

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

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I. IDENTIFICATION

- 1. Resource number: **5BL.10451** Parcel number: **158320009007**
- 2. Temporary resource number:
- 3. County: **Boulder**
- 4. City: **Eldora**
- 5. Historic building name: **Pleasant and Ann Hyson Cabin**
- 6. Current building name: **Starkey-Ooyen Cabin**
- 7. Building address: **895 Eldorado Avenue**
- 8. Owner name: **Gunda Starkey and John P. Ooyen**
- Owner organization:
- Owner address: **PO Box 231  
Nederland, CO 80466**

|   |   |  |                                    |  |
|---|---|--|------------------------------------|--|
| 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 checked="" type="checkbox"/> Individually eligible | <input 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 NW 1/4 SE 1/4 NE 1/4** of section **20** Grid aligned on **northwest** corner of section.
10. UTM Reference Zone: **13**  
Easting: **450821** Northing: **4422126**
11. USGS quad name: **Nederland** Scale: **7.5**  
Year: **1972**
12. Lot(s): **Lots 25 through 33 inclusive; Block 34. Also Lots 47 and 48; Block 41. Also part of vacated 9th Street and half of a vacated alley adjacent to the properties.**  
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: **1,161 square feet**
16. Number of stories: **1 1/2**
17. Primary external wall material(s): **Wood/Log**  
  
Other wall materials:
18. Roof configuration: **Gabled Roof/Front Gabled Roof**  
Other roof configuration:
19. Primary external roof material: **Asphalt Roof**  
Other roof materials:
20. Special features: **Chimney  
Fence**
21. General architectural description:  
**Oriented to the south, this cabin rests on an uncoursed, granite rubble foundation. The exterior walls consist of round, peeled logs, with dovetail corner notching; the corners are painted red. Windows are generally 1-beside-1-light, sliding sash, with brown aluminum frames and white-painted wood surrounds. Flanking the windows are red-painted, vertical board-and-batten shutters. Paired, 6-light casement windows, with green-painted wood frames, open in the east end of the asymmetrical front (south) façade. Similar casement windows open in the rear (north) elevation. Piercing the front gable is a 4-light hopper, awning, or casement window, with a black-painted wood frame. The principal doorway opens in the west end of the front façade. It hosts single-light French doors, with green-painted wood frames. The doorway provides access to an unsheltered wood deck. Another doorway opens in the west end of the rear (north) elevation. It hosts a green-painted, paneled wood door, with a single light. The doorway leads to an unsheltered patio. Brown asphalt shingles cover the front-gabled roof, and the eaves are boxed with green-painted wood fascia and red-painted wood soffit. Engaged east of center on the rear (north) elevation is an uncoursed, sandstone and granite hearth and chimney.**
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 in mountainous terrain sloping downward from north to south, at an elevation of around 8,600 feet above mean sea level. Houses are irregularly spaced along Eldorado Avenue, the main east-west thoroughfare through the village of Eldora. Stands of aspen cover much of this lot and, with the wood privacy fences along Eldorado Avenue and Ninth Street, conceal the cabin. Formal landscaping, with native plants and gravel, lines Eldorado Avenue.**
24. Associated building, features or objects:  
**SHED  
A shed is situated near the southwest corner of the lot (near the northeast corner of Eldorado Avenue and Ninth Street). Oriented to the east, the building lacks a formal foundation. Brown-painted, horizontal wood siding clads the exterior**

walls. The building hosts two, single-light, fixed-frame windows; one centered in the north elevation and the other north of center in the west elevation. In the south elevation is a brown-painted plywood door, opening west of center. The east elevation hosts a green-painted, one-light, four-panel door, opening north of center. Gray sheets of asphalt cover the shallowly pitched shed roof.

