Colorado Cultural Resource Survey Report

Eldora Historical and Architectural Survey, 2007-08

Prepared by:

Adam Thomas,
HISTORITECTURE, L.L.C.

Historical Context by Sierra Standish

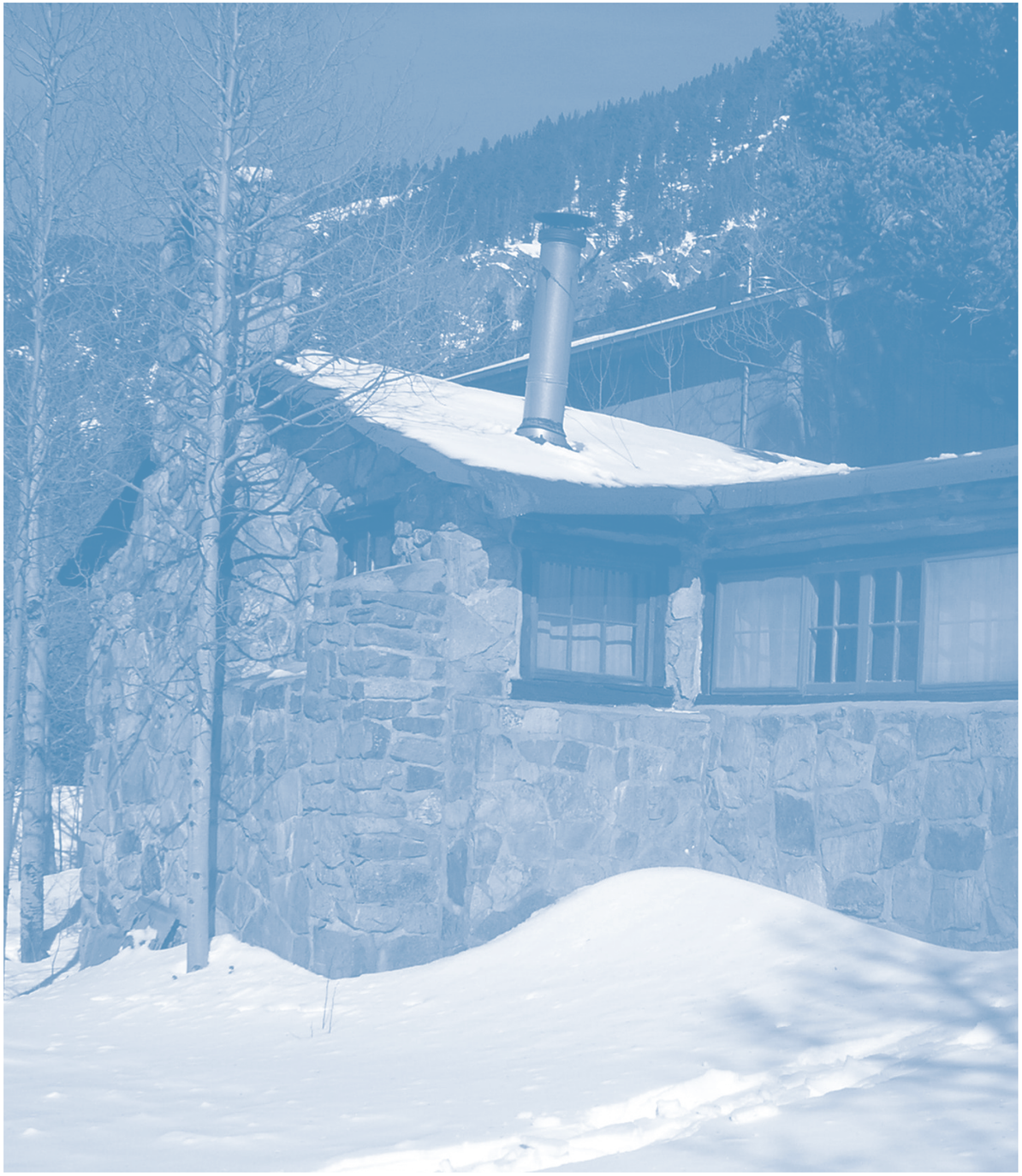
Prepared for:

Boulder County Parks and Open Space

Certified Local Government Grant
Project CO-07-012

June 2008

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INTRODUCTION

Eldora Survey 2007-08

Like many of the small towns scattered in the mountains west of Boulder, Eldora began as a hopeful mining camp at the end of the nineteenth century. Despite claims of unimaginable wealth and enormous investments made to extract the precious ore, Eldora failed. But unlike most boomtowns in the area, it never became a ghost town. Tourists from Boulder, Denver, and across the Midwest found the union of spectacular scenery and rustic charm in Happy Valley to be particularly appealing. They returned again and again, making Eldora one of the most successful summer vacation destinations in Boulder County.

Much of the relatively densely settled area at the core of Eldora is now a National Register Historic District. But Eldora, particularly those properties outside of the district, faces a variety of threats requiring careful preservation planning. Brutal winters exact a heavy toll on the valley's historic buildings. As better utilities and high-speed internet connects the village to Boulder and the world, more and more people are living–and working–in Eldora year round. This change has altered the built environment as the small cabins of miners and tourists become sprawling, year-round residences.

Spearheaded by Carol Beam, Historic Preservation Planner, Boulder County Open Space pursued a Certified Local Government (CLG) grant to conduct an intensive-level survey of 50 properties in Eldora that had not been previously inventoried. The county reviewed proposals from a variety of cultural resource contractors and selected Historitecture, an Estes Park-based architectural history consulting firm. Architectural Historian and Managing Principal Adam Thomas conducted the survey.

The goals of the intensive-level survey were to:

- Inventory 50 of 58 possible properties;
- Determine the significance and eligibility of all properties surveyed;
- Analyze historic district potential and boundaries; and
- Develop a report summarizing the findings of the survey.

Of the 50 properties, one property (or two percent of the total) was field determined eligible for individual listing in the National Register of Historic Places, and 13 (or 26 percent) were field determined eligible as Boulder County Landmarks. Historitecture found no new districts and did not recommend any changes to the existing Eldora Historic District.

Based on these results, Historitecture made the following recommendations to Boulder County:

1. Nominate eligible properties; and
2. Complete the survey

The following report is organized as stipulated in the *Colorado Cultural Resource Survey Manual,* as revised in 2006.

SECTION 1

Project Area

The unincorporated town of Eldora is situated along Middle Boulder Creek, in a deep, generally east-west-oriented mountain valley. The elevation of the settlement is around 8,640 feet above mean sea level. Rising to the north are Eldorado Mountain, at 9,660 feet in elevation, and Mineral Mountain, at 9,932 feet in elevation. Punctuated by the adits and tailings of historic mines, Spencer Mountain comprises the southern rim of the valley, rising to 9,650 feet.

The town stretches along the length of Eldorado Avenue, a paved thoroughfare north of and parallel to Middle Boulder Creek. North of and parallel to Eldorado Avenue are Klondyke Avenue and Huron Avenue, both unpaved streets which ultimately terminate at the their east and west ends on Eldorado Avenue. Bryan Avenue is an unpaved road parallel to Eldorado Avenue, but south of the creek. Short, north-south-oriented streets connect Eldorado Avenue to the parallel streets to the north. These streets are numbered from First Street, to the east, to 11th Street, to the west. A bridge at Sixth Street connects Eldorado Avenue to Bryan Avenue. The intersection of Sixth Street and Eldorado Avenue marks the densest settlement in the village, with most buildings and structures irregularly spaced, generally along the east-west-oriented streets.

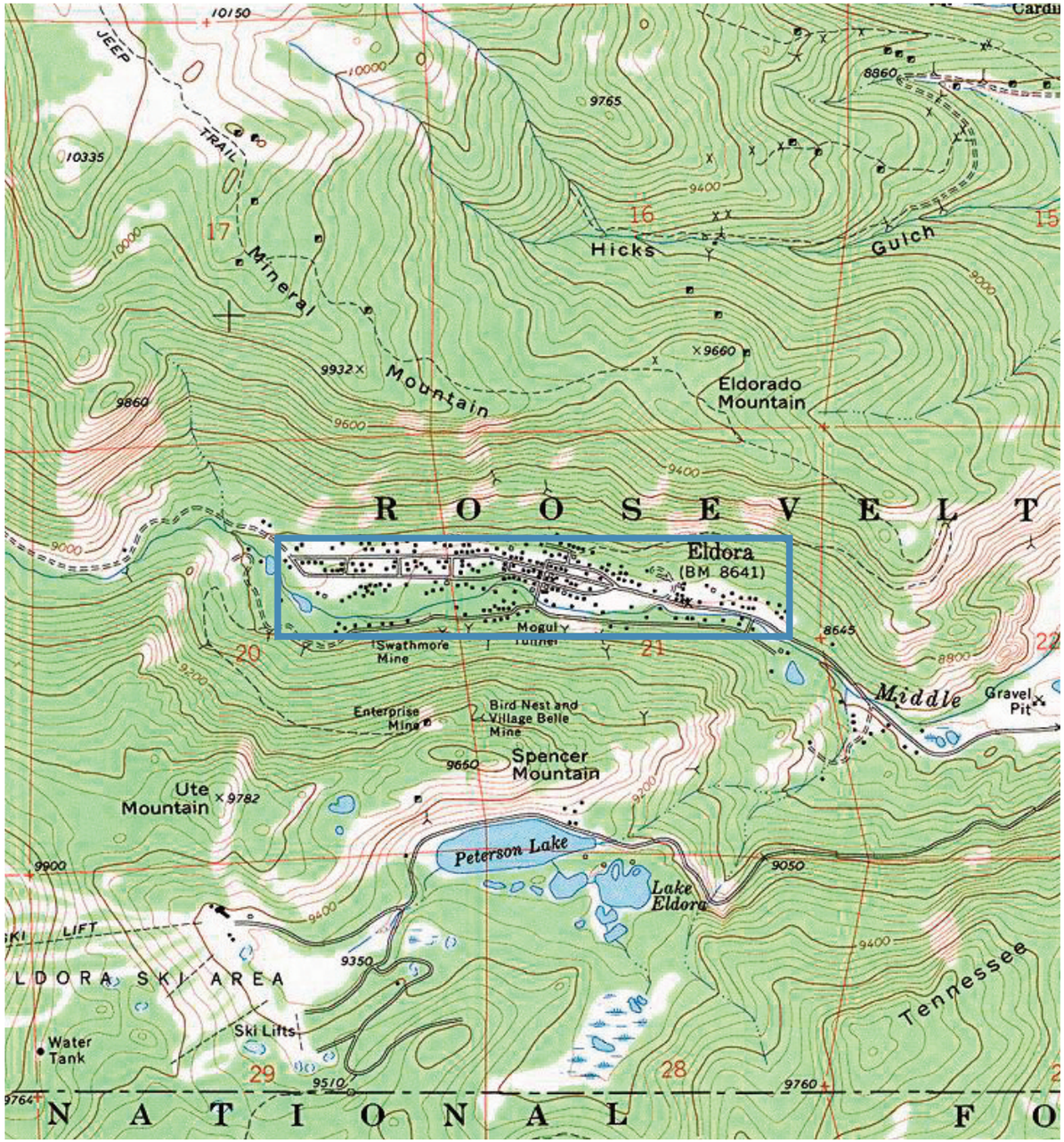
At the center of the survey area is the Eldora National Register Historic District (5BL.758). Centered at Klondyke Avenue and Sixth Street, the boundaries of the district extend eastward along Huron Avenue and westward along Klondyke Avenue (see map 4.1).

This survey included selected properties spanning the breadth and width of the valley, from First Street to Eleventh Street and Huron Avenue to Bryan Avenue.

The survey area was situated within sections 20 and 21 of township 1 south, range 73 west, depicted on the USGS 7.5-minute topographic map of the Nederland quadrangle (1972). The project area covered approximately 145 acres.

A map of the survey area is included on the following page.

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Map 1.1. This segment of the USGS 7.5-minute topographic map for the Nederland quadrangle shows the geographic context of the Eldora area. The box represents the farthest extent of surveyed properties. A more precise demarcation of the survey and historic district boundaries are presented in map 4.1. *(USGS.)*

SECTION 2

Research Design and Methods

GOALS AND OBJECTIVES

The overall goal of this project was to collect and analyze architectural and historical data for properties in Eldora, completing cultural resource inventories for those properties not included in previous surveys. This accounted for 58 properties that were either less than 50 years old at the times of the previous surveys or were simply overlooked. More specifically, the project was intended as an intensive-level, selective survey of 50 of those properties. Subordinate to this goal were several objectives:

- Inventory 50 of the 58 possible properties;
- Determine the significance of surveyed resources and National Register, Colorado State Register, and Boulder County Landmark eligibility of all properties surveyed;
- Analyze historic district potential and boundaries; and
- Develop a report summarizing the findings of the survey.

SCOPE OF WORK

Boulder County developed the following scope of work for the Eldora survey:

A. Survey Work

1. Complete intensive-level historical and architectural survey for 50 select properties in the Eldora community.
2. The project will meet the standards and requirements set forth in the *Colorado Cultural Resource Survey Manual* (revised 2006) and meet the Secretary of the Interior's Standards and Guidelines for Identification and Evaluation (48 FR 44716).

B. Products

1. The contractor shall submit five draft architectural inventory forms with black and white photos for review and comment by both Boulder County and the Colorado Historical Society. In addition to the required field determinations of eligibility for the National Register of Historic Places, Boulder County landmark determination of eligibility, either individual or landmark district, should also be included in the architectural inventory forms.
2. Upon approval of the revised five draft architectural inventory forms the contractor shall submit the remaining 45 draft architectural inventory forms and draft survey report for review and comment by both Boulder County and the Colorado Historical Society.
3. The contractor shall submit with the draft survey report a USGS 7.5-minute quad map plus a city plat or planning map outlining the boundaries of the survey area with a key that identifies the boundaries of eligible districts (if any), contributing and non-contributing properties and individually eligible properties for the National Register

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of Historic Places. Each resource recorded during the project should be clearly identified on the map by appropriate site number.

4. The contractor shall submit six hard copies of the final survey report, two sets of final 50 architectural inventory forms with properly processed, sleeved and labeled black & white photos, one digital copy of final survey report in each Microsoft Word and Portable Document Format (PDF) and one digital copy of final architectural inventory forms in each Microsoft Word or Portable Document Format to Boulder County.

C. Meetings

1. The contractor agrees to consult with the Office of Archaeology & Historic Preservation in person to discuss the methodology of the project prior to July 20, 2007.
2. The contractor shall attend the August 2, 2007 Boulder County Historic Preservation Advisory Board meeting to introduce the project.
3. The contractor shall attend one neighborhood meeting with Eldora residents to discuss the results of the project.
4. The contractor agrees to consult with the Office of Archaeology and Historic Preservation in person to discuss concurrence on eligibility and contributing/non-contributing status of surveyed properties and any other issues concerning the project prior to June 6, 2008.
5. The contractor shall attend the June 5, 2008 Boulder County Historic Preservation Advisory Board meeting to discuss the results of the project.

D. Reports

1. The consultant shall submit progress reports to Boulder County on October 24, 2007, January 23, 2008, April 21, 2008 and June 13, 2008.

FILE SEARCH AND PREVIOUS WORK

The first step in this survey project was to determine the extent and results of previous surveys and nominations within the survey area. Historitecture requested an official search of OAHP files, which was conducted on September 6, 2007.

The file search determined that 90 properties in the project area, including those in the Eldora Historic District (5BL.758), had been previously surveyed, dating to between 1987 and 2005. None of these properties were resurveyed for this inventory.

Of the previously surveyed properties, one district and one individual property were listed in the National Register of Historic Places. The Eldora Historic District (5BL.758) was listed on October 4, 1989. In addition to being a contributing resource within this district, the Gold Miner Hotel (5BL.758.2), 601 Klondyke Avenue, was individually listed on July 3, 1997. In addition, the Jack Spratt Cabin/Engblom Property (5BL.758.47), also a contributing resource within the district, was determined officially eligible for listing in the National Register on December 1, 1997. The Colorado State Historic Preservation Officer has not made any other official determinations of eligibility for previously surveyed properties. Like field determinations, official determinations of National Register eligibility are subject to change, particularly if the determination was made prior to extensive yet unrecorded modifications, which would affect physical integrity, or the revelation of further historical and architectural data, which would affect significance.

