

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.10486** Parcel number: **158320007001**
- 2. Temporary resource number:
- 3. County: **Boulder**
- 4. City: **Eldora**
- 5. Historic building name: **Richard Gilbert Cabin; Woodland Park Lodge; Penrose Lodge**
- 6. Current building name: **Penrose Lodge**
- 7. Building address: **1001 Eldorado Avenue**
- 8. Owner name: **Jeffrey S. and Kathleen S. Jensen**
- Owner organization:
- Owner address: **19532 St Giles Ct
Monument, CO 80132-2870**

44. National Register eligibility field assessment:	<input checked="" type="checkbox"/> Individually eligible	<input type="checkbox"/> Not eligible	<input type="checkbox"/> Need data	<input type="checkbox"/> Previously listed
State Register eligibility field assessment:	<input checked="" type="checkbox"/> Individually eligible	<input 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 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: **450601** Northing: **4422132**
11. USGS quad name: **Nederland** Scale: **7.5**
Year: **1972**
12. Lot(s): **Lots 1 through 8 and 45 through 48; Block 44**
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: **1,390 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/Side Gabled Roof**
Other roof configuration:
19. Primary external roof material: **Wood Roof/Shingle Roof**
Other roof materials:
20. Special features: **Chimney**
Porch
Fence
21. General architectural description:
Oriented to the east, this building rests on a combination of rubble stone and concrete foundations. The original portion of the cabin consists of peeled logs, with saddle corner notches. Unpainted, square-cut wood shingles cover the additions. Windows in the original portion are 8-light awning, with brown aluminum frames and tan-painted surrounds. The side-gabled addition to the south elevation has 4-over-4-light and 6-over-6-light, double-hung sash windows, also with brown aluminum frames. A pair of fixed-frame clerestory windows pierce the south-facing gable. The side-gabled addition protruding from the north elevation of the original core generally has 6-beside-6-light, sliding sash windows, with wood frames and brown-painted surrounds. The northernmost, side-gabled addition has fixed frame and 1-over-1-light windows. The west-facing gable addition has 1-beside-1-light, sliding-sash windows, with brown aluminum frames. The principal doorway opens in the south end of the east elevation. It hosts a 10-light, aluminum door. The doorway provides access to a stone stoop, with rounded steps. Sheltering the stoop is a shed roof, on square wood posts. A second doorway opens in the east-facing gable protruding from the east elevation. It hosts a paneled wood door, with 4 lights, opening behind an brown-painted, aluminum-frame storm door. The doorway provides access to a small, shed-roofed porch. Wood shingles cover the side-gabled main roof and all other roof surfaces. Engaged to the west elevation of the original core is a massive, uncoursed granite hearth and chimney, with arched cap. A red brick chimney, with arched brick cap, protrudes from the north-south roof ridge, north of the original core.
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. This property is located at the northwest corner of Eldorado Avenue and 10th Street, with shallow setback from both roads. Landscaping includes lush grasses and tall, shady pines. Surrounding the property are woven-wire and wood rail fences.

24. Associated building, features or objects:

BATH HOUSE/SHOWER BUILDING

A building that originally provided shower and toilet facilities for the Penrose Lodge is located directly north of the lodge building. Oriented to the south, the bath house rests on an uncoursed granite foundation. Uncoursed granite also comprises the exterior walls. Covering the walls of a shed-roofed wing spanning the north elevation are square-cut wood shingles. Evenly spaced across the front (south) elevation are four doorways. Each hosts a wood plank door, opening on metal strap hinges. The door just east of center has a single light with stained glass. Spanning the elevation is a low, unsheltered wood deck. Another vertical plank door opens in the center of the east elevation. Opening in the east and west elevations of the north wing are smaller plank doors. A window opening just west of center in the north elevation has been boarded shut from the inside. Red-painted sheets of metal, with standing seams, cover the side-gabled main roof. The shed roof of the north wing has a combination of standing-seam metal and gray asphalt shingle roofs. The rafter ends are exposed but capped by a fascia board.

PRIVY

A privy is located just west of the bath house/shower building and northwest of the lodge. Oriented to the south, the building lacks a formal foundation. Square-cut wood shingles clad the exterior walls. A vertical plank door, with metal strap hinges, opens in the center of the south elevation. Wood shingles cover the shed roof.

