

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.10485** Parcel number: **158320011001**
- 2. Temporary resource number:
- 3. County: **Boulder**
- 4. City: **Eldora**
- 5. Historic building name: **Shaw-Connell Cabin; "Inn-Dianola" Cabin**
- 6. Current building name: **"Inn-Dianola" Cabin**
- 7. Building address: **920 Eldorado Avenue**
- 8. Owner name:
- Owner organization: **Billingsley Living Trust**
- Owner address: **617 Mapleton Ave
Boulder, CO 80304**

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**
SE 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: **450772** Northing: **4422078**
11. USGS quad name: **Nederland** Scale: **7.5**
Year: **1972**
12. Lot(s): **Lots 1 through 4 and 45 through 48; Block 40**
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: **459 square feet**
16. Number of stories: **1**
17. Primary external wall material(s): **Wood/Log**
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: **Chimney
Porch**
21. General architectural description:
This cabin consists of a side-gable log core with a shed-roofed, enclosed porch spanning its east elevation. Oriented to the east, the building appears to have a random-coursed granite foundation. The original core and enclosed porch consist of peeled logs, spiked into corner posts. An integral porch in the south end of the west elevation has been enclosed. At the time of this survey, most of the window openings were covered in plastic sheets, obscuring the windows themselves. However, opening in the center of the core's north elevation is a leaded glass window, with cottage-style glazing. Bands of single-light, fixed-frame windows, with aluminum frames, enclose the porch along the east elevation. The principal doorway opens in the center of this porch and hosts a plywood door. Gray sheets of asphalt cover the side-gabled main roof and all other roof surfaces. The rafter ends are exposed and the north-facing gable hosts an exposed log truss. A random-coursed granite hearth and chimney is engaged to the west elevation.
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, 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.
24. Associated building, features or objects:
GARAGE
A garage is located southwest of the cabin. Oriented to the north, the building appears to lack a formal foundation. The walls consist of peeled, aspen logs, with saddle corner notching. A door opens in the east end of the north elevation. Sheets of asphalt cover the front-gabled roof.

IV. ARCHITECTURAL HISTORY

25. Date of Construction: **1899** 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: **E.A. Shaw and W.B. Connell**
Source of information: **Warranty Deed 80215073. From the Happy Valley Placer Company to E.A. Shaw and W.B. Connell, 21 February 1899. Boulder County Clerk and Recorder, book 215, p. 73.**
29. Construction history:
According to Boulder County Assessor records, this cabin was constructed in 1899. An analysis of the style, materials, and historical records corroborates this date. The leaded-glass window was installed in 1913. A sleeping porch was added, also in 1913, and converted into a kitchen in 1914. Also in 1914, the Smith family added the large east porch, originally screened. Owner Blanche Smith later added the hearth and chimney to the west elevation. In the late fall or winter of 1935, builder Charlie Marshall added a small bedroom to the south elevation. The windows enclosing the east porch appear to date to the 1970s or '80s. O. Howard Smith constructed the garage from aspen logs he cut in the 1930s.
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, constructed in 1899, were E.A. Shaw and W.B. Connell, who purchased the property from the Happy Valley Placer Company. Shaw and Connell appear to have been miners. They sold the property in December 1899 to Marguerite E. Morrison. She was born in Iowa around 1879. Her husband, Jesse M. Morrison, was also born in Iowa around 1879. They had two children, James P. and Ferdinand J. Morrison. Jesse Morrison was the bookkeeper for a manufacturing company, while Marguerite assisted him as a cashier. In 1910, the family lived in Denver.

Prior to 1912, Eldora real estate investor E.C. Randall purchased this cabin and the lot around it. He sold them in December of that year to John Maloney. A few months later, in April 1913, Maloney sold the property to Mrs. S.A. Wheat. She came to Eldora with her son, Harry Barbee, who had contracted tuberculosis during the Spanish-American War. They found this cabin to their liking and, according to later owner Blanche Smith, added a sleeping porch for Harry and divided the one-room cabin into three rooms: a bedroom, kitchen, and living room. For a touch of refinement, they installed a leaded-glass window in the front elevation. By August, however, Otis Smith and his daughters Blanche and Mabel had purchased the property for a summer vacation home.

Otis E. Smith was born in Indiana in August 1853. His wife, Annie M. Smith, was born in Pennsylvania in February 1856. They were married around 1881 and had six children: Roena G., Elizabeth E., Blanche A., Mabel M., Lucile K., and Howard O. Smith. Otis Smith was superintendent of schools in Shenandoah, Iowa. Prior to 1910, he accepted a similar position in Indianola, Iowa.