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TABLE 2.1: FILE SEARCH RESULTS

Site Number	Property Name	Address	National Register Eligibility	District Eligibility
5BL.604	Dart Residence	895 Klondyke	Not Assessed	Not Assessed
5BL.758	Eldora Historic District	425 to 601 Huron Avenue 501 to 645 Washington Avenue 565 to 945 Klondyke Avenue 599 to 698 Eldorado Avenue 765 to 825 Eaton Place 190 North 8th Street	Listed 10/4/1989	Not Applicable
5BL.758.1	Pine Shadow Cabin/Kent Property	585 Washington Avenue	Not Assessed	Noncontributing
5BL.758.2	Gold Miner Hotel	601 Klondyke Avenue	Listed 7/3/1997	Contributing
5BL.758.7	Rocky Ledge Cabin/Rinderknecht Property	601 Huron Avenue	Field Eligible	Contributing
5BL.758.9	Lindeke Property	565 Klondyke Avenue	Field Eligible	Contributing
5BL.758.10	Lindeke Property	585 Klondyke Avenue	Field Eligible	Contributing
5BL.758.11	Fairman & Wilson Hardware Store/Jess Property	602 Klondyke Avenue	Field Eligible	Contributing
5BL.758.12	Bryan Property	603 Klondyke Avenue	Field Eligible	Contributing
5BL.758.13	Bluebird Cabin/Moose Lips Lodge/Greten Property	605 Klondyke Avenue	Field Not Eligible	Contributing
5BL.758.14	MacDougall Property	606 Klondyke Avenue	Field Not Eligible	Contributing
5BL.758.15	Morgan Property	608 Klondyke	Field Not Eligible	Noncontributing
5BL.758.16	Carpenter Property	624 Klondyke	Field Not Eligible	Noncontributing
5BL.758.17	Neu Property	675 Klondyke	Field Eligible	Contributing
5BL.758.18	Burton Property	685 Klondyke	Field Not Eligible	Contributing
5BL.758.19	Newens Property	698 Klondyke	Field Not Eligible	Noncontributing
5BL.758.20	Burns Property	699 Klondyke	Field Eligible	Contributing
5BL.758.21	Barrett Property	701 Klondyke	Field Eligible	Contributing
5BL.758.22	Zemanker Property	702 Klondyke	Field Not Eligible	Contributing
5BL.758.23	Happy Valley Placer Co. Headquarters/Billingsly Cabin		Field Eligible	Contributing
5BL.758.24	Dunn Cabin	745 Klondyke	Field Eligible	Contributing
5BL.758.25	Bark-een Cabin Freymuth Property	785 Klondyke	Field Eligible	Contributing
5BL.758.26	Cottage Daisy/Leever Property	881 Klondyke	Field Eligible	Contributing
5BL.758.29	Ideal Cabin/Tasaday Property	905 Klondyke	Field Eligible	Contributing
5BL.758.30	Place Cabin/Menke Property	925 Klondyke	Field Eligible	Contributing
5BL.758.31	Postlewait-Miller Property	945 Klondyke	Field Eligible	Contributing
5BL.758.34	Tipperary Cabin/Postlewait-Redle Property	965 Klondyke	Field Eligible	Contributing
5BL.758.35	Bungalhigh Cabin/Rouse Property	599 Klondyke	Field Eligible	Contributing
5BL.758.36	Lone Pine Cabin/Miller Property	775 Eaton Place	Field Eligible	Contributing
5BL.758.37	Pine Lodge Cabin/Miller Property	785 Eaton Place	Field Eligible	Not Assessed
5BL.758.38	Anderson Property	795 Eaton Place	Field Eligible	Not Assessed
5BL.758.39	Fox Den/Williams Property	801 Eaton Place	Field Eligible	Not Assessed
5BL.758.40	Williams Property	803 Eaton Place	Field Eligible	Contributing

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Site Number	Property Name	Address	National Register Eligibility	District Eligibility
5BL.758.41	Laf-a-Lot Cabin	815 Eaton Place	Field Eligible	Contributing
5BL.758.42		821 Eaton Place	Field Eligible	Contributing
5BL.758.43		825 Eaton Place	Field Eligible	Contributing
5BL.758.44	Log Cabin Grocery/Log Cabin Café	599 Eldorado	Field Eligible	Contributing
5BL.758.45	Brookside Cabin/Nichols Property	602 Eldorado	Field Eligible	Contributing
5BL.758.46	Weeks Property	425 Huron	Field Eligible	Contributing
5BL.758.47	Jack Spratt Cabin/Engblom Property	435 Huron	Officially Eligible 12/1/1997	Contributing
5BL.758.48	David Property	445 Huron	Field Eligible	Contributing
5BL.758.49	Blaine Property	501 Huron	Field Eligible	Contributing
5BL.758.50	Spingdale Cabin/Bolton Property	585 Huron	Field Eligible	Contributing
5BL.758.51	Stepperud Property	666 Eldorado	Field Not Eligible	Contributing
5BL.758.52	Bungalog Cabin/Rouse Property	599 Huron	Field Eligible	Contributing
5BL.758.54	McCollum Property	545 Washington Ave	Field Eligible	Contributing
5BL.758.55	County Property	566 Washington Ave	Field Not Eligible	Noncontributing
5BL.758.56	Glenn Haven Cabin/Olson Cabin/Olsen Cabin	601 Washington Ave	Field Eligible	Contributing
5BL.758.57	Dart Property	533 Washington Ave	Field Eligible	Contributing
5BL.758.58	Rockwall Lodge/Ryan Property	551 Washington Ave	Field Eligible	Contributing
5BL.758.61	Neisler Property	710 Klondyke Ave	Field Eligible	Contributing
5BL.758.62		598 Huron	Not Assessed	Contributing
5BL.758.63		725 Klondyke	Not Assessed	Contributing
5BL.758.64		601 Eldorado	Not Assessed	Contributing
5BL.758.65		501 Washington Ave	Not Assessed	Contributing
5BL.758.66		525 Huron Ave	Not Assessed	Contributing
5BL.758.67		629 Washington Ave	Not Assessed	Contributing
5BL.758.68		645 Washington Ave	Not Assessed	Contributing
5BL.758.69		680 Klondyke	Not Assessed	Contributing
5BL.758.70		759 Klondyke	Not Assessed	Contributing
5BL.758.71		765 Klondyke	Not Assessed	Contributing
5BL.758.72		775 Klondyke	Not Assessed	Contributing
5BL.758.73		644 Eldorado	Not Assessed	Contributing
5BL.758.74		698 Eldorado	Not Assessed	Contributing
5BL.758.75		190 North 8th Street	Not Assessed	Contributing
5BL.758.76		765 Eaton Place	Not Assessed	Contributing
5BL.758.77		611 Washington Ave	Not Assessed	Noncontributing
5BL.758.78		750 Klondyke	Not Assessed	Noncontributing
5BL.758.79		525 Washington Ave	Not Assessed	Noncontributing
5BL.758.80		555 Huron Ave	Not Assessed	Noncontributing
5BL.758.81		770 Klondyke	Not Assessed	Noncontributing

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Site Number	Property Name	Address	National Register Eligibility	District Eligibility
5BL.758.82		795 Klondyke	Not Assessed	Noncontributing
5BL.6947	Collins Property	550-554 Eldorado Ave	Field Eligible	Not Assessed
5BL.6949	Pond Grocery/Miner Property	588 Eldorado Ave	Field Eligible	Not Assessed
5BL.6964	Eldora Depot/Sandquist Property	602 Bryan Ave	Field Not Eligible	Not Assessed
5BL.6965	Wood Property	795 Bryan Ave	Field Eligible	Not Assessed
5BL.6966	Bolton Cabin	502 Eldorado Ave	Field Eligible	Not Assessed
5BL.6967	Aftermath Cabin/Chapman Property	265 Eldorado Ave	Field Not Eligible	Not Assessed
5BL.7296		325 Eldorado Ave	Field Needs Data	Not Assessed
5BL.7297		399C Eldorado Ave	Field Not Eligible	Not Assessed
5BL.7461	Uncle Joe's Cabin	235 Eldorado Ave	Field Not Eligible	Not Assessed
5BL.8175	Eisenhuth Cabin	197 Eldorado Ave	Field Not Eligible	Not Assessed
5BL.9081*	Northern Light/Aloha Lodge/Harris Property	895 Klondyke Ave	Field Eligible	Not Assessed
5BL.9082	Goolsby Ranch Property	411 Huron Ave	Field Eligible	Not Assessed
5BL.9083	Alta Vista Cabin/Naredo Property	901 Klondyke	Field Not Eligible	Not Assessed
5BL.9084	Conklin Management Trust Property	949 Klondyke	Field Not Eligible	Not Assessed
5BL.9085	Ebeling/Markins Property	955 Klondyke	Field Not Eligible	Not Assessed
5BL.9469	Markham Cabin/Platt Cabin	750 Eldorado	Field Not Eligible	Field Contributing
5BL.9566	Wee House/Phillips Residence	195 Bryan Ave	Field Not Eligible	Not Assessed
5BL.10073	"Virginia"/Matthew Phillips Cabin	175 South 7th Street	Field Not Eligible	Not Assessed
5BL.10230	Rest-Awhile Cabin/Phillips Cabin	215 Bryan Ave	Field Not Eligible	Not Assessed

NOTE: Determinations of National Register eligibility and district status are subject to change, particularly if the determination was made prior to extensive yet unrecorded modifications, which would affect physical integrity, or the revelation of further historical and architectural data, which would affect significance.

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METHODS

This survey was organized in three major steps: fieldwork, archival research, and form completion.

Fieldwork

The first step was to physically visit each property to record its architectural features, photograph as many elevations of each building as possible, and interview the property owner or resident, when practical. A hand-held global positioning satellite receiver was used to pinpoint universal transmercator (UTM) coordinates.

During the fieldwork, archaeological potential was not considered because this was an architectural survey. However, some building ruins, clearly visible above the ground, were included as associated buildings or structures on the survey forms.

Historitecture generally surveyed properties on the east-west-oriented streets first, beginning on Eldorado Avenue, where the vast majority of properties were located. Recording every elevation of every building and structure was, in general, extremely difficult because of inaccessibility, dense foliage, and precipitous drop-offs or rises. Because much of the foliage was comprised of weedy, young aspens, views did not improve even when the trees dropped their leaves. As well, much of the survey work had to be conducted in winter, when considerable snow cover and drifting obscured architectural elements and, in some cases, entire elevations. Historitecture was, however, able to record at least the principal elevation of each major building.

Archival Research

Developing the property histories was based on constructing a chain of title for each property through legal records recorded at the office of the Boulder County Clerk and Recorder. Historic tax and ownership lists reinforced this research. Historitecture also gathered information from current and historic Boulder County Tax Assessor records.

Biographical information came from a variety of sources, including U.S. Census records, obituaries, the *Eldora Civic Association Newsletter* (1995-1999), and oral histories both previously conducted and gathered at the time of this survey. Particularly valuable for biographical and construction history information were a number of Eldora oral histories conducted through the Maria Rogers Oral History Program, housed at the Carnegie Branch for Local History of the Boulder Public Library.

Form Completion

The final step, form completion, was to combine the fieldwork and archival research onto the Colorado Cultural Resource Survey Architectural Inventory Form (OAHP 1403, revised September 1998). A form was generated for each property, with the appropriate photographs and maps attached.

THE PROCEDURE

Assisted by Field Technician Jeffrey DeHerrera and Historian Sierra Standish, Historitecture Architectural Historian Adam Thomas began this intensive-level, selective survey on September 4, 2007, and completed the fieldwork on February 28, 2008.

Photographs were captured on an Olympus Camedia C-

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5500 digital camera with 5.1 megapixel resolution. They were printed according to the National Register's 75-year archival standard by way of a Hewlett-Packard Officejet 7410 inkjet printer. This included gray Vivera inks (cartridge number 100) on four-by-six-inch HP Premium photo paper. The photos were saved as four-by-six-inch, 300 pixel-per-inch images, in tagged image file format (TIF) and burned onto a 300-year, archival compact disc.

Forms were compiled and generated in Archbase, a FileMaker database.

Determination of Significance

Historitecture assessed Eldora properties for their historical and architectural significance and, thus, their individual eligibility for listing in the National Register of Historic Places, the Colorado State Register of Historic Properties, and as Boulder County landmarks. Initially, in consideration of National Register eligibility, Historitecture ranked each parcel on a scale that considered the combined levels of historical significance and physical integrity, based on the four National Register criteria of significance and seven standards of integrity. In turn, Historitecture applied local criteria for local landmark eligibility. Those rankings were, from low (not significant, low physical integrity) to high (very significant, high physical integrity):

- Not individually eligible
- Individually eligible, local landmark; and
- Individually eligible, National Register.

LOCAL LANDMARK ELIGIBILITY. Boulder County standards for landmark designation are found in article 15-501, section A, of the Boulder County Land Use Code:

In determining whether a structure, site, or district is appropriate for designation as a historic landmark, the Historic Preservation Advisory Board (HPAB) and the Board of County Commissioners 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.

STATE REGISTER ELIGIBILITY. The Colorado General Assembly established the Colorado State Register of Historic Properties by statute in 1975. The State Register became an active program in 1991 and is a listing of the state's significant cultural resources worthy of preservation for the future education and

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enjoyment of Colorado's residents and visitors. The State Register program is administered by the Office of Archaeology and Historic Preservation (OAHP) within the Colorado Historical Society. The Society maintains an official list of all properties included in the State Register. Properties that are listed in the National Register of Historic Places are automatically placed in the State Register. Properties may also be nominated separately to the State Register without inclusion in the National Register. The criteria for listing are as follows:

Significance in history, architecture, archeology, and culture is present in buildings, sites, structures, objects, districts, and areas that possess integrity of location, setting, design, materials, workmanship, feeling, and association, and that meet one or more of the following criteria:

A. The property is associated with events that have made a significant contribution to history; or
B. The property is connected with persons significant in history; or
C. The property has distinctive characteristics of a type, period, method of construction or artisan; or
D. The property has geographic importance; or
E. The property contains the possibility of important discoveries related to prehistory or history.

NATIONAL REGISTER ELIGIBILITY. The National Historic Preservation Act of 1966, as amended, created the National Register of Historic Places, which the National Park Service administers. Criteria for National Register eligibility are set forth in Title 36, Part 60, of the Code of Federal Regulations and are summarized as follows:

The quality of significance in American history, architecture, archeology, engineering, and culture is present in districts, sites, buildings, structures, and objects that possess integrity of location, design, setting, materials, workmanship, feeling, and association, and:

A. That are associated with events that have made a significant contribution to the broad patterns of our history; or
B. That are associated with the lives of persons significant in our past; or
C. That embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or
D. That have yielded, or may be likely to yield, information important in prehistory or history.

In addition to the criteria listed above, the National Register requires some additional considerations before a property can be listed:

Ordinarily cemeteries, birthplaces, graves of historical figures, properties owned by religious institutions or used for religious purposes, structures that have been moved from their original locations, reconstructed historic buildings, properties primarily commemorative in nature, and properties that have achieved significance within the past 50 years shall not be considered eligible for the National Register. However, such properties will qualify if they are integral parts of districts that do meet the criteria or if they fall within the following categories:

a. A religious property deriving primary significance from architectural or artistic distinction or historical importance; or
b. A building or structure removed from its original location but which is primarily significant for architectural value, or which is the surviving structure most importantly associ-

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ated with a historic person or event; or

c. A birthplace or grave of a historical figure of outstanding importance if there is no appropriate site or building associated with his or her productive life; or

d. A cemetery that derives its primary importance from graves of persons of transcendent importance, from age, from distinctive design features, or from association with historic events; or

e. A reconstructed building when accurately executed in a suitable environment and presented in a dignified manner as part of a restoration master plan, and when no other building or structure with the same association has survived; or

f. A property primarily commemorative in intent if design, age, tradition, or symbolic value has invested it with its own exceptional significance; or

g. A property achieving significance within the past 50 years if it is of exceptional importance.In general, properties achieving significance within the past 50 years are not considered eligible for individual listing in the National Register.

