MEETING OF THE HISTORIC PRESERVATION ADVISORY BOARD
BOULDER COUNTY, COLORADO

THURSDAY, FEBRUARY 3, 2022 AT 6:00 P.M.

PLEASE NOTE: Due to COVID-19 concerns, this hearing will be held virtually. Information regarding how to participate will be available on the Historic Preservation Advisory Board webpage in advance of the hearing (www.boco.org/HPAB).

This agenda is subject to change. Please call ahead or check the Historic Preservation Advisory Board webpage to confirm an item of interest (303-441-3930 / www.boco.org/HPAB). Public comments are taken at meetings designated as Public Hearings. For special assistance, contact our ADA Coordinator (303-441-3525) at least 48 hours in advance.

Information regarding how to participate in this virtual meeting will be available on the Historic Preservation Advisory Board webpage in advance of the hearing (approximately January 30th) at www.boco.org/HPAB. There will be opportunity to provide public comment remotely on the subject dockets during the respective virtual Public Hearing portions for each item. If you have comments regarding any of these items, you may mail comments to the Community Planning & Permitting Department (PO Box 471, Boulder, CO 80306) or email to historic@bouldercounty.org. Please include the docket number of the subject item in your communication. Call 303-441-3930 or email historic@bouldercounty.org for more information.

Notice is hereby given that a Public Hearing will be held by the Boulder County Historic Preservation Advisory Board (HPAB) at 6:00 pm to consider the following agenda:

1. Citizen participation for items not otherwise on the agenda
2. Approval of minutes from previous meetings
3. Building Permit Reviews for Structures 50 Years of Age and Older
4. Landmark/Historic Preservation Grant:
      Request: Boulder County Historic Landmark Designation of the cabin and garage / Historic Preservation Grant to replace siding on the cabin and garage
      Location: 702 Klondyke Avenue, in Section 21, T1S, R73W of the 6th Principal Meridian
      Zoning: Forestry (F) Zoning District
      Owner: McCaffree Cabin LLC
   5. Certificate of Appropriateness/Historic Preservation Grant:
      a. **Docket CA-22-0001/HPG-22-0002: Neva Cabin - reroof**
         Request: Certificate of Appropriateness and Historic Preservation Grant to reroof
         Location: 765 Klondyke Avenue, in Section 21, T1S, R73W of the 6th Principal Meridian
         Zoning: Forestry (F) Zoning District
         Owners: Charles Fletcher and Richard Rivers
5. Certificate of Appropriateness/Historic Preservation Grant:

6. Other Business
On Thursday, September 2, 2021 the Boulder County Historic Preservation Advisory Board held a regular meeting, convening at 6:03 p.m. and adjourning at 8:00 p.m.

Board Members Present: Chuck Gray (Chair), Don Burd, Jason Emery, Liz Gehring, Mark Gerwing, Marissa Ferreira, Larry Powers, Terry Walters

Board Members Excused: Stanley Nilson

Staff Present: Denise Grimm, Jessica Fasick, and Andrew Goldstein with Community Planning & Permitting; Carol Beam with Parks and Open Space

Interested Others: 8

1. CITIZEN PARTICIPATION

None.

2. APPROVAL OF MINUTES

Approval of the April 1, 2021 Historic Preservation Advisory Board minutes:

MOTION: Larry Powers MOVED to approve the April 1, 2021 minutes as submitted

SECOND: Jason Emery

VOTE: Motion PASSED unanimously
3. LANDMARKS

a. **Docket HP-21-0004: Tucker Ranch**

   Request: Boulder County Historic Landmark Designation of the site  
   Location: 1001 Caribou Road, in Section 14, T1S, R73W of the 6th Principal Meridian  
   Zoning: Forestry (F) Zoning District  
   Owner: Boulder County

   Staff member Denise Grimm gave the staff presentation. An application for landmark designation of the site has been submitted by Boulder County Parks and Open Space. The landmark site is a 1-acre area of a 324-acre parcel. The site includes five (5) contributing resources which are the house, the privy, the cistern, the shed and the driveway.

   The parcel was part of the vast holdings of Alfred and Margaret Tucker and their family who farmed and ranched. Alfred Tucker first arrived in Colorado in 1859, purchased the first 160 acres of this parcel in 1872, and subsequently added another 160 acres purchased from the United States. Additionally, the Tuckers owned another 880 acres spread throughout the Golden/Arvada area, Larimer County and Denver.

   The house was built c. 1871 and retains its physical integrity from the periods of significance associated with the Tucker family. It features a large fieldstone chimney, historic siding and historic windows. The other historic resources appear to retain their physical integrity as well although ages are unknown.

   Boulder County purchased the property in 2020 from the Tucker family.

**SIGNIFICANCE**

The property qualifies for landmark designation under Criteria 1, 3 and 4.

Criterion 15-501(A)(1) The character, interest, or value of the proposed landmark as part of the development, heritage, or cultural characteristics of the county;

   The property is significant for its association with the development of early agriculture in Boulder County.

Criterion 15-501(A)(3) The identification of the proposed landmark with a person or persons significantly contributing to the local, county, state, or national history;

   The property is significant for its association with early Colorado settlers Alfred and Margaret Tucker.

Criterion 15-501(A)(4) The proposed landmark is 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;

   The property is significant for the cabin’s early construction date.

**RECOMMENDATION**

Staff recommends that the Historic Preservation Advisory Board APPROVE and recommend that
the BOCC approve Docket **HP-21-0004: Tucker Ranch** under Criteria 1, 3 and 4 and subject to the following conditions:

1. Alteration of any exterior feature of structures or construction within the site area will require review and approval of a Certificate of Appropriateness (CA) by Boulder County (note: applicable county review processes, including but not limited to Site Plan Review, may be required).

2. Regular maintenance which prolongs the life of the landmark, using original materials or materials that replicate the original materials, will not require review for a Certificate of Appropriateness, provided the Community Planning & Permitting Director has determined that the repair is minor in nature and will not damage any existing features. Emergency repairs, which are temporary in nature, will not require review (note: Depending on the type of work, a building permit may still be required.)

Carol Beam with Parks and Open Space commented on the project and was available for questions.

**OPEN PUBLIC COMMENT**

- None

**CLOSE PUBLIC COMMENT**

**MOTION:** Jason Emery MOVED that HPAB APPROVE and recommended that the Board of County Commissioners APPROVE Docket HP-21-0004: **Tucker Ranch** for landmark status under Criteria 1, 3, and 4 and subject to the 2 standard conditions in the Staff Recommendation.

**SECOND:** Marissa Ferreira

**VOTE:** Motion PASSED unanimously

**b. Docket HP-21-0005: Clyncke Family Homestead**

Request: Boulder County Historic Landmark Designation of the site  
Location: 7010 South Boulder Road, in Section 11, T1S, R72W of the 6th P.M.  
Zoning: Estate Residential (ER) Zoning District  
Owner: Nancy Kimber  
Agent: Amber Stewart & Steve McHugh

Staff member Denise Grimm gave the staff presentation. An application for landmark designation of the farmstead has been submitted by the owner. The request is to designate a one-acre site area containing the historic farmstead plus a thirty-foot buffer. The four contributing structures include the farmhouse, Silo, pumphouse and dairy shed. The garage and equipment shed are proposed to be non-contributing.

In 1908 Camille Hippolite (C.H.) Clyncke and Mary Clyncke bought the property. C.H. was born in Belgium in 1870. He immigrated to the United States in 1888 (his brothers August and Andrew arrived in 1881 and 1892 and all three settled in this part of the county.) In 1893 he married Mary Dunn. Mary was born in on a farm west of Marshall, in 1873. She was the daughter of early pioneers Andrew and Catherine Dunn. They had seven children together and were raised on the farm. C. H. died in 1928, and Mary and their children inherited the farm. The farm passed through the family and Bonnie Clyncke was the last family owner until she died in 1998.
The property was in the Clyncke family for 90 years before being owned by a number of others with the current owner, Nancy Kimber, purchasing the property in 2021.

The farmhouse may have been built in 1922 according to the Assessor records and a previous interview with the family, however some family members speculate that it could be earlier. The outbuildings are listed as 1900, however this is often an approximation. The property where the house is located was acquired by C.H. in 1908 and that could also be the approximate date of construction. (Note: When the Carnegie Library reopens, we may be able to pinpoint a more exact date from the family archives held there.)

**SIGNIFICANCE**

The property qualifies for landmark designation under Criteria 1, 3 and 4.

Criterion 15-501(A)(1) The character, interest, or value of the proposed landmark as part of the development, heritage, or cultural characteristics of the county;

The property farmstead is significant for its association with the development of Agriculture in the Boulder area.

Criterion 15-501(A)(3) The identification of the proposed landmark with a person or persons significantly contributing to the local, county, state, or national history;

The property is significant for its long-term association with the early Boulder County pioneering family of C. H. Clyncke and Mary (Dunn) Clyncke.

Criterion 15-501(A)(4) The proposed landmark is 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;

The farmhouse and buildings are significant as good examples of agricultural buildings of the period.

**RECOMMENDATION**

Staff recommends that the Historic Preservation Advisory Board APPROVE and recommend that the BOCC approve Docket **HP-21-0005: Clyncke Family Homestead** under Criteria 1, 3 and 4 and subject to the following conditions:

1. Alteration of any exterior feature of the structures or construction within the site area will require review and approval of a Certificate of Appropriateness (CA) by Boulder County (note: applicable county review processes, including but not limited to Site Plan Review, may be required).

2. Regular maintenance which prolongs the life of the landmark, using original materials or materials that replicate the original materials, will not require review for a Certificate of Appropriateness, provided the Community Planning & Permitting Director has determined that the repair is minor in nature and will not damage any existing features. Emergency repairs, which are temporary in nature, will not require review (note: Depending on the type of work, a building permit may still be required.)
The owner, Nancy Kimber, and the agents, Amber Stewart and Steve McHugh, commented on the project and were available for questions.

OPEN PUBLIC COMMENT

- Gary and Tracey English, 223 Vaquero
- Jennifer Foreman, 7262 South Boulder Road
- Karim and Sharon Amirfathi, 7150 South Boulder Road

CLOSE PUBLIC COMMENT

MOTION: Marissa Ferreira MOVED that HPAB APPROVE and recommended that the Board of County Commissioners APPROVE HP-21-0005: Clynecke Family Homestead for landmark status under Criteria 1, 3 and 4 and subject to the 2 standard conditions in the Staff Recommendation with the additional condition that all existing structures within the historic complex be considered contributing to the site unless it determines otherwise through the Certificate of Appropriateness (CA) process.

SECOND: Mark Gerwing

VOTE: Motion PASSED (7-1) with Powers voting no

Additionally, the HPAB gave their support for the historic house to be used as an Accessory Dwelling Unit (ADU).

4. REFERRALS

a. **Docket SU-21-0006: Robinson Vacation Rental**

   Request: Special Use Review to permit a vacation rental to be rented up to 120 nights per year with minimum 2-day and maximum 10-day rental periods.

   Location: 43 Riverside Drive, approximately 150 feet west of its eastern intersection with State Highway 7, in Section 34, Township 3N, Range 72W.

   Zoning: Forestry (F) Zoning District

   Applicants/Owners: Bruce K. & Isabel T. Robinson

Staff member Denise Grimm gave the staff presentation. We have received a Special Use Review application on which to comment. The application is for “a vacation rental to be rented up to 120 nights per year with minimum 2-day and maximum 10-day rental periods.” The cabin was built between 1936 and 1948.

