

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

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I. IDENTIFICATION

- 1. Resource number: **5BL.10490** Parcel number: **158320006002**
- 2. Temporary resource number:
- 3. County: **Boulder**
- 4. City: **Eldora**
- 5. Historic building name: **Horace and Elizabeth Macintire Cabin**
- 6. Current building name: **Richard and Marilyn Hartsell Cabin**
- 7. Building address: **1104 Eldorado Avenue**
- 8. Owner name: **Richard S. and Marilyn A. Hartsell**
- Owner organization:
- Owner address: **5563 E Jefferson Ave  
Denver, CO 80237-1066**

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**  
**NE 1/4 NW 1/4 SW 1/4 NE 1/4** of section **20** Grid aligned on **northwest** corner of section.
10. UTM Reference Zone: **13**  
Easting: **450403** Northing: **4422148**
11. USGS quad name: **Nederland** Scale: **7.5**  
Year: **1972**
12. Lot(s): **The southern 70 feet of Lots 1 through 6 and all of Lots 42 through 48 inclusive; Block 51**  
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: **934 square feet**
16. Number of stories: **1**
17. Primary external wall material(s): **Wood/Log**  
**Wood/Simulated Log Siding**  
Other wall materials:
18. Roof configuration: **Gabled Roof/Front Gabled Roof**  
Other roof configuration:
19. Primary external roof material: **Asphalt Roof/Composition Roof**  
Other roof materials:
20. Special features: **Chimney**  
**Porch**  
**Fence**
21. General architectural description:  
**Oriented to the southeast, this house rests on an uncoursed granite foundation. An addition to the northwest rests on a concrete foundation. The walls of the original portion of the cabin consist of round, peeled logs, with dovetail corner notching. Horizontal, simulated log siding covers additions to the south and west. The bark has been left on the siding covering the northwest addition. The protruding log ends are tapered and painted blue. Windows are generally 6-light awning or hopper, with blue-painted wood frames and surrounds. Four-light casement windows open on either side of the engaged hearth and chimney on the northeast elevation and in the gables. Lining a shed-roofed addition across the southeastern two-thirds of the southwest elevation are 4-light hopper windows. The southwest elevation of the northwest addition has white vinyl frame, sliding-sash windows. The principal doorway opens northeast of center in the southeast elevation. It hosts a blue-painted, 5-panel wood door, opening behind a blue-painted, wood-frame screen door. Sheltering the doorway is a front-gabled hood, on stickwork knee brackets. This doorway provides access to an unsheltered wood porch, with a scroll-cut wood balustrade. Another doorway opens in the northeast end of the northwest addition's northeast elevation. It hosts the same door as the principal doorway. Adjacent to this secondary doorway is a 4-light casement window. Red sheets of asphalt cover the front-gabled main roof and all other roof surfaces. In the additions, the rafter ends are exposed but capped by a blue-painted fascia board. The log rafter and perlin ends of the original log structure are also exposed. Engaged to the original log cabin's northeast elevation, west of center, is an uncoursed, granite hearth and chimney.**
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 south side of the street and has a relatively shallow setback. The property terrain drops off severely south of the house, along Middle Boulder Creek. Dense stands of aspens and**

spruces cover much of the property. Encircling the lots is a woven-wire fence.

24. Associated building, features or objects:

**PRIVY**

A privy is located south of the cabin. Oriented to the northeast, the building lacks a formal foundation. Gray sheets of asphalt clad the exterior walls. A two-light window opens in the center of the northwest elevation. It has a green-painted wood frame and surround. A narrow door, also covered in a gray sheet of asphalt, opens southeast of center in the northeast elevation. Gray sheets of asphalt also cover the front-gabled roof.

