **5BL.10483** Parcel number: **158320009009**
- 2. Temporary resource number:
- 3. County: **Boulder**
- 4. City: **Eldora**
- 5. Historic building name: **Clifford and Vivian Grace Cabin**
- 6. Current building name: **Grace Cabin**
- 7. Building address: **825 Eldorado Avenue**
- 8. Owner name: **Nancy Ulibarri, Patrick Grace, and Teddee Grace**
- Owner organization:
- Owner address: **1001 Kingsridge Dr  
Blue Springs, MO 64015**

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**  
**NE 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: **450965** Northing: **4422126**
11. USGS quad name: **Nederland** Scale: **7.5**  
Year: **1972**
12. Lot(s): **Lots 43 and 44; Block 34**  
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: **240 square feet**
16. Number of stories: **1**
17. Primary external wall material(s): **Wood/Horizontal Siding**  
Other wall materials:
18. Roof configuration: **Gabled Roof/Side Gabled Roof**  
Other roof configuration:
19. Primary external roof material: **Metal Roof/Tin Roof**  
Other roof materials:
20. Special features: **Fence**
21. General architectural description:  
**Oriented to the west, this house appears to lack a formal foundation. Horizontal split-log siding clads the exterior walls, much with the bark still on it. The front elevation is painted red. The windows are sheltered behind vertical-plank shutters, hinged from the window sills. The principal doorway opens in the south end of the asymmetrical west elevation. It hosts a vertical plank door. Sheets of red-painted, corrugated tin cover the side-gabled roof, and the rafter ends are exposed.**
22. Architectural style: **No Style**  
Other architectural style:  
Building type:
23. Landscape or special setting features:  
**This property is located within a canyon, on the relatively flat canyon floor. 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 an unusually deep setback. The property is very open, covered with grasses. A wood fence surrounds the area immediately around the cabin.**
24. Associated building, features or objects:  
**There are no other buildings associated with this property.**

## IV. ARCHITECTURAL HISTORY

25. Date of Construction: **1939**  Actual  Estimate  
Source of information: **Boulder County Assessor Records. Current records available on-line.**  
**Grace, Teddee. Email to Carol Beam (Boulder County Open Space), 15 August 2007.**
26. Architect: **No architect used to design this cabin.**  
Source of information:

27. Builder: **Clifford Grace**  
Source of information: **Grace, Teddee. Email to Carol Beam (Boulder County Open Space), 15 August 2007.**  
**Grace, Teddee. Email to Adam Thomas (Historitecture), 23 October 2007.**
28. Original Owner: **Clifford P. Grace**  
Source of information: **Warranty Deed 90379616. From O.G. Markham to Clifford P. Grace, recorded 20 November 1940. Boulder County Clerk and Recorder.**
29. Construction history:  
**According to Boulder County Assessor records, this cabin was constructed in 1939. An analysis of the style, materials, and historical records corroborates this date. The cabin was constructed by its first owner, Clifford Grace, from materials he salvaged after the demolition of the Eldora School. A shed-roofed addition to the north elevation was completed early in the cabin's history, certainly before 1949.**
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:  
**In 1939, the Town of Eldora asked Oran G. Markham to tear down the community's vacant schoolhouse. Markham, in turn, asked Clifford Grace to assist him. In exchange for Grace's labor, Markham agreed to share a portion of the salvaged materials with his friend. Grace intended to use the materials to build a small cabin on a parcel of land he would purchase from Markham. Clifford Grace completed the cabin later in 1939.**  
  
**Clifford Grace was born in Middlefork, Worth County, Missouri, around 1915. He and his wife, Vivian I. Grace, had three children: Patrick, Teddee, and Nancy. They resided on a farm near Grant City, Missouri. Following Clifford's death, Vivian became the sole owner. She transferred the cabin and lots to her children in 1975. Patrick Grace, Teddee Grace, and Nancy Grace Ulibarri remain the current owners.**  
  
**According to Teddee Grace, the family returns to this cabin each year in early July. They essentially use the cabin as a cookhouse as well as sleeping quarters for Vivian and Teddee. Other family members occupy tents pitched around the cabin.**
36. Sources of information:  
**Boulder County Assessor Records.**  
**Deeds 90379616 and 153985. Boulder County Clerk and Recorder.**  
**Grace, Teddee. Email to Carol Beam (Boulder County Open Space), 15 August 2007.**  
**Grace, Teddee. Email to Adam Thomas (Historitecture), 23 October 2007.**  
**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: **1939-1958**