DETERMINATION OF DISTRICT ELIGIBILITY

Because this project was a selective rather than comprehensive intensive-level survey, determinations of potential districts were difficult. The properties were generally not geographically contiguous, making an assessment of the density and distribution of properties difficult. None of the surveyed properties were within the official boundaries of the Eldora National Register Historic District.

SECTION 3

Historical Context

INTRODUCTION

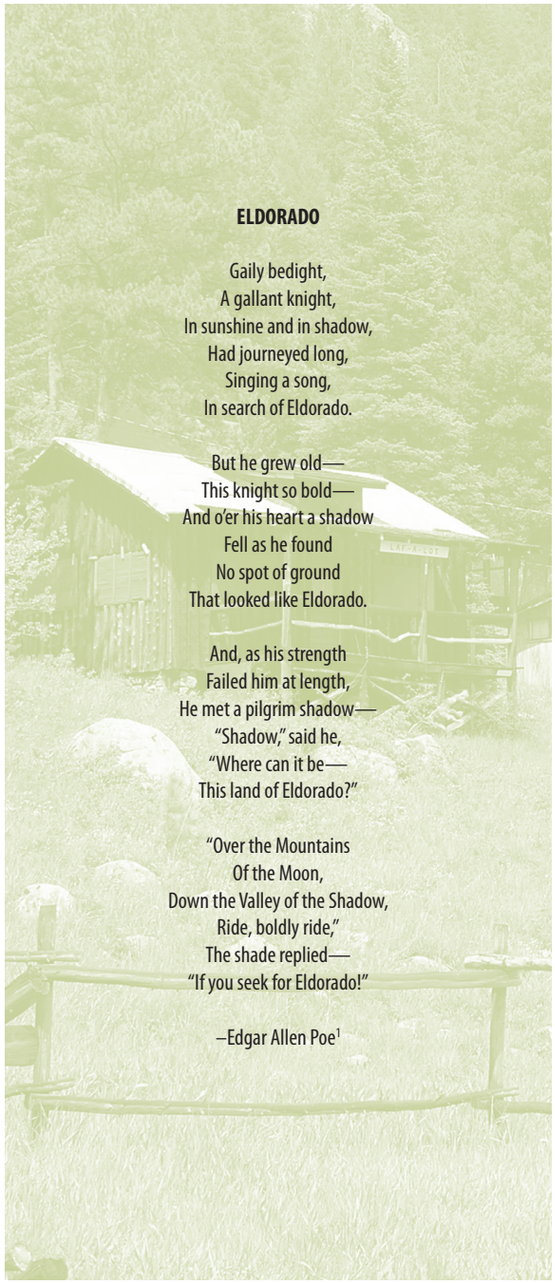
In 1896, most people agreed that the town of Eldora possessed a golden, glowing future. The *Boulder County Directory* identified the town as "a bright and promising gold camp. Surface indications in the district are ahead of any camp in Colorado." Not only did the town show hopeful diggings, it also enjoyed stunning scenery. "The town is beautifully located on Boulder creek, between Spencer mountain on the south and El Dorado hill on the north, with Bryan mountain facing the townsite on the west. The place is a lovely one, taking a gentle slope toward the south."[2]

Today, Eldora is still among the most beloved of Boulder County's mountain towns, even though it never amounted to much among Colorado's lucrative mineral fields. It did have a modest gold rush in the 1890s, accompanied by the usual proliferation of saloons, brothels, and rowdy characters. However, the imagination should be warned against classifying Eldora as a wild and wooly mining camp; the boom was short, the crowds were small, and a self-conscious class of citizens kept the undesirable element on the other side of the creek. The town is perhaps better remembered for its twentieth-century character: that of a seasonal, intimate resort community. The historically romantic valley full of old mines, mining structures, and miners' residences–combined with a gorgeously carved U-shaped mountain valley, sparkling Middle Boulder Creek, and the backdrop of the Continental Divide–began attracting pleasure-seekers long before the miners gave up.

I. A QUIET VALLEY IN A BUSY MINING DISTRICT, 1859-1891

In boomtown terms, the valley along the Middle Fork of Boulder Creek was a late bloomer. For 30 years, it existed in the heart of bustling mining country, yet was hardly populated. Naturally, prospectors had investigated such a potentially prime site during the initial frenzy of the Colorado Gold Rush. However, early surveys generated little interest, and miners and prospectors were easily distracted by substantial strikes in nearby mining camps.[3]

As late as the mid-1850s, this region had been principally known and valued by bands of Arapaho, Ute, and other Indians, and occasional Euro-American trappers. Then, news of the 1858 gold discovery on the grassy plains to the east sparked a different kind of interest in the region. Fortune-seekers flocked to the Front Range. Some of the earliest mountain gold-town settlements included Eldora's future neighbors: Central City, Jamestown, and Ward. In light of these local successes, prospectors deemed it prudent to include the drainage of Middle Boulder Creek in a mining district. In those years, the southern Rockies were distant from federal courts of law and other legal institutions; in their place, mining districts provided a local governing body to regulate and protect the pursuit of



ELDORADO

Gaily bedight,
A gallant knight,
In sunshine and in shadow,
Had journeyed long,
Singing a song,
In search of Eldorado.

But he grew old—
This knight so bold—
And o'er his heart a shadow
Fell as he found
No spot of ground
That looked like Eldorado.

And, as his strength
Failed him at length,
He met a pilgrim shadow—
"Shadow," said he,
"Where can it be—
This land of Eldorado?"

"Over the Mountains
Of the Moon,
Down the Valley of the Shadow,
Ride, boldly ride,"
The shade replied—
"If you seek for Eldorado!"

–Edgar Allen Poe[1]

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Figure 3.1. Seen here are Mr. and Mrs. John Kemp. Founder of the Happy Valley Placer Company, John Kemp was also a father of what is today the town of Eldora. *(Eldora Civic Association.)*

mineral wealth. To this end, the Grand Island Mining District was formed on March 16, 1861, incorporating the future sites of Nederland, Eldora, and Caribou. The district allegedly was named for a thousand-foot island jutting out of North Boulder Creek in the neighborhood of what would become Caribou, although no evidence of this "Grand Island" is apparent today.[4]

The Grand Island Mining District initially proved disappointing–despite its auspicious location and the efforts of eager miners. As one historian states, "The region was thoroughly prospected and many claims were staked out…but the free gold was scarce and the sulphide ores too refractory and the district was abandoned." Impatient for better diggings, early prospectors moved on to more promising locales.[5]

Almost a decade later, local findings began to merit some excitement. The Caribou Mine, two and a half miles north of present-day Eldora, showed extensive deposits of silver. In September 1870, the strike proved sustainable enough to justify the creation of Caribou City, which, in turn, soon spawned nearby towns—some real, some only existing on paper. A settlement that would eventually become Nederland hosted the mill that processed Caribou's silver. Remarked one historian, "The rush which news of this find caused was the greatest the county ever witnessed."[6] Caribou's silver production continued for over a decade and put the Grand Island Mining District on the map.[7]

In the same time period, a new city sprung up approximately 22 miles downstream, where Boulder Creek flowed out of the mountains and onto the plains. Over the years, the city of Boulder proved to be among the most influential of Colorado's municipalities, serving as a cultural hub and home to the University of Colorado's original campus.[8]

In the final decades of the nineteenth century, a different kind of pioneer quietly sifted into the valley along Middle Boulder Creek. These newcomers staked their future on the land, not pay dirt, and homesteaded the meadows along the creek. The potential for agricultural output at approximately 8,600 feet above sea level**,** with notoriously short mountain summers, was limited; gardeners later demonstrated the potential to grow carrots, potatoes, lettuce and other cold-weather produce. The most successful high country crop was probably hay. Decades later, one local recalled a conversation with a pioneering mountain homesteader: "In 1946 Mrs. Burgess, in her 80s at the time, told me that she remembered three homesteads, including the Beach and Hannah properties, annually cutting 100 tons of hay each."[9]

If the homesteaders along Middle Boulder Creek were lonely, they would not remain so for long. As early as July 4, 1872, a silver prospector from Caribou staked the Fourth of July lode on a high country seam at the foot of Arapaho Peak, well above timberline. In the fall of 1875, the same prospector, C.C. Alvord, claimed two placers: the Alpha and the Alvord, high on Middle Boulder Creek. Thus, Alvord staked the first locations considered to be part of the Eldora mineral belt. Through the 1870s and '80s, minor lodes were discovered on Spencer Mountain (Eldora's southern wall) and on the North Fork of Middle Boulder Creek. Steadily, the valley was filling with opportunistic men and women staking their claims. It appeared that a settlement of some kind was on the horizon.[10]

II. ELDORA THE MINING CAMP, 1890-1910

Eldora's roots extend to the confident mineral claims of experienced mining men. On August 8, 1887, Charles H. Firth, from Boulder County's Sugarloaf Mining District, staked the

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Huron Lode on Spencer Mountain. Upon the same mountain, mining engineer John A. "Jack" Gilfillan staked the Clara Mine in 1889. In 1891, John Kemp, a mining operator from Central City, staked the Happy Valley Placer. The apparent competence of Firth, Gilfillan, and Kemp likely encouraged further investment as the 1890s progressed.[11]

Ironically, none of these men would make their fortunes from Eldora's gold. Perhaps the most influential property was Kemp's Happy Valley Placer. In the summers of 1892 and 1893, Kemp initiated extensive hydraulic mining operations, hiring crews of workers and thus germinating a *bone fide* village on the valley floor. Soon, the valley along Middle Boulder Creek went by the idyllic name of Happy Valley, and the burgeoning community went by the same name.[12]

Before long, discord brewed in Happy Valley. The hydraulic mining along the valley floor did not pan out. Despite John Kemp's efforts, the creek produced only small flakes and nuggets of gold. The ultimate unsuitability for placer mining along Middle Boulder Creek rankled some, especially since the placer claim consumed some of the best building sites in the valley. One man interested in potential mine sites pointed an accusatory finger at Kemp and his associates:

> They…greedily gobble up several ranches and otherwise absorb the public domain…. It is nevertheless strange that they are proceeding to patent the land just at the time when some plucky miners have braved the rigors of the storm and snow and uncovered promising prospects…. It is to be hoped that the patent will not stand, but, of course, all this will be a matter of proof.[13]

It is unclear whether Kemp's motives derived from interest in real estate or whether he sincerely believed he could make his fortune extracting gold from Middle Boulder Creek. However, the legal claim to the Happy Valley Placer proved illegitimate. Indeed, as the town grew, Kemp and the other nominal owners of the placer claim stood to gain from land sales. In 1897 they surveyed their property for a townsite and proceeded to sell off lots.[14]

Perhaps for this reason, the name "Happy Valley" no longer appealed to locals. The first formal effort to create a true mining camp settled upon a different name. On May 27, 1892, the *Boulder Daily Camera* announced the formation of "A New Camp:"

> The miners and prospectors of Middle Boulder creek met in regular session last Tuesday, May 24th, for the purpose of organizing a camp and electing officers for same. H.W. Peck was elected chairman and J.L. Tucker secretary. On motion of Jas. Phillips, the name Eldorado was suggested and the citizens voted and the name was adopted…. The mountain south of the camp was named Spencer and the meeting adjourned.[15]

In this way, the new town assumed the grandiose name of Eldorado Camp. After all, some optimistic locals must have reasoned, why not name this precocious mining town after the site of legendary, unimaginable treasure? "Eldorado" was a common but poetic Victorian reference to any auspicious mining camp. "All mining camps are Eldorados" one local newspaper sardonically opined.[16]

Through the mid-1890s, Eldorado Camp was indeed pre-



Figure 3.2. Seen here in 1892, the first camp of the Happy Valley Placer Company was located at what would become the northwest corner of Eldorado Avenue and Tenth Streets in Eldora. The Penrose Lodge currently occupies the site. *(Eldora Civic Association.)*

Figure 3.3. Happy Valley Placer Company flume, 1892. *(Eldora Civic Association.)*



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Figure 3.4. Eldorado Camp in 1895 was still relatively quiet. *(Eldora Civic Association.)*

cocious. The town became a much talked-about focal point in Boulder County's mining country. The local press fueled hopeful expectations and solicited investment in Spencer Mountain's mines. Reporters in Boulder already envisioned a substantial town; discussion revolved around the abundance of good timber and water, and the advisability of building a sawmill. Mentions of John Kemp frequently emerged in the press. He promised to bring in a fifty-stamp mill–which would allow mine operators to process their own ore locally–and he installed a steam hoisting plant to help divert water while investigating the bedrock below Middle Boulder Creek. It was too early to know that investments like Kemp's would ultimately bear little return. Meanwhile, the interest in the mining camp was infectious; miners and prospectors flowed in. In July 1893, the *Boulder Daily Camera* reported "over a hundred people in this camp."[17] By March 1895, there were 150. "Eldorado mines are strictly in it," predicted one journalist.[18]

For these newcomers, it was the Spencer Mountain lodes that energized the kind of spirit that came with the name "Eldorado." Mines like the Clara, Virginia, Village Belle, Bird's Nest, Terror, Bonanza, Gold Coin, and Enterprise gained fame and drew miners into the increasingly lively gold camp. The attractions were powerful enough to even retain some hardy souls through the long, windy winters. In 1894, a local estimate put the wintertime population of Camp Eldorado's prospectors at 60 at least, indicating a healthy-sized group of sufficiently zealous residents.[19]

> At Camp Eldorado sixty or more prospectors who have located there refused to avail themselves of the exemption from assessment work under the Bell act, but are sticking to their holes with Spartan courage, in view of the deep snow and rigorous weather of that section. Ore has been shipped in small quantities from these prospects.[20]

Meanwhile, the mining camp began to show more signs of becoming a real town. On August 5, 1896, the *Boulder Daily Camera* reported that Eldorado was being awarded its own voting precinct, on petition of a sufficient number of voters. Later that year, the Hotel Vendome, reputedly the town's "first hostelry," was erected. Early in 1897, the first post office opened in the cabin of J.K. McGinnis, administered by his sister, Mrs. Lois Holzhauser.[21]

By 1896, the fortunes of the celebrated neighboring mining town, Central City, were waning. The time was ripe for fortune-seekers to find the next hot spot–and it was natural that many residents responded to the news of the new "Eldorado" just miles to the north.[22]

If Kemp had been anticipating a local land boom, he was not the only one. Just miles to the east, on the banks of a little lake incorporated into today's Arapaho Ranch, a flurry of construction produced the new town of Sulphide. The site included commercial buildings, some cabins, and the 40-room St. Julian Hotel. However, the builders had apparently miscalculated their ability to drum up interest. The hotel was never completed, and the buildings gradually crumbled away.[23]

Another Cripple Creek?