During her senior year of high school, Lucile Smith was diagnosed with tuberculosis. Doctors encouraged her to leave the hot, humid climate of Iowa for the cooler, more arid slopes of the Rocky Mountains, so she moved in with her older sister, Roena, who had previously settled in Colorado. After completing their first year as school teachers, in the summer of 1911, Blanche and Mabel Smith decided to visit their ailing sister and take her on a mountain outing. "We had our hopes built up to live in an old authentic gold mining town," Mabel recalled in a 1972 letter to her son. "So Uncle Frank inquired around and found we could take a narrow gauge railroad at Boulder, ride to the end of the line, and arrive at Eldora, a deserted mining town." They arrived safely in Eldora and found it exceeded their expectations.

"Everything was so new to us, including the bracing mountain air, that our eventual arrival at the tiny Eldora station seemed like a dream. ...We knew as soon as we arrived at that tiny station that we had found exactly the location we dreamed about. Many deserted buildings and run-down cabins attested to the age of this old gold mining town."

The Smiths continued to return to Eldora each summer, buying this cabin in 1914. According to Mabel, after purchasing the cabin, the family "told Lucile to call it her Colorado home." In 1914, the family remodeled the cabin to their own liking, removing the interior partitions and converting the sleeping porch into a kitchen. They then constructed a large sleeping porch along the east elevation. "It was wide enough for a cot at each end and an extra along the east wall," Blanche Smith recalled. The porch was screened in and had canvas curtains that could be pulled down in case of rain. Blanche Smith later added the native-stone hearth and chimney. "Nothing else has contributed more to the comfort and pleasure of all the family," she wrote. Otis Smith appears to have given the cabin its name "Inn-Dianola," a play on words based on their Iowa hometown. But Blanche Smith claims the name never really stuck and family continued to refer to it as "The Cabin."

Because so many members of the Smith family were educators, they often could spend three months together every summer in their beloved cabin. Indeed, when Mabel married William K. Billingsley on August 25, 1915, they held the ceremony on the porch of Inn-Dianola. "The cabin was decorated with white daisies which my father and sisters had picked over at Cardinal, and I carried a simple bouquet of them. Afterward, I threw them out in the yard where they rooted and flourished and eventually spread all over Eldora."

And the Smith family's attachment to the Inn-Dianola cabin only grew fonder. "I once heard Mrs. [Annie] Smith say they existed nine months of the year and really lived the three when they were in the mountains," Blanche recalled. Yet the family did not make it to Eldora every summer, missing most notably 1918, when Lucille finally succumbed to tuberculosis. "I got the feeling that the whole idea of coming to Eldora was to be with Lucile," Blanche wrote. "Her death made it difficult to carry on." Another sad summer came in 1931, when Otis Smith died.

Despite these sad times, the family continued to improve the cabin. Blanche hired Charlie Marshall to build a bedroom onto the back of the cabin. He completed it in the late fall or early winter of 1935. Electricity was installed in 1956.

In 1965, Blanche Smith transferred the property to her sister and brother-in-law, Mabel and William K. Billingsley. In 1982, the estate of William Billingsley transferred the property to Roberta J. Billingsley. The Billingsley Living Trust continues to own the property.

36. Sources of information:

Boulder County Assessor Records.

U.S. Census of 1910. Denver Ward 11, Denver County, Colorado. Roll: T624_115; Page: 14A; Enumeration District: 144; Image: 782.

Deeds 80215073, 80222307, 90191170, 90467993, 90799596, 522620, 90095996, 90098154, and 90099942. Boulder County Clerk and Recorder.

Billingsley, Mable Smith. "Eldora Memories" [from a 1972 Christmas letter to John and Cleo Billingsley]. In the *Eldora Civic Association Newsletter*, 1995-1999.

Smith, Blanche A. "The Cabin." In the *Eldora Civic Association Newsletter*, 1995-1999.

U.S. Census of 1900. Grant Township, Page County, Iowa. Roll: T623_451; Page: 11A; Enumeration District: 89.

U.S. Census of 1910. Washington Township (Indianola), Warren County, Iowa. Roll: T624_426; Page: 6A; Enumeration District: 219; Image: 1177.

