

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.10494** Parcel number: **158320009004**
- 2. Temporary resource number:
- 3. County: **Boulder**
- 4. City: **Eldora**
- 5. Historic building name: **Marshall and Armored Reddick Cabin**
- 6. Current building name: **Spruce Tree Cabin**
- 7. Building address: **856 Klondyke Avenue**
- 8. Owner name: **Spruce Tree Holdings, LLC**
- Owner organization:
- Owner address: **4538 Pepperwood Ave
Long Beach, CA 90808**

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**
NW 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: **450909** Northing: **4422192**
11. USGS quad name: **Nederland** Scale: **7.5**
Year: **1972**
12. Lot(s): **Lots 12 through 17 and the southeasterly triangle of Lot 18 (less the northwesternly triangle of Lot 18); 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: **1,547 square feet**
16. Number of stories: **1 1/2**
17. Primary external wall material(s): **Wood/Weatherboard**

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: **Porch**
21. General architectural description:
This cabin is oriented to the north. Because of snow cover, the nature of the foundation could not be determined. The original portion of this cabin is clad in brown-painted or dark-brown stained wood weatherboard. Unpainted wood weatherboard covers additions to the south and west. The west addition is a half story higher than the rest of the building. Windows are generally 1-beside-1-light, sliding sash, with brown aluminum frames. Many of the window surrounds have been removed. A 4-beside-4-light, sliding-sash window, with a white-painted wood frame, opens near the center of the north elevation. Fixed frame windows open in the upper portion of a bay protruding from the center of the east elevation. The principal doorway opens in the north elevation of the protruding bay. Sliding glass doors open west of center in the north elevation. An integral porch wraps around the southeast corner of the house and spans most of the rear (south) elevation. Gray-green asphalt shingles cover the side-gabled roof, and the rafter ends are exposed.

This building appears to have been undergoing remodeling at the time of this survey.
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, a secondary east-west thoroughfare through the village of Eldora. This cabin has a relatively shallow setback. A dense stand of aspens surround and largely conceal the cabin, particularly when viewed from the south.
24. Associated building, features or objects:
GUEST CABIN
A one-and-a-half story, 770-square-foot guest cabin, built in 1979, is located near the southwest corner of the lot. However, due to a deep setback, dense foliage, and inaccessibility, it could not be surveyed.

GARAGE

A garage is located east of the main cabin. The building is oriented to the northeast. Because of snow cover, the nature of the foundation could not be determined. Unpainted, horizontal wood planks clad the exterior walls. Dominating the front (northeast) elevation are paired, vertical beadboard doors, opening on metal strap hinges. Green asphalt shingles cover the front-gabled roof, and the rafter ends are exposed.

IV. ARCHITECTURAL HISTORY

25. Date of Construction: **1933** Actual Estimate
Source of information: **Boulder County Assessor Cards. Carnegie Branch Library for Local History, Boulder Public Library System. Record dates vary from 1949 to 1975.**
Rettig, Armorel Hawkings. Interview with Virginia Kent, August 18, 1983. Maria Rogers Oral History Program, Carnegie Branch Library for Local History, Boulder Public Library System.
26. Architect: **Unknown**
Source of information:
27. Builder: **Unknown**
Source of information:
28. Original Owner: **Marshall E. and Armorel H. Reddick**
Source of information: **Quit Claim Deed 90298917. From Earl Wilcox to M.E. Reddick, 12 June 1933. Boulder County Clerk and Recorder, book 594, p. 427.**
29. Construction history:
According to Boulder County Assessor records, this cabin was constructed in 1933. An analysis of the style, materials, and historical records corroborates this date. This cabin originally consisted of just the side-gabled, rectangular box, clad in dark brown weatherboard. It had small-paned windows and an engaged, native-stone hearth and chimney on its west elevation. The cabin was generally rustic in style. After 1990, the building was greatly expanded and the windows were replaced.
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 original owners of this cabin, constructed in 1933, were Marshall Eugene and Armorel Hockett Reddick, who built the cabin following their marriage. Marshall Reddick was born in Maine around 1904. He was an electrical engineer and previously worked in Kansas City, Missouri, before settling in Denver. Armorel Hockett was born on November 2, 1909, in Colorado. She was a sickly infant and the heat of the following summer seemed to make her condition even worse. Her doctor recommended taking the Switzerland Trail (Colorado & Northwestern/Denver, Boulder & Western Railroad) to the end of the line and summering in the cooler climate of Eldora. Thus began a lifelong love affair with the Happy Valley. The Hocketts were often integral parts of any Eldora social affair; Julia was an accomplished pianist and her son, Guy R. Hockett, liked to dance. Armorel was also a music teacher and pianist.
Marshall Reddick died prior to 1988, when Armorel transferred the property to her son, also named Marshall Eugene Reddick. Armorel died on November 14, 1994, in Boulder. The younger Marshall Reddick is a resident of Long Beach, California. In 2004, he placed this property into his Spruce Tree Holdings, LLC, the current owner.
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.