BARN

A small barn is located northwest of the lodge, bath house/shower building, and privy, on lots facing Klondyke Avenue rather than Eldorado Avenue. Oriented to the east, the building appears to lack a formal foundation. Sheets of unpainted plywood clad the exterior walls. Paired, vertical plank doors, with metal strap hinges, open north of center in the asymmetrical façade. Above this doorway is a hayloft hatch. A similar hatch opens to the south and lower in the elevation than the hayloft doors. An opening without doorways dominates the east end of the south elevation. All window openings have been covered with wood-plank shutters. Clerestory windows, opening to the south, have largely lost their glazing. Sheets of corrugated metal cover the shed roofs, and the building lacks overhanging eaves.

IV. ARCHITECTURAL HISTORY

25. Date of Construction: **1914** Actual Estimate

Source of information: **Boulder County Assessor Records. Current records available on-line.**

26. Architect: **n/a**

Source of information:

27. Builder: **Richard Gilbert**

Source of information: **Smith, Blanche A. "First in Happy Valley." In the *Eldora Civic Association Newsletter*, 1995-1999.**

Warranty Deed 90106273. From the Mountain & Plain Investment Company to Richard Gilbert, 23 October 1914. Boulder County Clerk and Recorder, book 366, p. 438.

28. Original Owner: **Richard Gilbert**

Source of information: **Warranty Deed 90106273. From the Mountain & Plain Investment Company to Richard Gilbert, 23 October 1914. Boulder County Clerk and Recorder, book 366, p. 438.**

Smith, Blanche A. "First in Happy Valley." In the *Eldora Civic Association Newsletter*, 1995-1999.

29. Construction history:

According to Boulder County Assessor records, this cabin was constructed in 1914. An analysis of the style, materials, and historical records corroborates this date. The building originally consisted of the front-gabled, log box. Frame additions were constructed to the rear elevation around 1931 and expanded eastward and westward between 1949 and 1955. The porch appears to have been originally open. It was enclosed with multi-light windows prior to 1949. It was remodeled, including the replacement of the original windows and installation of clerestory windows, after 1996. The privy appears to have been associated with the original cabin and most likely dates to 1914. The bath house was constructed around 1931. The date of the barn's construction is uncertain, but is most likely after 1970.

30. Location: **Original Location** Date of move(s):

V. HISTORICAL ASSOCIATIONS

31. Original use(s): **Domestic/Cabin**

32. Intermediate use(s):

Eldora Survey

Historitecture, LLC

33. Current use(s): **Domestic/Cabin**
34. Site type(s): **Vacation Residence**
35. Historical background:

This property was the original location of the Happy Valley Placer Company's mining camp, as established by John H. Kemp. Historic photographs suggest that the camp consisted of a collection of canvas tents and other temporary improvements. It later moved to more permanent accommodations near what is now the center of Eldora.

The existing cabin was constructed in 1914 by its first owner and resident, Richard "Uncle Dick" Gilbert. He was born in February 1842 in England and immigrated to the United States in 1854. His wife, Rosa Gilbert, was also born in England, in March 1844. They were married in 1862 and had at least five children: Emma, Irene, Edward, Carrie H., and Frances Gilbert. Richard Gilbert was a blacksmith, working in Blackhawk and Central City before settling in Boulder. He was an avid fisherman and would often travel from Boulder to try his luck on Middle Boulder Creek and other lakes and creeks in the area. His grandson, Richard A. Kellogg, son of Frances Gilbert Kellogg Kirkbride, eventually became the owner of this Eldora Property. As a child, Richard Kellogg had actually gone with his grandfather to select the logs for this cabin. This cabin and other associated buildings eventually evolved into an enterprise known as the Woodland Park Lodge, which a pair of young, female college professors leased in 1924.

Elizabeth E. "Penny" Penrose was born in Ohio in August 1896. By 1900 her family relocated to Burlington, Iowa, where her father, James R. Penrose, was a prominent real estate and investment broker. Elizabeth Penrose earned a degree in nutrition and diet and eventually became a dietitian and professor of home economics at Rockford College, in Rockford, Illinois. She later returned to Burlington where she continued to teach. Elizabeth Penrose never married.

