

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

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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.10491** Parcel number: **158320006001**
- 2. Temporary resource number:
- 3. County: **Boulder**
- 4. City: **Eldora**
- 5. Historic building name: **James J. and Margaret M. Yeager Cabin**
- 6. Current building name: **John B. and Wilma Brocklehurst Cabin**
- 7. Building address: **1120 Eldorado Avenue**
- 8. Owner name: **John B. and Wilma Brocklehurst**
- Owner organization:
- Owner address: **PO Box 253
Nederland, CO 80466**

| | | | | |
|---|--|--|------------------------------------|--|
| 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**
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: **450395** Northing: **4422172**
11. USGS quad name: **Nederland** Scale: **7.5**
Year: **1972**
12. Lot(s): **Northern 30 feet of Lots 1 through 6 inclusive; Block 51. Also Lots 43 through 46 inclusive; Block 52 lying south of Colorado Road 111**
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: **1,168 square feet**
16. Number of stories: **1**
17. Primary external wall material(s): **Wood/Horizontal 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:
This cabin is oriented to the north. Because of snow cover, the nature of foundation could not be determined. Horizontal, unpainted wood siding, with an unfinished bottom edge, clads the exterior walls. Windows are generally 1-beside-1-light, sliding-sash, with aluminum frames. Larger window openings host single-light, fixed-frame windows. Protruding from the east end of the rear (south) elevation is a small, canted bay window. The principal doorway opens within a front-gabled foyer protruding from the south end of the asymmetrical front (north) facade. A secondary doorway opens in the east elevation of a shed-roofed wing protruding from the rear elevation. Approaching it are wood steps. Brown asphalt shingles cover the side-gabled main roof and all other roof surfaces. Wood fascia and soffit box the overhanging eaves. A random-coursed cobblestone hearth and chimney are engaged to the north elevation, near its center.
22. Architectural style: **No Style**
Other architectural style:
Building type: **Ranch 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, at a curve in the road, and has a relatively shallow setback. 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:
SHED
A storage shed is located northwest of the house. The building is oriented to the south. Because of snow cover, the nature of the foundation could not be determined. Unpainted wood siding, with an unfinished bottom edge, clads the exterior walls. A vertical plank door, with a single light of translucent fiberglass, opens in the center of the front-

gambreled, main portion of the building. A lean-to structure spans the west elevation. Its south elevation hosts a translucent fiberglass door. Interlocking, brown asphalt shingles cover the front-gambreled main roof and all other roof surfaces.

IV. ARCHITECTURAL HISTORY

25. Date of Construction: **1952** 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: **James J. and Margaret M. Yeager**

Source of information: **Quit Claim Deed 90515751. From L.G. Thompson to James J. and Margaret M. Yeager, 2 July 1952. Boulder County Clerk and Recorder, book 909, p. 31.**

29. Construction history:

According to Boulder County Assessor records, this cabin was constructed in 1952. An analysis of the style, materials, and historical records corroborates this date. This cabin originally consisted of a side-gabled box, measuring 22-by-20 feet. It rested on concrete pylons. The additions and replaced windows and wall cladding appear to date to the 1970s.

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/Single Dwelling**

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

35. Historical background:

The original owners of this cabin, constructed in 1952, were James J. and Margaret Yeager. They sold the property to Avery A. Graham Jr. and Eleanor Graham in 1959. Avery Graham died around 1982, when Eleanor became the sole owner. She sold the property later that year to Carl M. and Dorothy E. Minister. In 1985, Donald M. and Patricia J. Morse acquired the cabin and lots from the Ministers. John B. Brocklehurst became the owner in 1988, when he purchased the property from the Morses. John and Wilma Brocklehurst remain the current owners and year-round 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.

Brocklehurst, Wilma. Interview with Adam Thomas, 27 February 2008.