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#### IV. ARCHITECTURAL HISTORY

25. Date of Construction: **1919**  Actual  Estimate

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

**Boulder County Assessor Cards. Carnegie Branch Library for Local History, Boulder Public Library System. Record dates vary from 1949 to 1975.**

26. Architect: **Unknown**

Source of information:

27. Builder: **Unknown**

Source of information:

28. Original Owner: **Unknown**

Source of information:

29. Construction history:

**According to Boulder County Assessor records, this cabin was constructed in 1919. An analysis of the style, materials, and historical records corroborates this date. The building originally consisted of just the front-gabled log box. The shed-roofed addition across the southwest elevation was completed prior to 1949. The front-gabled addition to the northwest dates to 1998.**

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

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#### V. HISTORICAL ASSOCIATIONS

31. Original use(s): **Unknown Use**

32. Intermediate use(s): **Domestic/Cabin**

33. Current use(s): **Domestic/Cabin**

34. Site type(s): **Vacation Residence**

35. Historical background:

**This cabin was constructed in 1919. However, the owner of the property at that time is unclear. By 1920, it had been seized by Boulder County, which sold the property that year to the Plains Loan, Realty & Investment Company. Eldora pioneer and real estate investor William T. Harpel appears to have acquired the property prior to 1931, when he sold it Professor Horace J. and Elizabeth Macintire.**

Horace James Macintire was born on May 3, 1880, in Texas. His wife, Elizabeth Janet Macintire, was born in New York around 1882. They had two children: Janet L. and Horace Abbott Macintire. The elder Horace Macintire was an accomplished engineer and a pioneer in mechanical refrigeration. Prior to and during World War I, he served as the advisory engineer for refrigeration for the U.S. War Department, in Washington, D.C. By 1920, he was a professor of mechanical engineering at the University of Idaho, in Moscow. He took the same position at the University of Illinois around 1922 and remained in Urbana-Champaign the rest of his life. In 1922 he penned *The Principals of Mechanical Refrigeration: A Study Course for Operating Engineers*. He later wrote the quintessential text on the subject, *Refrigeration Engineering*, which remained in print for decades. Macintire and his family spent many summers in this cabin and were active in the Eldora community.

Horace J. and Elizabeth Macintire transferred their Eldora property to their son, Horace Abbott Macintire, in 1946. The

elder Horace Macintire died on July 15, 1948, in Urbana. The younger Horace Macintire remained the owner of this property until 1983, when he sold it to Gilbert L. Rehm. In 1989, Richard S. and Marilyn A. Hartsell, of Denver, acquired the cabin and lots from Rehm. They remain the current owners and summer residents.

36. Sources of information:

**Boulder County Assessor Records.**

**Boulder County Assessor Cards. Carnegie Branch Library for Local History, Boulder Public Library System. Record dates vary from 1949 to 1975.**

**Deeds 90150357, 90284789, 90442158, 568964, and 999651. Boulder County Clerk and Recorder.**

**U.S. Census of 1920. Moscow, Latah County, Idaho. Roll: T625\_292; Page: 14B; Enumeration District: 123; Image: 490.**

**U.S. Census of 1930; Urbana, Champaign County, Illinois. Roll: 410; Page: 2A; Enumeration District: 76; Image: 760.0.**

**Macintire, Horace James. *The Principles of Mechanical Refrigeration: A Study Course for Operating Engineers*. New York: McGraw-Hill Book Company, 1922.**

**"Deaths: Horace J. Macintire." In *Science*, vol. 108, 8 October 1948, p. 376.**

**Hartsell, Richard and Marilyn. Completed Property History Questionnaire for 1102 Eldorado Avenue, September 2007.**

## 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, 1919; Social History, 1931-1958**

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 development of Eldora as a summer tourist retreat, particularly for midwestern professionals such as professor Horace J. Macintire. The building is also architecturally significant under Boulder County landmark criterion 4 as an example of the Rustic style. Character-defining features include a stone foundation, log construction, the native-stone hearth and chimney, exposed rafter ends, and small-paned windows. While 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 or the Colorado State Register of Historic Properties, it may be eligible as a Boulder County Landmark.**

43. Assessment of historic physical integrity related to significance:

**Constructed in 1919, 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. While additions have altered the original form of the building, they are generally compatible in design. As well, most character-defining features of the building 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**