The recommendation of the Architectural Inventory Form is not clear. The form states that the cabin would not individually qualify for inclusion to the National Register nor as a Boulder County landmark, but it goes on to say that if a district were created, “this cabin would without a doubt contribute to the significance of the area as an historic district.” This statement suggests that it does qualify for landmark designation with Boulder County under Criterion 8 (see criteria below).
The Architectural Inventory Form and the Special Use Review application are attached. Please note that there are more recent photos in the application.

**15-501 Criteria for Landmark Designation**

A. In determining whether a structure, site, or district is appropriate for designation as a historic landmark, HPAB and the Board shall consider whether the landmark proposed for designation meets one or more of the following 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.

**RECOMMENDATION**

Staff recommends that the HPAB find the property is eligible for landmark designation under Criterion 8. Staff also recommends that HPAB give their support to the docket and encourage the owner to participate in a district if a district is ever created.

The owners, Bruce K. & Isabel T. Robinson, commented on the project and were available for questions.

**OPEN PUBLIC COMMENT**

- None

**CLOSE PUBLIC COMMENT**

**MOTION:** Chuck Gray MOVED that HPAB find the cabin eligible for landmark status under Criteria 4 and 8

**SECOND:** Marissa Ferreira

**VOTE:** Motion PASSED unanimously

The HPAB then gave their support for docket **SU-21-0006: Robinson Vacation Rental** as submitted with no additional conditions.
5. OTHER BUSINESS

a. Denise Grimm proposed to the board a field trip to a few properties for 10/7/21 in lieu of the regular meeting.
b. Welcoming of new board member Terry Walters and new staff member Andrew Goldstein.
c. Jessica Fasick mentioned the need for a subcommittee meeting.

6. ADJOURNED

The Boulder County Historic Preservation Advisory Board meeting was adjourned at 8:00 p.m.

Detailed information regarding the docket items, including maps and legal descriptions are available for public use at the Community Planning & Permitting Department, 13th and Spruce, Boulder, CO 303-441-3930.
HISTORIC PRESERVATION ADVISORY BOARD

Thursday, February 3, 2022 – 6:00 p.m.

Due to COVID-19, Public Hearing to be Held Virtually

PUBLIC HEARING

STAFF PLANNER: Denise Grimm

STAFF RECOMMENDATION RE:

Docket HP-22-0001: McCaffree Cabin

Request: Boulder County Historic Landmark Designation of the cabin and garage / Historic Preservation Grant to replace siding on the cabin and garage

Location: 702 Klondyke Avenue, in Section 21, T1S, R73W of the 6th Principal Meridian

Zoning: Forestry (F) Zoning District

Owner: McCaffree Cabin LLC

PURPOSE

To determine if the nominated property qualifies for landmark designation, determine if the landmark application is complete, and formulate recommendations for the Board of County Commissioners.

BACKGROUND

An application for landmark designation of the McCaffree Cabin has been submitted by Marian Amaranto, a representative for McCaffree Cabin LLC. The application is for both the cabin and the garage on an approximately 4,272 sq ft parcel in Eldora.

The cabin dates to c. 1898 and was likely built as housing for miners during Eldora’s mining period. The age of the garage is unknown but is thought to date to the same period. Remains of a chimney are also on the site and oral history says that three identical cabins once lined up here with the McCaffree Cabin being in the middle.

In 1943, Lois Kemp bought the parcel and some time after ran a gift shop out of the cabin. Mrs. Kemp was the wife of Donald Kemp, whose father was one of the founders of the Happy Valley Placer. In 1964, Robert and Inez McCaffree bought the cabin and it has remained in the family ever since.

Matt Jones  County Commissioner  Claire Levy  County Commissioner  Marta Loachamin  County Commissioner
The original part of the cabin and the garage are clad in horizontal half log siding on the top with vertical half log siding as a wainscoting except for the west wall of the original cabin which is clad in horizontal “barnwood” siding. The barnwood siding continues onto the entire addition of the cabin, which was built in 1994. The cabin has a stone chimney on the west side which is similar to the chimney remains on the parcel. The garage has vertical half log siding.

In early 2021, preservation staff worked with the Boulder County Wildfire Mitigation team to approve siding replacement on the cabin. That building permit was not reviewed by HPAB because the proposal was to replace the siding with like materials. Coinciding with landmarking, the owners are also requesting grant monies to help pay for the siding replacement. The grant request memo is included in the packet.

On October 14, 2021, a subcommittee of the HPAB unanimously agreed (4-0) that the property, including the cabin, garage and chimney remains, are eligible for landmark status under Criteria 1 and 8. The owners have decided against including the chimney remains in the landmark request.

SIGNIFICANCE

The property qualifies for landmark designation under Criteria 1 and 8.

Criterion 15-501(A)(1) The character, interest, or value of the proposed landmark as part of the development, heritage, or cultural characteristics of the county;

The cabin site is significant for its association with the development of Eldora as a mining town in the late 1890s, and for its association with the town’s development as a rustic tourist resort in the 1900s.

Criterion 15-501(A)(8) The relationship of the proposed landmark to other distinctive structures, districts, or sites which would also be determined to be of historic significance;

The cabin is significant for its inclusion as a contributing resource to the Eldora Historic District on the National Register and would be a contributing resource to a Boulder County district if one was created.

RECOMMENDATION

Staff recommends that the Historic Preservation Advisory Board APPROVE and recommend that the BOCC approve Docket HP-22-0001: McCaffree Cabin under Criteria 1 and 8 and subject to the following conditions:

1. Alteration of any exterior feature of the structures will require review and approval of a Certificate of Appropriateness (CA) by Boulder County (note: applicable county review processes, including but not limited to Site Plan Review, may be required), except for those projects previously approved by staff or HPAB.

2. Regular maintenance which prolongs the life of the landmark, using original materials or materials that replicate the original materials, will not require review for a Certificate of Appropriateness, provided the Community Planning & Permitting
Director has determined that the repair is minor in nature and will not damage any existing features. Emergency repairs, which are temporary in nature, will not require review (note: Depending on the type of work, a building permit may still be required.)
FROM: Denise Grimm, Staff Planner

RE: Approval of grant applications under Boulder County Historic Landmark Rehabilitation Grant Program

HPG-22-0001: McCaffree Cabin - siding
Location: 702 Klondyke Avenue, in Section 21, T1S, R73W of the 6th Principal Meridian
Zoning: Forestry (F) Zoning District
Owner: McCaffree Cabin LLC

Proposed work: Residing of the original cabin and the garage.

Grant Requested: $5,350.00
Match: $7,200.00

Recommend APPROVAL: $5,350.00

BACKGROUND

The applicant has submitted a Grant request to help pay for residing the original cabin and the garage with half log siding and the required metal flashing, and board and batten garage doors. The Total Project Cost is $12,550.00; with the Grant request being less than half of that for $5,350.00.

Staff recommends approval.
**Historic Landmark Nomination Form**

**Name of Property**

**Historic Name**

**Other Names** 702 Klondyke, McCaffree Cabin

**Historical Narrative**

see: 1) National Register of Historic Places - Eldora District

2) Historic Site Survey 5BL758.22

3) Attached pages

**Location of Property**

**Address(s)** 702 Klondyke Avenue

**City** Eldora **State** CO **Zip Code** 80466

**Classification**

**Property Ownership:**

- [ ] Public
- [x] Private
- [ ] Other

**Category of Property:**

- [ ] Structure
- [ ] Site
- [x] District

**Number of Resources Within the Property (sites and districts only):**

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**Narrative Describing Classification of Resources**

Cabin and garage. Garage is reported to have been built from logs and materials from an earlier cabin from which the fireplace/chimney remains.

**Function or Use**

**Historic Functions**

Miner's cabin, residential use, used as a gift shop for several years.

**Current Functions:**

summer/vacation residence
### Resource Description

**Narrative Describing Resource**

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### Statement of Significance

**Boulder County Criteria for Designation (check all that apply):**

- [x] The character, interest, or value of the proposed landmark as part of the development, heritage, or cultural characteristics of the county;
- [ ] Proposed landmark as a location of a significant local, county, state, or national event;
- [ ] The identification of the proposed landmark with a person or persons significantly contributing to the local, county, state, or national history;
- [ ] 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;
- [ ] 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;
- [ ] The proposed landmark’s archaeological significance;
- [ ] The proposed landmark as an example of either architectural or structural innovation; and
- [x] The relationship of the proposed landmark to other distinctive structures, districts, or sites which would also be determined to be of historic significance.

### Areas of Significance

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<th>Part of Eldora Historic District on National Register of Historic Places. Listed as a Pioneer Log Dwelling.</th>
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### Period of Significance

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### Significant Dates

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### Significant Persons

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### Bibliographical References

1) see survey

**Geographical Data**

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**Property Owner(s) Information**

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<td>McCaffree Cabin, LLC</td>
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<td><a href="mailto:amaranto.marian@gmail.com">amaranto.marian@gmail.com</a></td>
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**Preparer of Form Information**

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**Photos, Maps, and Site Plan**

- see attached

**For Office Use Only**

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IDENTIFICATION

Resource Name: Zemanek Property

Address: 702 Klondyke Avenue, Eldora

Location/Access: This property is located at 702 Klondyke Avenue in Eldora.

Project Name: Boulder County Historic Sites Survey

Government Involvement: Local (Boulder County Parks and Open Space Department)

Site Categories: buildings

Located in an Existing National Register District? Yes

District Name: Eldora Historic District

Owner(s) Address: Phyllis M. Zemanek et. al.

12449 County Road 35
Sterling, CO 80751

Boundary Description and Justification:

This property is comprised of a cabin, a garage, and the stone chimney remains of a cabin that is now gone.

Acreage: less than one acre

ATTACHMENTS

HABS/HAER Form: No
Building/Structure Form(s): Yes
Sketch Map: Yes
USGS Map Photocopy: Yes
Photographs: Yes
LOCATION

County: Boulder

USGS Quad: Nederland, Colorado 1972, 7.5 Minute

Other Maps: Boulder County Mountain Addressing Atlas, map 42a

Legal Location: Lots A & 1 & 2, Block 31, Eldora, in Section 21, Township 1 South, Range 73 West, of the 6th Principal Meridian

UTM References: Zone: 13
  A. Easting: n/a  Northing: n/a

ELIGIBILITY ASSESSMENT

National Register / Local Landmark

| xx | xx | Does not meet any of the below National Register Criteria |
| n/a | n/a | Qualifies under Criteria Considerations A-G |

Criterion A. (Associated with events that have made a significant contribution to the broad pattern of our history)

Criterion B. (Associated with the lives of persons significant in our past)

Criterion C. (Embodies the distinctive characteristics of a type, period, or method of construction, or that represents 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)

| N/A | N/A | Criterion D. (Has yielded or may be likely to yield, information important in history or prehistory) |

Level of National Register Significance: Local

Condition: good

Additional Comments: n/a

Eligibility Recommendation: This property is listed as a contributing resource within the Eldora Historic District. However, a large addition was built onto the cabin in 1994, and it should probably now be listed as a non-contributing resource. It is ineligible for local landmark designation as well.
STATEMENT OF SIGNIFICANCE

Eldora Historic Context

Located in a picturesque valley formed by Middle Boulder Creek, Eldora began as a mining camp in the early 1890s. Mining activities within the region had begun in March 1861 with the formation of the Grand Island Mining District. In time, the Grand Island district came to include the mining communities of Caribou, Cardinal, Nederland, Hessie, Sulphide, Grand Island, and Eldora. The area's first notable mining discovery was the Fourth of July Lode, located by C.C. Alvord in 1875, near the base of Arapaho Peak, north of the North Fork of Middle Boulder Creek.