Deeds 90515751, 90633259, 512921, 675842, and 933009. 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: **Social History**

40. Period(s) of Significance: **1952-1958**

41. Level of Significance: National State Local

42. Statement of Significance:

This property is significant for its association with the post-World War II development of Eldora. However, because of the principal building's low level of physical integrity, this property should not be considered individually eligible for

Eldora Survey

Historitecture, LLC

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 1952, 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 and removed or concealed nearly all 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): **eldoradoave1120 - 1 to - 4**
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): **2/27/2008**

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

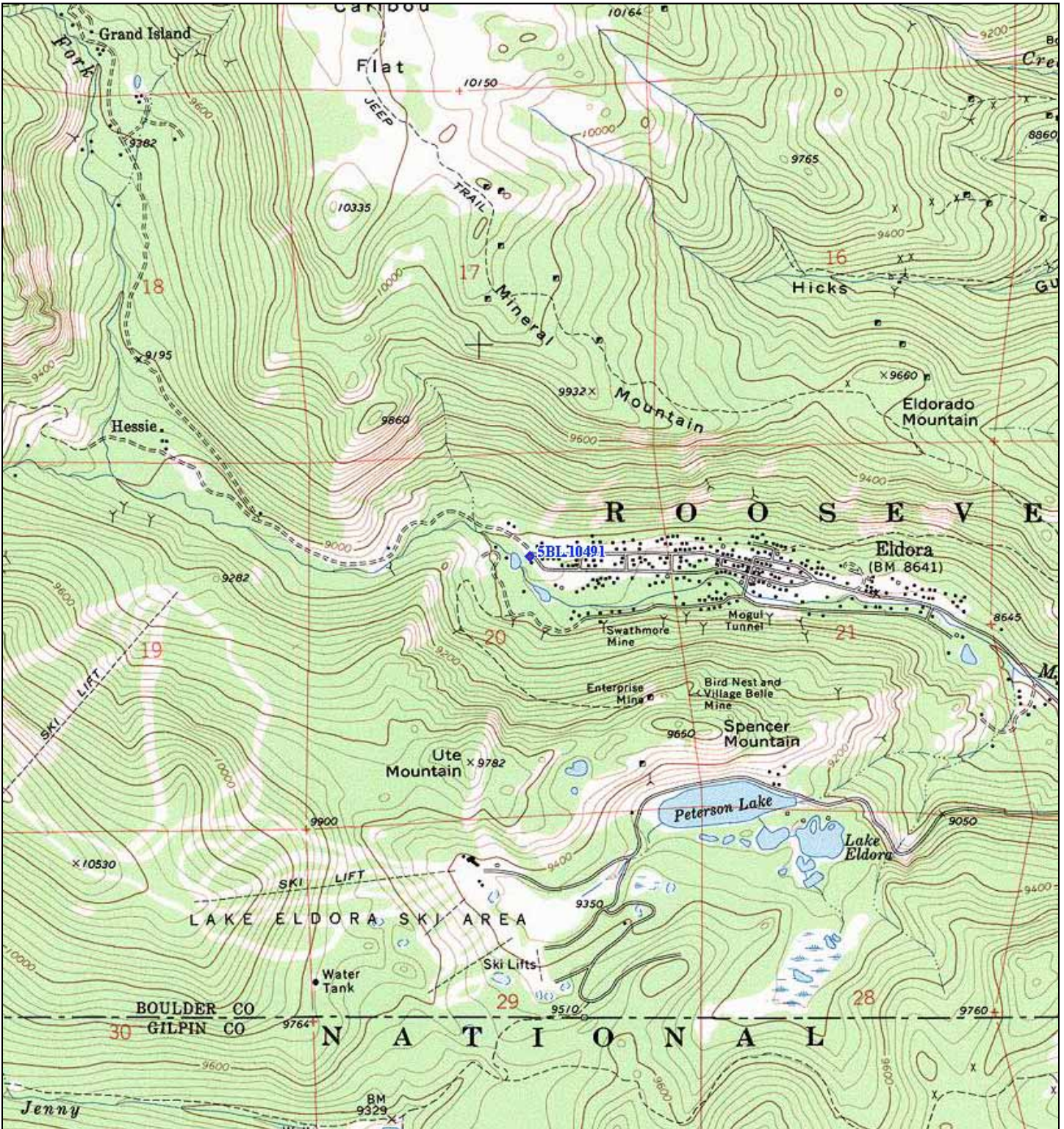


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LOCATION MAP



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

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