

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

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I. IDENTIFICATION

- 1. Resource number: **5BL.10487** Parcel number: **158320012001**
- 2. Temporary resource number:
- 3. County: **Boulder**
- 4. City: **Eldora**
- 5. Historic building name: **H. Reginald Platts Cabin**
- 6. Current building name: **John R. Cohagen Cabin**
- 7. Building address: **1010 Eldorado Avenue**
- 8. Owner name: **John R. Cohagen**
- Owner organization:
- Owner address: **3939 95th St
Boulder, CO 80301-4942**

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 **NE** 1/4 **SW** 1/4 **NE** 1/4 of section **20** Grid aligned on **northwest** corner of section.
10. UTM Reference Zone: **13**
Easting: **450511** Northing: **4422061**
11. USGS quad name: **Nederland** Scale: **7.5**
Year: **1972**
12. Lot(s): **Lots 1 through 21 and 25 through 48 inclusive; Block 45**
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): **Irregular Plan**
Other building plan descriptions:
15. Dimensions in feet: **1,818 square feet**
16. Number of stories: **1 1/2**
17. Primary external wall material(s): **Wood/Simulated Log Siding**
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
Fence**
21. General architectural description:
Oriented to the north, this house appears to rest on a concrete foundation. Brown-painted, simulated log siding clads the exterior walls. Windows are generally 1-beside-1-light, sliding sash, with brown-painted wood frames and surrounds. A single-story, hipped-roof wing, spanning the east elevation, hosts single-light picture windows, flanked by single-light casements. The west-facing gable hosts a pair of 1-over-1-light windows. The principal doorway opens in the east elevation of a hipped roof foyer protruding from the north elevation. It hosts a single-light wood door, opening behind a brown-painted storm door. It provides access to a low, concrete slab. Brown asphalt shingles cover the side-gabled main roof and all other roof surfaces. A chimney protrudes from the east end of the main roof's south-facing slope. The log rafter ends are exposed beneath the main roof. Otherwise, the eaves are boxed.
22. Architectural style: **No Style**
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 cabin is located on the south side of the street and has a deep setback. The property consumes almost all of block 45, with the northern half largely open and the southern half covered with aspens, pines, and spruces. A brown-painted, wood privacy fence connects the garage to the house.
24. Associated building, features or objects:
GARAGE
A large, two-car garage is located east of the main cabin. Oriented to the north, the building rests on a concrete slab. Unpainted, simulated log siding, with cornerboards, clads the exterior walls. Garage doors open in either half of the north elevation. The eastern door has a brown-painted, wooden composition, overhead-retractable garage door. The western half appears to host paired, brown-painted wood doors. Obscured by a privacy fence are two openings on the west elevation. Brown asphalt shingles cover the front-gabled roof. The rafter ends are exposed but capped by a fascia

board.

PUMP HOUSE

A small pump house is located northwest of the house. Square-cut wood shingles clad the exterior walls. A corrugated metal roof covers the front-gabled roof.

IV. ARCHITECTURAL HISTORY

25. Date of Construction: 1937 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: H. Reginald Platts

Source of information: Warranty Deed 90347490. From the Boulder County Treasurer to H. Reginald Platts, 2 April 1938. Boulder County Clerk and Recorder, book 605, p. 499.

29. Construction history:

According to Boulder County Assessor records, this cabin was constructed in 1937. An analysis of the style, materials, and historical records corroborates this date. This cabin appears to have originally consisted of the one-and-a-half-story, side-gabled core. By 1949, it had gained a single-story wing to the west end of the south elevation. An addition in 1954 completed the wing across the remaining eastern half of the south elevation. In 1965, the owners added a single-story wing across the west elevation and added the front foyer. The large southern wing appears to have been completed after 1970, when most of the windows were replaced. The garage dates to 1965.

Small, single-story, hipped roof additions were made to the west and north elevation, and large, single-story addition extends from the south elevation. The windows in the original cabin appear to have been replaced to match the rest of the windows. The dates of these modifications are uncertain, but appear to date to after 1960.

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 first resident of this cabin, constructed in 1937, was Harvey Reginald Platts. He was born in Little Valley, New York, on August 23, 1894, the son of Harvey Nixon and Debbie Case Platts. Harvey Platts was the descendant of a family of cutlery craftsman and had been trained in England. After working in his family's factory in Northfield, Connecticut, Harvey Platts decided to move his family west in 1911. He settled in Boulder, where he initially served as a western distributor of his family's knives and utensils manufactured in the east. Then, in 1912, he started to manufacture his own cutlery in Boulder, incorporating the Western States Cutlery and Manufacturing Company in 1913.

Meanwhile, son H. Reginald Platts attended the University of Colorado at Boulder and later joined his father's firm. He initially managed the sales department, concentrating his efforts on markets west of the Mississippi River and in the southeast. He later became general manager of the company, which had tripled in size by the outbreak of World War II when the factory's entire capacity was pressed into producing cutlery for the armed forces. The company was renowned for its hunting and pocket knives, as well as kitchen cutlery.