This history of Elizabeth Penrose's enterprise in Eldora begins at Rockford College, where she joined the faculty for the 1922-23 school year. It was there that she met and befriended another first-year instructor, Elizabeth Rearick, who was a physical education teacher. At the end of the school year, the pair decided to seek a summer vacation destination where they could also make some additional income. A mutual friend suggested Colorado, in particular "what she described as the 'most beautiful valley in the Rocky Mountains,'" remembers Rearick. "It had formerly been a mining camp--'Happy Valley Placer Mining,' but now was known as the village of Eldora."

Thus, Penrose and Rearick arrived in Eldora for the summer of 1923, renting the Rouse Cabin, at 399 Eldorado Avenue B. The following year, in 1924, they rented the Woodland Park Lodge and, before the close of that school term, advertised to their students that they would operate a summer camp in Eldora. For \$22.50 a week, students would get sleeping accommodations, home-cooked meals (planned and prepared by Penrose), and guided hikes (led by Rearick). For an additional fee, students could take automobile trips to Estes Park, Central City, and other mountain destinations.

"The two of us really had a challenge," Rearick later wrote. "We had to get out there and explore--learn the names of the mountains, streams, lakes, flowers, birds, etc. By the first of June we were ready for our first campers. I am happy to report that the first summer we accommodated from six to twelve people through the three months we were open."

Rearick continued to operate the lodge with Penrose for another two summers. But when the physical education instructor decided to spend her summers furthering her education, Penrose continued to expand her Eldora business. She purchased the property outright in 1931 and changed the name to "Penrose Lodge." Penny Penrose improved the lodge building by modernizing the kitchen, which included the installation of a water tank above the room. While it provided running water for the kitchen, it required hours of pumping to fill the 150- to 200-gallon tank.

Penrose added a stone building north of the lodge equipped with toilet and shower facilities. In 1935 she completed the "Overflowin'" Cabin to the west (1025 Eldorado Avenue, 5BL.1044), which added an additional three bedrooms. She continued to build other cabins for her guests to the west and to the east, across 10th Street, on lots facing Klondyke Avenue.

While Penrose promoted her lodge with limited advertising in the midwest, including simple brochures, it was really word-of-mouth praise from repeat visitors that increased her business. And she carved out a particular marketing niche that reflected her own place in society. Penrose Lodge was largely a summer vacation destination for single, professional women in the midwest. Indeed, for much of its history men were restricted implicitly from staying at the lodge. Penrose's guests, who usually stayed a week or two but could remain as long as a month, included college professors, executives, and even an opera star.

But it was the cuisine for which the Penrose Lodge was most fondly remembered. With her training in diet and nutrition, Elizabeth Penrose prepared special meals for women suffering from various ailments, such as asthma and allergies. She also made meat potpies for carry out. Yet it was eating in the dining room of the lodge that was particularly impressive. With advanced reservations, anyone could eat in the dining room, and Penrose prepared meals for breakfast, lunch, and dinner. Again and again, memories of Eldora come back to meals at the Penrose Lodge. "Sunday dinner at Penrose Lodge was always a highlight," writes longtime summer resident Barbara Kladstrup. In an oral history interview, Armorel Reddick said "it was an event to eat there." Lee Evans, who, with his mother, operated a livery frequented by Penrose and her guests, had particularly fond memories of meals in Penrose Lodge:

"I occasionally ate in the dining room at Penny's and this, too, had [a] lasting impact on me. I was in my late teens at the time and I was very unsophisticated. Actually, I had eaten in very few restaurants, if any, by the time I was 16 years old. Penny was a perfectionist and things had to be just right. I remember the food as being very good, but it

was not the food that impressed me most. It was the decor and ambiance that I remember. Table settings were complete with orange place mats, orange napkins and orange candles. Penny grew orange African daisy flowers and there was a perfectly matched orange bouquet at each small table. The room was fairly small, usually lit only with a sparkling fire in the fireplace, the candles and several kerosene lamps. To me at the time the atmosphere was awesome."