#### 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: **Ann Doerington Hyson**  
Source of information: **Warranty Deed 90012794. From the Happy Valley Placer Company to C.L. Stewart, 8 February 1899. Boulder County Clerk and Recorder, book 599, p. 219.**
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. The only notable modifications to this building have been the replacement of some windows and doors. These replacements date to after 1980.**
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:  
**The original owners and summer residents of this cabin, built in 1934, were wealthy Omaha businessman Pleasant (also spelled Plesant) C. Hyson and his wife, Ann Doerington Hyson. Pleasant Hyson was born in Pennsylvania on March 3, 1869, the 13th of 14 children, all of whom lived to adulthood. He traveled west as a young man and settled in Omaha, where, in 1892, at the age of 23, he founded the Omaha Cold Storage Company. He owned and operated the firm for more than 50 years, appearing to actually prosper during the Great Depression and two world wars. Hyson married the former Ann Doerington around 1914. She was born in Nebraska around 1882. They had one child, Robert, who was born around 1928. In 1931, the Hysons purchased this property, in Ann's name, from J.G. and Frances Marron. After clearing their title to this property in 1933, the Hysons sought to build a summer residence. According to the current owner, Gunda Starkey, the Hysons hired a Swedish immigrant to handcraft the cabin. He used fire-killed logs from Lost Lake, which he drug to the site by horse. In exchange for his labor, the Hysons offered the craftsman room and board. The Omaha family owned the cabin until 1947. When Pleasant Hyson died in July 1967, he was a millionaire.**
- Purchasing the property from the Hysons was Thomas James Moody Jr., a "commercial traveler" (traveling salesman) for a Denver dry goods and men's furnishings company. He was born in Colorado around 1910 to Thomas J. Moody Sr. and Rebecca Moody. By 1930, the father and son were partners in the traveling salesman trade. Moody owned this property for more than 30 years, using it as a summer retreat. He transferred the property in 1980 to his children: Mary Luella Williams, Lynn Gage Sommermeyer, and Thomas James Moody III.**
- In 1988, Matthew Alan Phillips purchased the property from the descendants of Thomas Moody Jr. Phillips sold the cabin and lots in 1995 to Michael P. Cook and Gunda Starkey. Following a divorce, Cook sold out his share of the property to Starkey and John P. Ooyen, the current owners and residents.**
36. Sources of information:

Deeds 1738792, 1508509, 953276, 395377, 90454548, 301632, 90301414, 90286448 and 90274761. Boulder County Clerk and Recorder.

Rippon, Rose Reese. "Blanche Edna Hyson Reese." Available from [http://www.reeseweb.com/blanche\\_edna\\_hyson\\_reese.htm](http://www.reeseweb.com/blanche_edna_hyson_reese.htm); Internet; accessed 23 October 2007.

U.S. Census of 1930. Omaha, Douglas County, Nebraska. Roll: 1277; Page: 6A; Enumeration District: 97; Image: 13.0.

U.S. Census of 1920. Denver, Denver County, Colorado. Roll: T625\_162; Page: 7A; Enumeration District: 245; Image: 238.

U.S. Census of 1930. Denver, Denver County, Colorado. Roll: 237; Page: 12A; Enumeration District: 106; Image: 369.0.

Starkey, Gunda. Interview with 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, 1934; Social History, 1934-1958**
- 41. Level of Significance:  National  State  Local
- 42. Statement of Significance:

**This property is significant under Boulder County landmark criterion 1 for its associated with evolution of Eldora from a short-lived mining boomtown into and summer retreat for midwestern professionals, such as Omaha businessman Pleasant Hyson. This property is architecturally significant under Boulder County landmark criterion 4 as an intact example of the Rustic style often found in Colorado summer retreats such as Eldora. Elements of the style embodied in this cabin are log construction, stone foundation, small-paned windows, and a stone chimney. While 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 or the Colorado State Register of Historic Properties, it could be eligible as a Boulder County Landmark.**

- 43. Assessment of historic physical integrity related to significance:  
**Constructed in 1934, 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. While the original plan, logs, and stonework of this building remain intact, the replacement of many of the original windows and doors has resulted in the loss of some key character-defining features. However, this building generally 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