Happy Valley contained a community primed for excitement. The quality of local ore mimicked the gold tellurides found in Colorado's legendary Cripple Creek district. The favorable comparison only fueled optimism. Eldorado Camp could be the next Cripple Creek.[24]

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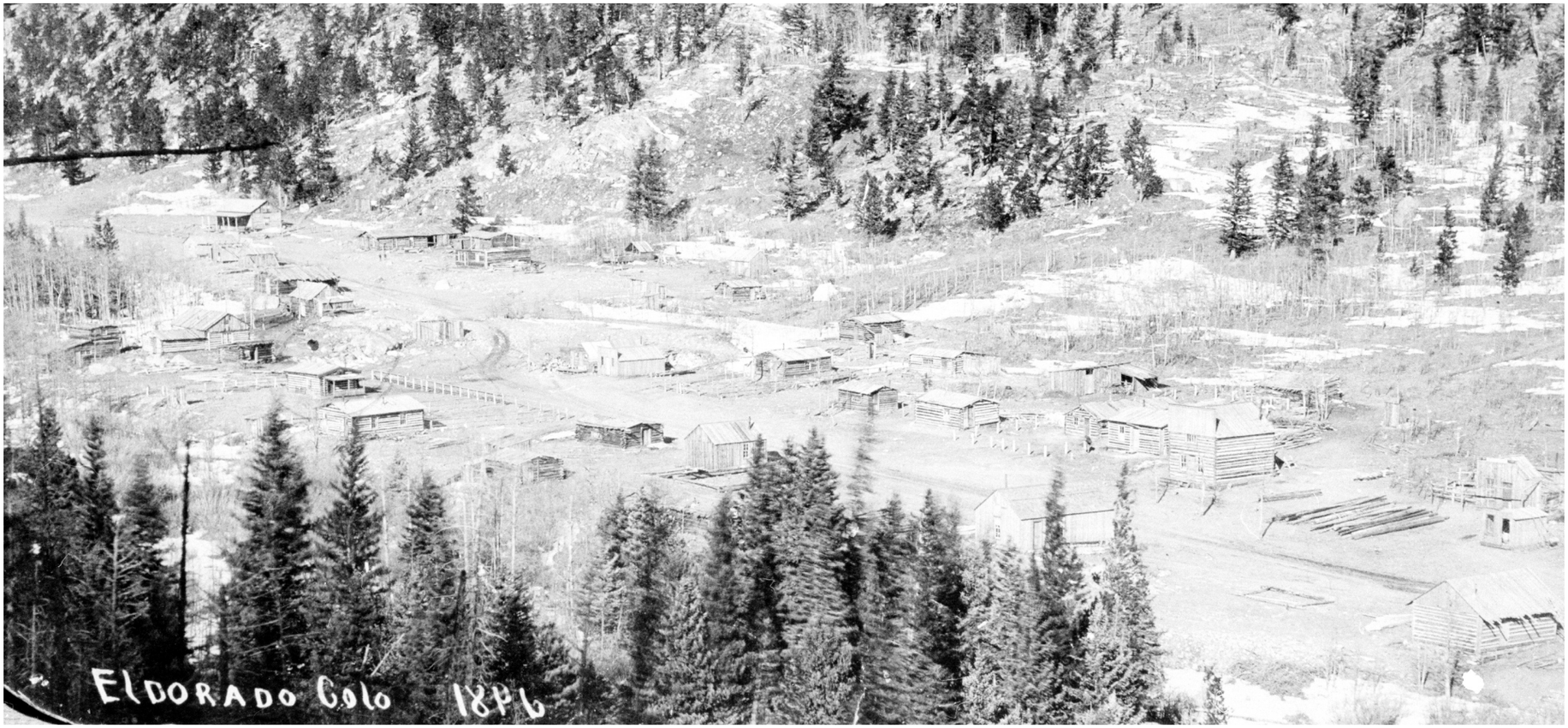
The exact dates of the Eldora gold boom are debatable. According to one old-timer who ran freight between Eldora and the plains cities, it happened in 1898:

> There appeared a write-up in a Denver paper which described in glowing phrases the wonderful showing of ore in the Enterprise Mine. That set things off. People swarmed into Camp. From then on, until the boom blew up, in 1899, I couldn't get enough teams or men to take care of the demands for hauling."[25]

More generous accounts place the boom between 1897 and 1904. The population peaked somewhere between 2,000 and 2,500 people.[26]

The year 1898 was momentous for the mining camp. On March 9, 1898, the town dropped "Camp" from its name and incorporated itself as "Eldora," also spelled "El Dora." The self-important boomtown had outgrown its previous name, tired of being confused with a settlement of the same name in California. According to local legend, envelopes addressed to "Eldorado, Col." appeared very similar to envelopes sent to "Eldorado, Cal." Unreliable mail delivery plagued the town.

Figure 3.5. Eldorado Camp in 1896 shows the beginnings of accelerated building activity associated with gold-mine boomtowns. *(Eldora Civic Association.)*



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Figure 3.6. Pioneer Eldora miner John "Jack" Gilfillan established the Mogul Tunnel in 1896. *(Eldora Civic Association.)*

Worse yet, Eldorado Camp miners were not pleased when their paychecks arrived in California rather than in Colorado.

Serious Mining

Early in 1898, a publication in Golden issued a sober assessment of Eldora's boom:

> Eldora lies in the gold belt, it is accessible and well provided with timber and water, but so far the main excitement seems to be corner lots and building enterprises, and unless followed by more extended explorations such a boom cannot be sustained without its adjunct–serious mining.[27]

Indeed, Eldora experienced a boomtown frenzy without the adjunct "serious mining," namely the extraction of high-grade ore. The town frequently experienced new, exciting strikes that proved to be only flashes in the pan. No consistent, high-yield mine yet existed to justify the quick tempo of activity. But this was not through want of effort. For years Eldorans had approached their mines with a willingness to invest substantial capital and investigate various contemporary methods for enhancing mineral production.

Certainly the early-comers in Eldora's boom had the easiest time extracting their fortune. In a typical mine, the first, superficial ores required only simple processing. These free-milling ores–that is, gold in its metallic state–could be processed at any basic stamp mill. Here, the gold was crushed and run over a copper plate coated with mercury. The mercury adhered to the gold. The amalgam would then be heated and, as the mercury vaporized, pure gold was left behind, ready to be cast into ingots. Thus, Eldorans embraced the idea of erecting their own stamp mill; two of them were constructed in 1894.[28]

Even as stamp mills began to regularly process ore, mine operators faced other challenges that reduced mine productivity. The hub of all local mineral activity, Spencer Mountain, seemed to contain a tantalizing quantity of gold. Yet in order to access it, miners had to heave the ore to the surface via vertical shafts. The task would be much easier, reasoned mining engineer and owner Jack Gilfillan, with a tunnel bored horizontally into the mountain, intersecting the best veins. In February 1896, the *Boulder Daily Camera* reported that Gilfillan had secured enough capital to fund his bold venture.

> Mr. Gilfillan, the owner of the Clara mine at Eldorado, is known as "the man who had the nerve to drive through the cap." The same man is now going through Spencer mountain. The incorporation of the Pennsylvania Tunnel and Gold Mining Company by Philadelphia and Colorado parties, with a capitalization of $1,500,000 and J.A. Gilfillan as manager, means that a considerable enterprise, backed by ample capital, has been born in Eldorado.

With the help of air compressors, Gilfillan and his workers burrowed 2,600 feet into the granite within a year. Once finished, the Mogul Tunnel was undoubtedly the most spectacular bit of "serious mining" ever undertaken in the Eldora area. The tunnel stood eight feet tall by ten feet wide, accommodating a double track of rails for ore cars. Shafts were lit with electric light produced by a generator brought in for that specific purpose. Mine owners willingly paid a fee for the use of the tunnel.[29]

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As a modern feat of engineering, the Mogul Tunnel must have lifted the miners' collective morale. But it could not improve the quality of ore scraped from within Spencer Mountain. At first blush, certainly, a mine might offer easy-to-mill free gold. But soon after, the ore retrieved from shafts and tunnels was mingled with tellurium or sulfur. These low-grade ores required much more specialized processing. However, the mills and smelters that could handle such ore were in distant Denver or Leadville, and it was not economically feasible to transport large quantities of ore long distances to extract relatively small amounts of gold. By the late 1890s, Eldora's golden future rested on the construction of a new, local, customized mill.[30]

The Eldora Mining and Milling Company responded to this need. The company completed a chlorination mill, the Bailey Mill, in 1899. The outlook was auspicious; Neil B. Bailey, president of the Bank of Eldora and manager of the mill, declared:

> It will have a capacity of seventy-five tons and we now have over 1,000 tons of ore waiting for us…. The mill does crushing, drying, and roasting, but will not do any refining or melting for bullion…. The indications are that Eldora will be one of the best camps in the state, and I look for a big crowd in the coming season.

The optimistic company even took out a franchise to provide water and electric service to the town. Eldora would move into the twentieth century as a modern municipality.[31]

Mine operators were pleased with the plans, and anticipated increased production once the Bailey Mill was available. But a chlorination mill was still technically limited. It could not entirely purify ore, despite several stages of processing available at the new mill. After being brought to the giant 228-foot by 100-foot mill, the ore was first finely ground and "roasted." This roasted ore was then treated with chlorine and converted into a slushy gold chloride. From the gold chloride, a brown powder was then extracted. This was as far as the chloride mill could refine ore; the powder had to be hauled to a Denver smelter and processed further in order to obtain bullion.[32]

High hopes did not meet economic reality. The chlorination mill was not efficient, and Bailey grew desperate. He solicited eastern relatives for further investment, and bought himself time–in exchange for ill will–by skipping his employees' paydays. Eventually, the mill workers, drunken and enraged, surrounded his house and demanded their wages. In the subsequent fracas, flames licked at Bailey's house. As the mill owner attempted to extinguish the flames, someone in the crowd shot him. At first Bailey's arm wound appeared relatively innocuous; however, the injury developed gangrene and the mill operator died days later. Thus, Neil B. Bailey gained the tragic distinction of being Eldora's only known fatal victim of boomtown gunplay. The mill closed and was eventually sold for salvage in 1916. With the mill's failure and Bailey's sad death, Eldora's once bright future dimmed.[33]

If Gilfillan's Mogul Tunnel and Bailey's chlorination mill could not make Eldora mines more profitable, maybe a railroad could. This appears to have been the view of Colonel Samuel B. Dick and W.J. Culbertson. The colonel had supported the construction of the Mogul Tunnel and, like many, perceived Spencer Mountain as "one great, low-grade ore-body." Efficient transportation to distant mills could potentially renew the viability of the mines.[34]

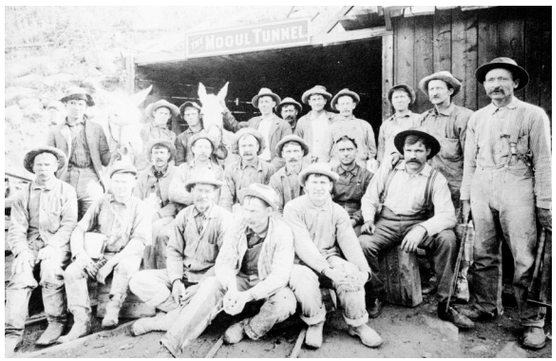
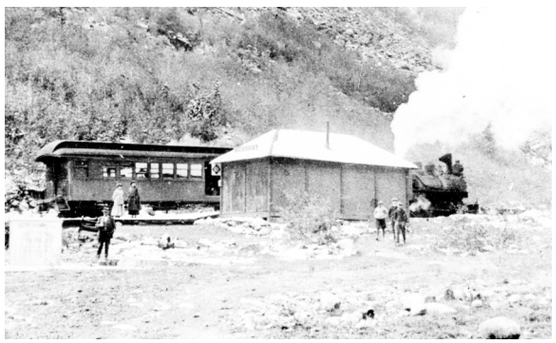


Figure 3.7. Miners gather outside the entrance to the Mogul Tunnel around 1900. *(Eldora Civic Association.)*

Figure 3.8. A Denver & Northwestern train arrives at the Eldora depot shortly before the narrow-gauge railroad's demise in 1919. The gentleman at left is Eldora's first mayor, William T. Harpel. *(Eldora Civic Association.)*



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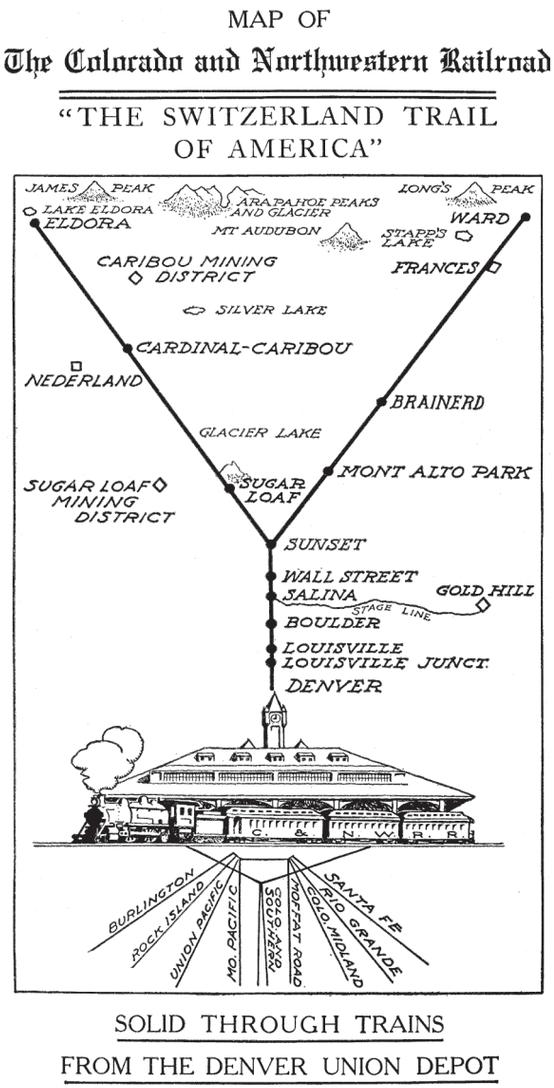


Figure 3.9. This route map from a 1906 promotional brochure is grossly simplified, betraying the Switzerland Trail's tortured route between Boulder and Eldora . *(Adam Thomas Collection.)*

Dick and Culbertson purchased the right-of-way of the former Greeley, Salt Lake & Pacific Railroad. The GSL& P was a narrow-gauge railroad that never connected any of its namesake cities but, rather, operated from Boulder westward 13 miles up Boulder and Four Mile canyons to Sunset. In 1899, Dick and Culbertson extended the railroad to Ward, reorganizing the company as the Colorado & Northwestern Railroad. With its scenic windings through Boulder County's foothills and mountains, breathtaking views, and rustic charm, the railroad became known as the "Switzerland Trail of America." It promised to be a great lure to tourists and, simultaneously, carry Boulder County's valuable mineral ores to smelters in Denver. But these grandiose prospects of fortune always seemed elusive to the railroad; it faced bankruptcy in 1904. Perhaps seeking a fresh economic start for his line, the Colonel turned his eyes toward the struggling mines at Eldora.[35]

The line to Eldora opened on January 1, 1905. While it connected Boulder and Eldora, the route was tortured and circuitous. It did not extend up Boulder Canyon, the most direct route between these two points. Rather, from Boulder the line plunged northwestward into the mountains, stopping at several other mining camps and tourist towns. Eventually it twisted southward, visiting Cardinal and, five miles further south, Eldora.

The railroad's arrival in Eldora did not, alas, save the mines. By 1905, the Mogul Tunnel closed and most miners moved away. The railroad served Eldora for 14 years, endured two reorganizations, and in 1919, ultimately yielded to a devastating flood from which it could not recover.[36]

Boomtown Society

Even through the heady boom days of the 1890s, Eldora maintained a degree of order and respectability. The town's leading citizens envisioned a community of permanence and sought the trappings of middle-class stability: clean, attractive streets; a visibly reputable citizenry; church services; and public education.

The town fathers articulated some of these goals from the beginning. On May 10, 1898, the town's board of trustees met for the first time. Within a matter of months, they had instituted regulations addressing vagrancy, loose dogs, offensive outhouses, manure piles, lewd women, and intoxicating liquors. A ladies club pressed the trustees to consider a curfew ordinance, which the trustees obligingly passed. In September 1899, a new city hall opened, providing quarters for the city clerk, police judge, and a free library with reading room.[37]

As Eldora's prominent men assumed roles in the town government, the women also sought out involvement in civic life. In an era before universal suffrage, clubs provided a forum for women to engage in public issues. The minute book for town trustees indicates that women's clubs functioned as a conduit through which to express their opinions to the town government. During the 1890s, at least three different women's clubs flourished within the town. Upon her visit to Eldora, Mrs. Jerome H. Baker, president of the State Federation of Women's Clubs, expressed "considerable surprise" that "Eldora could so ably maintain so many clubs so well-represented." Feminine influence was also visible in more superficial ways. Many Eldora residents wanted their streets to outwardly reflect virtue and beauty. As one old-timer recalls, "All the women, they had to have lace curtains on their log house, and their windows full of flowers–geraniums."[38]

In keeping with their sense of genteel identity, 1890s-era residents did not perceive themselves as primitive pioneers.