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: **Architecture**
Social History

40. Period(s) of Significance: **Architecture, 1899, 1914; Social History, 1899-1958**

41. Level of Significance: National State Local

42. Statement of Significance:

This property is significant under Boulder County landmark criterion 1 for its association with the twentieth-century evolution of Eldora from a mining boomtown into a summer tourist retreat, especially for midwesterners. The cabin was originally occupied by miners, later replaced by summer tourists. This cabin is a particularly good example of how summer vacations in Eldora became important family traditions, with same-family ownership extending from 1913 to the present. The building is also architecturally significant under Boulder County landmark criterion 4 as an example of the Rustic style. While originally constructed as a rather utilitarian log cabin, modifications, such as the large sleeping porch and native-stone hearth and chimney, added Rustic elements. Character-defining features include log construction, small-paned windows, the decorative log truss, and the native-stone chimney. While the levels of

Eldora Survey

Historitecture, LLC

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 1899 and remodeled in 1914, 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. While additions have been made to the building, they date to within the period of significance and are compatible in form, style, and materials. The building has been almost entirely unchanged since 1914. 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.**

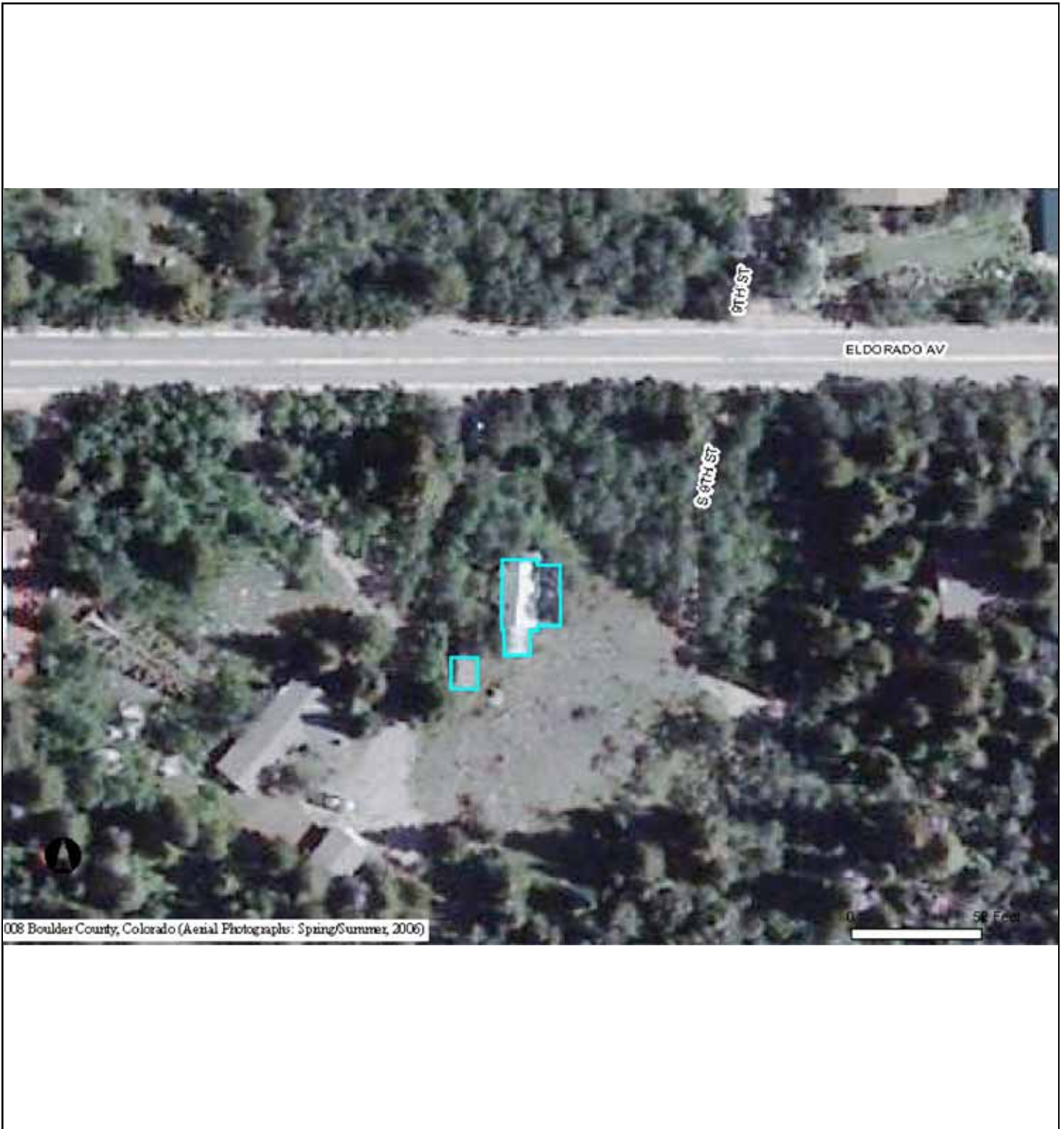
If there is National Register district potential, is this building contributing: Yes No N/A

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): **eldoradoave0920 - 1 to - 3**
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): **12/18/2007**
- 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

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