

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.10493 | Parcel number: | 158320009001 |
| 2. Temporary resource number: | | | |
| 3. County: | Boulder | | |
| 4. City: | Eldora | | |
| 5. Historic building name: | Hinshaw Cabin | | |
| 6. Current building name: | Hinshaw Cabin | | |
| 7. Building address: | 812 Klondyke Avenue | | |
| 8. Owner name: | James J., William E., and Robert Dean Hinshaw | | |
| Owner organization: | | | |
| Owner address: | 133 Rockledge Cir | | |
| | Lyons, CO 80540-8934 | | |

- | | | | | |
|---|--|--|------------------------------------|--|
| 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 |

Eldora Survey

Historitecture, LLC

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

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: **450985** Northing: **4422172**
11. USGS quad name: **Nederland** Scale: **7.5**
Year: **1972**
12. Lot(s): **Lots 1 through 4 and 45 through 48 inclusive; Block 34**
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: **480 square feet**
16. Number of stories: **1**
17. Primary external wall material(s): **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: **Porch**
Fence
21. General architectural description:
Oriented to the east (toward 8th Street), this cabin appears to lack a formal foundation. Red-painted, simulated log siding clads the exterior walls. Windows are generally 4-light casement, with red-painted wood frames and surrounds. The south end of the rear (west) elevation hosts a 4-beside-4-light, sliding-sash window, with a red-painted wood frame. An opening in the north end of the same elevation is covered by a hinged wood hatch or cover. A large, single-light picture window dominates the east end of the south elevation. A large, front-gabled porch spans most of the east elevation. It has been enclosed with red-painted sheets of plywood. The principal doorway opens in the center of the porch and appears to host only an aluminum-frame storm door. Approaching it are wood steps. Another doorway opens in the west end of the south elevation. It provides access to an unsheltered wood stoop. Red-painted sheets of aluminum, with standing seams, cover the front-gabled main and porch roofs.
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, a secondary east-west thoroughfare through the village of Eldora. This cabin is located on the southwest corner of Klondyke Avenue and 8th Street, with a relatively shallow setback from both roads. The landscape is largely open to the south and east, with tall grasses. To the west and north is a dense stand of aspens.
24. Associated building, features or objects:
GUEST CABIN
A guest cabin or bunk house is located directly south of the main house. It appears to have been a modular or kit-built building. Oriented to the east, the building lacks a formal foundation. Red-painted, horizontal wood weatherboard, with cornerboards, clads the exterior walls. Red-painted battens cover the seams in the weatherboard, dividing the east and west elevation into two bays and the north and south elevations into three bays. All of the window openings have been

boarded shut with red-painted, vertical planks. The windows opened in the southern half of the east elevation; the western two bays of the north and south elevations; and in the northern half of the west elevation. The principal doorway opens in the northern half of the east elevation. It hosts a 4-light, 3-panel wood door, painted red. The lights have been boarded shut. Fading in the paint above the doorway indicates that it was once sheltered by a front-gabled hood. A similar hood covered the window opening in the east elevation. A secondary doorway opens in the southern half of the west elevation. Red and brown sheets of asphalt cover the bowstring-arch roof.

PRIVY

A privy or small storage shed is located just west of the guest cabin. Oriented to the north, the building appears to lack a formal foundation. Unpainted, vertical wood planks clad the exterior walls. The only doorway opens in the north elevation. Brown and red sheets of asphalt cover the shed roof.

IV. ARCHITECTURAL HISTORY

25. Date of Construction: **1950** 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 H. and Dorothy M. Hinshaw**

Source of information: **Quit Claim Deed 90490672. From William H. Gardner to James H. and Dorothy M. Hinshaw, 31 May 1950. Boulder County Clerk and Recorder, book 860, p. 283.**

29. Construction history:

According to Boulder County Assessor records, this cabin was constructed in 1950. An analysis of the style, materials, and historical records corroborates this date. This cabin originally consisted of the front-gabled core, sans the porch. It rested on concrete pylons and the walls were unpainted.

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 owners of this cabin, constructed in 1950, were James H. and Dorothy M. Hinshaw. They purchased the lots the same year from William H. Gardner. James Harkin Hinshaw was born on July 27, 1914, in Richland, Iowa, but moved to Boulder as a youth, attending both Boulder High School and the University of Colorado. He served in the Merchant Marines during World War II. Following the war, he was the owner of Jim's Auto Service, later known as Hinshaw Motors, until 1960. Boulder Valley School District then hired Hinshaw as assistant transportation director. He retired from the position after 16 years of service. From 1956 until 1960, the Hinshaw family also operated the Boulder County Humane Society. His wife, the former Dorothy Zeren, was born around 1915. They had three sons: William E., James J., and Robert Dean Hinshaw. The elder James Hinshaw died on February 8, 1977, in Boulder. Thus, Dorothy Hinshaw became the sole owner, later transferring the property to her sons, who remain the current owners.

36. Sources of information:

Boulder County Assessor Records.

