

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

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I. IDENTIFICATION

- 1. Resource number: **5BL.10488** Parcel number: **158320007009**
- 2. Temporary resource number:
- 3. County: **Boulder**
- 4. City: **Eldora**
- 5. Historic building name: **“Overflowin” Cabin**
- 6. Current building name: **“Overflowin” Cabin**
- 7. Building address: **1025 Eldorado Avenue**
- 8. Owner name: **James W. and Beverly J. Swope**
- Owner organization:
- Owner address: **9040 Kinlock Dr
Indianapolis, IN 46256-2278**

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**
NW 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: **450552** Northing: **4422136**
11. USGS quad name: **Nederland** Scale: **7.5**
Year: **1972**
12. Lot(s): **Lots 42 through 44; 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): **Irregular Plan**
Other building plan descriptions:
15. Dimensions in feet: **690 square feet**
16. Number of stories: **1**
17. Primary external wall material(s): **Wood/Log**
Wood/Vertical Siding
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 south, this cabin rests on a rubble stone foundation. The walls consist of mixed peeled and unpeeled logs, with dovetail corner notching. A shed-roofed bathroom and utility addition to the west end of the north elevation has unpainted, vertical board and batten siding. Windows are generally 4-beside-4-light, sliding sash, with unpainted wood frames, aluminum-frame storm windows, and unpeeled log surrounds. The south end of the east elevation hosts a 4-light casement window. The windows have vertical-plank shutters, some opening in an accordion fold. The shed-roofed addition to the north elevation has 1-beside-1-light, sliding sash windows, with aluminum frames. The principal doorway opens in the west end of the south elevation. It hosts a brown-painted, vertical plank door, opening behind a brown, aluminum-frame storm door. The porch provides access to a concrete slab, sheltered beneath a gabled roof on round supports. A pair of doorways open in the east elevation. Both host doors identical to the front door. The doorways provide access to a wood deck, partially sheltered beneath a shed roof on stickwork knee brackets. Protruding from the east end of the roof ridge is a random-coursed granite chimney. The eaves are boxed with unpainted wood soffit and round-profile fascia. The log perlin ends are exposed.
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 cabin is located on the north side of the street and has a relatively shallow setback. The landscape is flat and relatively open, with tall pines and spruces. Wood-rail and split-rail fences surround most of the property.
24. Associated building, features or objects:

A large shed is located immediately north of the cabin. Oriented to the south, the building lacks a formal foundation. Brown-painted sheets of plywood, with unpainted cornerboards, clad the exterior walls. The building lacks windows. A brown-painted plywood door opens in the south elevation. Brown sheets of asphalt cover the shed roof, and the building lacks overhanging eaves.

IV. ARCHITECTURAL HISTORY

25. Date of Construction: **1935** 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: **Elizabeth E. Penrose**
Source of information: **Warranty Deed 90283265. From Richard A, and Ivah H. Kellogg to Elizabeth Penrose, 8 July 1931. Boulder County Clerk and Recorder, book 582, p. 385.**
29. Construction history:
According to Boulder County Assessor records, this cabin was constructed in 1935. An analysis of the style, materials, and historical records corroborates this date. The building was originally constructed as three separate bedrooms, two accessed from the west porch and the other from the south porch. The rooms were connected in 1970s, when the shed-roofed bathroom and utility room wing was added.
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 cabin was originally constructed in 1935 as additional bedrooms for the adjacent Penrose Lodge (1001 Eldorado Avenue, 5BL10486). The bedrooms were intended for use when the lodge building was full, overflowing with guests, hence the cabin's name, "Overflowin'."

Penrose Lodge was established by Elizabeth E. "Penny" Penrose. She 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 and adding bedrooms. In 1935, she constructed "Overflowin'."

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.

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 later divided the Penrose Lodge property into separate parcels. In 1981, the Yeagers sold the Overflowin' cabin and the three lots it occupies to James W. and Beverly J. Swope, of Indianapolis, where James was an executive for pharmaceutical giant Eli Lilly & Company. They remain the current owners of Overflowin'. Their daughter and son-in-law, Kathleen S. and Jeffrey Jensen, currently own the adjacent Penrose Lodge.

36. Sources of information:

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

Deeds 90106273, 90183971, 90283265, 90853760, 461663, and 469672. 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.