Reginald Platts married the former Lois Moore Weyerbacher on February 25, 1919, in New York City. Their only child, Virginia Case Platts, married John H. Cohagen. Reginald Platts died prior to 1980 and John Cohagen, representing

Platts's estate, transferred the property into the Mountain Cabin Trust. In 1981, the trust deeded the property to Louis Moore Platts. With her death prior to 1984, the estate transferred the cabin and lots to John Cohagen, who remains the owner. He is the founder and corporate executive officer of Lafayette-based Snow Goose Companies, a real estate development firm.

36. Sources of information:

Boulder County Assessor Records.

Deeds 90347490, 427013, 438705, and 603616. Boulder County Clerk and Recorder.

"Harvey Nixon Platts." In *Colorado and Its People*, vol. IV, ed. Le Roy Hafen. Lewis Historical Publishing Co., 1948, p. 716-7.

"H. Reginald Platts." In *Colorado and Its People*, vol. IV, ed. Le Roy Hafen. Lewis Historical Publishing Co., 1948, p. 717-8.

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: **Social History**

40. Period(s) of Significance: **1937-1958**

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, particularly for successful Boulder business owners. 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 1937, 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): **eldoradoave1010 - 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**

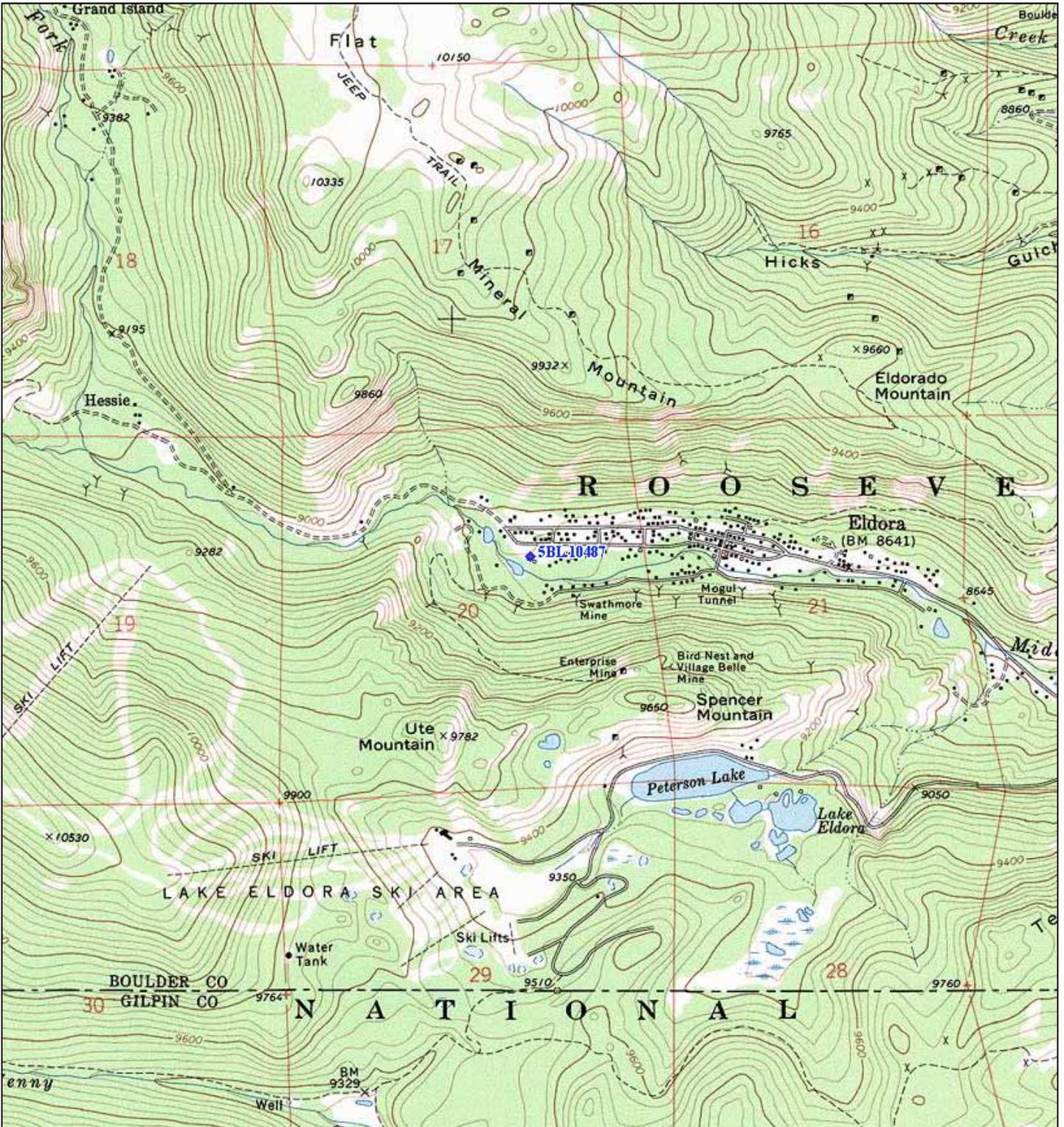
53: Phone number(s):

(970) 586-1165

SKETCH MAP



LOCATION MAP



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

Eldora Survey

Historitecture, LLC

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