41. Level of Significance:  National  State  Local

42. Statement of Significance:

**This property is significant for its association with Eldora's evolution from a mining boomtown into a summer vacation destination, particularly for midwesterners. It is also associated with the strong ties families often had to their Eldora properties. This cabin has been in the same family since its construction. 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 1939, this cabin exhibits a moderately high 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, a small addition to a secondary elevation, is compatible in design, does not conceal any character-defining features, and dates to within the period of significance. 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.**

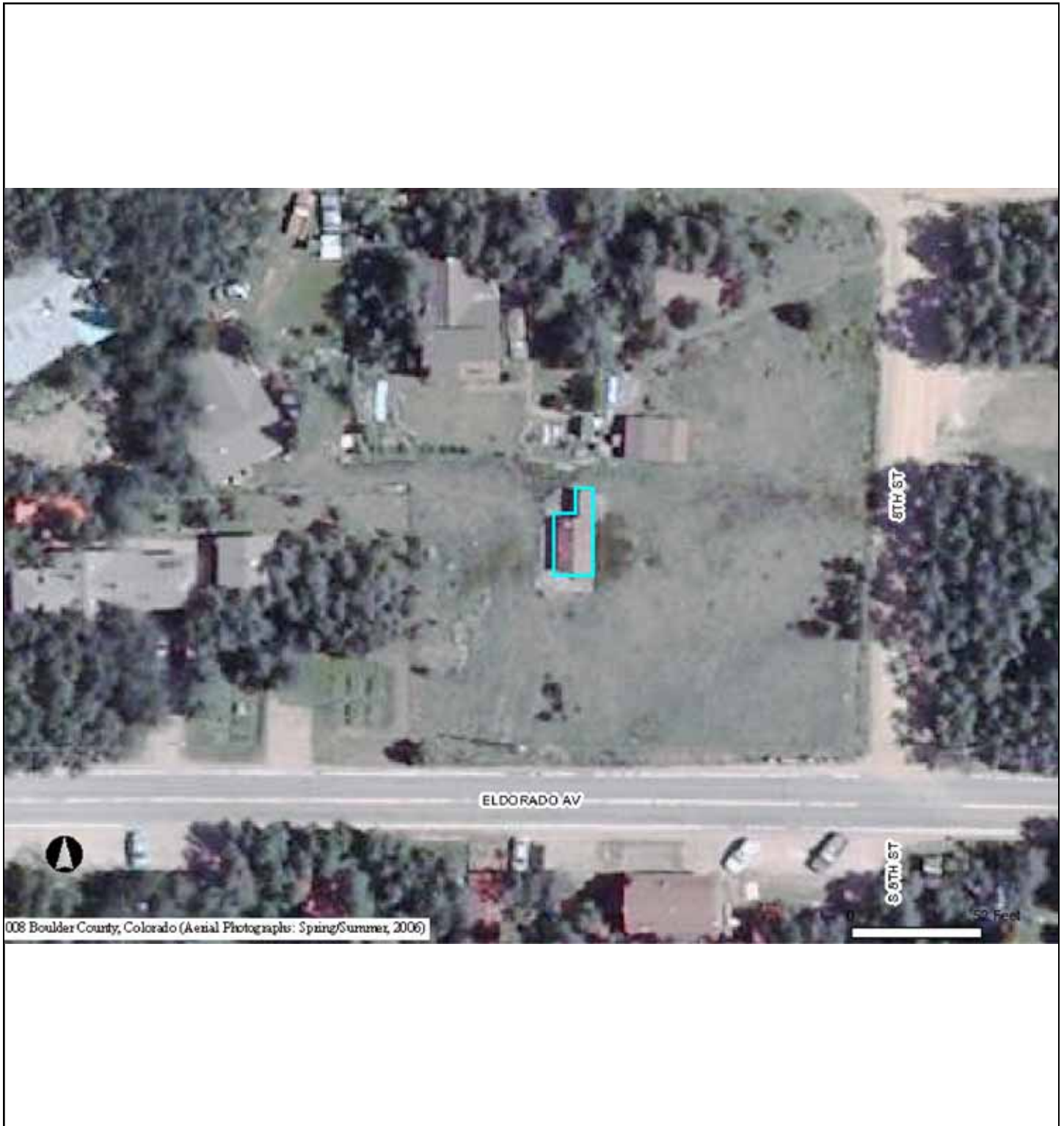
If there is National Register district potential, is this building contributing:  Yes  No  N/A

