

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

Page 1

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I. IDENTIFICATION

- 1. Resource number: **5BL.10495** Parcel number: **158320008001**
- 2. Temporary resource number:
- 3. County: **Boulder**
- 4. City: **Eldora**
- 5. Historic building name: **Rumley Cabin; Marron Cabin; "Bonita Casa" Cabin**
- 6. Current building name: **Tasaday Cabin**
- 7. Building address: **902 Klondyke Avenue**
- 8. Owner name: **Laurence Tasaday**
- Owner organization:
- Owner address: **PO Box 1449
Pahoa, HI 96778**

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 SE 1/4 NE 1/4 of section **20** Grid aligned on **northwest** corner of section.
10. UTM Reference Zone: **13**
Easting: **450808** Northing: **4422180**
11. USGS quad name: **Nederland** Scale: **7.5**
Year: **1972**
12. Lot(s): **Lots 1 through 7 inclusive; Blcok 41. Also half of an adjacent vacated alley.**
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: **646 square feet**
16. Number of stories: **1**
17. Primary external wall material(s): **Wood/Vertical Siding**
Other wall materials:
18. Roof configuration: **Gabled Roof/Side Gabled Roof**
Other roof configuration:
19. Primary external roof material: **Metal Roof**
Other roof materials:
20. Special features: **Car Port
Chimney
Fence**
21. General architectural description:
This cabin is oriented to the east. Because of the snow cover, the nature of the foundation could not be determined. Unpainted, vertical board-and-batten siding clads the exterior walls. Windows vary widely, but are most often single-light fixed frame and 1-beside-1-light, sliding sash. Some have wood frames, others have aluminum frames. They have green-painted wood surrounds. The principal doorway opens in the east elevation of a front-gabled wing protruding from the north end of the east elevation. It hosts a green-painted wood slab door, with a single light. A stone and concrete stoop approaches the doorway. A side-gabled carport extends southward from the south elevation. Another doorway appears to open within this carport. Engaged to the northern half of the rear (west) elevation are a brick hearth and chimney, encased in concrete. The chimney has an arched cap. Sheets of corrugated metal cover the side-gabled main roof and all other roof surfaces. The rafter ends are exposed but capped by a fascia board.
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 9th Street and has a relatively shallow setback from both streets. The landscape is largely open, with spruces and aspens surrounding the main cabin. A wood privacy fence encloses the area between the main cabin and guest cabin 2.
24. Associated building, features or objects:
GUEST CABIN 1
A guest cabin is located south of the main cabin and southeast of guest cabin 2. Oriented to the east, the building appears to rest on a concrete slab. Unpainted, vertical board-and-batten siding clads the exterior walls. Windows vary greatly in size and description. Spanning the front-gabled wing attached to the front (east) elevation are a trio of 1-

beside-1-light, sliding-sash windows, with aluminum frames. Above them, in the gable, are fixed-frame, triangular clerestory windows. The south elevation of the wing hosts a pair of 9-light, fixed-frame windows, with green-painted wood frame. Opening low, near the center of the south elevation are a pair of 4-beside-4-light, sliding-sash windows, with green-painted wood frames. West of these windows is a single-light, floor-to-ceiling window or door; west of it is another small window. The west and north elevations host an array of fixed-frame and sliding sash windows, with aluminum frames. The principal doorway opens in the north elevation of the attached front-gabled wing, and hosts a single-light, glass-in-wood-frame door, painted green. Corrugated sheets of metal cover the front-gabled main roof and all other roof surfaces. The rafter ends are exposed.

GUEST CABIN 2

Another guest cabin is located west of the main cabin and northwest of guest cabin 1. Oriented to the south, the building rests on a concrete slab. Unpainted, vertical board-and-batten siding clad the exterior walls. Windows are generally tall, single-light, fixed-frame and casement. The principal doorway opens near the center of the south elevation. It hosts a single-light, glass-in-wood-frame door, painted green. Sheets of corrugated metal cover the side-gabled roof, and the eaves are boxed, with wood fascia and soffit.

PRIVY

A privy is located immediately west of guest cabin 1. Oriented to the east, the building lacks a permanent foundation. Unpainted sheets of plywood clad the exterior walls. A plywood door opens in the center of the east elevation. Sheets of corrugated metal cover the shed roof.