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, 1935; Social History, 1935-1958**

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 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. The cabin is architecturally significant under Boulder County Landmark Criterion 4 as an example of the Rustic style. Intact, character-defining features include the log construction, small-paned windows, and the native-stone foundation and chimney. While the levels of architectural and historical significance, combined with physical integrity, 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 1935, 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. The only notable alteration has been a small addition to the rear elevation. Otherwise, this building retains its character-defining features. 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.**

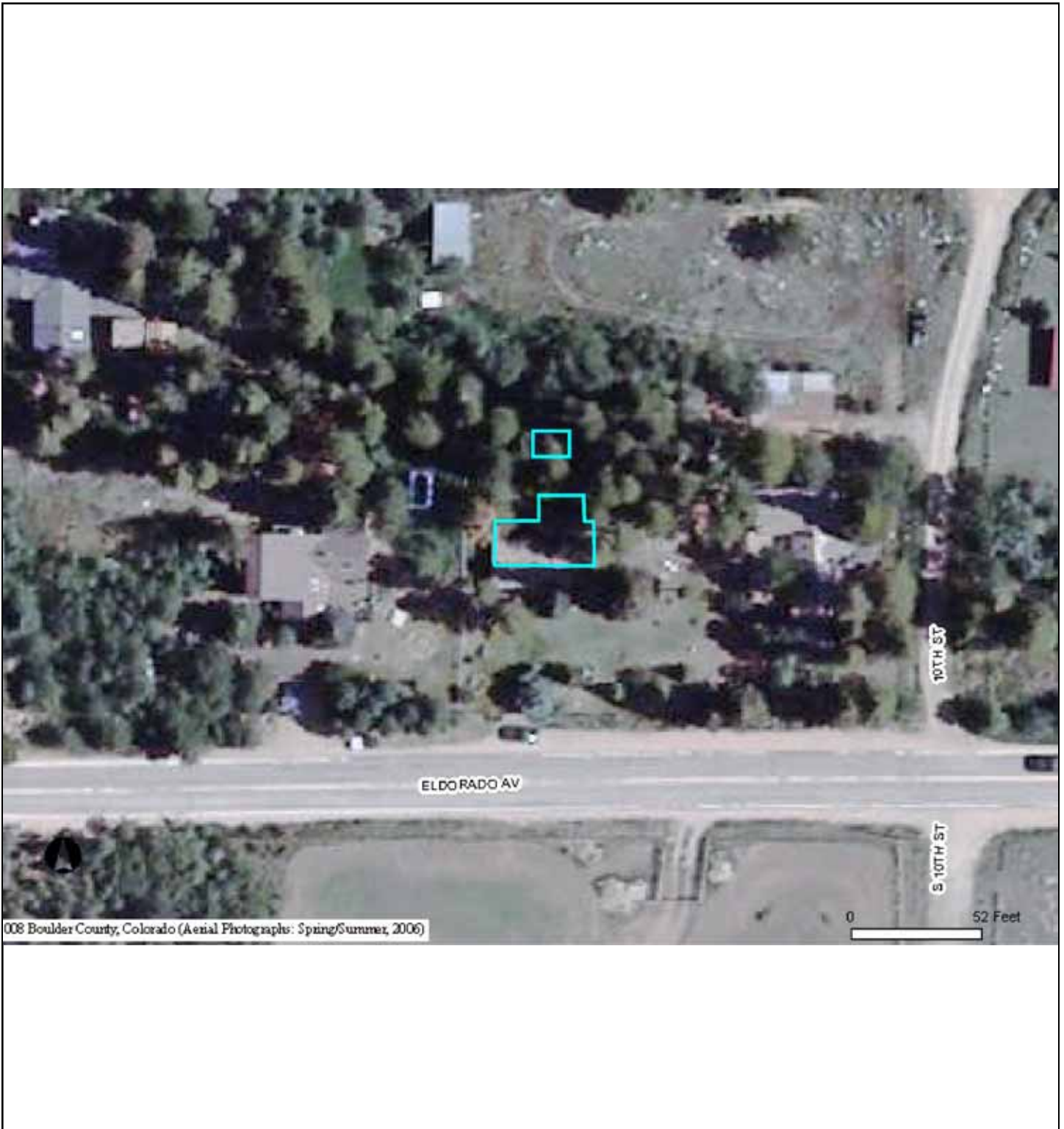
If there is National Register district potential, is this building contributing: Yes No N/A