Among the prospectors that began to filter into the region in the early 1880s was John H. Kemp. A Kentuckian, Kemp had come west in 1873 to join in the gold diggings around Central City. Kemp first came to the Eldora area on a hunting trip in 1883, and returned several times to prospect, hunt, and explore. In September 1891, Kemp, and several other men from Central City, located the Happy Valley Placer here. More miners began to filter into the area, and the spring and summer of 1892 saw several important mining discoveries. In May 1892, Charles H. Firth located the Bird's Nest Mine on Spencer Mountain. This was followed by the discovery of the Village Belle Mine by M.D. "Doc" Morrison, B.F. Spencer, D. Grant, and A. Frazier. And, in July 1892 Firth and James T. Phillips located the Enterprise Lode on Spencer Mountain. Earlier, in 1889, John A. "Jack" Gilfillan had stake out the Clara Mine high up on Spencer Mountain. Together, these discoveries touched off an intense mining boom that lasted little more than a decade. In the late 1890s, Gilfillan was also instrumental in drilling and managing the Mogul Tunnel on Spencer Mountain.

Initially known as Happy Valley, the mining camp's name was soon changed to Eldorado or Eldorado Camp. Another camp in California was already named Eldorado, however, so to avoid confusion between the two, in 1897 Eldorado was shortened to Eldora. Kemp and others from the Happy Valley Placer Company laid out a townsite, and in March 1898 Eldora was officially incorporated.

Construction of buildings in what was to become Eldora had begun in 1893 and continued at a frenetic pace for the next several years. One of the first buildings was a log structure built by Kemp which served as the headquarters for the Happy Valley placer. This building is still standing (in 1998) at 715 Klondyke Avenue. By the end of the decade, Eldora was home to a bank, two grocery stores, two boarding houses, two hotels, a town hall, a jail, a school, two hardware stores, an assay office, a chlorination mill, two livery stables, a freight business, a lumber yard, eleven saloons, and several dozen residences. At the height of the boom, in 1898-1899, there were some 2500 people in the valley, including some 1000 living in Eldora.

During the boom, several businesses were established in support of the mining activities. Several sawmills were located in the area providing timbers for the mines, and lumber for the construction of buildings in town. Among these was the Felch and Jones Sawmill located in Woodland Flats some four miles west of town. Other important enterprises included a freighting business established by Jay M. Church, the Lilly and Talmage Livery, and the chlorination mill. Known as the Bailey Mill, this facility began operating in the summer of 1899. The mill was owned by N.B. Bailey of Eldora and W.C. Andrews of New York who had organized the Eldora Mining and Milling Company. Bailey was also president of the Bank of Eldora, and was among...
Eldora's most prominent citizens. In 1898 Bailey had a large house built on the Northern Light mining claim. This house is still standing, located at 895 Klondyke Avenue. In November 1899 Bailey and the mill met with financial hardship when funds were tied up following the death of a primary investor, and problems with the ore processing operation. Consequently, he was unable to meet the mill's payroll, and on the evening of November 18th a mob of angry mill workers made their way from various saloons to his home to demand payment. Not placated by Bailey's explanations, the mob set fire to the house and then riddled it with gunfire as Bailey and his family attempted to extinguish the blaze. Bailey was wounded in his right elbow, and died four days later from blood poisoning as a result of his wound. Seven men were charged with the crime, but they were found not guilty in a trial held in Boulder in April 1901. The mill never operated again for any sustained time, and in 1916 it was torn down and sold for salvage.

By the turn-of-the-century, Eldora's mining boom had started to decline almost as rapidly as it had begun. Fueled by exaggerated newspaper accounts, which favorably compared Eldora to Cripple Creek, Eldora's boom was based more on unfounded hope and speculation than it was on any high-paying discoveries. As the mines were drilled deeper, ores that were brought out were of increasingly lower grade, and more complex to extract. Eventually, the mines could not pay for their production, and one by one they were closed down.

Mining activity had all but ceased by 1904, but hopes that Eldora's economy would be revived were raised late that year when the Colorado and Northwestern Railroad completed its line into Eldora. The railroad began operating in January 1905, and helped spark an interest in Eldora as a tourist destination. Beginning in 1905, numerous cabins of log and frame construction were built in Eldora, and unlike the mining cabins of the previous decade, these cabins were built as summer or weekend getaways for residents of Boulder, Denver, and elsewhere. Later, in the early 1920s, there was another building boom of seasonal cabins. Like the mining activity, though, the railroad was not a panacea. With the advent of the automobile in the 1910s, including the popular Stanley Steamer tourist cars, the railroad lost favor as a means of transportation. The railroad line to Eldora was abandoned in 1919 following a major flood in Boulder Canyon. It had operated for just fourteen years.

In the post World War II period, Eldora continued to function primarily as a resort community with cabins occupied by their owners on weekends and during the summer. Many older people established summer retirement homes in Eldora, while younger residents with families came up on weekends or spent extended summer vacations here. There were relatively few year-round residents. By this time, Eldora's beginnings as a mining camp were a distant memory for all but a few.

In the early 1970s many of Eldora's many residents became concerned that rampant development would occur in the valley. They believed the town was ripe for the construction of ski condominiums and apartments, and they were also worried about the uncontrolled construction of shacks by "hippies" and other transients. In response, the town's residents decided to disincorporate Eldora so that it would come under Boulder County zoning, and to seek designation as a historic district. Not all of Eldora's citizens agreed that disincorporating the town was necessary, and whether or not the development concerns were well-founded, is still a topic for discussion. Nonetheless, Eldora was disincorporated in 1973, and in 1989, portions of the town were listed on the National Register of Historic Places as a historic district. Today (1998), Eldora's architecture reflects its origins as a late nineteenth century mining camp, as well as its development as a resort community and tourist destination in the early twentieth century.
Historic Background - 702 Klondyke Avenue

Boulder County Assessor records indicate this cabin was built in 1899, at the height of Eldora's mining boom of the 1890s and very early 1900s. Phyllis Zemanek stated she had been told by long time Eldora residents that this cabin, the cabin at 698 Klondyke to the east, and a cabin where the stone chimney remains are to the west, were identical, and were all built about the same time, circa 1898. The original portions of this cabin, and the cabin at 698 Klondyke have the same overall dimensions, however, their construction materials are not the same. The cabin at 698 Klondyke, moreover, was constructed in 1909 according to Boulder County Assessor records. At any rate, in later years this cabin was owned by the Don Kemp family, and Mrs. Kemp operated a gift shop here for a number of years. In 1964 the cabin was purchased from Mrs. Kemp by Robert and Inez ("Jimmi") McCaffree. Mr. McCaffree was a journalist. He owned a newspaper in Sterling, Colorado, and later worked for the Colorado State Government in Denver. He had first come to Eldora as a teenager with his family in the 1940s, when he developed a fond feeling for the area. In time, the property passed into the hands of the McCaffree's daughter and her husband, Phyllis and Lew Zemanek. Robert and Inez McCaffree presently reside in Sterling, and the Zemanek's permanent residence is in Scottsbluff, Nebraska. They continue to use this property as a seasonal residence. A large addition to the building's south elevation dates to 1994.

Evaluation

This property is historically significant for its association with Eldora's origins as a mining town in the late-1890s, and for its later association with the town's development as a rustic tourist resort in the 1900s. A recent (1994) addition, however, has compromised the cabin's historic integrity. Although it has greatly enhanced the cabin's livability, the addition does impact the cabin's ability to convey a sense of its historic past. For this reason, this building should be considered ineligible for local landmark and National Register designation. The garage, however (site plan item B), dates from the period of significance, is unaltered, and may still be considered as a contributing resource.

If in an existing National Register District, is the property
Contributing ☑ Non-Contributing ☒

Is there National Register District Potential? n/a

Discuss: n/a
MANAGEMENT AND ADMINISTRATIVE DATA

Threats to Resource: n/a
Local Landmark Designation: No
Preservation Easement: No

MANAGEMENT AND ADMINISTRATIVE DATA


"Happy Valley / Eldora Camp" National Register of Historic Places Registration Form, prepared by Deborah Edge Abele, October 1987.


Zemanek, Phyllis. Telephone interview by Carl McWilliams, 21 March 1998.

Photographs: Roll(s): CM-69; CM-70 Frames:24-25; 2-3

Negatives Filed At: Boulder County Parks and Open Space Department

Report Title: Unincorporated Boulder County Historic Sites: Survey Report

Recorder(s): Carl McWilliams

Date: 7 August 1997

Affiliation: Cultural Resource Historians
1607 Dogwood Court
Fort Collins, CO 80525
(970) 493-5270
SITE PLAN

APPROXIMATE SCALE: 1" = 5'

Boulder County Historic Sites Survey
Management Data Form
Page 7
BOULDER COUNTY
HISTORIC SITES SURVEY

HISTORIC ARCHITECTURAL BUILDING STRUCTURE FORM

State Site Number: 5BL758.22  Temporary Site Number: n/a

IDENTIFICATION

Map ID Number/Feature Number of Code: A

Building/Structure Name: Cabin

Complex/Site Name: McCaffree / Zemanek Property at 702 Klondyke Avenue, Eldora

Roll: CM-70  Frames: 2-3  Photographer: Carl McWilliams

FUNCTION

Current Use: seasonal residence

Original Use: miner’s cabin

Intermediate Use(s): gift shop

ARCHITECTURAL HISTORY

Architect: n/a

Builder: unknown

Date of Construction: c1898

Based On: Boulder County Assessor records

Additions/Modifications: Minor:  Moderate: Major: xx

Moved? no  Date: n/a

Specific References to the Structure/Building

Please see the accompanying Management Data form.
ARCHITECTURAL DESCRIPTION

Complex/Structure/Building Type: building

Architectural Style: pioneer log

Landscape/Setting: This property is located at 702 Klondyke Avenue in the unincorporated community of Eldora. Located adjacent to Middle Boulder Creek in a scenic valley, the town of Eldora (elevation 8641') features abundant native aspen and pine trees along with native grasses and flowers. Spencer Mountain (elevation 9650') rises above the town to the south. Eldorado Mountain (elevation 9660') and Mineral Mountain (elevation 9932') rise above the town to the north and northwest.

Orientation: north

Dimensions: the original portion of the building measures approximately 20' N-S by 20' E-W

Stories: one

Plan: ell (original plan was rectangular)

Foundation: stone foundation under original cabin; poured concrete foundation under the addition to the south elevation

Walls: walls on the original cabin feature horizontal and vertical half-logs over rusted corrugated metal; horizontal barnwood siding on the large gabled addition south elevation

Roof: gable roof over the original cabin, with corrugated metal roofing; hip roof over lower enclosed front entry porch on the north elevation; gable roof over large addition to the south elevation

Chimneys: stone chimney on the exterior of the west elevation

Windows: original window patterns include 1x1 horizontal sliders, 4-light and 6-light hoppers, and 2-light fixed-panes, with painted orange wood frames; paired single-light casement windows, with painted white wood frames, in the addition to the south elevation

Doors: painted orange wood-paneled door, with a silver metal storm door, located on the north elevation; a metal fire door enters the addition at the far west end of the north elevation

Porches: poured concrete stoop on the north elevation leads to the enclosed 7' by 16' hip-roofed entry porch; two wood steps lead to the door at the far west end of the north elevation

Interior: not surveyed

Additions: 14' by 30' gabled addition to the south elevation dates to 1994
Associated Buildings, Features or Objects:

Garage (site plan item B; photo: Roll CM-70; Frame 3)

1½-story, rectangular plan; 20' N-S by 12' E-W; stone foundation; Vertical wood plank walls; moderately-pitched gable roof with corrugated metal over 1x wood decking and 2x wood rafters with fascia; single 4-light windows located in the upper gable ends on the north and south elevations; paired board and batten garage doors, side hinged with metal strap hinges, located on the north elevation; no additions; fair condition.
ELIGIBILITY ASSESSMENT

National Register Eligibility Recommendation

Individually Eligible Not Eligible xx Need Data

Potential District? n/a Contributing n/a Non-Contributing n/a

Local Landmark Eligibility

Eligible Not Eligible xx Need Data

Statement of Significance / NRHP Justification

This property is historically significant for its association with Eldora's origins as a mining town in the late-1890s, and for its later association with the town's development as a rustic tourist resort in the 1900s. A recent (1994) addition, however, has compromised the cabin's historic integrity. Although it has greatly enhanced the cabin's livability, the addition does impact the cabin's ability to convey a sense of its historic past. For this reason, this building should be considered ineligible for local landmark and National Register designation. The garage, however (site plan item B), dates from the period of significance, is unaltered, and may still be considered as a contributing resource.