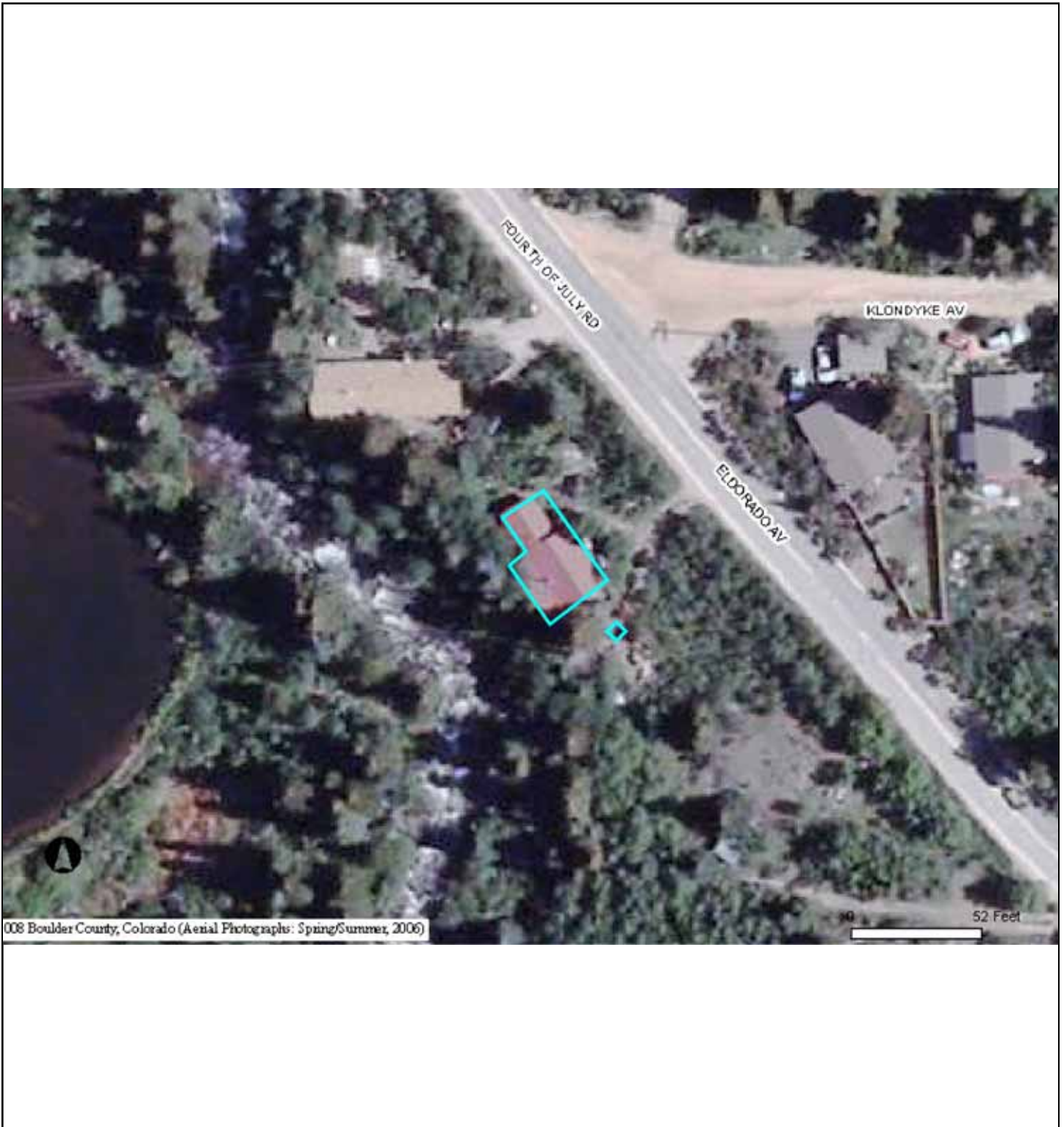
47. Digital photograph file name(s): **eldoradoave1104 - 1 to - 6**  
 Digital photographs filed at: **Boulder County Parks and Open Space**  
**5201 St. Vrain Rd**  
**Longmont, CO 80503**