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Rather, they were the more refined heirs of the earlier settlers. Tellingly, one of the women's club's afternoon discussions centered upon the rugged mountain experience of earlier settlers. They pitied and sympathized with the "Colorado Pioneers" who "lived, suffered and plodded upon that soil." For the club women, these "pioneers" were characters of the past whose resurrection necessitated historical reflection: "…[A]s the paper upon that subject was read it seemed as if the living characters were in close proximity to and nodding assent to their perilous, hazardous experience narrated in the discussion…."[39]

With so many young families in town and the residents' predilection toward order and upward mobility, a public school was clearly necessary to occupy and educate Eldora's children. The first schoolmistress, Mrs. Asa Campbell, taught pupils in her house. In 1896 a schoolhouse was built in the eastern section of town, and Mrs. Lucia Chapman was the first teacher to provide instruction within its modest walls. By 1898, approximately a hundred students attended; evidence suggested that expansion was necessary. Perhaps the Eldorans' civic pride and grand ambitions were best exhibited in the 1901 erection of a large, white-painted, two-story, four-room schoolhouse. Not only did the school accommodate swelling numbers of students, it also hosted weddings and other important social functions. Box socials–in which bidders competed for prepared lunches and the company of the preparer–were always popular. In the summer, the second story reputedly made an excellent dance floor.[40]

Although Eldorans dedicated funds to a grand school building, it appears that they never erected a church. This, however, did not reflect an impious population. Itinerant preachers often visited the town through the boom years, using the school for Sunday School and church services.[41]

While church services may have been attended by only the devout, nearly everyone turned out for the Fourth of July and Labor Day celebrations. Generations later, Eldora residents recollected these legendary, multi-day productions of the 1890s and 1900s; never again would the town experience the hubbub and mass excitement. The 1898 Labor Day celebration, hosted by the Eldora Miner's Union, was typically festive. The day began with an address by Mayor C.M. Webb and Rev. John Whisler, followed by a tug-of-war between the men of Gilpin and Boulder counties and the usual assortment of men's and women's foot races, sack races, and three-legged races. Most spectacular was the rock-drilling contest. A smooth, four-foot-high block of granite was unveiled, and miners competed to drill a hole in it in the shortest amount of time. Contestants traveled from as far as Central City, Gold Hill, and Ward to show their skills and compete for a generous cash prize. A typical miner could drill a hole with a single jack in nine to 10 minutes. Today, a block of granite at the intersection of Eldorado Avenue and Sixth Street bears evidence of one of these competitions.[42]

Citizens also embraced entertainment of a more cultured variety. In September 1899, *The Merry Cobbler,* a comic opera, was staged by "an excellent company of local amateur talent," followed by a dance and cakewalk. "Some very pretty steps were executed by all and the contest was so close that the judges were unable to make a decision and decided to call it a tie."[43]

Despite the inhabitants' aspirations toward a sophisticated lifestyle, Eldora retained some of the rough edges of a real mining town. During the boom years it remained a community disproportionately populated by single, working-class men; the requisite saloons, dance halls, and brothels were pre-

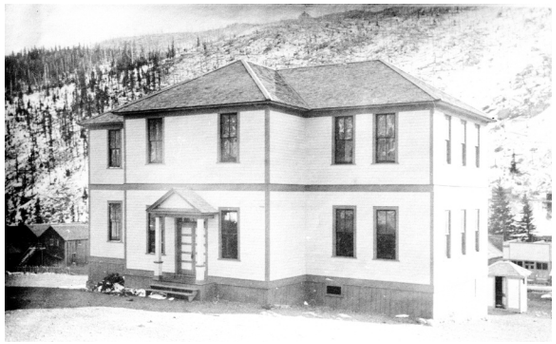


Figure 3.10. Built in 1896, Eldora's two-story, four-classroom schoolhouse may have been the most ambitious symbol of the community's boomtown hopes. It was demolished around 1939, and the materials were salvaged to build many cabins in the area. *(Eldora Civic Association.)*

Figure 3.11. Inside an Eldora School classroom, circa 1906. *(Eldora Civic Association.)*



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Figure 3.12. Seasoned miners compete in a rock drilling contest during Eldora's 1899 Labor Day celebration. *(Eldora Civic Association.)*

pared to receive them. Some argued that a saloon was a necessary fixture in a mining town:

> Eldora, which is twelve miles from Wall Street Camp, and which is now attracting considerable attention, being now in the most interesting stage of the boom period of camp life, has already six flourishing saloons, with the prospects of a dozen more within a few days. In fact, the saloon has always played a conspicuous part in the development of mining camps….[44]

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In an attempt to acknowledge these unavoidable economic demands and maintain a sense of propriety the town attempted to geographically isolate "indecent" businesses. The town trustees required that less-than-respectable females remain in the Monte Carlo Addition, on the (symbolically) shady south side of the creek.[45]

Eldora's more rambunctious neighbors also influenced the town. Mabel Smith Billingsly recalled:

> I well remember our first Saturday night in Eldora when all the Welsh miners who worked in the silver mines at Caribou about five miles from Eldora came walking down to the saloon singing all the way in their superlatively beautiful voices. The entire Valley rang with their music. After they had spent all their money and got sufficiently drunk, they walked all the way back to the top of the mountain in utter silence, and we never heard them again until the next payday.[46]

Boomtown Landscape

Boomtown Eldora's built landscape, then, reflected a town aspiring toward middle-class refinement while accommodating working-class tastes. The layout of the long, skinny town conformed to the narrow strip of good building sites in Happy Valley.

By 1899, the northwest end of town contained many of Eldora's important institutions and structures: Eldora Town Hall; the white-painted Eldora Bank; the house of Cassius M. Webb, Eldora's first mayor; the house of B.J. Hardin, justice of the peace; the hardware store of Fairman & Wilson; the Gold Miner Hotel; and the jail. North central Eldora was the hub of the commercial district, including several grocery stores, saloons, hotels, the post office, and the "new" two-story schoolhouse built in 1898. Northeast Eldora was principally residential, also incorporating a livery, the 1896 schoolhouse, and the Felch and Jones lumberyard.[47]

Nineteenth- and early twentieth-century Eldora bustled with the kind of commercial activity that it would never see again. The town was filled with the commotion of men moving mining equipment, operating mills, and running freight and lumber. Newcomers milled about and children played when they were not in school. The whole scene played out on an exposed stage; the majority of the immediate forest had recently been stripped away. Circa 1900 photos reveal a town punctuated by infrequent pines and spruces, with a narrow band of forest hugging the creek along the south side of the valley. Rising to the north, the minerally devoid but naturally craggy and dry Eldorado Mountain seemed to retain its trees. But to the south, Spencer Mountain, site of the residents' golden hopes and dreams, was dismally denuded by a massive forest fire and development. This exposure characterized Eldora for several decades to come. In the twenty-first century, old-timers marvel at the dense stands of trees that have only recently reclaimed Spencer Mountain and the Eldora townsite.[48]

Perhaps most telling of boomtown Eldora's landscape was the absence of enduring institutions to tend to the inhabitants' spirituality. Firstly, Eldora lacked a functional cemetery. This, however, could not be blamed on lack of vision. The town trustees had ensured that forty acres were set aside for the dead. Despite this local burial ground, however, Eldorans consistently used the Nederland graveyard. Secondly, and more significant, was the lack of a church. As one chronicler of Colorado's mining settlements notes, "The pride of every com-

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munity–valley or gulch–was the church building or buildings, once erected. Nothing else seemed to indicate quite so surely the permanence of the town…."[49]

The Trouble with a Mining Town

Even as the town's claim to glory seemed to fade, dubious opportunists hyped its prospects. Long-winded advertisements sought out unwitting dupes. When potential investors wanted, reasonably, to examine a property, mine owners commonly "salted" their claims with good ore. One former mine laborer describes his experience on nearby Ute Mountain:

> The bore had been driven some 200 feet along a vein which carried no mineral values of any kind. One day the manager laid the crew off. "Take a coupla days with pay," he said. We asked no questions; and when we returned to work a heap of very fine-looking ore lay piled on the dump…. Then one day, came a party of stockholders from the big city, to inspect their reputed bonanza. 'All this here ore come from one big chunk we opened up in the tunnel,' beamed the manager.[50]

Figure 3.12. Even in the 1920s Spencer Mountain remained dismally devoid of trees. *(Eldora Civic Association.)*



This kind of deception could not sustain Eldora's boom. Despite the founders' optimistic hopes, Eldora's civic life contracted as prospectors, miners, investors, and their families left for greener pastures. The library, saloons, photography studio, and brothels disappeared. Between the early 1900s and the 1930s, the schoolhouse intermittently shut down as the youthful population dwindled; eventually the school closed entirely. Lifelong Eldoran Clara Rugg remembered watching her childhood friends leave with their families in the 1900s and 1910s: "That's the trouble with a mining town, you know. It loses out and then everybody leaves." Eldora's boom was over.[51]

III. ELDORA THE RESORT, 1890s-1960s

> And yet, Eldora survived, with old timers sunning themselves in front of a log cabin and with summer visitors returning year after year to spend a season in the mountain valley.[52]

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In the long run, Eldora's biggest strike was tourism. Even as gold fever caught on in the 1890s, the town hosted visitors who were seemingly immune to that malady; these people sought scenery, healthful air, and a chance to "rough it." This impulse consistently boosted Eldora through the twentieth century, ultimately fostering a seasonal but informal and interconnected community.

From the outset, the town demonstrated the characteristic patterns of contemporary Colorado mountain destinations. Middle class to wealthy visitors traveled to the valley via stage lines, the railroad, and by automobile on improved roads, all previously established for mining purposes. But in some ways Eldora did not fit the mold. Only 20 miles to the east, Boulder offered some of the state's best-known cultural institutions. A short train ride past Boulder was the state capital, Denver, a modern American city in every respect. Thus, Eldora existed in urban Colorado's backyard. Inevitably, the town's rural, working-class character became diluted by a more sophisticated set of visitors.

The First Wave: Earliest Tourists Came to "Rusticate"

In August 1894, the *Boulder Daily Camera*'s social page reported on an expedition to the mountains:

> Tomorrow morning, bright and early, a jolly party will leave for Eldorado, where they will camp and take life easy for two or three weeks. The party will be Misses Eva, Jessie and Agnes Danford, Grace Williams, and Gerti Campbell, chaperoned by Mrs. A.J. Emerick.[53]

A burgeoning mining camp–with its attendant rough characters and lewd women–might have seemed an extraordinary place for a party of young ladies to take their summer vacation. However, these early, well-to-do tourists traveled to Happy Valley in substantial numbers. The young ladies could be confident that several other members of their social circle would be present; judges, professors, aldermen, and their families were all present that summer. Tourist infrastructure was modest at best, but the vacationers, who proved to be a self-sufficient and surprisingly hardy lot, camped, bought their own cabins or ranches, or made do with the existing accommodations. They came to fish, escape the symptoms of hay fever or tuberculosis, relax, and socialize. For those who sought good trout fishing, they could travel two miles south of town to Peterson Lake and rent a rowboat from homesteader Charley Peterson. Even the newspapers had to admit that the summertime offered more news than just new mining strikes:

> The past two weeks, however at Eldorado have been largely of a society turn. Nearly 300 people have been in camp after raspberries while the evenings have been taken up with dances, parties, candy pulls, and the like until Eldorado as a swell summer resort is no longer mere talk.[54]

The Second Wave: Becoming a Resort, 1900-1920s

The tourists who visited Happy Valley in the 1890s seemed largely indifferent to the mounting gold rush. Their summertime recreation involved the mountains and each other. Equally preoccupied, the mining community focused on developing mines. However, once the gold boom truly slumped and miners began processing out of town, some locals recognized that a livelihood could still be eked in Eldora.

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Figure 3.13. A Japanese-inspired mansion and pagoda bridges lend an air of rustic sophistication to this 1917 photograph of Lake Eldora. *(Eldora Civic Association.)*

Figure 3.14. Pagoda bridges at Lake Eldora, circa 1917. *(Eldora Civic Association.)*



The boomtown might not become a ghost town after all. In 1914, a local paper reported that the prospective mayor of Eldora "wants all the tin cans and dump piles removed from the town, wants the roads repaired, and wants a poundmaster to keep stray cows and animals off the thoroughfares of the mining camp." According to the article, many residents believed in a new industry for Eldora. They were bent toward "making it an ideal summer resort."[55] The irony that tourists had already discovered the valley for themselves twenty years previous was not important.

Some locals adapted handsomely to the new economy. The Lilly family, who managed freight and stage services during the boom years, transitioned successfully into a livery and guiding company for tourists. By the early 1900s they not only ferried passengers between Boulder and Eldora, but they also operated a restaurant and hotel in town while conducted sightseeing tours into the high country, bringing wagonloads of visitors above timberline to the spectacular site of the Fourth of July Mine.

Perhaps the first business to aim squarely at the tourist trade was established by the Eldora Resort and Power Company. In 1902 the firm bought Peterson Lake, renamed it Lake Eldora, and built a hotel on the north shore. By the 1920s the hotel was known as the Pine Log Inn. Ensconced high in the hills to the south of town, the lake possessed an air of exclusivity. The inn attracted well-heeled vacationers who, conceivably, did not want to lodge among the lingering miners of Eldora.[56] In one of the first commercial efforts to describe the area's recreational attractions, the inn promoted tourist activities in its marketing literature:

> Hiking is a favorite sport in the mountains. The lake resort is only a few miles from the Arapahoe Peaks and Glaciers, and horses may be procured for those wishing to go to James Peak and other rides of a day's duration…. Close to the lake, which offers fishing, boating, swimming, and romancing, is the hotel, Pine Log Inn, and six cabins which will accommodate 40 with ease. West of the hotel is the dance hall….[57]

In later years, the arrival of the moneyed "Mrs. Brown" heightened the mystique of Lake Eldora. Her exact role at the lakeside operation was unclear, but locals' memories seem to agree on a few points. She was not the Denver's famous Unsinkable Molly Brown, of *Titanic* fame, but she did build an elaborate mansion based on Japanese motifs situated on the south side of the lake. Yet she spent little or no time in her beautiful retreat, but rather left in the hands of a caretaker until it eventually burned down.[58]

Lake Eldora's heyday paralleled the era of local railroad travel. As early as 1905, summertime guests could arrive by one of two daily trains from Boulder. Most people arrived at midday and, upon alighting from the train car, were typically greeted by the amiable John Lilly, who would offer either a buggy ride up to Lake Eldora or suggest the excellent lunchtime fare offered in the Lilly Restaurant. While some newcomers likely tested the Lilly lunches, many were wooed by Mrs. Martin, proprietor of the Home Dairy Restaurant, as she stood by the side-door of her establishment and blocked the walk. All of this lunchtime soliciting and hubbub could be avoided by arriving in Eldora via an entirely different route. Tourists could take the Denver & Salt Lake Railroad, known as "Moffat Road," from the company's own depot in Denver. They traveled westward toward Rollins Pass and got off at the small

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Ladora stop, venturing by wagon or automobile the remaining four miles north to Lake Eldora.[59]

Although the resort at Lake Eldora dominated the early tourist trade around the former boomtown, other options also existed. Enterprising and crafty locals built numerous small cabins within the town of Eldora between 1905 and 1910; most likely these modest dwellings were built in order to be sold or rented to seasonal vacationers.[60]

The Third Wave: Informal Family Community, 1920s-1960s

In 1919, a devastating flood washed out the railroad tracks between Boulder and Eldora. A few years later, the resort at Lake Eldora was abandoned. From that time forward, the face of Eldora's tourism industry assumed an increasingly informal character. The failure of Eldora's railroad service coincided with increased reliance on an alternative mode of transportation: the automobile. After World War I, Americans with means embraced motoring vacations and sought out resort destinations with a new sense of independence. Vacationers increasingly set their own itineraries. Rather than taking the train, these tourists typically provided their own locomotion, driving up Boulder Canyon on the improved highway. Instead of booking hotel rooms, many visitors rented or bought their own cabins, and set up seasonal housekeeping. Social life had temporarily fragmented between the town and Lake Eldora, but now the town resumed possession of the tourist trade. The seasonal population swelled, the demand for cabins mushroomed, and the 1920s through the 1940s witnessed a steady stream of new construction, largely second homes and summer rentals. The newer buildings slightly outsized their more primitive predecessors, but remained devoid of modern conveniences such as electricity and plumbing.



Figure 3.15. Downtown Eldora in the 1920s was a summer tourist haven. The number of automobiles reveals how transportation and recreating had changed in Colorado and across the country. *(Eldora Civic Association.)*

For the decades between 1920 and 1960, Eldora slipped into a slow, predictable groove of summertime occupation. Season after season, a familiar cast of characters reassembled in Happy Valley. Most individuals could be categorized as either a vacationer–someone who whiled away their days in recreation–or a local–one who provided tourist services, obstinately pursued mining, or both.