For historical information please see the accompanying Management Data form.

If in an existing National Register District, is the property.

Contributing Non-Contributing xx

Archeological Potential: Yes No Not Evaluated xx

Recorder(s): Carl McWilliams

Date: 7 August 1997

Affiliation: Cultural Resource Historians
1607 Dogwood Court
Fort Collins, CO 80525
(970) 493-5270
1938 photo believed to be the 3 cabins (photo from Carnegie Library)
1938 photo believed to be the 3 cabins (photo from Carnegie Library)
1973, from owner

c. 1993, from owner, right before addition was added
House, garage and stone fireplace. Photo from the National Register nomination in 1989.
House, north elevation
House, west elevation of historic section with addition on right side
House, west elevations with addition on right side
House, south elevation which is all an addition
House, east elevation with addition on left side
Garage, north and west sides
Garage, east and south sides
Stone fireplace in trees
1. Name of Property

historic name: Happy Valley / Eldorado Camp
other names/site number: Eldora Historic District 5BL.758

2. Location

street & number: Huron, Washington, Klonkyke, Eldora (NA) not for publication
city, town: Eldora (x) vicinity Boulder
county: Boulder
code: CO
state: Colorado
code: 013
zip code: 80302

3. Classification

Ownership of Property: (x) private
(x) public-local
(x) public-State
(x) public-Federal

Category of Property: ( ) building(s)
(x) district
( ) site
( ) structure
( ) object

No. of Resources within Property: contributing 55, noncontributing 12

Name of related multiple property listing:
Metal Mining and Tourist Era Resources of Boulder County

No. of contributing resources previously listed in the National Register 0
4. **State/Federal Agency Certification**

As the designated authority under the National Historic Preservation Act of 1966, as amended, I hereby certify that this (x) nomination ( ) request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property (x) meets ( ) does not meet the National Register criteria. ( ) See continuation sheet.

[Signature]

Date: 6-15-89

State Historic Preservation Officer, Colorado Historical Society

State or Federal agency and bureau

In my opinion, the property ( ) meets ( ) does not meet the National Register criteria. ( ) See continuation sheet.

[Signature]

Date

State or Federal Agency and Bureau

5. **National Park Service Certification**

I, hereby, certify that this property is:

( ) entered in the National Register. ( ) See continuation sheet

( ) determined eligible for the National Register. ( ) See continuation sheet

( ) determined not eligible for the National Register.

( ) removed from the National Register.

( ) other, (explain:)

[Signature]

Date of Action
6. Functions or Use

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<th>Current Functions (enter categories from instructions)</th>
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</tr>
<tr>
<td>COMMERCE / restaurant</td>
<td>COMMERCE / restaurant</td>
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7. Description

Architectural Classification (enter categories from instructions)

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<td>Vernacular Commercial</td>
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<td>Pioneer Log</td>
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Materials (enter categories from instructions)

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<tr>
<td>roof</td>
<td>Asphalt / Wood</td>
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<td>other</td>
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Describe present and historic physical appearance.

The Eldora Historic District is a significant collection of late nineteenth and early twentieth-century Log and Rustic Tourist buildings located in the heart of Eldora, a small former mining town in western Boulder County, Colorado. The district consists primarily of dwellings constructed for its early mining population and later adapted for the vacationers who came on a seasonal basis. Additionally, the district contains several turn-of-the-century vernacular Commercial Buildings from the mining era and a significant amount of open space, a distinctive component of the district's rural character. The district and most of its historic buildings possess integrity of location, design, materials, workmanship and setting. The minimal changes to the buildings and their surroundings make the Eldora Historic District one of the most intact historic mining communities that exist in Boulder County. Eldora is located in a glacial valley drained by the Middle Boulder Creek, approximately nine miles from the Continental Divide in the Colorado Rockies and twenty-two miles from the metropolitan area of Boulder. The valley is less than a mile in width and is surrounded by mountains that rise to over 11,000 feet above sea level. Eldora's elevation is about 8,600 feet. The built-up area of the unincorporated town consists of several hundred buildings. This development is located on both the level land adjacent to the creek and the hillsides and steep slopes of the surrounding mountains. The townsite and the surrounding land contain a mix of open fields and wooded areas. The mountainsides are covered with stands of pines and spruce, interspersed with cliffs and rocky outcrops.

The Eldora Historic District contains 67 buildings, located between the 400 and 1000 blocks of Huron, Washington, Klondyke, and Edorado Avenues and Eaton Place in the central and northern portions of the original townsite. The

(x) See continuation sheet
district boundaries were drawn to include the early commercial core of the historic mining community as well as the best intact residential buildings from its 1878 to 1935 period of significance.

Eldora is sparsely developed. The original townsite, which was platted in 1897, was extended along its northern boundary with the small Ben Hur Addition. The town's buildings are scattered throughout the platted area, with a minor concentration of structures between 4th and 10th Street. The buildings are situated on sites of varying sizes, their arrangement related to landform and views rather than street orientation. Fencing is limited and most blocks contain large tracts of vacant lands. Roads are unpaved and there are no sidewalks or street lighting. Due to these conditions, which have remained virtually unchanged since the town's early development, plus the natural vegetation and open space of the town's setting, Eldora and the district has a character that is distinctly rural.

Building within Eldora is not limited to a single period. Instead, the community contains structures from all periods of its history with no discernible geographic concentrations related to age or style of building. This distinctive feature of Eldora's character is typical of the building that occurred in communities throughout Boulder County. It reflects the scattered nature of the early development of most mining settlements as well as the replacement and infill construction which took place in subsequent years. The Eldora Historic District illustrates this important pattern by including a range of buildings from 1878 to 1935.

Settlement Period

The oldest building in the Eldora Historic District, the pioneer log dwelling at 601 Washington, dates from 1878. During this decade, strikes in the neighboring communities of Caribou, Gold Hill, and others brought a variety of prospecting parties and placer operations to the Middle Boulder Valley. Like other areas of the county, the development associated with the initial settlement of Eldora was limited and crude. Tents and rudimentary log structures served as the buildings for the camp. Little of permanence was constructed during this period and even less remains.

Mining Era

Eldorado grew slowly during the 1870s and 1880s, but building activity and development picked up in the 1890s when numerous mining operations were started on Spencer, Eldorado, Tennessee and Ute Mountains. In 1897, with a population of
Eldora Historic District

300, the town of Eldora was platted. By 1898, due to the promotion and exaggerated claims about the mineral values within the area, the town's population had escalated to 1300.

Vernacular Commercial Buildings

To accommodate the growth, several dozen commercial buildings were hastily constructed. This construction used logs as well as sawn lumber from several sawmills that operated within five miles of the growing community. To give Eldora a semblance of permanence, false fronts were attached to many of the commercial buildings erected during this time. The Gold Miner Hotel, a prominent business and building constructed in 1897, still retains its hewn log sidewalls and clapboard front.

Pioneer Log Dwellings

On the streets to the north and south of the commercial center which developed along Eldorado Avenue numerous log dwellings were built to meet the turn-of-the-century demand for housing. These dwellings were quite simple in their form and appearance. They also were quite small. Within the historic district the size of intact buildings from this period ranges from about 200 to 800 square feet. For the most part, the houses were constructed with a single story, a rectangular shape, and a low pitched gable roof. Indicative of the limited skills that were available for local construction, even at this time, vertical boards were installed on the corners of many of the houses to cover the inadequacies of the corner notching of the logs. Like other 1800s log construction, a variety of non-permanent materials were used to fill the spaces between the logs. Additionally, Eldora homes of this period usually lacked foundations, plumbing, and non-essential architectural features or ornamentation. Many of these early log houses remain intact and provide an excellent illustration of the features of the Pioneer Log property type. The most common alterations are log additions and front porches, which in most cases do not detract from the original integrity.

Rustic Tourist Dwellings

Early twentieth century construction in Eldora was influenced by the shift to a tourist economy, the construction of the railroads, and the popularity of the automobile. With the collapse of the local mining industry and a disastrous fire in 1899 that destroyed 70,000 acres of timber on the nearby
mountainsides, building came to a standstill in Eldora. Growth, however, was briefly stimulated again with the completion of the railroad line to Eldora in 1905. To meet the demand for accommodations for tourist who were brought to the area on rail excursions, approximately twenty-five new buildings were added to the community during the next five years. Similar to the Pioneer Log Dwellings in materials and plan, these tourist cabins were quite small, ranging in size from 400 to 800 square feet.

By the 1920s, tourism had become firmly established as the economic base for Eldora. The popularity of motoring vacations brought a substantial number of people to the mountain community during the summer months and many bought land for weekend dwellings. Reflecting the seasonal influx of visitors, approximately two to dozen vacation homes were constructed in Eldora during the period 1920 to 1935. Most of these dwellings were somewhat larger in size than those built in the teens and twenties, which is reflected in the building size from approximately 400 to 1200 square feet. Though indicative of their seasonal use, the majority of these buildings also lacked bathrooms at the time of their construction. This group provides many excellent examples of the Rustic Tourist Dwelling property type.

The Rustic Tourist Dwelling is similar in plan, size and materials to the Pioneer Log Dwelling. These similarities are the reason for the cohesive appearance of the Eldora Historic District. Initially, most dwellings of this period are constructed with a rectangular plan, one story high with gabled roofs. Log is the predominant material. Field stone and occasionally brick is used for chimneys. Foundations are stone or non-existent. Roofs, originally covered with corrugated metal, wood shingle, or tar paper, now usually have composition shingles. Millwaste is probably the most common material used for tourist dwelling built in the early 1900s. Millwaste was also used for the construction of additions, to enclose porches or for residing log walls. Milled lumber is much less common for seasonal dwellings in Eldora. There are only two in the district. Usually the lumber was finished with a rough texture and left unpainted so that it weathered to resemble the other rustic materials. One of these Eldora buildings has a vertical board and batten pattern and the other has simple horizontal lapped siding.

Porches are a prominent feature of the Rustic Tourist Dwelling and they distinguish the Rustic Tourist from the Pioneer Log Dwelling which is usually porchless. Initially these porches were open then, later, low walls and screens
or windows were added. Other alterations which occurred to this building type are one or more small shed roofed additions faced with matching materials for bathrooms, kitchens, and bedrooms.