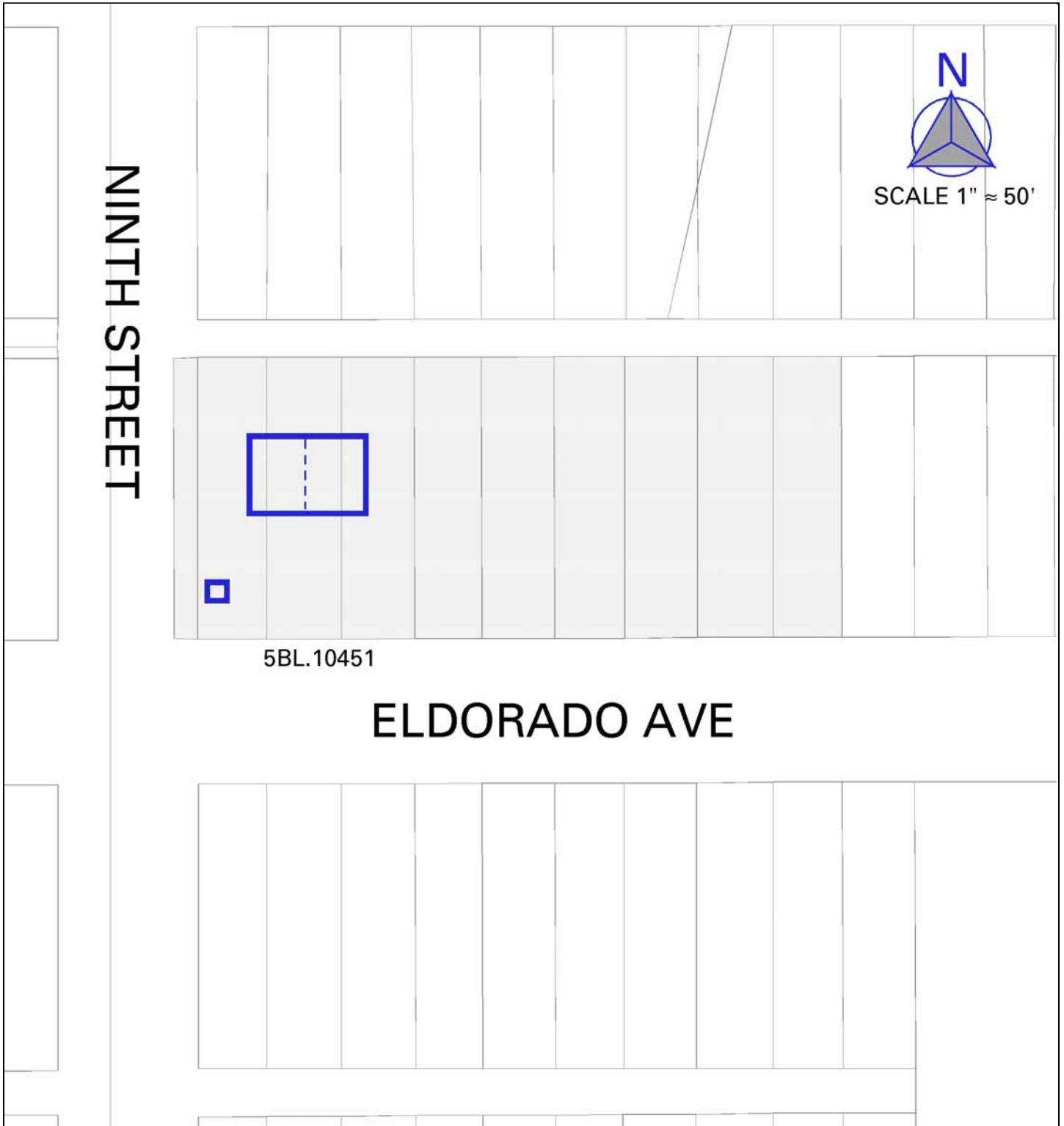
**VIII. RECORDING INFORMATION**

- 47. Digital photograph file name(s): **eldoradoave0895 - 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): **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**