Penrose generally managed the lodge operations herself. However, she eventually hired a full-time cook and employed a young man each year to pump water, clean the rooms, wash dishes, and perform other odd jobs. She continued to run the lodge after World War II and apparently into the late 1950s. She later managed Blanchard's Inn (later known as Blanchard's Red Lion Inn) in Boulder Canyon for a few years. She then sold her Eldora properties and entered semiretirement, selling real estate and insurance in Boulder. "Many of the people in Eldora who were around during the years Penny operated Penrose Lodge also remember it with the same fond memories I have," Evans writes. "It was one of the nicest things about Eldora."

Purchasing the lodge building and adjacent lots from Elizabeth Penrose in 1967 were Frank J. and Kathryn P. Yeager. They rechristened the cabin as "High Hopes." The Yeagers later divided the Penrose Lodge property into separate parcels. In 1981, they sold this particular property, with the original lodge building, to Peter W. and Sandra Borthick Swenson. Sandra Swenson quit claimed her share of the property to Peter in 1984.

By 1986, City Federal Bank had acquired the cabin and lots. That year, Dr. Eugene L. and Anne S. Klenk acquired the property from the bank. Dr. Klenk was a leading pediatrician at The Children's Hospital in Denver and was a former assistant professor of pediatrics at Columbia University Medical Center. He died on November 7, 1995. Jeffrey S. and Kathleen Jensen purchased this property from Anne Klenk in 1996. They remain the current owners. Kathleen Jensen is the daughter of James and Beverly Swope, who own the adjacent "Overflowin'" Cabin (1925 Eldorado Avenue, 5BL.10488).

36. Sources of information:

Deeds 90106273, 90183971, 90283265, 90853760, 449656, 651845, 787420, and 1617691. Boulder County Clerk and Recorder.

Swope, James W. and Beverly J. Interview with Adam Thomas, 6 September 2007.

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

Rearick, Elizabeth C. "Eldora Memories." In the *Eldora Civic Association Newsletter*, 1995-1999.

Smith, Blanche A. "First in Happy Valley." In the *Eldora Civic Association Newsletter*, 1995-1999.

Kladstrup, Barbara. "The Martin Cabins." In the *Eldora Civic Association Newsletter*, 1995-1999.

U.S. Census of 1870. Central City, Gilpin County, Colorado Territory. Roll: M593_95; Page: 277; Image: 86.

U.S. Census of 1880. Boulder, Boulder County, Colorado. Roll: T9_89; Family History Film: 1254089; Page: 503.2000; Enumeration District: 25; Image: 0028.

U.S. Census of 1900. Boulder, Boulder County, Colorado. Roll: T623 121; Page: 17A; Enumeration District: 161.

U.S. Census of 1910. Boulder Ward 4, Boulder County, Colorado. Roll: T624_113; Page: 5A; Enumeration District: 45; Image: 691.

U.S. Census of 1900. Burlington, Des Moines County, Iowa. Roll: T623 429; Page: 2B; Enumeration District: 14.

U.S. Census of 1920. Burlington Ward 6, Des Moines County, Iowa. Roll: T625_487; Page: 9B; Enumeration District: 15; Image: 976.

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
Entertainment/Recreation

40. Period(s) of Significance: **Architecture, 1931; Social History, 1924-1958; Entertainment/Recreation, 1924-1958**

41. Level of Significance: National State Local

42. Statement of Significance:

This property is significant under National Register Criterion A (State Register Criterion A and Boulder County Landmark Criterion 1) for its association with the development of Eldora as a summer vacation destination for midwestern professionals, in particular for young, single, professional women. The Penrose Lodge catered almost exclusively to these women and was itself operated by a professional, single woman. As well, the lodge was a beloved institution in the Eldora summer community, and it was renowned for its elegantly presented cuisine. The lodge is architecturally significant under National Register Criterion C (State Register Criterion C and Boulder County Landmark Criterion 4) as example of the Rustic style. Intact, character-defining features include the log construction, wood-shingle wall cladding, small-paned windows, and the native-stone hearth and chimney. This property could be 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 1914 and remodeled around 1931, 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. Most of the additions are sympathetic and subordinate in design, and they date to within the period of significance. The only notable alteration since that time has been the remodeling of the front, enclosed porch, which including the installation of new windows. With the exception of the clerestory windows, these replacement windows generally replicated the design and feel of the originals. Most other character-defining features remain intact. 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.**