The Eldora Historic District is included in the Metal Mining and Tourist Era Resources of Boulder County Multiple Property National Register Nomination because it illustrates the historic building types that developed in the mountain communities in association with the mining and tourist industries. The significant resources within the district are Pioneer Log Dwellings and Rustic Tourist Dwellings and Vernacular Commercial Buildings as described in Section F. Associated Property Types. The following list provides specific information for each building within the district that was constructed during the district’s period of significance, its property type or subtype, its date of construction, and the predominant building material. There are a total of 66 buildings in the Eldora Historic District. There are 55 or 82% contributing buildings and 12 or 18% noncontributing. Of the 12 noncontributing, 7 have suffered a loss of integrity through extreme alterations and additions and 5 are less than 50 years old.

CONTRIBUTING BUILDINGS

PIONEER LOG DWELLING

425 Huron - 1899
445 Huron - 1899
585 Huron - 1899
598 Huron - 1900
601 Huron - 1899

535 Washington - 1901
545 Washington - 1901
601 Washington - 1878 (on the map it appears as though this address is on Pennsylvania, however Pennsylvania was never realized at this address)
Eldora Historic District

599 Klondyke - 1900
675 Klondyke - 1900
685 Klondyke - 1899
702 Klondyke - 1898
715 Klondyke - 1893
725 Klondyke - 1893
785 Klondyke - 1900
965 Klondyke - 1899

602 Eldorado - 1901
666 Eldorado - 1899

VERNACULAR COMMERCIAL BUILDING

601 Klondyke - 1897 (Log with Clapboard Facade)
602 Klondyke - 1900 (Millwaste)

599 Eldorado - 1900 (Log with False Front)
601 Eldorado - 1905 (Log and Millwaste)

RUSTIC TOURIST DWELLING (MILLED LUMBER)

501 Washington - 1909 (Lapped Siding)
585 Klondyke - 1905 (Board and Batten)

RUSTIC TOURIST DWELLING (LOG AND MILLWASTE)

501 Huron - 1910 (Log)
525 Huron - 1905 (Log)
599 Huron - 1919 (Log)

551 Washington - 1905 (Log)
620 Washington - 1932 (Log)
645 Washington - 1920 (Log)
Eldora Historic District

565 Klondyke - 1920 (Log)
603 Klondyke - 1909 (Log)
605 Klondyke - 1909 (Log)
606 Klondyke - 1920 (Log)
680 Klondyke - 1919 (Log)
699 Klondyke - 1920 (Log)
701 Klondyke - 1909 (Log)
745 Klondyke - 1919 (Log)
759 Klondyke - 1929 (Log)
765 Klondyke - 1929 (Log)
775 Klondyke - 1929 (Board and Batten)
881 Klondyke - 1909 (Shingle)
885 Klondyke - Date Unknown (Board and Batten)
905 Klondyke - (Millwaste)
925 Klondyke - (Millwaste)
945 Klondyke - (Millwaste)

644 Eldorado - 1934 (Log)
698 Eldorado - 1922 (Log)

190 N. 8th - (Log)

765 Eaton Place - 1924 (Millwaste)
775 Eaton Place - 1909 (Board and Batten)
803 Eaton Place - 1909 (Millwaste)
815 Eaton Place - 1909 (Log)
821 Eaton Place - Date Unknown (Board and Batten)
825 Eaton Place - Date Unknown (Shingle)
NON CONTRIBUTING BUILDINGS

ALTERED

566 Washington - 1914
585 Washington - 1914
611 Washington - 1924

608 Klondyke - 1899
624 Klondyke - 1909
689 Klondyke - 1924
750 Klondyke - 1924

LESS THAN FIFTY YEARS

525 Washington - 1950

555 Huron - 1955

710 Klondyke - 1939
770 Klondyke - 1941
795 Klondyke - 1950
8. Statement of Significance

Certifying official has considered the significance of this property in relation to other properties: ( ) nationally ( ) statewide (x) locally

Applicable National Register Criteria
Criteria Considerations (Exceptions)
(x) A ( ) B (x) C ( ) D
( ) A ( ) B ( ) C ( ) D ( ) E ( ) F ( ) G

Areas of Significance
(enter categories from instructions)
ARCHITECTURE
EXPLORATION AND SETTLEMENT
ENTERTAINMENT AND RECREATION

Period of Significance
1878 - 1910
1900 - 1935

Significant Dates
1893
1897; 1898

Cultural Affiliation
N/A

Significant Person
N/A

Architect/Builder
Multiple - Unknown

State significance of property, and justify criteria, criteria considerations, and areas and periods of significance noted above.

The Eldora Historic District meets criteria C for its architectural and historical examples of the Pioneer Log, Commercial Vernacular, and Rustic Tourist building traditions of the mountain region of Boulder County. Additionally, the district is significant under criteria A because its history and physical plan provide evidence of the pattern of settlement and community development from 1878 to 1935 that was associated with the growth and decline of the region’s metal mining industry and the spread of tourism during the late nineteenth and early twentieth centuries.

The Eldora Historic District is being nominated as part of the Multiple Property nomination of Metal Mining and Tourist Era Resources of Boulder County. The district contains a number of the associated building types described in the nomination overview - Vernacular Domestic Dwellings subtype, Pioneer Log, Vernacular Commercial Buildings, and Rustic Tourist Dwellings. The associated building types found in the district meet the registration requirements of the Multiple Property nomination. The history of this historic district is part of the Multiple Property’s associated historic context, Early Settlement and Community Development in the Mountain Region of Boulder County, 1858 - 1910 and Tourism and Recreation in Boulder County’s Mountain Region, 1900 - 1935.

Eldora is typical of the communities that grew up in Boulder County in the latter stages of the state’s industrial metal mining development. During the last decades of the 1800s, hundreds of settlements were established in the mountain regions of Colorado in hopes that the earlier rich strikes of Central City, Gold Hill, Caribou, and Leadville would be repeated. While many towns were started, few survived and even fewer prospered. Eldora is historically significant because it represents the less fortunate communities associated

(x) See continuation sheet
with metal mining. Its settlement and early growth was related to speculation, rather than actual mineral production. As such, Eldora is a valuable example of the range of community development that occurred with the spread of precious metal mining.

The early discovery of gold at Gold Hill in 1859 followed by subsequent strikes in its vicinity brought a steady flow of prospectors to Boulder County during the last decades of the nineteenth century. As a result of this activity, several claims and placer operations were established in the upper region of the Middle Boulder Valley during the 1870s and 1880s. Settlement did not occur, however, until the 1890s when gold tellurides and gold sulfides were discovered on Spencer Mountain. Beginning in the summer of 1892 dozens of claims were staked in the area and a camp was established to serve the growing mining population. Originally, the settlement took its name from the valley, known as the Happy Valley after an early placer claim owned by John Kemp. Kemp worked in the mining operations of Central City and initially visited the area on a hunting trip in 1883. Mr. Kemp was one of the first to explore the mining opportunities of the valley seriously. He also guided much of the early mining and community development of Eldora. The Kemp home, constructed in 1893, was the settlement's second permanent building. The simple dwelling, a two story log cabin with a log workshop behind it, still stands today at 715-25 Klondyke and is included in the historic district to represent this period of settlement.

During the 1890s, hydraulic mining was conducted along the Middle Boulder Valley Creek and its North Fork and surface digging occurred along the mountainsides. This mining produced little more than occasional nuggets of gold or small ore veins of varying quality. Nonetheless, the population of the settlement slowly grew as the similarities between the ores of Cripple Creek and Eldora were touted and the possibilities for a rich strike continued to entice prospectors to the area. By 1897, with a population of several hundred, a post office was established for the camp. Then called the Eldorado Camp, the name was shortened to Eldora because of the mail service confusion with a camp in California with the same name. That same year saw the formal organization of the town and the creation of a governing body to replace the club of businessmen who initially managed the affairs of the settlement.

The development of Eldora was undertaken by the Happy Valley Company, as title to the land was part of Kemp's original placer claim. The company laid out the townsite, platted the lots and incorporated the town in March of 1898. Citizens were appointed to conduct the business of the community and organize into committees for finance, roads and bridges, mining, and town affairs. With
the formal organization of the settlement, some residents turned from mining to
the active promotion of the town, recognizing the potential for gain that real
estate speculation represented within a boom town. As part of that promotion,
exaggerated claims as to the area’s mineral wealth were used to lure settlers and
investors to Eldora. Pamphlets, brochures, newspaper articles, and mining
prospectuses boasted of Eldora’s amenities; the innovative technologies employed
in its local mining operations, such as the Mogul Tunnel, and the riches that
would be forthcoming. Sporadic strikes briefly sustained the optimism for the
area, as did many unscrupulous practices that falsified or overrated the value of
recovered ore. Eldora’s population quickly grew and buildings sprang up in
anticipation of the boom that was to come. Unfortunately, this wealth never
materialized. After depleting the surface deposits, the ores of the Eldora mines
proved to be low-grade and too expensive to refine and transport profitably.
As a consequence, Eldora’s boom subsided as quickly as it had begun and most of its
mining operations ceased during the first years of the 1900s. Because of this,
the period of significance for Exploration and Settlement has been ended at 1910.

The development of the mountain region of Boulder County was greatly
influenced by the spread of the tourist frontier during the late nineteenth and
eyearly twentieth century. In the late 1800s, vacation travel, which combined
prospecting with other outdoor pursuits, brought hundreds of people to the area.
Many of these early visitors returned to settle in the mining towns of the
region. The importance of tourism grew in the twentieth century as the mining
economy declined and local residents began to search for alternate livelihoods.
The tourist potential represented by the mountain location, the relatively short
distances to population centers, the availability of transportation, and the
distinctive natural and man-made features of the mining settlements did not go
unnoticed by the entrepreneurs and merchants who lived in the region.
Consequently, during the 1900s, the economies of many of the metal mining
communities shifted to tourism.

During the twentieth century, Eldora, like other metal mining communities,
turned to tourism to support its economy. Prior to the development of the local
mining activities, the Middle Boulder Valley had been a popular recreation spot
for residents of nearby communities such as Central City, Boulder, and
Rollinsville. During the period of active mining, the scenic mountain location
and the first-class commercial establishments, like the Gold Miner Hotel,
continued to attract visitors to the area. The major impetus for the development
of the local tourist industry, however, was the establishment of the railroad
service to Eldora in 1905. Ironically, the extension of the Colorado and
Northwestern Railroad line had been planned and constructed to serve the area’s
mines. Although it arrived too late to be of any benefit in this respect, the railroad did link Eldora with the growing tourist markets of the nation. The resulting influx of vacationing travellers sustained the community’s businesses as Eldora’s population decreased rapidly during the first decade of the twentieth century. The economic support provided by the tourism during this time allowed construction to occur despite the decline of the mining operations. During the period 1905 to 1910, several dozen dwellings were built in Eldora. These cabins were perfect for mountain retreats for owners and renters because of their small size and their log construction.

Although it was not quite as short-lived as Eldora’s mining boom, the economic support provided by railroad tourism proved to be relatively brief. Even before service began to Eldora, the Colorado and Northwestern Railroad was in financial trouble. It went bankrupt in 1909 as the traffic generated by the rail excursions and the dwindling production of the local mining industry was not sufficient to cover the costs of its operations. Resurrected as the Denver, Boulder, and Western Railway, its vitality was further weakened during the next decade by the popularity of the automobile. A flood destroyed the railroad line in 1919, and it was never rebuilt.

Fortunately for Eldora, the years following World War I brought many improvements for Colorado’s mountain highway system and a rapid rise of motoring vacations. The improved roadways reduced the community’s isolation and increased the seasonal flow of visitors and cabin owners to the area. The 1920s and early 1930s saw a record number of tourists come to Colorado’s mountain region. Eldora’s popularity during this period is evidenced by the construction that occurred with two dozen seasonal homes added to the community during this time.