Many of the locals clung to the days of Eldora's gold-mine boom. For better or worse, they had decided to stick around and perhaps continue mining. To make a better living, several of them also provided services to the tourists and summer residents. Perhaps the town's most visible citizen, William T. Harpel, served as Eldora's mayor for the last 30 years of his life. First elected in 1908, he assumed a title of diminished prestige since by this time the number of Eldora's residents had shrunk to an estimated 300 or 400. But Harpel, a widower whose mar-

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ried daughter, Clara, and her family would settle permanently in town, refused to leave Eldora. He typified the miner-come-service-provider: over the years he bought, sold and worked mining claims, meanwhile supplementing his income by cutting ice in the winter and selling it to tourists in the summer. Over the length of his mayoral tenure, Harpel proved faithful to his fellow locals, occasionally giving roadwork to down-and-out miners. Other locals like Mrs. Lilly and, later, Harpel's daughter Clara Rugg served as town treasurer through these years. Harpel's proudest achievement as mayor was to pay off the town's $30,000 debt, a balance that accumulated, according to Harpel's children, during John Kemp's brief stint as mayor during the boom period.[61]

When Mayor Harpel lost his wife around the time of the 1918 flu epidemic, he joined the ranks of local bachelors. Through the 1920s and '30s, nearly all of the year-round locals consisted of a small, motley group of single men. The only family to consistently pass the winter in Eldora were the Ruggs: Merle, Clara, and their three daughters and four sons. As the oldest of her siblings, Rose Rugg Northrup was the sole pupil in her first year at the Eldora School.[62]

The older bachelors–"very nice men," recalled Northrup–were friendly to the young Ruggs. These men, explained the eldest daughter in the family, had initially come to Eldora ostensibly to mine; they had also come, she insisted, to escape from family and former lives. Although Eldora's mineral prospects had faded, the bachelors found the Eldora lifestyle adequate, and stayed on in their little hand-built cabins.[63]

Despite their crude existence, the bachelors endeared themselves to the Ruggs. At Christmas, Mayor Harpel would acquire a quantity of oysters and his daughter, Clara Hornback, would fry them up and invite the "rest of the town." To Rose Rugg Northrup and the other children, the old men were "delightful" and provided companionship through the cold season. "You could always go talk to Mr. Schnaake," she said of Amos Schnaake, a gentleman who lived against the hillside near the Ruggs. Rose's brother, Charles "Binx" Rugg, regarded John Graff as a grandfather. "He used to give the kids hot cakes for breakfast and a jelly sandwich to my sister," he recalled.[64]

Amos Schnaake was a watch repairer from Philadelphia who had lost his brother in an terrible mining accident. John Graff, the man who cornered the local firewood business in the 1920s and '30s, reputedly buried his money in the chicken coop behind his house. Jay Rowley, was a "mountain man" who survived by trapping, growing a few potatoes, and making huckleberry jam and wine. Frank Anderson operated the Gold Miner Hotel. A mysterious Mr. Newton is barely mentioned in historical records.[65]

At various times other families stayed in town through all or part of the winter. The Hornbacks, Olsens, and Evanses all spent cold months in Eldora. Charles Hornback recalls the Christmas of 1937, when the community gathered in the schoolhouse to celebrate. Someone had cut a Christmas tree, and Charles and his brother performed an a cappella version of "Santa Claus is Coming to Town." Then Santa himself arrived, a big, tall man with a Swedish accent. The joyful Santa had apparently imbibed some spirits and knocked over the tree. Perhaps this was the tip-off; one of the Olsen girls saw through the disguise and cried out, "That ain't Santa Claus, that's Frank Andersen!"[66]

If the Ruggs were lonely in the winter, their schoolmarms must have been even lonelier. Teachers usually lived in the Gold Miner Hotel the entire season. In Rose Rugg Northrup's recollection, the typical teacher was a young girl, who had re-

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cently graduated from high school and was making between $50 and $100 per month. Turnover was high. But the job enabled the teachers to save enough money for college and, inevitably, to move away. The viability of the school must have seemed tenuous for many years before the town finally decided, in a tight vote, to close it in 1939. Later, Orin Markham bought the school and salvaged it to build a number of cabins in Eldora.[67]

For some locals like the Ruggs, Vern Hornback, Mayor Harpel, and the other bachelors, gold fever died hard. While such locals usually made their living off tourism, it was their passion for the gold hunt that kept them in Eldora. A few mines could still deliver a mediocre profit, and mining jobs were not hard to find.[68]

In Eldora, twentieth-century gold mining was not much easier than it had been in the nineteenth century, and most miners operated on a small scale. A typical day involved drilling eight two-foot holes, filling them with dynamite, and hoping that the resulting rubble would contain some lucrative ore. Miners would drill lowers (down into the rock), drifters (to the side), and uppers (to the top). More often than not, these miners labored six to seven days a week, ten hours a day, next to a single tallow candle. Sometimes miners worked for day wages, usually a few dollars, and sometimes for a percentage of the ore's value. The air in the mining shafts was dank and filled with dust from drilling and blasting. Bits of mica in the dust cut the lungs like tiny razor blades. Many miners, including Merle Rugg, Mayor Harpel, and Vern Hornbeck, died at an early age from lung maladies like tuberculosis or silicosis. "Every miner would go back to mining if he had his life to live over," Binx Rugg solemnly declared. "It's like gambling…, you want to see what's a foot ahead."[69]

At one point, a peculiar stranger briefly raised hopes of resurrecting Eldora's mining glory. According to one old-timer, an eccentric investor arrived in town in the 1930s. Mrs. Goodykoontz, a knickers-wearing newcomer with a Pierce-Arrow automobile, "colored" chauffeur, and Japanese cook, appeared to possess ample resources. She wanted to revive the Mogul Tunnel and employed several men to begin the effort. However, Eldora's supposed savior skipped town before paying her workers and probably knew better than to ever come back.[70]

Tourist Services

For tourists, the active but subdued mining industry did not detract from Eldora's charms. Even if Eldora never lived up to a true "Eldorado," it had the air of an old mining town. All the same, there was an important difference between the twentieth-century tourist town and its nineteenth century boom identity: the locals prepared for and welcomed vacationers.

First and foremost, tourists needed accommodations. Nineteenth-century visitors often made do with camping. By the 1920s and '30s, typical vacationers wanted a clean bed in a warm, dry room. They could stay at the Gold Miner Hotel, the fine old building that had somehow outlasted the mining bust, or the Penrose Lodge, located at Eldorado Avenue an Tenth Street. Another option was to rent or buy a cabin. These buildings were tiny, primitive dwellings. Many were remnants of the mining boom while more sophisticated cabins were constructed during the 1920s through the 1940s. The little dwellings bore whimsical names to remind their inhabitants that they were on vacation. Guests could check into "Mocolo," "Cloud-land," "Bonnie Brae," "Pooh's Corner," "Rest-a-While,"

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Figure 3.16. Letter carrier Bob Roney delivers Eldora's mail to Woodring's Store in 1938. *(Eldora Civic Association.)*

"Smile-a-While," "Ideal," "Daisy," "Laf-a-lot," "Linger Longer," and "Avalon."[71] As one old-timer remembers, "In those days the cabins had names only, not numbered addresses." That meant that United Parcel, Sears Roebuck, and utility company drivers had to stop by at a grocery store to figure out where to deliver packages or install services.[72]

Tourists also needed a well-supplied grocery store, and Eldora often had more than one of them. Visitors could peruse the magazines, racks of candy, and a supply of chilled meat. These operations sometimes functioned more like a general store, offering postal services, postcards, and a place to write letters. From the 1920s through the 1950s, different families variously managed grocery stores: the Ponds, the Olsens, the Boltons (including a garage), and the Woodrings, who built a number of rental cabins in Eldora and managed them from their general store. Around 1930, the Woodrings' also assumed responsibility for the post office, and Margaret Woodring took the job of postmistress.[73]

Local children also profited from the tourist trade. Perhaps the most fundamental need of most tourists was fresh water. Because the town lacked a waterworks or even electricity to operate pumps, all household water had to be carried from Middle Boulder Creek. At the beginning of their stay, a tourist often would hire a boy to deliver water to their cabin each day. A typical "water route" involved the delivery of two buckets in the morning and two buckets in the evening, for 50 cents a week. A "real good" customer paid 75 cents to a dollar a week. Most residents found the creek water potable until some point in August, when you would, according to one local, begin to "get the runs."[74] Girls typically found work inside the cabins. In the early 1930s, Rose Rugg Northrup and her sisters used to clean tourist cabins for 25 cents an hour or babysit for 25 cents for four hours.[75]

Tourists spent most of their time in Eldora enjoying and exploring the mountains, and they could explore farther and faster on the back of a horse. To facilitate this activity, two liveries offered horses: Lilly Stables (the descendent of the Tallmadge and Lilly freight and stage line from the late 1890s) and Evans Stables. Lee Evans reflected on his childhood job of guiding "dudes:"

> An important part of becoming a dude wrangler was learning how to size up dudes when they arrived at the stable so that riders could be matched with horses. Put the flighty, nervous person on a quiet horse and the docile person on a horse with a little life. We had special horses for the "smart-ass" or the person who knew all about horses….
>
> Tourists asked hundreds of questions that required knowledge of each variety of flower, berry bush, pine tree, as well as mountain peaks, remains of old cabins, mines, dates of forest fires, and on and on. As I rode with a party I usually had to sit partially turned back in my saddle so that I could answer their questions–just like a tour bus driver![76]

Evans usually addressed his clients with regard. However, he occasionally found himself drawn into roguish plots to tease tourists. A particularly impish local, Andy Kuhn, managed rental cabins in partnership with the Woodrings. This put him in a position to maintain the town's tradition of harassing newlyweds. According to Lee Evans:

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> [He would] advise 'all-concerned' when he had rented a cabin to newly-married honeymooners. Then he helped organize the 'shivaree' where everyone available gathered outside and made as much noise and commotion as they possibly could just as the kerosene lights were turned down or out. If Andy knew ahead of time when the people would arrive, he paid me a quarter to prepare the cabin for them. Being a small kid I had to crawl under the bed and wire a cowbell up in the springs with pliers and heavy wire.[77]

Not unpredictably, the area also harbored other kinds of mischief-makers. Around 1930, notably before the repeal of Prohibition, business acquaintances and friends Elizabeth Penrose and Jennie Evans went for an innocent ride through the woods.

> They rode on an indistinct trail through some fairly dense timber and came out in a small clearing on the tiny stream that ran through the area. They found themselves right in the middle of a large illegal whiskey still or distillery with barrels, bottles, and still equipment around them. No one was there, so they left in a hurry.[78]

The Vacationers

Although Evans mingled with vacationing dudes, he knew he was not on vacation himself. Like most of the locals, the Evans family struggled to make a living. In contrast, the majority of tourists could afford to spend their summer at leisure.

In some ways, Eldora's vacationers reflected the general body of Colorado's tourists. Some were from cities along Colorado's Front Range and many were from the Midwest. They sought out the high altitude climate for recreational and health purposes. As one local noted:

> A complaint of the pre-World War II period was there was no respite from the sweltering heat of the plains with air conditioning unheard of. Every cabin owner in Eldora had friends and family in the hot states– and they themselves were often escapees from Illinois, Iowa, Nebraska, Missouri, Texas, and Kansas. Friends and families would have thought Eldora residents were very selfish if invitations to cool off in Eldora were not extended.[79]

An Eldora vacation offered more than physical comfort, it also provided peace of mind:

> Mothers were terrified of polio epidemics. All that was known of polio was an association with summer heat and swimming pools, and everyone knew families whose children had died or been crippled. Consequently, many mothers would bring their children to Eldora for the summers, and the fathers would join them as time allowed.[80]

Polio was not the only dreaded disease that seemed to linger at lower altitudes. Tuberculosis and hay fever also drove people to the mountains. According to conventional wisdom of the day, mountain air helped cure the lungs. To this end, Eldora's cabins were outfitted with sleeping porches so that con-

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Figure 3.17. Elizabeth "Penny" Penrose operated one of the most beloved lodges in Eldora, largely catering to successful, professional women. *(Eldora Civic Association.)*

sumptives could spend the whole night inhaling the cool, restorative air.[81]

Some individuals, couples, and families arrived in Eldora for happier reasons. Honeymooners were common. Others came to visit old friends. Army Captain Donald Kemp, son of the Happy Valley Placer Company's John Kemp and the author of two books about Eldora, hosted a variety of friends from his years in the military.[82]

Regardless of the initial reasons for visiting the town, many vacationing families, perhaps most, became repeat visitors. They bought cabins and began to sink deep, though still seasonal, roots. Echoing the status-conscious Eldorans of the late 1890s, they insisted on bringing some of their middle- and upper-class lifestyle to their summertime haven. For example, pianos, which were both costly and cumbersome to transport to the high-elevation summer town, were not infrequently shipped to Eldora.[83]

Although entire families typically established themselves in Eldora, it was the mothers and children who spent more meaningful time in the area. Tied to work obligations back home, many tourist fathers only spent a fraction of their summers in the mountains. This pattern was typical of Colorado's resort communities.

"The father would bring up the family," remembers Barbara Lilly Bolton of the summer vacationers. "He would stay for the weekend, or a few weeks, and then return. His wife and children would continue on through the summer, fishing, hiking, having picnics."[84]

However, the feminine presence was further augmented since an atypical number of successful, professional women also spent their summers in Eldora. It is not entirely surprising that a village like Eldora drew an above-average number of influential, often single women from the university and business worlds. The proximity of the University of Colorado in Boulder ensured that many of the state's female professors, college students, and other academics would seek summer retreat in the nearby mountains.[85]

The most prominent attraction for professional women was Elizabeth Penrose's Penrose Lodge. In 1924, Penrose, known to her friends as "Penny," bought the Woodlands Park Lodge and another cabin at Tenth Street and Eldorado Avenue. She immediately began working on both buildings, improving the kitchen and enhancing the dining and sleeping spaces. By Eldora standards, she operated a remarkably refined hostelry. According to her 1931 pamphlet, she provided her guests "modern cabins" and "new, modern showerbaths" for $50 to $75 per week. As one local recalls:

> Eventually Penny added a stone structure to the north of the main cabin for toilets and showers. As her business expanded, she built a new log cabin west of the other cabins. Then, she bought two small cabins across Tenth Street on lots that faced Klondyke and used them as overflow guest facilities.[86]

Although the Penrose Lodge advertisements did not indicate it, the lodge largely catered to women in academia, business, and entertainment. On rare occasions, men vacationed in the log cabins of Penrose Lodge, but their appearance was usually justified by their marriage to long-standing guests.

