

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

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I. IDENTIFICATION

- 1. Resource number: **5BL.10450** Parcel number: **158320011005**
- 2. Temporary resource number:
- 3. County: **Boulder**
- 4. City: **Eldora**
- 5. Historic building name: **Joyce-Hill Cabin**
- 6. Current building name: **"Deux West" Cabin**
- 7. Building address: **980 Eldorado Avenue**
- 8. Owner name: **Gail Gitin**
- Owner organization:
- Owner address: **7957 Fisher Island Dr
Fisher Island, FL 33109**

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 **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: **450664** Northing: **4422091**
11. USGS quad name: **Nederland** Scale: **7.5**
Year: **1972**
12. Lot(s): **Lots 18 and 19 and the eastern half of Lot 20 and the western 3.5 feet of Lot 17 and the eastern half of Lot 29 and all of Lots 30 and 31, less the eastern 3.5 feet of Lot 31; 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): **L-Shaped Plan**
Other building plan descriptions:
15. Dimensions in feet: **654 square feet**
16. Number of stories: **1**
17. Primary external wall material(s): **Wood/Log**
Wood/Shingle
Other wall materials:
18. Roof configuration: **Gabled Roof/Cross Gabled 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 north, this cabin rests on an uncoursed, granite rubble foundation. Horizontal, peeled log siding clads the exterior walls. Square-cut wood shingles cover the gables. A small, shed-roofed addition to the east elevation has wood, vertical board-and-batten siding. Windows are generally paired, 6-light hopper or awning, with red-painted wood frames. They have red-painted, wood-frame screens. Piercing the front (north) gable is a 5-light, vertical hopper or awning window. The west elevation has single-light fixed-frame windows. The principal doorway opens in the center of the front-gabled wing. It hosts a 2-light, vertical plank door, with wrought-iron strap hinges, opening behind a red-painted, wood-frame screen door. Approaching the doorway is a low, stone stoop. Brown asphalt shingles cover the cross-gabled roof, and the rafter ends are exposed. Engaged to the west elevation is an uncoursed sandstone stone hearth and chimney. A brick chimney protrudes from the south end of the roof, just west of the north-south roof ridge.
- NOTE: The rear (south) elevation of this cabin could not be surveyed due to inaccessibility and dense foliage.**
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. The landscaping extending northward between this cabin and Eldorado Avenue includes native plants, shrubs, and trees, as well as granite boulders. Running through it is a gravel driveway. Aspen stands grow to the west and south, overshadowed by large pines and spruces. A wood privacy fence lines the eastern edge of the property.
24. Associated building, features or objects:

A small shed is located southeast of the house. However, dense foliage largely conceals it. The building has red-painted plywood walls. Sheets of red-gray asphalt cover the gabled roof.

IV. ARCHITECTURAL HISTORY

25. Date of Construction: **1943** Actual Estimate
Source of information: **Boulder County Assessor Records. Current records available on-line.**
26. Architect: **Unknown**
Source of information:
27. Builder: **J.M. Joyce**
Source of information: **U.S. Census of 1930. Boulder, Boulder County, Colorado. Roll: 231; Page: 1B; Enumeration District: 49; Image: 146.0.**
28. Original Owner: **J.M. Joyce**
Source of information: **Warranty Deed 90379153. From Fred J. Wellerd to J.M Joyce, 6 November 1940. Boulder County Clerk and Recorder, book 694, p. 234.**
29. Construction history:
According to Boulder County Assessor records, this cabin was constructed in 1943. An analysis of the style, materials, and historical records corroborates this date. The only notable modification has been the addition of a small, shed-roofed wing to the east elevation.
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 1937, Boulder carpenter and house builder J.M. Joyce began assembling the lots he needed to build this cabin. That year he purchased lots 20 and 21 in block 40 from William T. Harpel. Lots 18 and 19 he acquired from Fred J. Wellerd in 1940. Joyce appears to have built the cabin, completed in 1943, on speculation because Edgar B. Hill Jr. and Elaine Hill purchased it from him in 1944. A mining chemist, Hill was the son of Edgar B. Hill Sr., founder and president of the H.B. Hill Coal & Lumber Company and longtime Boulder County commissioner in the 1920s and '30s. The property remained in the Hill family for more than 60 years, passing from Elaine Hill's estate to her daughter and son-in-law, Diane and Leon Jacobson. The Jacobsons sold the cabin and lots in 1999 to Gail Gitin, the current owner and occasional resident.
36. Sources of information:
Boulder County Assessor Records.
U.S. Census of 1930. Boulder, Boulder County, Colorado. Roll: 231; Page: 5A; Enumeration District: 48; Image: 121.0.
U.S. Census of 1930. Boulder, Boulder County, Colorado. Roll: 231; Page: 1B; Enumeration District: 49; Image: 146.0.
Deeds 2862251, 2791491, 1992181, 1651534, 151877, 90415958, 90379153, and 90344794. Boulder County Clerk and Recorder.