The Depression, followed by gas rationing during World War II curtailed automobile tourism and Eldora’s vitality, once again, suffered. By the mid-twentieth century, Eldora was a quiescent community, its population reduced to a handful because of its erratic economic fortunes. Many of its early buildings were gone, dismantled or destroyed through lack of use. Never-the-less, Eldora has architectural significance because the remaining buildings in the community are a testimony to the influence of metal mining and tourism in the development of the mountain region of Boulder County. Unchanged by modern development, Eldora provides physical evidence of the historic settlement patterns, growth, and decline. Individually, and as a collection, the buildings of the Eldora Historic District exemplify the features that distinguish the Pioneer Log Cabin, Rustic Tourist Dwelling, and Vernacular Commercial Building; building types which
The building and development in Eldora during the first decades of the twentieth century had little impact of the rustic character that had been established during the earlier mining period. With the transition to a tourist economy, the existing buildings continued to be used in the same way as they had been. The early commercial establishments such as hotels, stores, and saloons, continued to operate. Miner’s cabins were converted to seasonal residences, the rudimentary form and lack of appointments of the cabins were considered part of their rustic charm. In areas which were successful in attracting a substantial tourist trade, various mining era commercial, industrial, and institutional buildings also were converted to tourist housing facilities and tourist cabins, also occurred in the more popular vacation spots such as Gold Hill and Eldora. The more commonplace development at this time, however, was the abandonment or demolition of buildings that occurred as the populations of the county’s mining centers dwindled.

The increase in automobile tourism was a major component of the growth of the county’s tourist trade during the period 1910 - 1930. The improvement the roads that served the Colorado mountains was successful in attracting large numbers of vacationing travelers to the region. Specialized automobile facilities, such as service stations, motor courts, roadside parks, and picnic grounds, began to appear throughout the state. In Boulder County the vacation travel generated by the automobile plus the rail excursions to the area brought a measure of prosperity for some of the early metal mining communities. Other towns simply managed to survive, albeit on a seasonal basis.

The Great Depression brought to a halt the growth of the tourist industry in the country, state, and nation. By 1935, the period of significance ended when economic conditions severely curtailed vacation travel and development within the mountain communities came to a standstill. With the loss of their seasonal population, most of the metal mining communities became virtual ghost towns and remained as such until the 1960s.
9. Major Bibliographical References


(x) See continuation sheet

Previous documentation on file (NPS):

( ) preliminary determination of individual listing (36 CFR 67) has been requested
( ) previously listed in the National Register
( ) previously determined eligible by the National Register
( ) designated a National Historic Landmark
( ) recorded by Historic American Buildings Survey #
( ) recorded by Historic American Engineering Record #

Primary location of additional data:

(x) State Historic Preservation Office
( ) Other State agency
( ) Federal agency
( ) Local government
( ) University
( ) Other

Specify Repository:

Boulder County Planning Department

(x) See continuation sheet

10. Geographical Data

Acres of property:

UTM References

A 113 415111610101 414212121010
Zone Easting Northing

B 113 415111610101 414212101810
Zone Easting Northing

C 113 415111311101 4142120410
Zone Easting Northing

D 113 415101616101 41421211701
Zone Easting Northing

(x) See continuation sheet

Verbal Boundary Description
See Boulder County Tax Assessor's Map.

Boundary Justification
District incorporates part of the original townsite. The boundary was drawn to eliminate blocks and areas with a significant number of non-contributing resources and large expanses of vacant land.

( ) See continuation sheet

11. Form Prepared By

Name/Title: Deborah Edge Abele, Consultant / Edited Barbara Norgren
Organization: N/A
Street & Number: P.O. Box 6367
City or Town: Colorado Springs
Date: 10/1987/Revised 10/88
Telephone: (719) 635-2065
State: CO Zip Code: 80934
Section number 9 Page 2

Eldora Historic District


NATIONAL REGISTER OF HISTORIC PLACE
CONTINUATION SHEET

Section number 9  Page 3  Eldora Historic District


BOULDER COUNTY
HISTORIC LANDMARK REHABILITATION
GRANT PROGRAM

APPLICATION

The following information must be provided to ensure adequate review of your proposal. Please type or print answers to each question. Please keep your responses brief.

1. OWNER/APPLICANT INFORMATION

Owner or Organization

a. Name: McCaffree Cabin LLC

b. Mailing Address: 113 Grand View Drive, Mead, CO 80542

c. Telephone: 973-476-1797

d. Email: amaranto.marian@gmail.com

Applicant/Contact Person (if different than owner)

a. Name: Marian Amaranto

b. Mailing Address: 113 Grand View Drive, Mead, CO 80542

c. Telephone: 973-476-1797

d. Email: amaranto.marian@gmail.com

2. PROPERTY INFORMATION

a. Landmark Address: 702 Klondyke, Eldora, CO

b. Name of the landmarked property:

   (informal) McCaffree Cabin

c. Primary Use of Property (check one):

   ___Non-Residential
   xx_Residential
3. **PROJECT DESCRIPTION** (Please do not exceed space provided below.)

a. **Provide a brief description of the proposed scope of work.**

   The building, built in 1898, still has the original siding. The siding is in bad shape; drying, splitting, falling off, and needs to be replaced. We want to replace it with wood half-logs to keep the original look of the cabin. We plan to replicate it as close as possible to the original, including the wainscoting (lower part of logs are vertical and top part are horizontal.).

   There is also a detached garage that reportedly was sided with logs from a 3rd structure also built in the late 1890's. This siding also needs to be replaced.

   In 1993 an addition was built. Its siding is wood, (see photo) which is showing numerous places of rot. We plan to replace the siding on the addition with the same half wood siding, though without the wainscoting. We understand the siding of the addition will not be part of a grant.

b. **Describe how the work will be carried out and by whom. Include a description of elements to be rehabilitated or replaced and describe preservation work techniques that will be used.**

   To meet requirements for Boulder County fire mitigation, the wood must be debarked. We are doing this ourselves, 1/3 of it is done already. We are also required by Boulder County to put 6” of metal flashing around the bottom perimeter for fire mitigation.

   We have hired a contractor, Kevin Vickles, to remove the old siding and put up the new siding. A copy of the contract is attached.

c. **Explain why the project needs rehabilitation grant funds now. Include a description of community support and/or community benefits, if any.**

   We need the funds now because the original siding is in such bad repair. The structure needs to be protected. We started this project 2 years ago.

   The building is located in the Eldora Historic District and has been designated as a contributing structure by the National Register of Historic Places. The Gold Miner Hotel, which has been beautifully restored is one block east of this residence. There are a few other structures designated as contributing structures to Eldora Historic District, but some of them are in very bad repair. Having more well preserved historical structures adds greatly to the historic ambience of the Eldora Historic District as an old mining town from the Gold Rush Days, then in the very early 1900s as a tourist destination.
### Feature A

**Name of Architectural Feature:** Siding of cabin  
**Describe feature and its condition:**  
Original siding is 120 years old. It is very dry, shrunken and falling off in places. In some places one can see the metal underneath.  
West wall (with chimney) was replaced with same siding as addition in 1993. It differs from the original siding.

**Describe proposed work on feature:**  
Remove old siding. Replace with debarked half-logs.  
Original cabin will have bottom part with vertical siding and top with horizontal siding to replicate the original design of the cabin. (see photo) The addition will just have horizontal siding.  
West wall, wall with chimney, the siding will be restored to its original pattern.  
6” of metal flashing will be placed along the bottom perimeter of the entire structure for fire mitigation.

### Feature B

**Name of Architectural Feature:** Siding of garage.  
**Describe feature and its condition:**  
This siding is not as damaged as the cabin but is still old and very dry with some shrinking.  
Double doors on garage are board and batten.

**Describe proposed work on feature:**  
Remove old siding. Replace with half-log, debarked siding.  
Doors will be replaced with board and batten, with close replication of present doors.

### Feature C
We are planning to replace all the siding on the cabin and garage including the siding on the addition built in 1993.

We understand that the grant is only available for the historic parts, the original cabin and the garage.

The square footage of the garage and original cabin equals approx. 1600 square feet. The square footage of the addition is 831 square feet.

For the materials and the construction bid we are taking 60% of the total cost in order to separate the expenses for the addition from the original cabin and garage.

<table>
<thead>
<tr>
<th>TOTAL COST</th>
<th>COST FOR HISTORICAL PART</th>
<th>GRANT COST</th>
<th>APPLICANT COST</th>
</tr>
</thead>
<tbody>
<tr>
<td>A. Wood siding</td>
<td>$3000.00</td>
<td>$2000.00</td>
<td>$1000.00</td>
</tr>
<tr>
<td>Construction Bid</td>
<td>$11840.00</td>
<td>$7100.00</td>
<td>$3550.00</td>
</tr>
<tr>
<td>Additional Materials</td>
<td>$2000.00</td>
<td>$1200.00</td>
<td>$800.00</td>
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<tr>
<td>Labor (self) for Debarking the wood</td>
<td>$3750.00</td>
<td>$2250.00</td>
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<tr>
<td>TOTAL</td>
<td>$21,590.00</td>
<td>$12550.00</td>
<td>$5350.00</td>
</tr>
</tbody>
</table>
5. COST ESTIMATE OF PROPOSED WORK

Please provide a budget that includes accurate estimated costs of your project. Include an itemized breakdown of work to be funded by the grant and the work to be funded by the applicant. Include only eligible work elements. Use additional sheets as necessary. (Please reference this section in your contractor’s bid attachment).

<table>
<thead>
<tr>
<th>Feature</th>
<th>Work to be Funded</th>
<th>Grant Cost</th>
<th>Applicant Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>A.</td>
<td>Wood Siding</td>
<td>$1000.00</td>
<td>$1000.00</td>
</tr>
<tr>
<td>B.</td>
<td>Construction Bid</td>
<td>$3550.00</td>
<td>$3550.00</td>
</tr>
<tr>
<td>C.</td>
<td>Additional Materials</td>
<td>$800.00</td>
<td>$400.00</td>
</tr>
<tr>
<td>D.</td>
<td>Matching labor by owners (debarking the wood)</td>
<td>$00.00</td>
<td>$2250.00</td>
</tr>
<tr>
<td>E.</td>
<td></td>
<td>$</td>
<td>$</td>
</tr>
<tr>
<td>F.</td>
<td></td>
<td>$</td>
<td>$</td>
</tr>
<tr>
<td>G.</td>
<td></td>
<td>$</td>
<td>$</td>
</tr>
<tr>
<td>H.</td>
<td>See Page 5 Appendix A</td>
<td>$</td>
<td>$</td>
</tr>
<tr>
<td>I.</td>
<td></td>
<td>$</td>
<td>$</td>
</tr>
<tr>
<td>J.</td>
<td></td>
<td>$</td>
<td>$</td>
</tr>
<tr>
<td>K.</td>
<td></td>
<td>$</td>
<td>$</td>
</tr>
<tr>
<td>Subtotal Grant Cost/Applicant Cost</td>
<td>$5350.00</td>
<td>$7200.00</td>
<td></td>
</tr>
</tbody>
</table>

Total Project Cost $12,550.00

If partial grant funding were awarded, would you complete your project?

XX ☐ YES ☐ NO

6. ADDITIONAL MATERIALS REQUIRED

Below is a list of the items that must be submitted along with this application:

a. One set of photographs or slides for each feature as described in Item 4 "Description of Rehabilitation". Please label the backside of each photograph with the address of your property and the feature number.

b. A construction bid if one has been made for your project (recommended).

c. Working or scaled drawings, spec sheets, or materials of the proposed work if applicable to your project.
7. ASSURANCES

The Owner and Applicant hereby agree and acknowledge that:

A. Grant recipients agree to supply at least an equal match to the grant amount.

B. Funds received as a result of this application will be expended solely on described projects, and must be completed within established timelines.