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): **eldoradoave1025 - 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

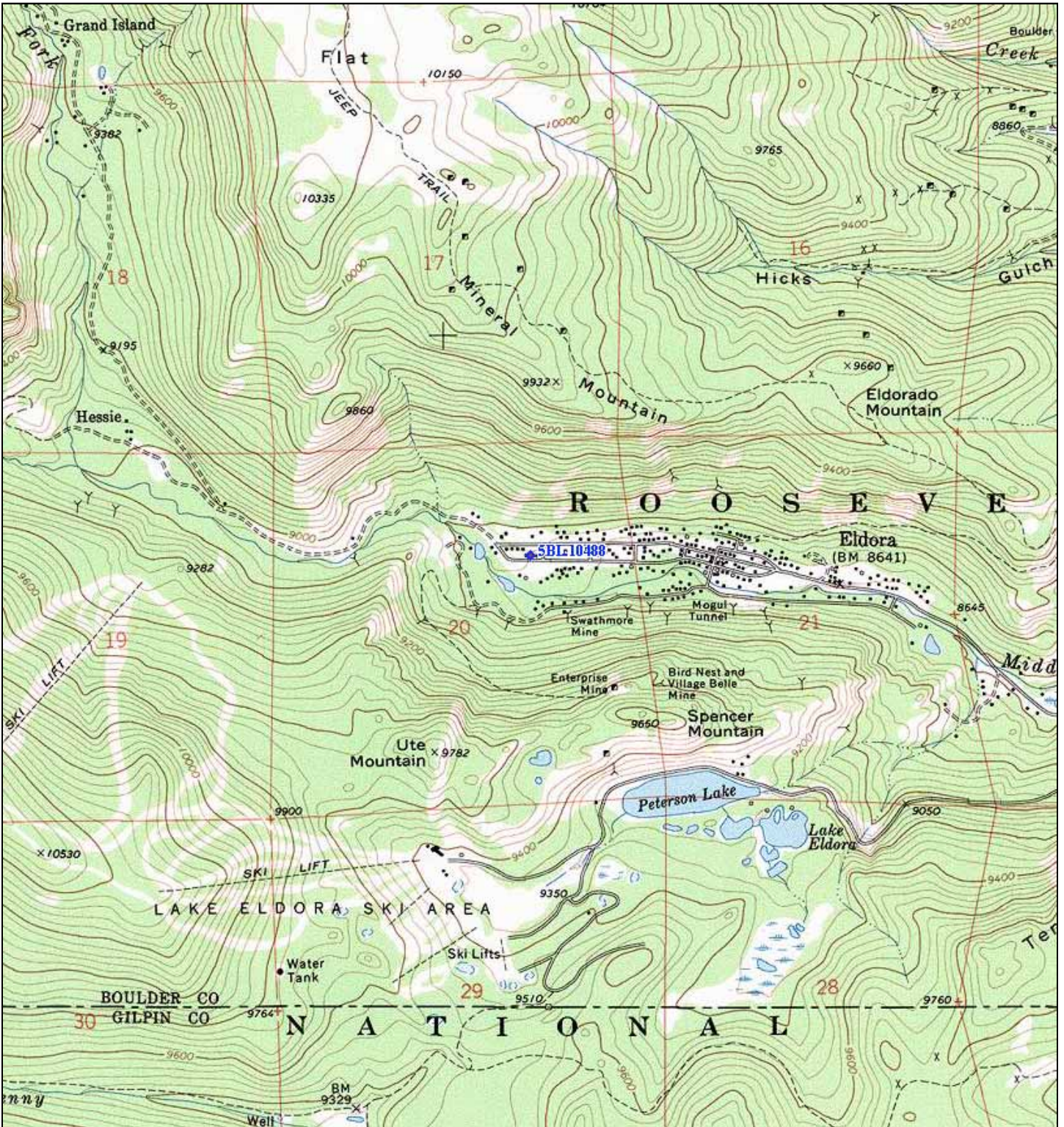


008 Boulder County, Colorado (Aerial Photographs: Spring/Summer, 2006)

Eldora Survey

Historitecture, LLC

LOCATION MAP



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

Eldora Survey

Historitecture, LLC

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