

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

Page 1

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.10484** Parcel number: **158320009008**
- 2. Temporary resource number:
- 3. County: **Boulder**
- 4. City: **Eldora**
- 5. Historic building name: **William H. Gardner Cabin**
- 6. Current building name: **John E.C. and Margaret A. Warren Trust**
- 7. Building address: **855 Eldorado Avenue**
- 8. Owner name: **John Edward Coleman and Margaret A. Warren Trust**
- Owner organization:
- Owner address: **855 Eldorado Ave
Eldora, CO 80466-9999**

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**
NW 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: **450913** Northing: **4422132**
11. USGS quad name: **Nederland** Scale: **7.5**
Year: **1972**
12. Lot(s): **Lots 34 through 41 inclusive; 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: **960 square feet**
16. Number of stories: **1**
17. Primary external wall material(s): **Wood/Log**
Other wall materials:
18. Roof configuration: **Hipped Roof**
Other roof configuration:
19. Primary external roof material: **Asphalt Roof/Composition Roof**
Other roof materials:
20. Special features: **Chimney
Fence**
21. General architectural description:
Oriented to the south, this house rests on a combination of uncoursed granite and concrete foundations. The original, front-gabled portion of the house consists of round, peeled logs, with spike-butt corners. A small portion of the house between the original core and the south wing is also constructed of logs. Peeled, log siding covers the rest of the house. Windows are generally 4-beside-4-light, sliding sash, with white-painted wood frames and red-painted wood surrounds. The principal doorway opens south of center in the front-gabled wing projecting from near the center of the front (south) elevation. It is approached by a half-circular, stone stoop, sheltered by a front-gabled hood on knee brackets. Another doorway opens in the west end of the south elevation of a hipped-roof wing projecting to the east. It hosts a red-painted, 2-panel wood door, with a stained-glass light. The doorway provides access to a small, unsheltered wood stoop. Opening in the north elevation are 15-light French doors, providing access to an unsheltered wood porch. Gray-red asphalt shingles cover the main hipped roof and all other roof surfaces. A red-painted fascia board caps the exposed rafter ends; the log perlin ends are also exposed. An uncoursed, granite chimney protrudes from the east-west roof ridge, just east of the south-facing gable.
22. Architectural style: **Late 19th And Early 20th Century American Movements/Rustic**
Other architectural style:
Building type: **Ranch 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 a moderate setback. A dense stand of aspens covers much of the property, nearly concealing the buildings. Lining the southern edge of the property is a combination of wood-rail and woven-wire fences. A gravel parking area is located at the southeast corner of the property, and a flower garden is situated off the southeast corner of the house.
24. Associated building, features or objects:
GUEST CABIN/STUDIO
A guest cabin or studio is located just east of the main cabin. Oriented to the south, the building rests on a concrete

foundation. Simulated log siding clads the exterior walls. Windows are generally multi-light casement, hopper, or awning, with white-painted wood frames and red-painted wood surrounds. Dominating the front (south) elevation are two-pairs of 15-light French doors. Other pairs of French doors open in the south ends of both the east and west elevation. Approaching the cabin from a gravel parking area at the southeast corner of the property is a raised, wood deck, which then wraps around the southeast and southwest corners of the cabin. Gray asphalt shingles cover the front-gabled roof, and the rafter ends are exposed.

IV. ARCHITECTURAL HISTORY

25. Date of Construction: **1939** Actual Estimate
Source of information: **Boulder County Assessor Records. Current records available on-line.**
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 90371907. From O.G. Markham to William H. Gardner, recorded 15 April 1940. Boulder County Clerk and Recorder, book 682, page 396.
28. Original Owner: **William H. Gardner**
Source of information: **Warranty Deed 90371907. From O.G. Markham to William H. Gardner, recorded 15 April 1940. Boulder County Clerk and Recorder, book 682, page 396.**
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. This was one of several small cabins Oran G. Markham built in Eldora from materials he salvaged from the Eldora School, demolished around 1939. The cabin originally consisted of a 22-by-24-foot box, with a front-gabled roof. Hipped-roof wings were added first to the west and then to the east. Further additions and modification were completed in the 1990s. The guest cabin/studio dates to 1994.
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/Single Dwelling**
34. Site type(s): **Permanent Residence**
35. Historical background:
This cabin was constructed by Oran G. Markham in 1939. It was one of a number of small cabins he constructed here with materials he salvaged during the demolition of the Eldora School around 1939. William H. Gardner purchased this property from Markham in 1940. William Gardner was born in Denver around 1904. His wife, the former Alice Moeller, was born in Iowa around 1908. They were married in 1927. In 1930, William worked as a clerk in a Boulder dry goods store.
In 1947, Richard Henry and Minnie Parsons purchased the property from William Gardner. Richard Parsons was born in Denver on January 23, 1891. His wife, Minnie Parsons, was born in Wisconsin around 1894. They were married around 1914 and appear to have had no children. In 1917, Richard Parsons was a machinist for the Denver & Salt Lake Railway at Utah Junction, Colorado. By 1930, Richard and Minnie had moved to Boulder, where he worked as a machinist for the Public Service electric power utility.
The Parsons sold the cabin and lots to Virginia A. Campbell and Birdie E Crowell in 1972. By 1988, Virginia Campbell was the sole owner; that year, she sold the property to Erik D. Hansen. John Edward Coleman Warren and Margaret B. Warren purchased the cabin and lots from Hansen in 1988. They remain the current owners through the John Edward and Margaret B. Warren Trust, and are also year-round residents of the cabin.
36. Sources of information:

Deeds 90371907, 90452770, 17584, 946054, 1074233, 1136362, 1297281, and 2292319. Boulder County Clerk and Recorder.

Evans, Lee S. *From Happy Valley to the Mountaintop: The First 84 Years*. Boulder, Colo.: Daniel Publishing Group, 2002, p. 49.

U.S. Census of 1930. Boulder, Boulder County, Colorado. Roll: 231; Page: 8A; Enumeration District: 48; Image: 127.0.

World War I Draft Registration Card for Richard Henry Parsons.

Boulder County Assessor Cards. Carnegie Branch Library for Local History, Boulder Public Library System. Record dates vary from 1949 to 1975.

Warren, John E.C. Interview by Adam Thomas, 6 September 2007.

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, 1939; Social History, 1939-1958**
- 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. As well, the building is architecturally significant as example of the Rustic style. Character-defining features include a native stone foundation, hearth, and chimney; log walls and simulated log siding; and divided-light windows. 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 1939, 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, greatly expanding what had been originally are very small, modest cabin. 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): **eldoradoave0855 - 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

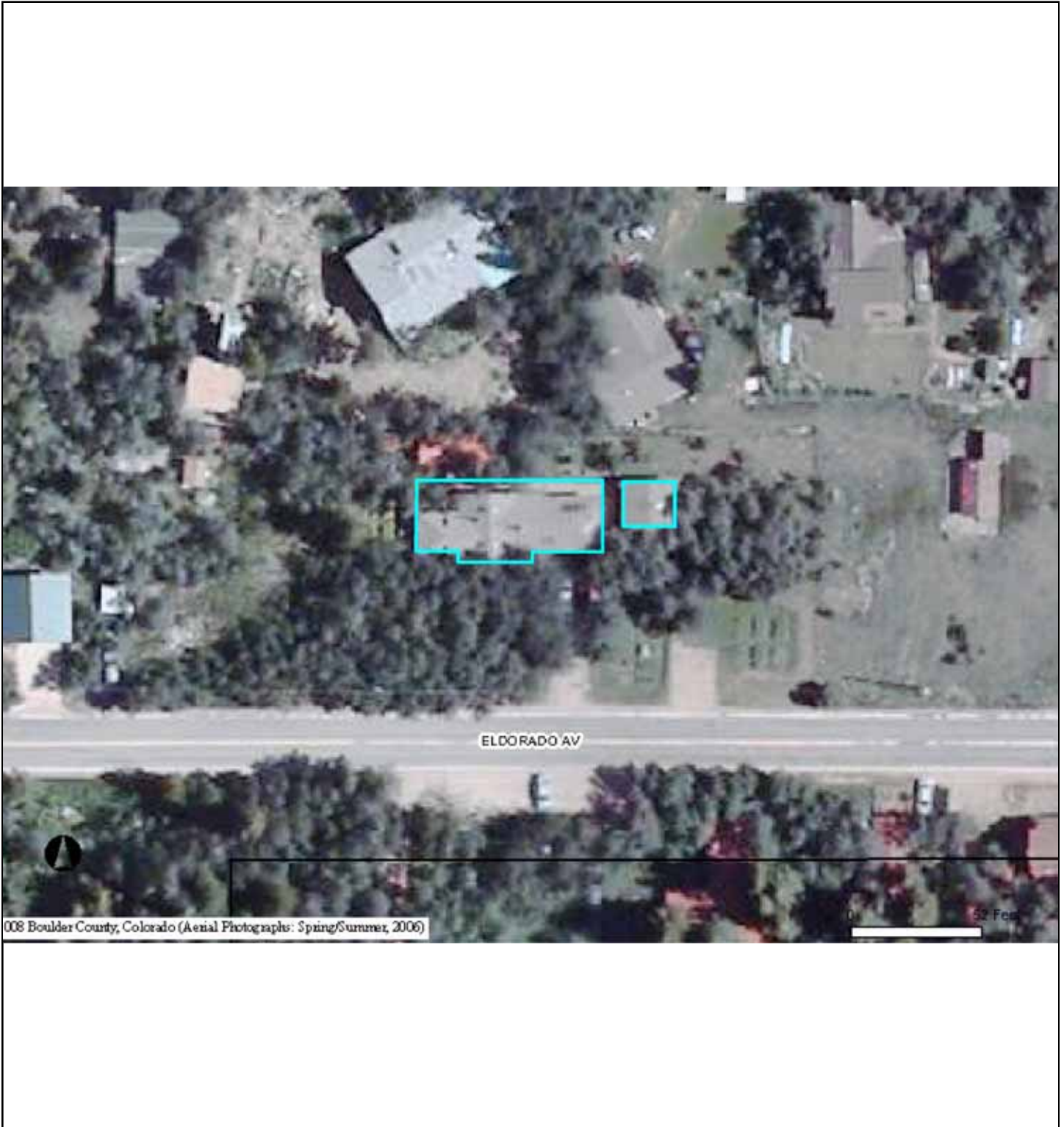
Eldora Survey

Historitecture, LLC

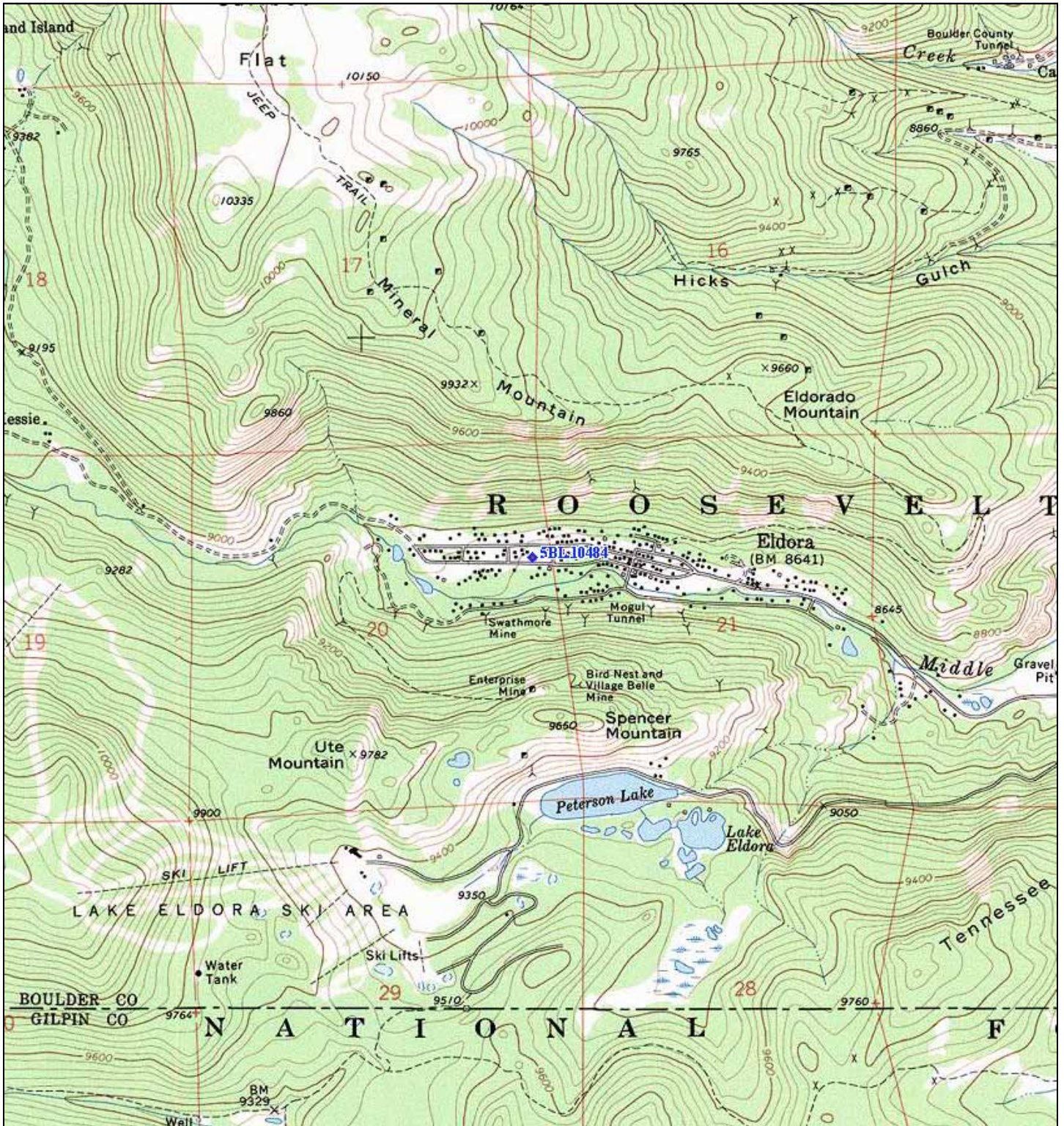
53: Phone number(s):

(970) 586-1165

SKETCH MAP



LOCATION MAP



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

Eldora Survey

Historitecture, LLC

PO Box 419, Estes Park, CO 80517-0419 • (970) 586-1165 • www.historitecture.com