C. The subject structure must have Boulder County landmark designation or be a contributing structure in a local landmark district.

D. Grant funds and matching funds may be spent only for exterior rehabilitation of the structure, unless specifically approved for a landmarked interior.

E. Neither grant monies nor matching funds may be spent for the installation of or rehabilitation of signage, interior rehabilitation or decorations, building additions, or the addition of architectural or decorative elements, which were not part of the original historic structure.

F. All work must comply with the standards and/or guidelines of the County and the United States Secretary of the Interior for the rehabilitation of historic resources.

G. Grant recipients must submit their project for any required design review by the Historic Preservation Advisory Board and any required building permits before construction work is started.

H. All work approved for grant funding must be completed even if partially funded through the Landmark Rehabilitation Grant Program.

I. Grant recipients will receive disbursement of grant funds not sooner than thirty (30) days after all work has been completed and approved, receipts documenting the costs of the work have been submitted to the County, and physical inspection has been completed by the County.

J. The award and disbursement of this grant shall be governed by the provisions of the Boulder County Commissioners establishing the Landmark Rehabilitation Grant Program as an ongoing project of the County.

K. The owner agrees to maintain the property after rehabilitation work has been completed.

L. The grants funds will be considered taxable income in the year that the reimbursement occurs.

[Signatures and dates]

Year 2019 Boulder County Historic Landmark Rehabilitation Grant Program Application
Vickles Construction

Bill To:        Martin Amarante      Invoice
               amarian306@yahoo.com
               113 Grand View Drive
               Mead, CO 80542-8004
               702 Klondike
               Nederland, CO 80466

<table>
<thead>
<tr>
<th>Description</th>
<th>Quantity</th>
<th>Rate</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Remove and replace siding on cabin and garage - 2,431 square feet</td>
<td>1</td>
<td>$11,840.00</td>
<td>$11,840.00*</td>
</tr>
<tr>
<td>Extra materials not supplied by homeowners: cedar cap for wainscoting, house wrap, flashing, and any other</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>miscellaneous necessary materials receipts will be supplied by contractor for additional materials purchased for</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>reimbursement from homeowners.</td>
<td>1</td>
<td>$0.00</td>
<td>$0.00</td>
</tr>
<tr>
<td>Any additional unforeseen repairs will be charged to the homeowners.</td>
<td>1</td>
<td>$0.00</td>
<td>$0.00</td>
</tr>
<tr>
<td>*Indicates non-taxable item</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Payment Instructions
- Initial payment of $4,000 due after removal of existing siding
- Final payment of $7,840 plus cost of materials purchased by contractor and additional labor costs for any potential unforeseen repairs, due upon completion of cabin
- This is a good faith estimate for agreed upon labor. Cost of additional materials and potential repairs are not included, but will be added to final invoice.

<table>
<thead>
<tr>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>Subtotal</td>
</tr>
<tr>
<td>Tax 8%</td>
</tr>
<tr>
<td>Total</td>
</tr>
<tr>
<td>Paid</td>
</tr>
</tbody>
</table>

Balance Due: $11,840.00

Comments:
- Half log siding and vertical log wainscoting to be supplied by homeowners.
- This invoice for estimate of Eldora historic cabin construction project serves as a contract between client and contractor.
Front + East side to be replicated without siding.

East side of original cabin - 1972
original pattern of siding on wall with chimney

garage in 1989
front and west side garage and cabin

Feature #B
Feature # A.

Wall with chimney to be restored to original pattern of half vertical and half horizontal logs.
Front and East Side of garage.

Feature # B

Half logs to be used for new siding.
Garage (20x20 w/10' gables, 700 sq ft)

Shaded areas are the addition. Siding will be same logs - all horizontal

House (new) 831 sq ft

Old (Chris) 900 sq ft
702 Klawdyke
Eldora
Phone 89-19-2690

GARAGE

North
12'

10'

South
12'

10'

DOOR

Logs will be applied vertically as they are presently.

EAST WEST SIDE = SAME

20'
HISTORIC PRESERVATION ADVISORY BOARD

Thursday, February 3, 2022 – 6:00 p.m.

Due to COVID-19, Public Hearing to be Held Virtually

PUBLIC HEARING

STAFF PLANNER: Denise Grimm

STAFF RECOMMENDATION RE:

Docket CA-22-0001: Neva Cabin - reroof
Request: Certificate of Appropriateness for a reroof
Location: 765 Klondyke Avenue, in Section 21, T1S, R73W of the 6th Principal Meridian
Zoning: Forestry (F) Zoning District
Owners: Charles Fletcher and Richard Rivers

PURPOSE

The role of the Historic Preservation Advisory Board (HPAB) is to determine if the proposal meets the criteria for a Certificate of Appropriateness.

BACKGROUND

The Neva Cabin was landmarked in 1989 as a contributing resource to the Eldora Historic District on the National Register of Historic Places. It was individually landmarked with Boulder County in 2004. The cabin dates to c.1924 and was built as a summer cottage. It was landmarked under the following criteria:

Criterion 1: The cabin site is significant for its association with the development of Eldora as it evolved from a mining to tourist community. These cabins were built as summer cottages to accommodate travelers who visited Eldora after the mining boom of the late 1800s had subsided.

Criterion 3: The cabin was built by Frank J. Anderson, a miner and one of the early pioneers of Eldora.

Criterion 4: The buildings are significant as examples of typical rustic tourist dwellings built in the early twentieth century.

Criterion 8: The site is adjacent to other properties in the National Register District which could contribute to a local historic district.
A proposal to reroof the cabin has been submitted. The proposal is to replace the existing rolled asphalt roof with dimensional asphalt shingles in a weathered-wood color. The historic 1949 photo shows that the roof used to be shingled so there is precedent for a shingled roof.

The attached packet includes maps, the staff recommendation from landmarking, and a grant memo and request which includes the proposal.

**CRITERIA FOR APPROVAL OF ALTERATIONS REQUESTED UNDER A CA**

In considering the application for a CA, HPAB shall use the following general criteria as well as any specific criteria included in the Resolution designating the historic landmark.

a. The proposed alterations do not destroy or substantially impair the historic significance of a structure, site, or district.

b. Every reasonable effort shall be made to ensure that the proposed alteration preserves, enhances, or restores the significant architectural features which are important to the designated historic landmark.

c. The proposed architectural style, arrangement, texture, color, and materials are compatible with the character of the historic landmark.

**RECOMMENDATION**

Staff finds that the proposal for a reroof to the Neva Cabin meets the Criteria for a Certificate of Appropriateness and recommends approval of CA-22-0001.
FROM: Denise Grimm, Staff Planner

RE: Approval of grant applications under Boulder County Historic Landmark Rehabilitation Grant Program

**HPG-22-0002: Neva Cabin**

Location: 765 Klondyke Avenue, in Section 21, T1S, R73W of the 6th Principal Meridian

Zoning: Forestry (F) Zoning District

Owners: Charles Fletcher and Richard Rivers

Proposed work: Reroof of cabin with dimensional asphalt shingles in a weathered-wood color

<table>
<thead>
<tr>
<th>Grant Requested:</th>
<th>$2,473.52</th>
</tr>
</thead>
<tbody>
<tr>
<td>Match:</td>
<td>$2,473.52</td>
</tr>
</tbody>
</table>

**Recommend APPROVAL:** $2,473.52

**BACKGROUND**

The applicant has submitted a Grant request to help pay for a reroof of the cabin with a dimensional asphalt shingle in a weathered-wood color. The Total Project Cost is $4,947.04; with the Grant request being half of that for $2,473.52.

**Staff recommends approval.**
CA-22-0001/HPG-22-0002: Neva Cabin - reroof
1949 photo
BOARD OF COUNTY COMMISSIONERS

AGENDA ITEM

Tuesday, August 17, 2004 -- 9:00 AM
Third Floor Hearing Room,
Boulder County Courthouse

PUBLIC HEARING

STAFF PLANNER: Denise Grimm

STAFF RECOMMENDATION RE:

Docket HP-04-06: Neva Cabin Site

Request: Boulder County Historic Landmark Designation
Location: 765 Klondyke Ave., Eldora, CO 80466, Lots 36-37, Block 32, Eldora, in Section 20, T1S, R73W
Zoning: Forestry
Owner/Applicant: Charles Fletcher

BACKGROUND

An application for landmark designation of the Neva Cabin Site has been prepared by the owner, Charles Fletcher. The cabin is located in Eldora and is a contributing structure to the National Register District. The original rustic log cabin with a shed roof addition is contributing to the site. Neva Cabin, along with Arapahoe Cabin to the east and Viking Cabin to the west, were built as summer cottages to accommodate tourists. These three structures were built by Frank J. Anderson, a miner and one of the early pioneers of Eldora.

SIGNIFICANCE

The property is nominated under four of the County’s criteria (1, 3, 4, and 8) for significance:

Criteria 1: The character, interest, or value of the proposed landmark is important as part of the development, heritage, or cultural characteristics of the County.
The cabin site is significant for its association with the development of Eldora as it evolved from a mining to tourist community. These cabins were built as summer cottages to accommodate travelers who visited Eldora after the mining boom of the late 1800s had subsided.

Criteria 3: The proposed landmark is identified with a person or persons significantly contributing to the local, county, state, or national history.

The cabin was built by Frank J. Anderson, a miner and one of the early pioneers of Eldora.

Criteria 4: The proposed landmark is 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.

The buildings are significant as examples of typical rustic tourist dwellings built in the early twentieth century.

Criteria 8: The proposed landmark has a relationship to other distinctive structures, districts, or sites which would also be determined to be of historic significance.

The site is adjacent to other properties in the National Register District which could contribute to a local historic district.

RECOMMENDATION

The Historic Preservation Advisory Board considered this application at their August meeting and voted unanimously to recommend approval.

Therefore, staff and the Historic Preservation Advisory Board recommend that the BOCC approve Docket HP-04-06: Neva Cabin Site, subject to the following conditions:

1. Alteration of any exterior feature of the landmarked structure or construction within the site area will require review and approval of a Certificate of Appropriateness by Boulder County.

2. Regular maintenance which prolongs the life of the landmark, using original materials or materials that replicate the original materials, will not require review for a Certificate of Appropriateness, provided the Land Use Director has determined that the repair is minor in nature and will not damage any existing architectural features. Emergency repairs, which are temporary in nature, will not require review (note: Depending on the type of work, a building permit may still be required.)
BOULDER COUNTY
HISTORIC LANDMARK REHABILITATION
GRANT PROGRAM

APPLICATION

The following information must be provided to ensure adequate review of your proposal. Please type or print answers to each question. Please keep your responses brief.

1. OWNER/APPLICANT INFORMATION

Owner or Organization

a. Name: Charles Fletcher and Richard Rivers, owners

b. Mailing Address: Richard Rivers, 765 Klondyke Ave., Box 171, Nederland, CO 80466

c. Telephone: 719-271-5865

d. Email: richard@visionandform.com

Applicant/Contact Person (if different than owner)

a. Name:

b. Mailing Address:

c. Telephone:

d. Email:

2. PROPERTY INFORMATION

a. Landmark Address: 765 Klondyke Avenue, Eldora, CO 80466

b. Name of the landmarked property:

   Neva Cabin

c. Primary Use of Property (check one): _Non-Residential

   X Residential
3. **PROJECT DESCRIPTION** (Please do not exceed space provided below.)

   a. **Provide a brief description of the proposed scope of work.**

      Neva Cabin needs a new roof. The layers of rolled asphalt that comprise the existing roof have been in place since before Mr. Fletcher purchased the property in June 1995. This project will remove the cabin’s rolled asphalt roofing and replace it with Class 4-rated, dimensional asphalt shingles. To maintain historical aesthetics, the shingles will be “weathered wood-colored”.

   b. **Describe how the work will be carried out and by whom. Include a description of elements to be rehabilitated or replaced and describe preservation work techniques that will be used.**

      A professional roofing company will perform the work. An inspection of the underlying roof structure will be made during the replacement, but no major repairs are anticipated. Materials and labor have been estimated at approximately $5,000 (see attached proposal). The work is scheduled for Spring 2022 and will take one day to complete.