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: **1943**

41. Level of Significance: National State Local

42. Statement of Significance:

This property is significant 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, a stone foundation, small-paned windows,

and a stone chimney. 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 1943, this cabin exhibits a 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. It has not been notably altered since its construction. 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.**

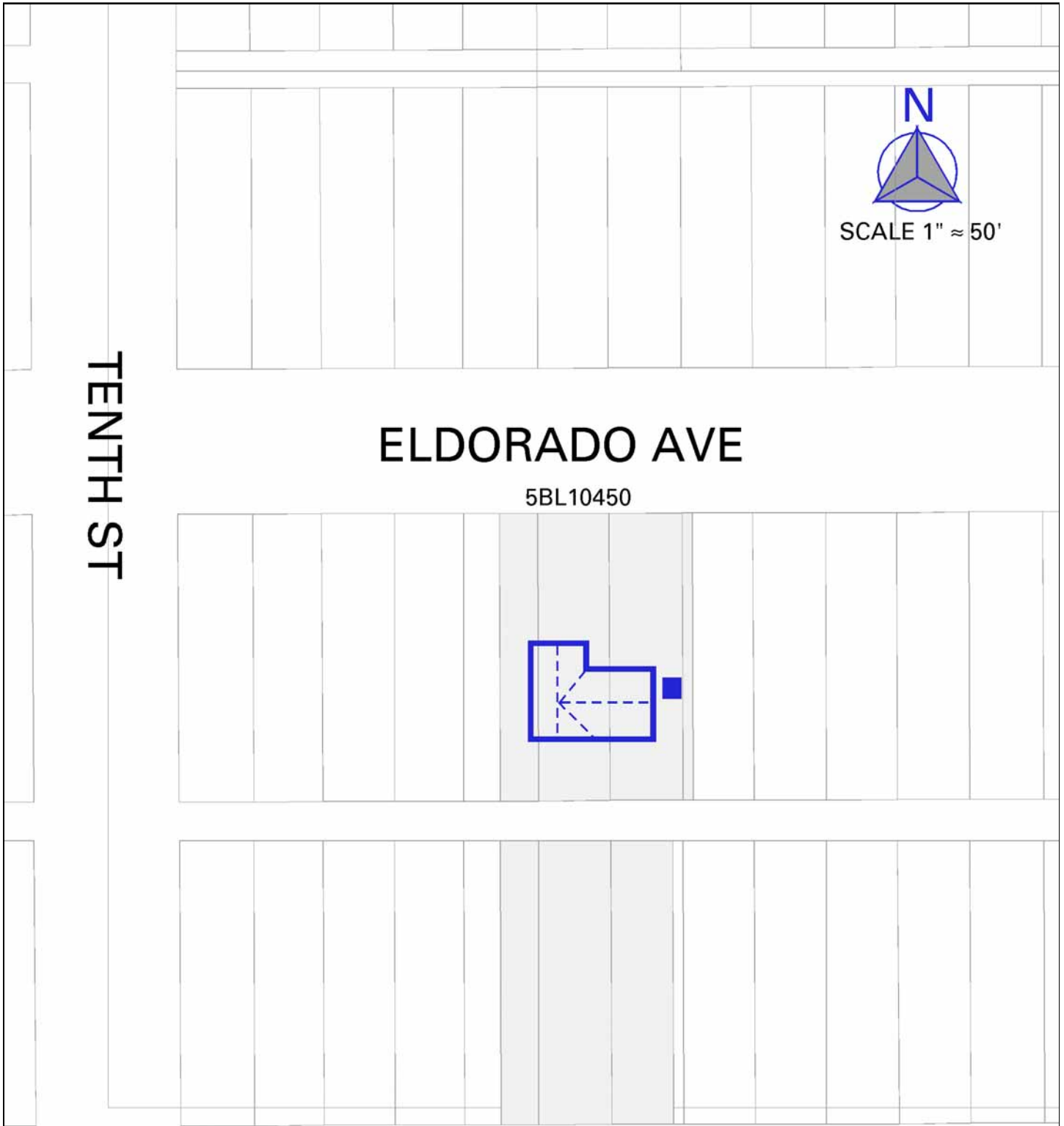
If there is National Register district potential, is this building contributing: Yes No N/A