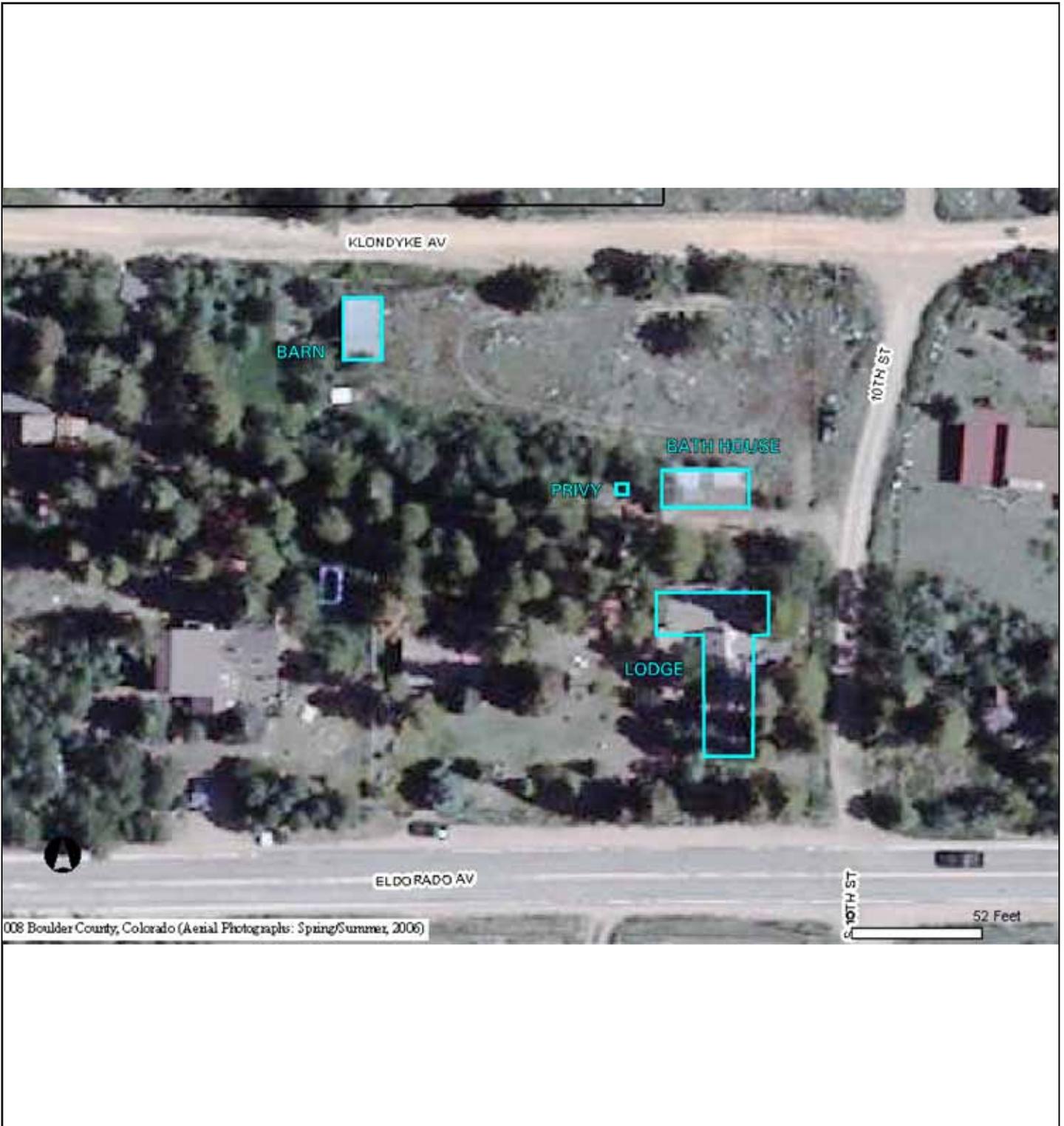
If there is National Register district potential, is this building contributing: Yes No N/A