Interestingly, this exclusivity did not appear to create local conflict. This was an era in which segregation by gender for

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educational, social, and recreational purposes was still considered normal. Additionally, despite operating a summer tourist business Elizabeth Penrose appears to have integrated herself into the year-round Eldora community. Many locals reflected on the lodge with admiration for the grace of its accommodations and the charm of its proprietor. Years later Lee Evans, who as a child guided countless numbers of guests from the lodge, recounted Elizabeth Penrose fondly:

> Penny was of medium stature, had short naturally wavy blond hair, intense blue sparkling eyes, and an easy smile and laugh. Probably most people did not consider her to be a pretty woman, but she had a wonderful winning personality.[87]

Like most of Eldora's summer migrants, Penrose hailed from the Midwest. Trained as a dietician and home economist, she taught at Rockford College in Rockford, Illinois. This small women's college historically graduated a brilliant assortment of prominent women, including Jane Addams, founder of Hull House in Chicago and winner of the Nobel Peace Prize. Penrose linked Eldora to an elite community of influential women, providing a forum for them not to further distinguish themselves, but rather for them to escape their busy careers, relax, and informally mingle with other ambitious, intellectual members of their own gender. Penrose initially invited her students as guests. Her establishment was an excellent practical demonstration of her skills in nutrition and home economics. Over the years, the lodge developed a following of repeat visitors, attracting high-ranking women from multiple walks of life. Lee Evans discovered later that his childhood connections made at Penrose Lodge would eventually facilitate a fellowship application at Northwestern University.[88]

Although the Penrose Lodge's cabins mostly welcomed women, her restaurant was open to all for breakfast, lunch, and dinner–with prior reservations. While other eateries were also periodically available in Eldora, the Penrose Lodge was considered an elegant affair. Evans declared:

> I will not say that she operated a walk-in restaurant. It was something special… . Table settings were complete with orange place mats, orange napkins, and orange candles. Penny grew orange-colored African daisy flowers, and there was a perfectly matched orange bouquet at each small table. The room was fairly small, usually lit only with a sparkling fire in the fireplace, the candles, and several kerosene lamps.[89]

Not surprisingly, the restaurant at the Penrose Lodge was a place for celebratory meals. Summertime sweethearts like Mary Nell and Bill Gross had their wedding dinner there in August of 1947. Within in the next few years, Elizabeth Penrose left Eldora to operate Blanchard's Inn in Boulder Canyon. Her former Eldora lodge became a private summer residence and the associated cabins were sold off as separate parcels.[90]

The patronage of professional women was not unique to Eldora. Other regional vacation towns also hosted various influential women. To the north, Gold Hill's "most celebrated hostelry," a "sturdy log building…immortalized by Eugene Field in his poem 'Casey's Table d'Hote'" was eventually bought by Mrs. Jean Sherwood, founder and president of the Holiday House Association of Chicago. She renamed it Blue Bird Lodge and operated it as a "summer resthouse for business and pro-



Figure 3.18. Penrose Lodge in 2007. *(Historitecture.)*

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fessional women." To the south of Eldora, Pinecliffe served as a summertime retreat for education success story Emily Griffith, the founder of the Emily Griffith Opportunity Schools in Denver.[91]

With this influx of prominent, affluent individuals, the divide between vacationers and locals was unmistakable. "When the summer was over, the 'upper crust' returned home to Texas, Oklahoma, Kansas, and Illinois," observed Lee Evans. "The remainder faced the winter."[92] The remainder clearly understood their status. "The tourists thought they were better than the home town people," remarked Clara Harpel Rugg, who grew up in Eldora and raised her children there.[93]

Side-Stepping the Great Depression

Some locals may have felt justifiably galled by the vacationers' sense of superiority. But it was the tourists' wealth and influence that largely sustained the whole town through the economic disaster of the 1930s. Certainly the Great Depression marched through Colorado, emptying bank accounts and undermining the financial security of countless families. Years of drought and economic downturn severely affected the state. However, Eldora was largely insulated from the worst of the crisis. Those who faced stiff financial troubles were effectively filtered out; only the well-to-do could afford to drive their shiny cars up to the high country and pass the season in the rustic little mountain town. Summer vacationers lived a breezy lifestyle of fishing, horseback riding, and porch-sitting.[94]

The tourist industry did more than keep Eldora afloat through the Depression years. The 1930s were, in fact, a period of growth for Eldora. Building records indicate an increase in cabin construction. The summertime population swelled with employed construction workers. The United States seemed to have a short supply of successful, wealthy businesspeople during the Great Depression, but summertime Eldora did not.[95]

All the same, the locals were not utterly dependent upon the tourist trade, exploring multiple other resources. The Rugg family managed to survive in part through the "dump" or tailings left from their gold mines. Essentially very low-grade ore, dump material was hauled south to the railroad station in Rollinsville and shipped to the Golden Cycle Milling Company in Colorado Springs. There, the mill extracted enough gold from the dump to send the Ruggs a check. Other nearby mining operations also employed miners during this period.[96]

Rose Rugg Northrup grew up during these years and believed that a strong sense of community sustained the locals. "If you needed something, you could always borrow it," she remembers. Grocery stores operated on credit, expanding her family's financial options. "I don't think we had truly the type of depression that was in the East…when people are on a standard of living which is almost poverty you don't really notice it too much…. In our family, no one literally went hungry."[97]



Figure 3.19. Eldora weathered the Great Depression relatively intact. While the buildings in this 1939 view of Eldorado Avenue are a bit deteriorated, they all appear to host businesses. *(Eldora Civic Association.)*

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Compared to other parts of the United States, Eldora did not project an image of poverty. Far from major thoroughfares, the town's streets and alleyways were not frequented by hobos or tramps. For vacationers, summertime Eldora must have offered the perfect idyllic reprieve from work, school, and, especially, Depression-era scenes of hardship.[98]

IV. DAY-TO-DAY LIFE IN ELDORA

Many hardy miners of the 1890s braved the howling winds of Eldora winters, unwilling to leave mining. Vacationers, however, preferred to spend the cold season in the mild weather of lower elevations. By the 1930s, the town was almost entirely seasonal. Even locals abandoned the Happy Valley during part of the winter. When the school closed in 1939, the Rugg family, constituting the bulk of the students, moved to Nederland for the school year.[99]

Summertime

When the snows eventually melted away, locals would creep back to town, airing cabins and cleaning out the cobwebs before the tourist season began. Through most of the 1920s, Lee Evans and his mother, Jennie, arrived in May, accompanying their herd of dairy cows from Louisville, and prepared to provide the town's milk products for the warm season.[100]

Eldora's summer really started in late June. This was when green grass spread across vacant lots, and the columbines and other wildflowers adorned the roadsides. One woman recalled the hum of summertime activity: "…In earlier days almost every cabin was filled to capacity–or overcapacity. There were children everywhere, climbing rocks and playing games in big groups. Often groups of men pitched horseshoes."[101]

Vacationers could choose to lounge about their cabin or explore the nearby high country. A promotional pamphlet for the Penrose Lodge outlined other possibilities:

> Trail trips–afoot or on horseback to Arapahoe Pass on the Continental Divide only nine miles west of the Lodge; to Arapahoe Peak and Glacier; to Corona, the "Top of the World" on the Moffat Railroad; to historic Caribou, the rich silver mining camp of early days. Or just idle along nearby trails through the aspen and pine and spruce forests. You may even see a deer.[102]

The pamphlet also encouraged visitors to travel farther afield and take an automobile to more distant attractions north and south:

> Motor trips–choose one day round-trips by auto from the Lodge to Estes Park, Rocky Mountain National Park, the magnificent Trail Ridge Road to Grand Lake, Berthoud Pass, Echo Lake, Mt. Evans and the Moffat Tunnel, Red Rock and Brainard Lake. Explore Central City, only twenty miles away, where fabulous gold discoveries were made and see the famous Opera House there where plays are staged every summer. Attend the nationally known Arabian Horse Shows at the Van Vleet Ranch, nearby.[103]

Despite the distant temptations, many tourists preferred to pass their time in Eldora's more immediate neighborhood. In a typical experience, a group of sightseers would rent horses and travel up to the high country. Lee Evans guided many of

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these parties up to the Continental Divide, Arapahoe Peak, and good fishing lakes. He remembers a particularly memorable trip with some of Elizabeth Penrose's guests:

> Each summer we would take a few moonlight rides, one of which I will never forget. We had about ten people, most of them guests at Penrose Lodge. Around noon we all rode to Devil's Thumb Lake and that evening had a steak fry as the sun was setting. It was a beautiful cloudless and warm evening without wind, and the tantalizing aroma of the steaks frying over the open fire filled the valley. We started riding home after dark just as a great harvest full moon rose over the plains in the East. Then the opera star started singing with her powerful soprano voice reverberating in the valley. Others spelled her with their songs, and singing went on all the way back to Eldora. Some of the others in the group had good voices, too, both men and women. Don Cameron, for example, had been a soloist for many years with Sammy Kaye, one of the big bands. The trip made a tremendous impact on all of us, and even today I get emotional as I recreate that evening in my mind….[104]

Most Eldorans mingled with each other in town, rubbing elbows getting their mail or buying groceries. In the early years of tourism, U.S. Mail arrived on the 12:30 p.m. train. "Tourist girls got more mail than we did," remembered Clara Harpel Rugg, rather resentfully. One tourist girl refused to open her love letters at the train station, but instead took them back to Peterson Lake, rowing out to the middle before reading her beloved's words.[105]

After the end of rail service in 1919, the official mail usually arrived in a designated grocery store, which changed from time to time. Around midday, Eldorans of all stripes made their way to Klondyke Avenue to receive their mail. Recalled Evans:

> Mail time represented the best opportunity to observe and experience the mixture of townspeople–old timers, a few construction workers, miners, tourists, teachers, retired military officers, doctors, professional people and summer residents…. Mail time was a slice of life in the little summer resort town of Eldora at its finest time.[106]

Children also hovered near the candy-filled grocery stores. On summer nights, Guy Woodring operated a small gasoline-powered generator to light his grocery store. One light illuminated the front of the building, and kids played kick-the-can in the street. In the memories of old-timers, kick-the-can occupied much of the children's free time.[107]

When not playing games, youngsters found a plethora of open space and interesting buildings and structures to explore. The Ruggs, the only children living permanently in the valley in the 1930s, gained popularity because they had a stable full of horses to ride. Brother and sister Johnny and Jinny Jones often hiked over Spencer Mountain to roller skate on the porch of the big, empty lodge at Petersen Lake. Perhaps the most interesting destinations were the mills and mines. Their owners had simply abandoned many of the sites. Before World War II scrap drives salvaged abandoned mining and construction materials, an assortment of mysterious, cast-aside machinery just lay scattered about. "One found a lot of interesting objects in some of the mills," recalled Evans, "such as the pretty

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glass egg I brought home to Mother to use in chicken nests. It did look just like the glass eggs we used in the nests. It turned out, however, that this was a 'cyanide egg' used to leach out gold from crushed ore in the big redwood cyanide tanks in the mill!" [108]

Teenagers found other ways to congregate and pass the time. For decades, the second story of the schoolhouse hosted dances. Another venue opened up in the early 1930s when Orin Markham bought the Pond's Grocery store and turned it into a soda fountain, complete with player piano. "Between the booths and tables in the east wing of the building there was space with a hardwood floor where we could dance in the evening after the restaurant stopped serving."[109] Lee Evans spent most of his teenage summers laboring exhaustively to help his mother operate their livery stable. However, he came to appreciate some aspects of working with tourists: "I had the ideal opportunity to meet these girls because I rode with them when they rented horses from us."[110]

As a former vacationer recalled, "We had a very enjoyable young people's group from the summer of 1930 until about 1937, when various ones of us began getting married, going off to graduate school, or otherwise relocating away from our parents into our own lifetimes…." Popular activities in these years included bridge parties, picnic suppers, and piling into someone's large car and driving around to find clear radio reception.[111]

Eldorans lacked many forms of commercial entertainment and (with the exception of teenagers seeking radio signals) seemed to relish the isolation. In 1935, the local paper made the ironic observation: "No pool hall, no movie house not even a saloon–yes sir, the town's dead…."[112]



Figure 3.20. In direct contradiction to its summertime prosperity, Eldora in the winter was a desolate, isolated place. *(Eldora Civic Association.)*

Wintertime

Eldora's high season lasted only about six weeks. Some tourists and locals lingered longer, celebrating the yellowing aspens and autumnal beauty of Happy Valley. For Rose Rugg Northrup, however, September only signaled the advance of many cold and desolate months. Without access to a library or private collection of books, children did not have many options for indoor entertainment. When the weather permitted, they could skate or ski, sharing their equipment. However, the valley's notorious fierce winds often prohibited these activities. There was a lot of "horizontal snow;" ferocious gusts blew the snow into enormous drifts. Sometimes gigantic, windblown drifts even blocked the valley's outlet, trapping Eldorans in Happy Valley. At blessedly calm moments, the clouds dropped snow straight down. At those times, one could hear the train whistling as it chugged toward Moffat Tunnel, several miles to the south.[113]

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V. EVOLVING THROUGH THE TWENTIETH CENTURY: THE MODERNIZATION OF ELDORA

Gradually, Eldora the boomtown became Eldora the summer resort as the community evolved through the twentieth century. With the closure of the school, the town relinquished one of its last real mining-era institutions. The oversized building had been unsuitable for decades. Even when school was in session, three of its four rooms stood empty. Not soon after, the demands of World War II cleared the hillsides of abandoned mine equipment. Even the bright yellow tailings of the Mogul Tunnel, long considered an Eldora landmark, were steadily hauled away for roadbeds.[114]

The town's economy rested firmly on tourism. In 1941, when Jack and Helen Langley first made Eldora their permanent summer home, Helen recalls that it was a sleepy summer village with two grocery stores and one restaurant. Change, however, was not far away. Little by little the town adopted twentieth century comforts and habits. By 1936, the Ruggs had already acquired their first radio.[115]

In 1947, electricity–a utility first franchised half a century before but never delivered to the former mining camp–finally arrived in Eldora. Each household paid $75 to bring the connection to town. For locals, it was a "day of celebration." Residents turned on their lights all over town. No longer did they have to pass the evenings trying to read by oil lamps. Nor did they have to rely on iceboxes to cool their food, putting the iceman out of business. Electricity also allowed residents to install electric pumps in wells. Now Eldorans did not have to rely upon the questionably clean Middle Boulder Creek for their drinking and household water. And with electric pumps, most Eldorans also installed indoor plumbing for the first time.[116]

Gradually, a different brand of summertime tourist came to visit the town. A paved and much more direct road in Boulder Canyon allowed for quicker, cleaner automobile trips. No longer was the journey up and down the canyon dusty, long, and so steep that stalled cars crowded the shoulder. Now an easy day's drive from cities like Boulder and Denver, Eldora was an obvious destination or through-point on the way to the high country. The local press printed glowing articles about the bumpy but passable road through Eldora, extending west and upward toward meadows, lakes, and the Fourth of July Picnic Area. The number of day visitors expanded.[117]

Officially Seeking Obscurity: The Town is "Abandoned"

In the 1960s and '70s, the character of the typical Eldora resident changed. "The improved road and the arrival of electricity made it more plausible to live full time in Eldora and commute to work," remarked one former vacationer. In the 1950s, only two to four people lived in Eldora through the winter. By 1972, 50 people claimed to live there year-round. In the 1950s, very few pets lived in town. In the 1970s, nearly every household had a dog, observed Helen Langley. Indeed. she credited the canine presence for the disappearance of deer, rabbits, and chipmunks in Eldora.[118]

Perhaps 400 or 500 people continued to rent or own cabins. However, repeat summer vacationers began to notice changes in the neighborhood. Certainly, some of the newcomers looked familiar–families and retirees looking for a mountain home. But some of the strange, bearded faces around town belonged to young people of a new generation. These "long-haired transients" would "camp in a tent along a creek" or perhaps rent a cabin through the winter.[119] Upon his return to the east coast, one man reflected on this transient

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sub-community:

> Now Phil and Lisa are gone. Everybody leaves, it seems. They come here to prove themselves against a storybook winter, then move on to something else. They have already left one home to look for a new one, but they usually don't find it in Eldora, which is sometimes defined as a place "to get your head together" but rarely as a place to settle down. Too damned windy, too much winter.[120]

One older resident perceived this new group as a threat. "The U.S. Supreme Court tells us that 18-year-olds can vote now, and all they have to do is say they plan to stay in Eldora and don't have some other legal residence and that they've been here 32 days."[121]

Eldorans were concerned about more than pesky hippies voting on their issues. Residents also had another and, perhaps, larger concern: Lake Eldora Ski Resort. Opened in the winter of 1962-63, the ski area signified growing interest in wintertime vacation real estate. Developers considered Happy Valley as a potential site for ski lodges and condominiums. The inhabitants feared that the new construction would bring tax increases and urbanization.[122]

Eldorans sought an extraordinary solution. On June 19, 1973, a local paper declared: "The mountain town of Eldora, which hasn't operated for more than twenty years, officially was declared abandoned Monday by the Colorado Supreme Court."123 By de-incorporating 85 years after incorporation, the town of Eldora returned to Boulder County rule. It also distinguished itself as the first Colorado municipality to ever de-incorporate. Then in February 1974, the Boulder County Commissioners zoned the town as forestry. Eldora's new legal status ensured that transient residents could not unduly influence the legal fate of the town, and made it difficult for developers to build new businesses or multi-family projects. Today, Eldora is located within Roosevelt National Forest. On October 11, 1978, President Jimmy Carter signed into law H.R. 12026, formally creating the Indian Peaks Wilderness area along the Continental Divide west of Eldora.[124]

The wilderness designation so close to Eldora's boundaries represented the end of a long journey. In the 1890s, Eldora was founded in the spirit of enterprise and exploitation. Less than a century later, Eldorans reversed course and squelched commercialism in the pursuit of a pristine recreational landscape.