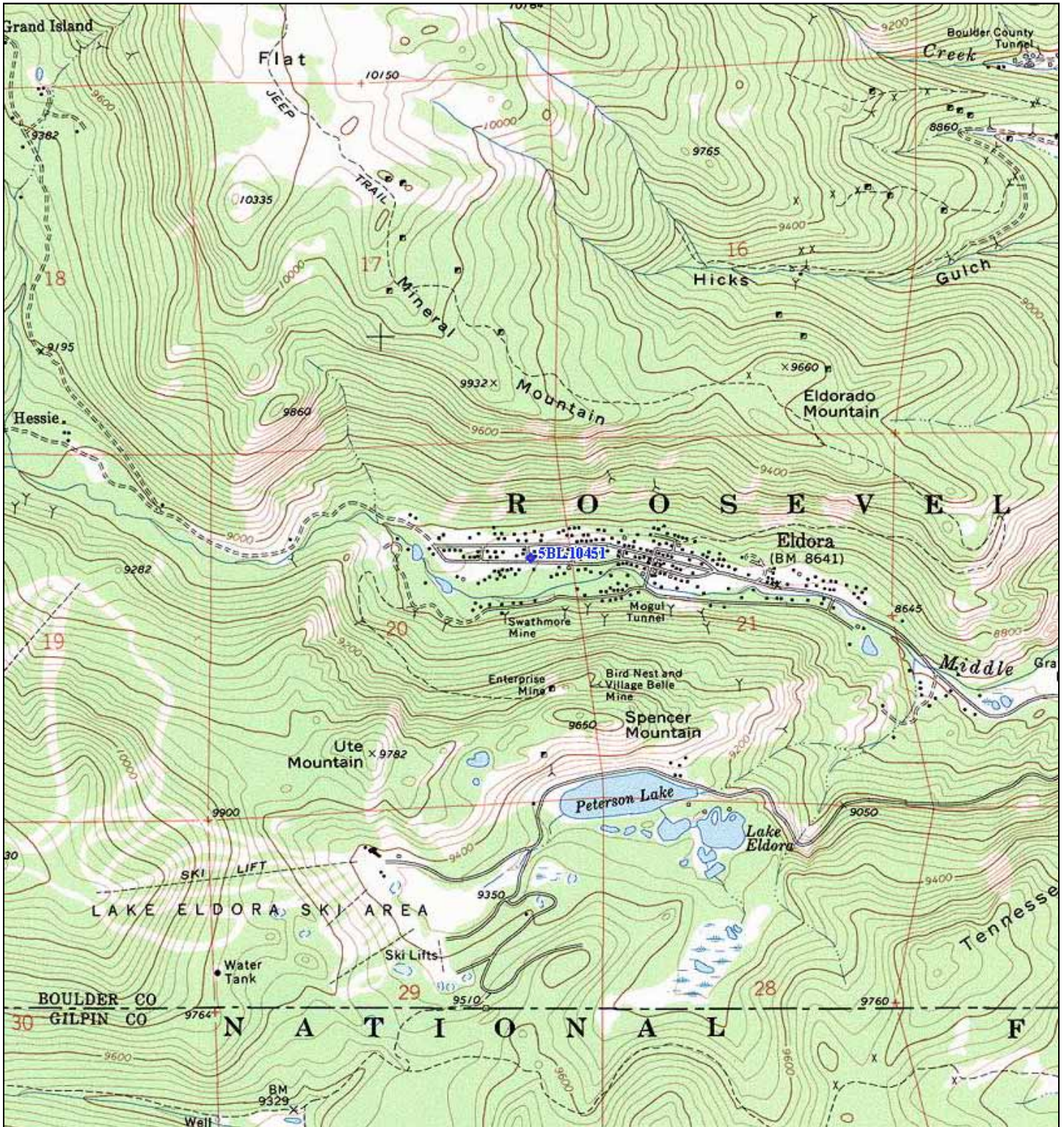


SKETCH MAP





LOCATION MAP



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

Eldora Survey

Historitecture, LLC