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

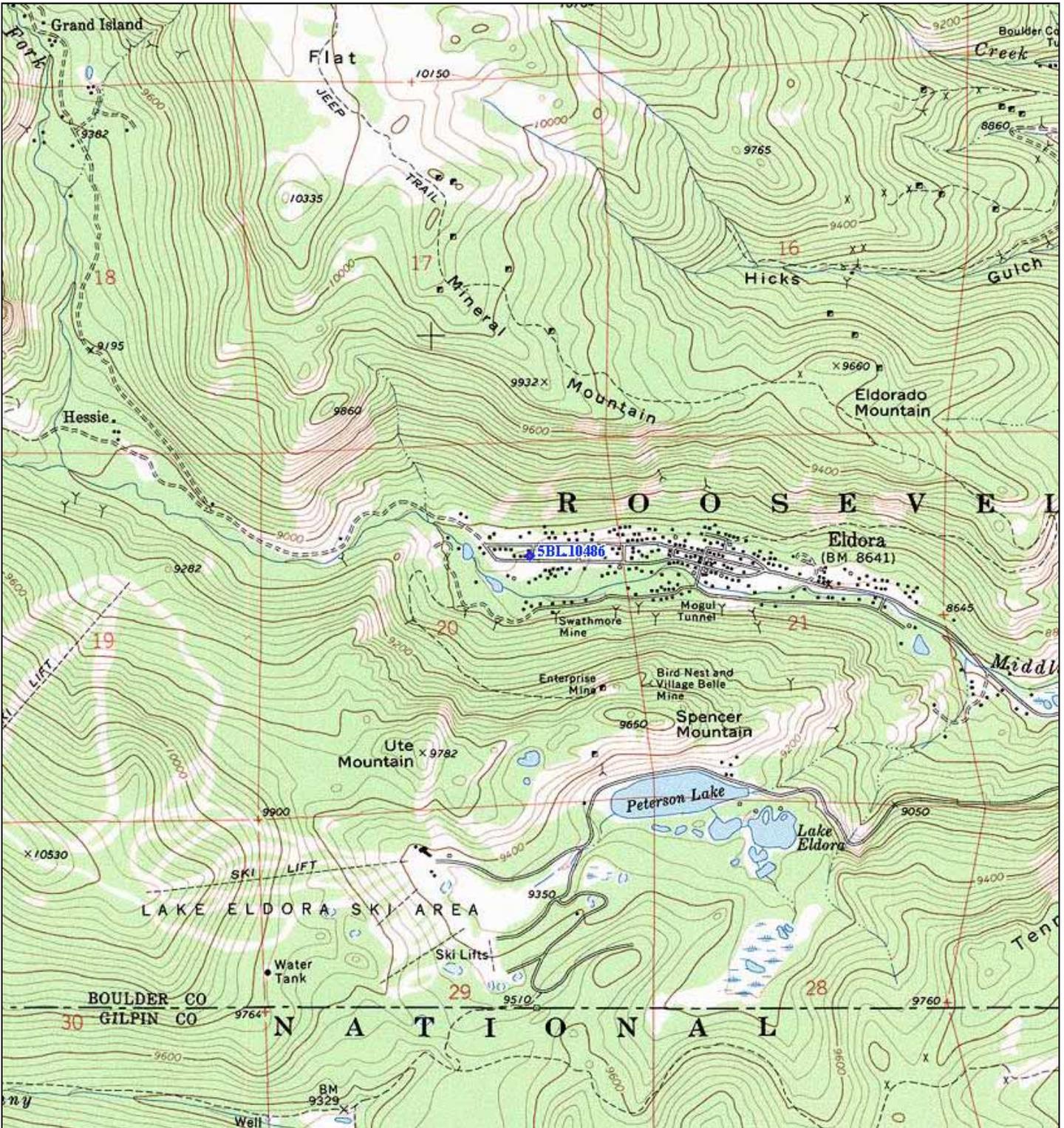
VIII. RECORDING INFORMATION

47. Digital photograph file name(s): **eldoradoave1001 - 1 to - 8**
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