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): **eldoradoave0825 - 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): **9/6/2007**
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**

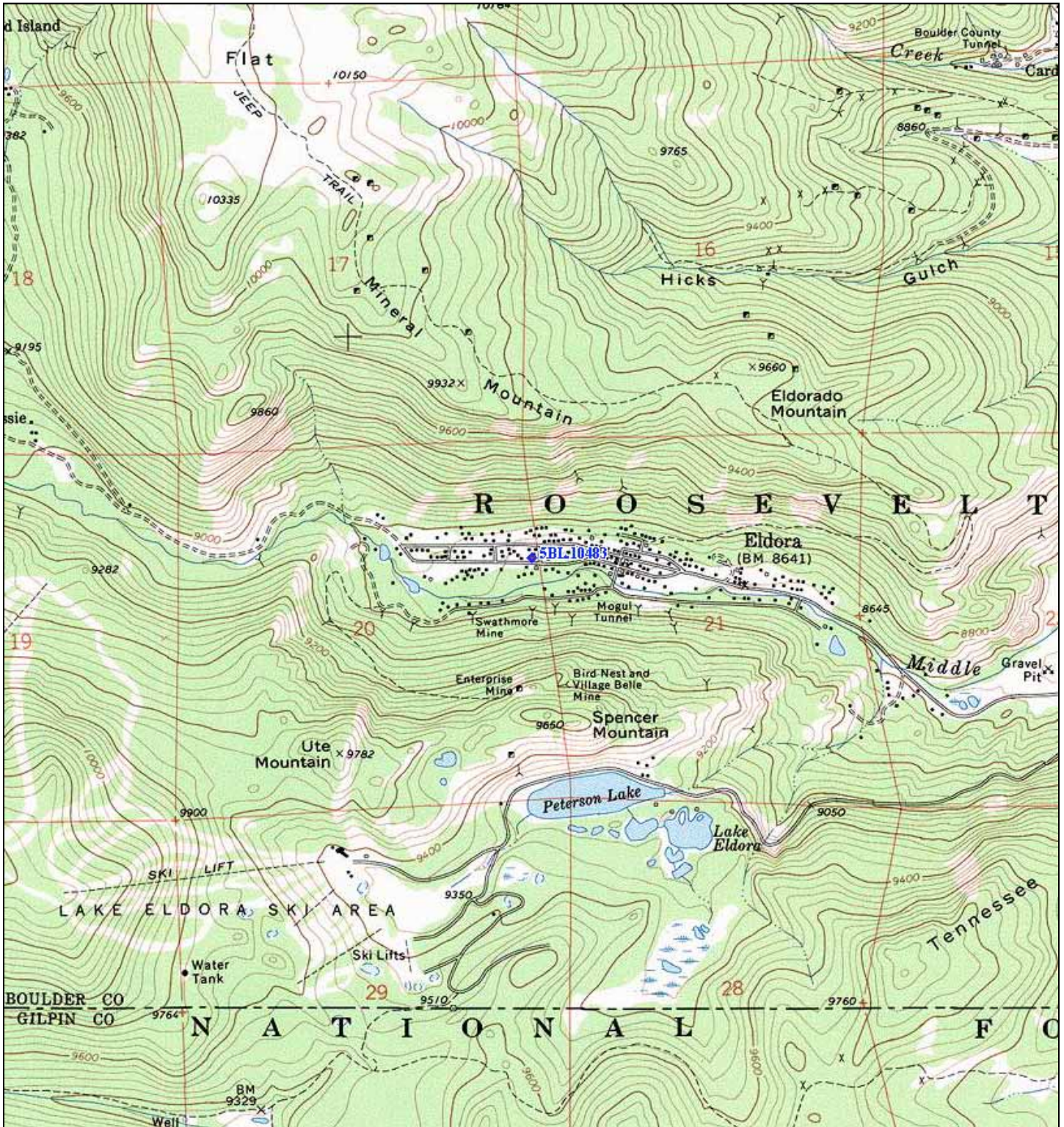
SKETCH MAP



Eldora Survey

Historitecture, LLC

LOCATION MAP



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

Eldora Survey

Historitecture, LLC