IV. ARCHITECTURAL HISTORY

25. Date of Construction: **1924** 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: **William J. Rumley**
Source of information: **Warranty Deed 90222722. From the Earl Wilcox and the Henry Wilcox Estate, 15 September 1925. Boulder County Clerk and Recorder, book 533, p. 250.**
29. Construction history:
According to Boulder County Assessor records, this cabin was constructed in 1924. An analysis of the style, materials, and historical records corroborates this date. This cabin appears to have consisted originally of a small, L-shaped plan building, with the inside corner facing southeast. Additions were then made extending the cabin southward. The construction of the large car port and the installation of the hearth and chimney occurred around 1968, based on assessor records. The windows were replaced in the 1970s or '80s. Guest cabin 1 was originally a single-car garage constructed in 1924. Its modification into a cabin, occurring in the 1980s, resulted in the construction of the front-gabled wing and the installation of more windows. Guest cabin 2 was constructed in 1981.
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): **Rental Property; Vacation Residence**
35. Historical background:
The original owner of this cabin, constructed in 1925, was William J. Rumley. He was born in Virginia around 1868. His wife, the former Anna Klein, was born around 1876 in Kansas. They were married around 1897. By 1910, William Rumley was the manager of a lumberyard in Mount Pleasant, Kansas. He moved to Frederick, Colorado, where he also worked at a lumberyard. He sold this property in 1929, prior to moving to Abilene, Texas.

Purchasing the property from Rumley was Nebraska physician Dr. James G. Marron, who christened the cabin "Bonita Casa." He was born in New York state around 1865. His wife, Frances Mary Marron, was born in England around 1876. She immigrated to the United States in 1909. They had two children: Winifred Marron and Alfred K. Marron. Dr. Marron settled in Butler County, Nebraska, around 1910, opening a practice in Brainard, Oak Creek Township. In 1938, Dr. Marron transferred this property to his wife, Frances, who, in 1949, transferred the property to their children and their respective spouses: Alfred K. and F. June Marron, and John F. and Winifred Marron Zimmer. By 1954, Winifred Zimmer was the sole owner.

That year, Zimmer sold the property to Hampton F. Shirer, who owned only briefly, transferring the buildings and lots less than year later to Sarah E. MacNeil; she later married George W. Figgs. Both were residents of Kansas. By 1972, Sarah Figgs became the sole owner. She transferred the property to John R. and Michael MacNeil in 1996. In 1998, Michael MacNeil and Laurence Tasaday owned the property. Tasaday became the sole owner in 1999. He is a resident of Pahoehoe, Hawaii, and appears to operate the property as at least one rental unit.

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.

"Eldora Sweethearts: Al and June Marron." In the *Eldora Civic Association Newsletter*, 1995-1999.

Deeds 90222722, 90265833, 90349181, 904848037, 90507909, 90544843, 90558160, 90945793, 40287, 1632187, 1836929, 1836931, and 1932815. Boulder County Clerk and Recorder.

U.S. Census of 1910. Mt. Pleasant, Atchison County, Kansas. Roll: T624_432; Page: 1A; Enumeration District: 17; Image: 94.

U.S. Census of 1920. Frederick, Weld County, Colorado. Roll: T625_172; Page: 18A; Enumeration District: 228; Image: 263.

U.S. Census of 1930. Abilene, Taylor County, Texas. Roll: 2399; Page: 13B; Enumeration District: 15; Image: 1042.0.

U.S. Census of 1920. Oak Creek, Butler County, Nebraska. Roll: T625_982; Page: 2B; Enumeration District: 9; Image: 124.

U.S. Census of 1930. Brainard, Butler County, Nebraska. Roll: 1267; Page: 3A; Enumeration District: 9; Image: 678.0.