Eldora Survey

Historitecture, LLC

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**

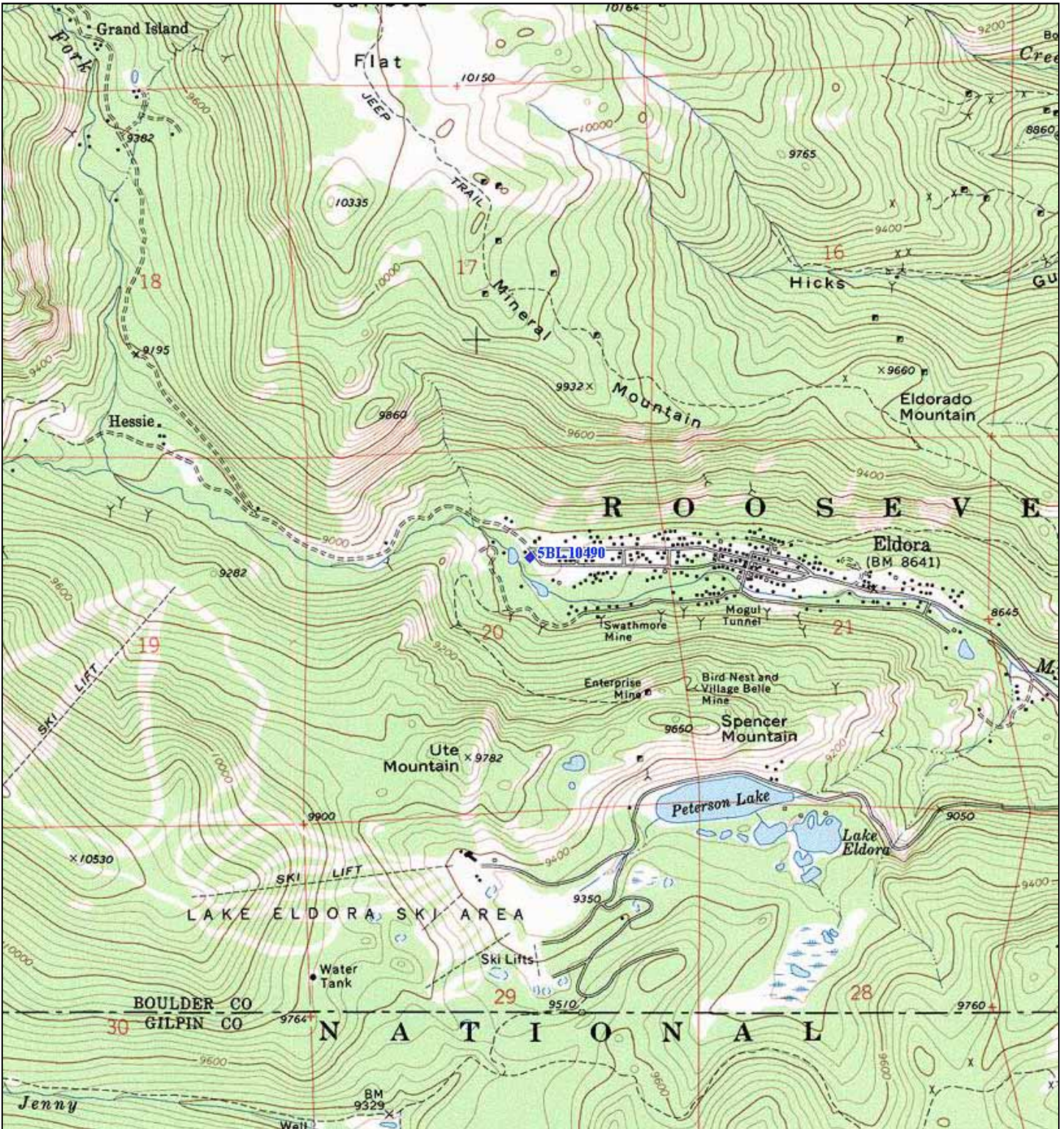
SKETCH MAP



Eldora Survey

Historitecture, LLC

LOCATION MAP



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

Eldora Survey

Historitecture, LLC