Deeds 90490672, 305600, 368995, and 381455. Boulder County Clerk and Recorder.

"James H. Hinshaw" [obituary]. *Boulder Daily Camera*, 8 February 1977.

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: **1950-1958**

41. Level of Significance: National State Local

42. Statement of Significance:

This property is significant for its association with the mid twentieth-century development of Eldora as a summer tourist retreat. Many of the cabins built at that time were simple in form and represented minimal interpretation of the Rustic style that had so long dominated the design of Rocky Mountain cabins. However, 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, the Colorado State Register of Historic Properties, or as a Boulder County Landmark.

43. Assessment of historic physical integrity related to significance:

Constructed in 1950, 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 modification was the construction of the front porch. Almost all character-defining features, including the original wall cladding and windows, 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): **klondykeave0812 - 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): **9/6/2007**

50. Recorder(s): **Adam Thomas, Jeffrey DeHerrera, and Sierra Standish**

51. Organization: **Historitecture, LLC**

52. Address: **PO Box 419**

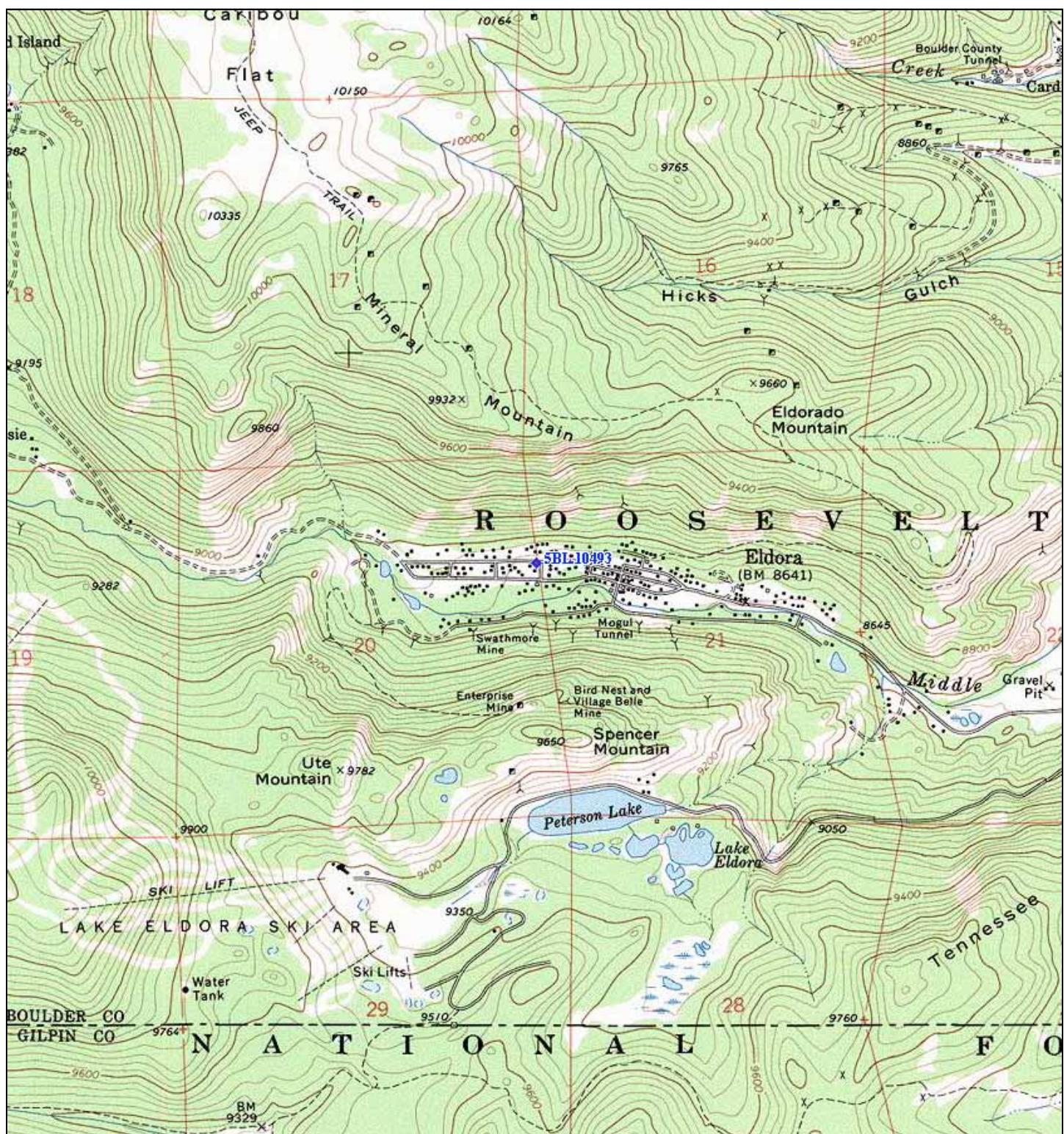
Estes Park, CO 80517-0419

53. Phone number(s): **(970) 586-1165**

SKETCH MAP



LOCATION MAP



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