      Please note that we plan to replace the existing skylights when we replace the roof - 100% at our expense, of course. The two bubble-tops were installed prior to 1995 and will be replaced with energy-efficient, low-profile skylights that open and close. This upgrade will streamline the roof’s appearance and improve indoor ventilation. Replacing the skylights will cost approximately $2,500. The same company will do the work. Again, no preservation funds would be used to replace the skylights.

   c. **Explain why the project needs rehabilitation grant funds now. Include a description of community support and/or community benefits, if any.**

      We are requesting rehabilitation grant funds now because Neva Cabin’s roof is in poor condition and needs replaced. Although it has held up well for over 25 years, it is worn, heavily patched and recently developed a leak from which melting snow and rain drip into the interior.

      A new roof will provide many benefits. In addition to protecting the structure and interior of Neva Cabin, it will enhance the cabin’s appearance significantly which, in turn, will underscore this historical landmark’s presence in Eldora and help Boulder County preserve a piece of its unique history.
4. DESCRIPTION OF REHABILITATION

<table>
<thead>
<tr>
<th>Feature A</th>
<th>Describe proposed work on feature:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Name of Architectural Feature: Roof</td>
<td>This project will remove Neva Cabin's rolled asphalt roofing and replace it with Class 4-rated, dimensional asphalt shingles (weathered wood-colored). An inspection of the underlying roof structure will be made during the replacement, but no major repairs are anticipated.</td>
</tr>
<tr>
<td>Describe feature and its condition:</td>
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</table>

<table>
<thead>
<tr>
<th>Feature B</th>
<th>Describe proposed work on feature:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Name of Architectural Feature:</td>
<td></td>
</tr>
<tr>
<td>Describe feature and its condition:</td>
<td></td>
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</tbody>
</table>

<table>
<thead>
<tr>
<th>Feature C</th>
<th>Describe proposed work on feature:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Name of Architectural Feature:</td>
<td></td>
</tr>
<tr>
<td>Describe feature and its condition:</td>
<td></td>
</tr>
</tbody>
</table>
4. DESCRIPTION OF REHABILITATION (continued)

<table>
<thead>
<tr>
<th>Feature D</th>
<th>Describe proposed work on feature:</th>
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<tbody>
<tr>
<td>Name of Architectural Feature:</td>
<td></td>
</tr>
<tr>
<td>Describe feature and its condition:</td>
<td></td>
</tr>
</tbody>
</table>

<table>
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<tr>
<th>Feature E</th>
<th>Describe proposed work on feature:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Name of Architectural Feature:</td>
<td></td>
</tr>
<tr>
<td>Describe feature and its condition:</td>
<td></td>
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</tbody>
</table>

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<tr>
<th>Feature F</th>
<th>Describe proposed work on feature:</th>
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<tbody>
<tr>
<td>Name of Architectural Feature:</td>
<td></td>
</tr>
<tr>
<td>Describe feature and its condition:</td>
<td></td>
</tr>
</tbody>
</table>

Please photocopy this sheet and attach copies if necessary.
5. **COST ESTIMATE OF PROPOSED WORK**

Please provide a budget that includes accurate estimated costs of your project. Include an itemized breakdown of work to be funded by the grant and the work to be funded by the applicant. Include only eligible work elements. Use additional sheets as necessary. *(Please reference this section in your contractor’s bid attachment).*

<table>
<thead>
<tr>
<th>Feature</th>
<th>Work to be Funded</th>
<th>Grant Cost</th>
<th>Applicant Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>A.</td>
<td>Replace roof</td>
<td>$2,473.52</td>
<td>$2,473.52</td>
</tr>
<tr>
<td>B.</td>
<td></td>
<td>$</td>
<td>$</td>
</tr>
<tr>
<td>C.</td>
<td></td>
<td>$</td>
<td>$</td>
</tr>
<tr>
<td>D.</td>
<td></td>
<td>$</td>
<td>$</td>
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<tr>
<td>E.</td>
<td></td>
<td>$</td>
<td>$</td>
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<tr>
<td>F.</td>
<td></td>
<td>$</td>
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<tr>
<td>G.</td>
<td></td>
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<td>$</td>
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<tr>
<td>H.</td>
<td></td>
<td>$</td>
<td>$</td>
</tr>
<tr>
<td>I.</td>
<td></td>
<td>$</td>
<td>$</td>
</tr>
<tr>
<td>J.</td>
<td></td>
<td>$</td>
<td>$</td>
</tr>
<tr>
<td>K.</td>
<td></td>
<td>$</td>
<td>$</td>
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</table>

**Subtotal Grant Cost/Applicant Cost**

<table>
<thead>
<tr>
<th>Grant Cost</th>
<th>Applicant Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>$2,473.52</td>
<td>$2,473.52</td>
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</tbody>
</table>

**Total Project Cost**

<table>
<thead>
<tr>
<th>Grant Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>$4,947.04</td>
</tr>
</tbody>
</table>

If partial grant funding were awarded, would you complete your project?

☑ YES  ☐ NO

6. **ADDITIONAL MATERIALS REQUIRED**

*Below is a list of the items that must be submitted along with this application:*

a. One set of photographs or slides for each feature as described in Item 4 "Description of Rehabilitation". Please label the backside of each photograph with the address of your property and the feature number.

b. A construction bid if one has been made for your project (recommended).

c. Working or scaled drawings, spec sheets, or materials of the proposed work if applicable to your project.
7. ASSURANCES

The Owner and Applicant hereby agree and acknowledge that:

A. Grant recipients agree to supply at least an equal match to the grant amount.

B. Funds received as a result of this application will be expended solely on described projects, and must be completed within established timelines.

C. The subject structure must have Boulder County landmark designation or be a contributing structure in a local landmark district.

D. Grant funds and matching funds may be spent only for exterior rehabilitation of the structure, unless specifically approved for a landmarked interior.

E. Neither grant monies nor matching funds may be spent for the installation of or rehabilitation of signage, interior rehabilitation or decorations, building additions, or the addition of architectural or decorative elements, which were not part of the original historic structure.

F. All work must comply with the standards and/or guidelines of the County and the United States Secretary of the Interior for the rehabilitation of historic resources.

G. Grant recipients must submit their project for any required design review by the Historic Preservation Advisory Board and any required building permits before construction work is started.

H. All work approved for grant funding must be completed even if partially funded through the Landmark Rehabilitation Grant Program.

I. Grant recipients will receive disbursement of grant funds not sooner than thirty (30) days after all work has been completed and approved, receipts documenting the costs of the work have been submitted to the County, and physical inspection has been completed by the County.

J. The award and disbursement of this grant shall be governed by the provisions of the Boulder County Commissioners establishing the Landmark Rehabilitation Grant Program as an ongoing project of the County.

K. The owner agrees to maintain the property after rehabilitation work has been completed.

L. The grant funds will be considered taxable income in the year that the reimbursement occurs.

______________________________  ________________
Signature of Applicant (if different than owner)  Date  12-1-2021

______________________________  ________________
Signature of Legal Owner  Date
Neva Cabin, 765 Klondyke Ave., Eldora, CO 80466
Feature A – Roof (front)
Neva Cabin, 765 Klondyke Ave., Eldora, CO 80446
Feature A – Roof (back)
<table>
<thead>
<tr>
<th></th>
<th>Description</th>
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</thead>
<tbody>
<tr>
<td>1</td>
<td>CertainTeed Landmark Climate Flex IR Class 4</td>
</tr>
<tr>
<td></td>
<td>Lifetime Warranty with SBS Modified UL4</td>
</tr>
<tr>
<td>2</td>
<td>CertainTeed Shadow Ridge</td>
</tr>
<tr>
<td></td>
<td>12&quot; x 30'</td>
</tr>
<tr>
<td>3</td>
<td>CertainTeed Roof Runner</td>
</tr>
<tr>
<td></td>
<td>Underlayment 9.4 sq</td>
</tr>
<tr>
<td>4</td>
<td>Step Flashing 4x4</td>
</tr>
<tr>
<td>5</td>
<td>Counter Flashing 6&quot;</td>
</tr>
<tr>
<td></td>
<td>10 ft lengths</td>
</tr>
<tr>
<td>6</td>
<td>Drip Edge 2x4</td>
</tr>
<tr>
<td></td>
<td>10 ft lengths</td>
</tr>
<tr>
<td>7</td>
<td>LB1236 sq Sanded Ice &amp; Water</td>
</tr>
<tr>
<td></td>
<td>Self-adhered Underlayment / 2sq per roll</td>
</tr>
<tr>
<td>8</td>
<td>Standard Remove &amp; Replace</td>
</tr>
<tr>
<td></td>
<td>Removing and installing 1 layer of dimensional asphalt shingles or 3 tab shingle up to 6/12 pitch</td>
</tr>
<tr>
<td>9</td>
<td>Flintlastic SA Ply Base Sheet</td>
</tr>
<tr>
<td></td>
<td>2 sq</td>
</tr>
<tr>
<td>10</td>
<td>Flintlastic SA Modified Cap</td>
</tr>
<tr>
<td></td>
<td>1 sq</td>
</tr>
<tr>
<td>11</td>
<td>Skylight, Chimney, Swamp Cooler (Large)</td>
</tr>
<tr>
<td></td>
<td>Labor for working detail around large roof/deck penetrations</td>
</tr>
<tr>
<td>12</td>
<td>Bad access</td>
</tr>
<tr>
<td></td>
<td>Hand load and debris clean up due to no direct access to structure.</td>
</tr>
</tbody>
</table>
### Customer Rep Signature:

![Signature]

10/16/2021

### Customer Signature:

Signature Date

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**Note:**

Permits: Green Gable Roofing & Exteriors shall apply for and obtain such permits and regulatory approvals as may be required by the local municipal/county government, the cost thereof shall be included as part of the payment to Green Gable Roofing & Exteriors under this contract.

Warranty: Green Gable Roofing & Exteriors warranty shall be limited to defects in workmanship within the scope of work performed by Green Gable Roofing & Exteriors in this contract and which arises and becomes known within 10 years from the date hereof. Green Gable Roofing agrees to repair the faulty workmanship upon notification of such workmanship. Any damage through no fault of Green Gable Roofing & Exteriors is not warranted by Green Gable Roofing & Exteriors. Warranties provided by the roofing contractor, including manufacturer warranties, shall not be effective unless and until Green Gable Roofing & Exteriors has been paid in full.

Mold Limitation: Green Gable Roofing Exteriors takes no responsibility for mold spores before, during, or after construction.

Payment: The first payment is due the day construction begins. This payment is 1/2 of the total amount. Once construction is complete the second 1/2 is due.

Collection of Debt: Final installment is due upon the completion of work. After 10 days have passed Green Gable will assess 10% interest on unpaid debt. Property Owner will be responsible to pay all Green Gable Roofing & Exteriors attorney fees and costs for collecting of unpaid contract balances.

Due to the current material shortage and market fluctuations this estimate is valid for 30 days.