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:

Eldora Survey

Historitecture, LLC

- 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: **1924-1958**

41. Level of Significance: National State Local

42. Statement of Significance:

This property is significant for its association with the development of Eldora as a summer tourist retreat, particularly for midwestern professionals such as Dr. James Marron. However, 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 1924, 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 have significantly altered the original form and the replacement of windows removed a key character-defining feature. 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): **klondykeave0902 - 1 to - 11**
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**

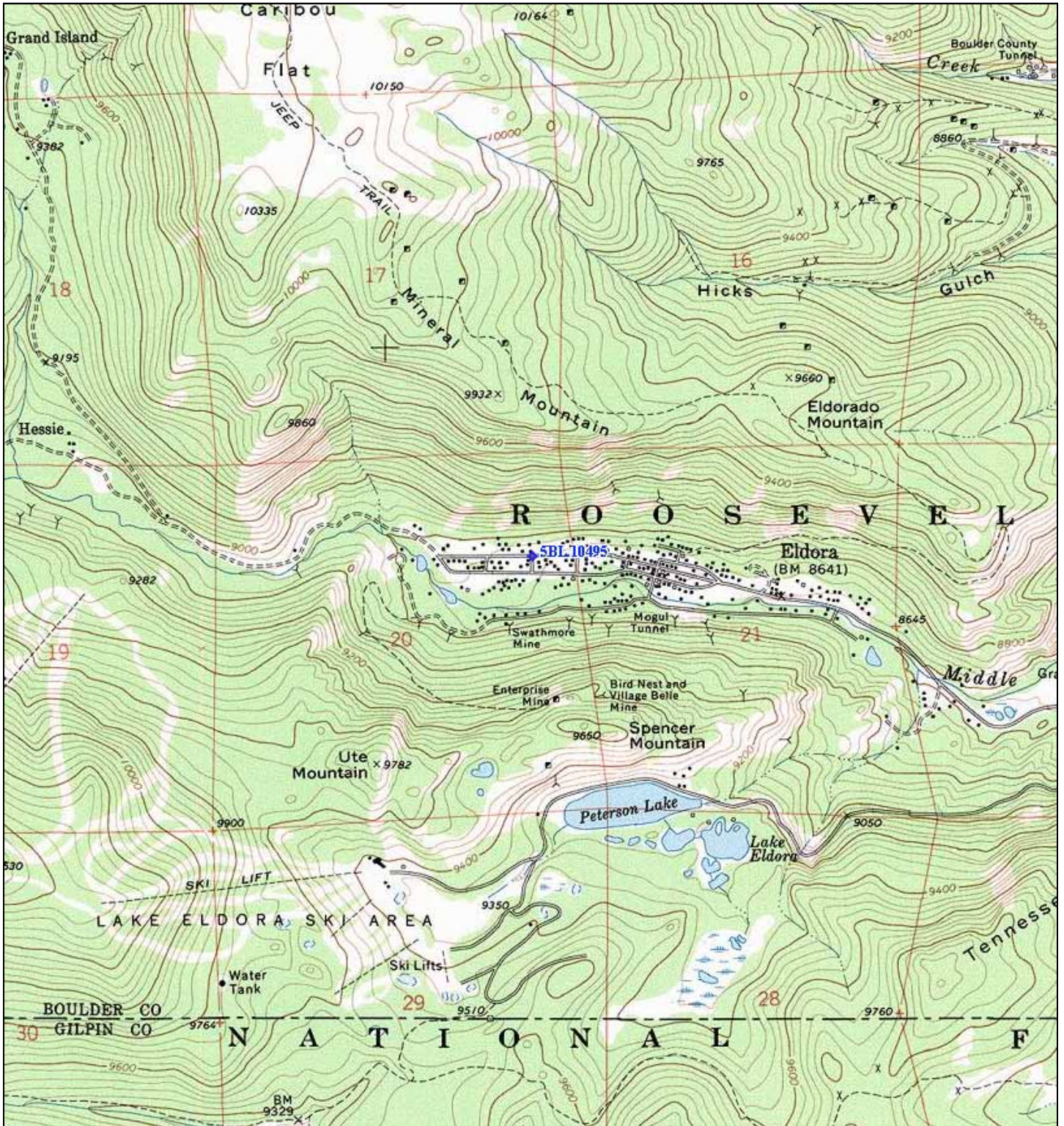
SKETCH MAP



Eldora Survey

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LOCATION MAP



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

Eldora Survey

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