Reddick, Armorel Hockett. Interview with Virginia Kent, August 18, 1983. Maria Rogers Oral History Program, Carnegie Branch Library for Local History, Boulder Public Library System.
Deeds 90298917, 90676660, 959814, and 2635511. 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: **Not Applicable**

40. Period(s) of Significance: **N/A**

41. Level of Significance: National State Local

42. Statement of Significance:

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 1950, 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. As well, character-defining features, such as the original windows, have been replaced. 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): **klondykeave0856 - 1 to - 5**

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**

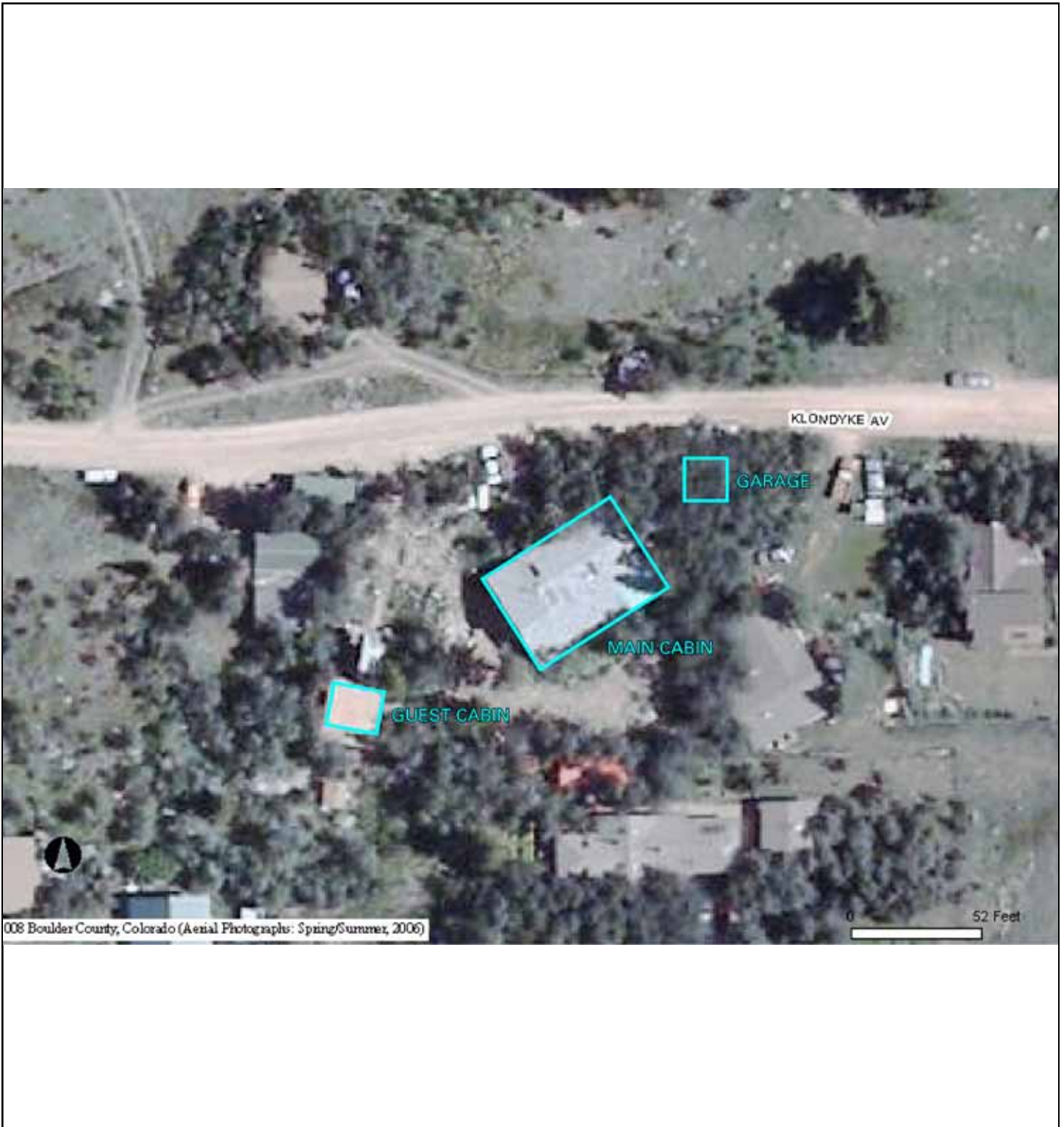
50. Recorder(s): **Adam Thomas, Jeffrey DeHerrera, and Sierra Standish**