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

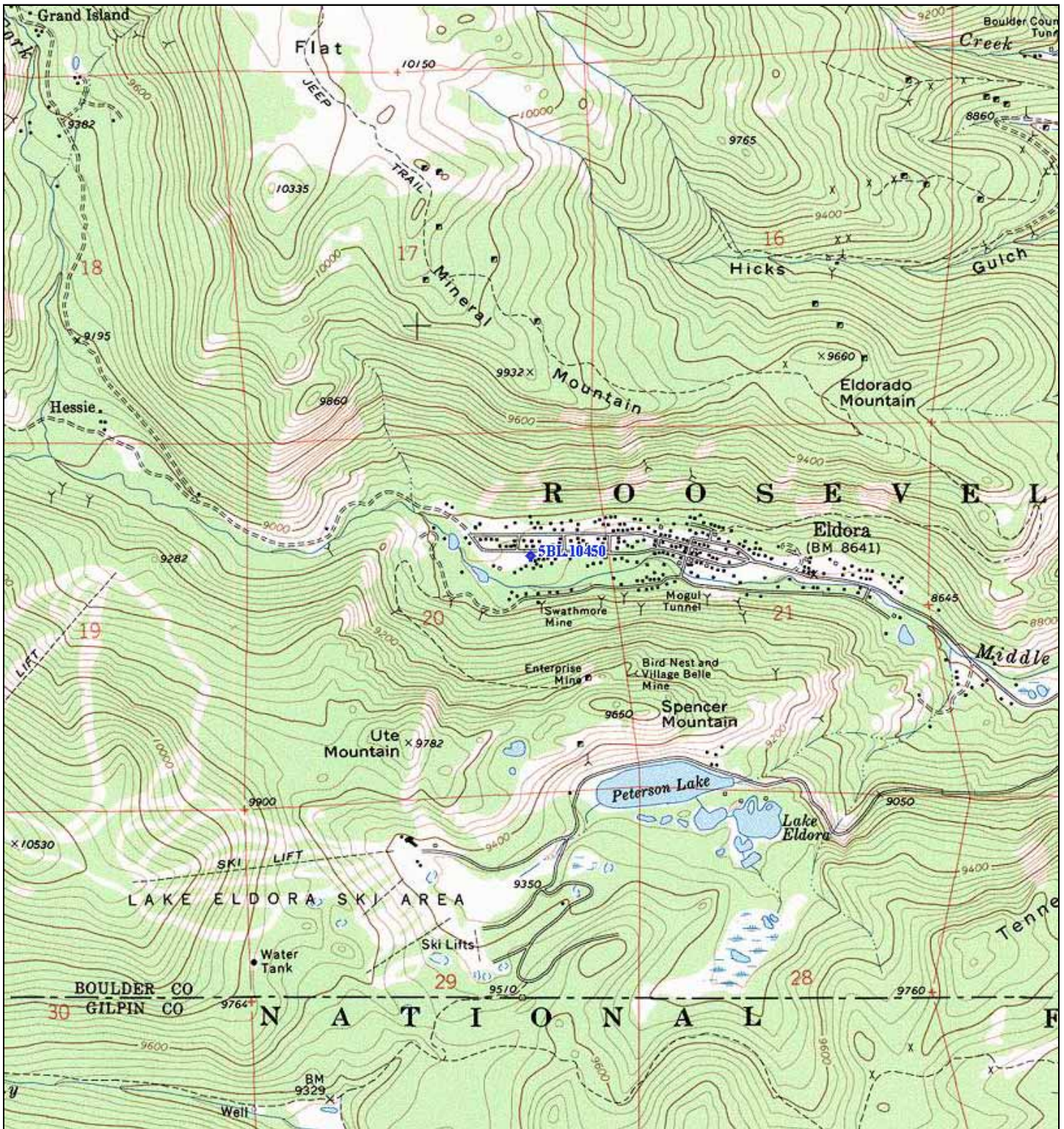
VIII. RECORDING INFORMATION

- 47. Digital photograph file name(s): **eldoradoave0980 - 1 to - 2**
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