51. Organization: **Historitecture, LLC**

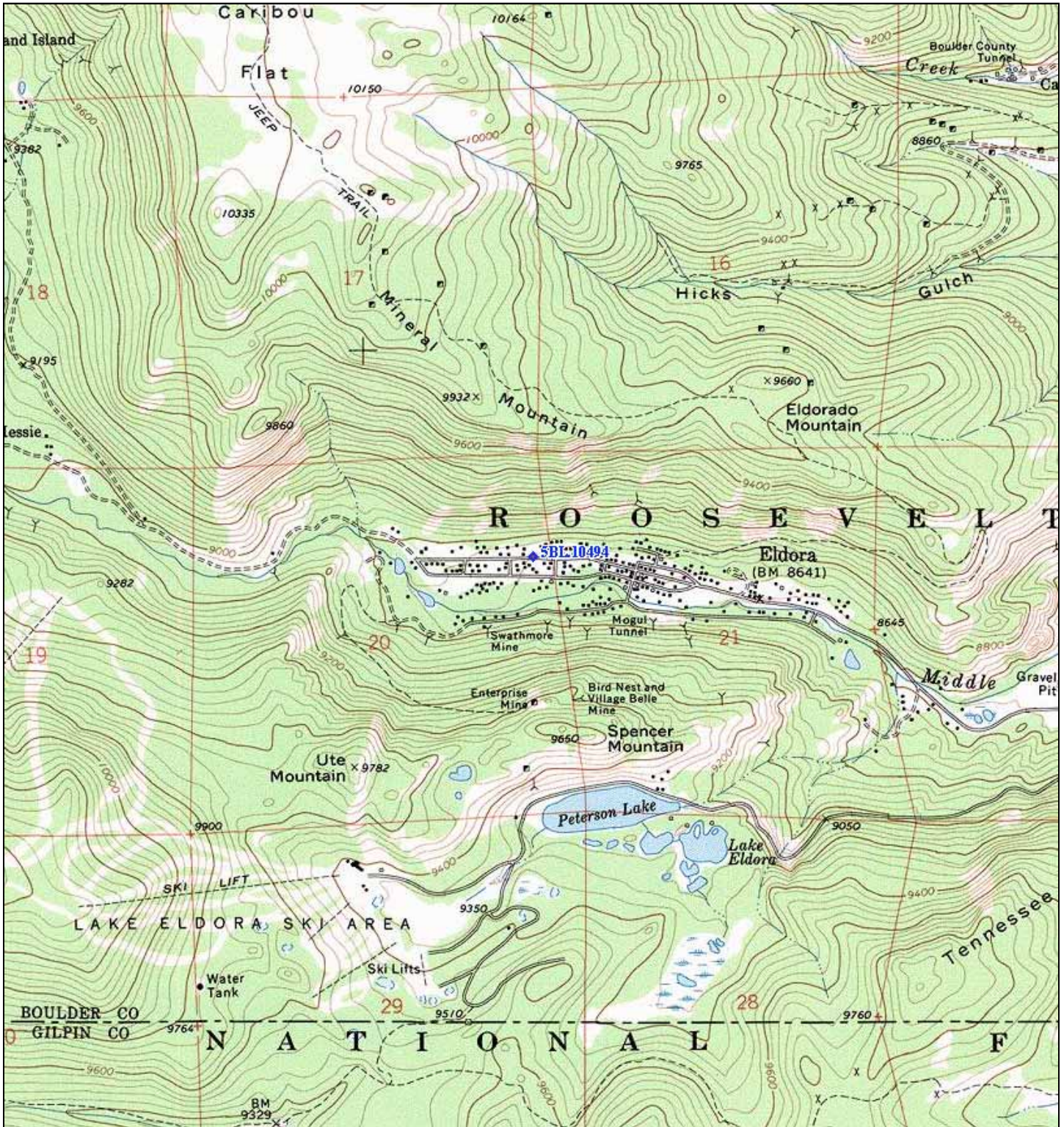
52. Address: **PO Box 419
Estes Park, CO 80517-0419**

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

SKETCH MAP



LOCATION MAP



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

Eldora Survey

Historitecture, LLC