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116. Helen Langley; Clara Rugg; Earl and Barbara Bolton; Ruth Huntington Williams, "Eldora in the 1930s and early 1940s," *Eldora Civic Association Newsletter,* August, 1996.
117. Ruth Huntington Williams; "Eldora Trip is Charming Drive Into High Country on Rough, Narrow Road," *The Boulder Daily Camera*, August 19, 1957; "Eldora is Charming High-Country Drive," *Focus Magazine*, August 23, 1964.
118. Helen Langley; Ruth Huntington Williams.
119. "Town of Eldora at Crossroads," *Denver Post,* August 20, 1972.
120. Tom Huth, "The Searchers of Happy Valley," *The Washington Post Outlook,* September 28, 1975.

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121. "Town of Eldora at Crossroads," *Denver Post,* August 20, 1972; Kemp, *Silver, Gold and Black Iron*, 8.

122. "Town of Eldora at Crossroads," *Denver Post,* August 20, 1972.

123. "State high court declares town of Eldora abandoned," *Rocky Mountain News*, June 19, 1973.

124. *Ibid.;* "Mountain Town of Eldora Returns to County Reign," *The Longmont Times-Call*, August, 10, 1973; "Eldora zoned forestry limiting growth," *Rocky Mountain News*, February 22, 1974; Letter from Timothy E. Wirth, United States House of Representatives, to Mr. and Mrs. Earl Bolton, October 11, 1978.

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SECTION 4

Results

The Eldora Historical and Architectural Survey, 2007-08, resulted in the inventory of 50 properties, creating over 350 pages of geographical, architectural, and historical information, and over 235 photographs. Of these properties, one parcel (or two percent of the properties surveyed) was field determined as individually eligible for listing in the National Register of Historic Places and the Colorado State Register of Historic Properties. As for Boulder County Landmarks, 13 properties (or 26 percent) were field determined as eligible, including the one National Register-eligible property.

The study area lacked the distribution and density of resources necessary to constitute a district. The period of significance for the study area in general begins circa 1892, the approximate date of construction of the oldest cabin in the project area. It extends through 1958, when the town continued to serve as summer tourist retreat, but within the 50-year period generally required for listing in the National Register.

The results of this survey are summarized in the following tables. In general, the property naming convention used in the tables is first name, last name, and building type (e.g. cabin or house).

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TABLE 4.1: SURVEY LOG SORTED BY ADDRESS

Address	Historic Property Name	Current Property Name	Site Number	Nat. Reg. Eligibility	State Reg. Eligibility	Local Ldmk Eligibility
150 South 6th Street	Paul Woodward Cabin (Southeast)	Scott and Joan Schumaker House	5BL.10457	Not eligible	Not eligible	Not eligible
125 South 7th Street	Anna Williams Cabin/Senator Stuart H. Lovelace Cabin	Lovelace-Pierce Cabin	5BL.10452	Not eligible	Not eligible	1, 4
150 South 7th Street	Charlene Spaulding Sheets Cabin	Daniel Payson Sheets Cabin	5BL.10453	Not eligible	Not eligible	Not eligible
125 South 10th Street	Ralph W. Harmon Cabin	Frandee Johnson Cabin	5BL.10456	Not eligible	Not eligible	Not eligible
355 Bryan Avenue	"Doctor's Rx" Cabin/Hershal and Tina Terrell Cabin	"Doctor's Rx" Cabin/Douglas and Scott Campbell Cabin	5BL.10458	Not eligible	Not eligible	Not eligible
635 Bryan Avenue	Lela Lounder Cabin	Mark William Johnson Cabin	5BL.10459	Not eligible	Not eligible	Not eligible
640 Bryan Avenue	Eldora Stationmaster's House/"Glen Eden" Cabin	"Glen Eden" Cabin/Gregory Allum Cabin	5BL.10454	Not eligible	Not eligible	Not eligible
645 Bryan Avenue	Rhoda G. Downing Moran Cabin	Johnson Family Cabin	5BL.10455	Not eligible	Not eligible	Not eligible
655 Bryan Avenue	T.J. Nelson Cabin	April Ellen Speidel Cabin	5BL.10460	Not eligible	Not eligible	Not eligible
660 Bryan Avenue	Erling Hansen Cabin	"Columbine Chalet" Cabin/Harriett Hansen Cabin	5BL.10461	Not eligible	Not eligible	Not eligible
675 Bryan Avenue	Woodring-Kuhn Cabin	Leo Thomas Gaukel Cabin	5BL.10462	Not eligible	Not eligible	Not eligible
695 Bryan Avenue	Leonard R. and Grace H. Eaton Cabin	Joe E. and Pam McDonald Cabin	5BL.10463	Not eligible	Not eligible	Not eligible
725 Bryan Avenue	Hugo and Ethel von Oven Cabin	Frieda K. Royer Cabin	5BL.10464	Not eligible	Not eligible	Not eligible
775 Bryan Avenue	"Casita de Roca"/Paul and Leona Hahn Cabin	"Casita de Roca"/John F. Lee Cabin	5BL.10465	Not eligible	Not eligible	Not eligible
755 Eaton Place	"Alma" Cabin/C. Waldo Cox Cabin	"Alma" Cabin/Dunnagan-Johnson Cabin	5BL.10466	Not eligible	Not eligible	Not eligible
125 Eldorado Avenue	Clara E. Nipher Cabin	Eleanor E. Busch Cabins	5BL.10467	Not eligible	Not eligible	1, 4
145 Eldorado Avenue	Phil and Leta Easterday Cabin	Kingdom-Young-Whitworth Cabin	5BL.10468	Not eligible	Not eligible	1, 4
185 Eldorado Avenue	Henry Jonasson Cabin	Bryce-Commons Cabin	5BL.10447	Not eligible	Not eligible	Not eligible
199 Eldorado Avenue	August Barkeen Cabin	"Golden-West" Cabin/Kready-Maxwell Cabin	5BL.10469	Not eligible	Not eligible	Not eligible
225 Eldorado Avenue	Phebus Cabin	"The Pumphouse" Cabin	5BL.10470	Not eligible	Not eligible	1, 4
305 Eldorado Avenue	Alex Ryan Cabins/William Gustafson Cabin/Martin Cabins	Kladstrup Family Cabins	5BL.10471	Not eligible	Not eligible	1, 4
315 Eldorado Avenue	Hornback Cabin	Hornback Cabin	5BL.10472	Not eligible	Not eligible	1, 4
335 Eldorado Avenue	Charles L. Stewart Cabin	Ruth F. Mander Cabin	5BL.10448	Not eligible	Not eligible	Not eligible
371 Eldorado Avenue	Charles S. Parsons Cabin/"Texanois" Cabin	"Texanois" Cabin/William Dale Pierson Jr. Cabin	5BL.10473	Not eligible	Not eligible	1, 4
375 Eldorado Avenue	Romiette Howard Cabin	Michael A. and Patricia McCoy Cabin	5BL.10474	Not eligible	Not eligible	Not eligible
385 Eldorado Avenue	Edith Simpson Cabin/"Nebraska" Cabin	"Butter 'n' Eggs" Cabin	5BL.10475	Not eligible	Not eligible	Not eligible
475 Eldorado Avenue	Lilly Cabin	Michael J. and Patricia Anne Audet Cabin	5BL.10476	Not eligible	Not eligible	Not eligible
498 Eldorado Avenue	Amos and Marie Entwistle Cabin	Carlson-Parrish Cabin	5BL.10449	Not eligible	Not eligible	1, 4
545 Eldorado Avenue	W.R. Guinn Cabin	Graves Cabin	5BL.10477	Not eligible	Not eligible	Not eligible
574 Eldorado Avenue	Paul Woodward Cabin (Northwest)	Moodie-Gordon Cabin	5BL.10478	Not eligible	Not eligible	Not eligible
702 Eldorado Avenue	Martin-Frazier Cabin	Frazier-Bruce Cabin	5BL.10479	Not eligible	Not eligible	Not eligible
745 Eldorado Avenue	Harry Z. and Leva C. Neal Cabin	"Honeywicke" Cabin/R. Edgar and Julia Carson Cabin	5BL.10480	Not eligible	Not eligible	Not eligible
798 Eldorado Avenue	William James and Nellie M. Bailey Cabin	Robert E. Anderson Cabin	5BL.10481	Not eligible	Not eligible	Not eligible
824 Eldorado Avenue	Ralph W. and Gladys O. Harlow Cabin	Calvin C. and Lee S.S. Miller Cabin	5BL.10482	Not eligible	Not eligible	Not eligible
825 Eldorado Avenue	Clifford and Vivian Grace Cabin	Grace Cabin	5BL.10483	Not eligible	Not eligible	Not eligible
855 Eldorado Avenue	William H. Gardner Cabin	John E.C. and Margaret A. Warren Trust	5BL.10484	Not eligible	Not eligible	Not eligible
895 Eldorado Avenue	Pleasant and Ann Hyson Cabin	Starkey-Ooyen Cabin	5BL.10451	Not eligible	Not eligible	1, 4

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Address	Historic Property Name	Current Property Name	Site Number	Nat. Reg. Eligibility	State Reg. Eligibility	Local Ldmk Eligibility
920 Eldorado Avenue	Shaw-Connell Cabin/"Inn-Dianola" Cabin	"Inn-Dianola" Cabin	5BL.10485	Not eligible	Not eligible	1, 4
980 Eldorado Avenue	Joyce-Hill Cabin	"Deux West" Cabin	5BL.10450	Not eligible	Not eligible	Not eligible
1001 Eldorado Avenue	Gilbert Cabin/Woodland Park Lodge/Penrose Lodge	Penrose Lodge	5BL.10486	A,C	A, C	1, 4
1010 Eldorado Avenue	H. Reginald Platts Cabin	John R. Cohagen Cabin	5BL.10487	Not eligible	Not eligible	Not eligible
1025 Eldorado Avenue	"Overflowin'" Cabin	"Overflowin'" Cabin	5BL.10488	Not eligible	Not eligible	1, 4
1045 Eldorado Avenue	Penrose Lodge Guest Cabin	"Tenderfoot" Cabin/Jeffrey B. and Claire R. Haggin	5BL.10489	Not eligible	Not eligible	Not eligible
1104 Eldorado Avenue	Horace and Elizabeth Macintire Cabin	"Hoteldorado" Cabin/Richard and Marilyn Hartsell Cabin	5BL.10490	Not eligible	Not eligible	1, 4
1120 Eldorado Avenue	James J. and Margaret M. Yeager Cabin	John B. and Wilma Brocklehurst Cabin	5BL.10491	Not eligible	Not eligible	Not eligible
436 Huron Avenue	Harry L. King Garage and Shop	Anne Rogers David Cabin	5BL.10492	Not eligible	Not eligible	Not eligible
812 Klondyke Avenue	Hinshaw Cabin	Hinshaw Cabin	5BL.10493	Not eligible	Not eligible	Not eligible
856 Klondyke Avenue	Marshall and Armorel Reddick Cabin	Spruce Tree Cabin	5BL.10494	Not eligible	Not eligible	Not eligible
902 Klondyke Avenue	Rumley Cabin/Marron Cabin/"Bonita Casa" Cabin	Tasaday Cabin	5BL.10495	Not eligible	Not eligible	Not eligible
1060 Klondyke Street	Ada Lou Edge Cabin	Robert Roundtree Cabin	5BL.10496	Not eligible	Not eligible	Not eligible

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TABLE 4.2: SURVEY LOG SORTED BY SITE NUMBER

Site Number	Historic Property Name	Current Property Name	Address	Nat. Reg. Eligibility	State Reg. Eligibility	Local Ldmk Eligibility
5BL.10447	Henry Jonasson Cabin	Bryce-Commons Cabin	185 Eldorado Avenue	Not eligible	Not eligible	Not eligible
5BL.10448	Charles L. Stewart Cabin	Ruth F. Mander Cabin	335 Eldorado Avenue	Not eligible	Not eligible	Not eligible
5BL.10449	Amos and Marie Entwistle Cabin	Carlson-Parrish Cabin	498 Eldorado Avenue	Not eligible	Not eligible	1, 4
5BL.10450	Joyce-Hill Cabin	"Deux West" Cabin	980 Eldorado Avenue	Not eligible	Not eligible	Not eligible
5BL.10451	Pleasant and Ann Hyson Cabin	Starkey-Ooyen Cabin	895 Eldorado Avenue	Not eligible	Not eligible	1, 4
5BL.10452	Anna Williams Cabin/Senator Stuart H. Lovelace Cabin	Lovelace-Pierce Cabin	125 South 7th Street	Not eligible	Not eligible	1, 4
5BL.10453	Charlene Spaulding Sheets Cabin	Daniel Payson Sheets Cabin	150 South 7th Street	Not eligible	Not eligible	Not eligible
5BL.10454	Eldora Stationmaster's House/"Glen Eden" Cabin	"Glen Eden" Cabin/Gregory Allum Cabin	640 Bryan Avenue	Not eligible	Not eligible	Not eligible
5BL.10455	Rhoda G. Downing Moran Cabin	Johnson Family Cabin	645 Bryan Avenue	Not eligible	Not eligible	Not eligible
5BL.10456	Ralph W. Harmon Cabin	Frandee Johnson Cabin	125 South 10th Street	Not eligible	Not eligible	Not eligible
5BL.10457	Paul Woodward Cabin (Southeast)	Scott and Joan Schumaker House	150 South 6th Street	Not eligible	Not eligible	Not eligible
5BL.10458	"Doctor's Rx" Cabin/Hershal and Tina Terrell Cabin	"Doctor's Rx" Cabin/Douglas and Scott Campbell Cabin	355 Bryan Avenue	Not eligible	Not eligible	Not eligible
5BL.10459	Lela Lounder Cabin	Mark William Johnson Cabin	635 Bryan Avenue	Not eligible	Not eligible	Not eligible
5BL.10460	T.J. Nelson Cabin	April Ellen Speidel Cabin	655 Bryan Avenue	Not eligible	Not eligible	Not eligible
5BL.10461	Erling Hansen Cabin	"Columbine Chalet" Cabin/Harriett Hansen Cabin	660 Bryan Avenue	Not eligible	Not eligible	Not eligible
5BL.10462	Woodring-Kuhn Cabin	Leo Thomas Gaukel Cabin	675 Bryan Avenue	Not eligible	Not eligible	Not eligible
5BL.10463	Leonard R. and Grace H. Eaton Cabin	Joe E. and Pam McDonald Cabin	695 Bryan Avenue	Not eligible	Not eligible	Not eligible
5BL.10464	Hugo and Ethel von Oven Cabin	Frieda K. Royer Cabin	725 Bryan Avenue	Not eligible	Not eligible	Not eligible
5BL.10465	"Casita de Roca"/Paul and Leona Hahn Cabin	"Casita de Roca"/John F. Lee Cabin	775 Bryan Avenue	Not eligible	Not eligible	Not eligible
5BL.10466	"Alma" Cabin/C. Waldo Cox Cabin	"Alma" Cabin/Dunnagan-Johnson Cabin	755 Eaton Place	Not eligible	Not eligible	Not eligible
5BL.10467	Clara E. Nipher Cabin	Eleanor E. Busch Cabins	125 Eldorado Avenue	Not eligible	Not eligible	1, 4
5BL.10468	Phil and Leta Easterday Cabin	Kingdom-Young-Whitworth Cabin	145 Eldorado Avenue	Not eligible	Not eligible	1, 4
5BL.10469	August Barkeen Cabin	"Golden-West" Cabin/Kready-Maxwell Cabin	199 Eldorado Avenue	Not eligible	Not eligible	Not eligible
5BL.10470	Phebus Cabin	"The Pumphouse" Cabin	225 Eldorado Avenue	Not eligible	Not eligible	1, 4
5BL.10471	Alex Ryan Cabins/William Gustafson Cabin/Martin Cabins	Kladstrup Family Cabins	305 Eldorado Avenue	Not eligible	Not eligible	1, 4
5BL.10472	Hornback Cabin	Hornback Cabin	315 Eldorado Avenue	Not eligible	Not eligible	1, 4
5BL.10473	Charles S. Parsons Cabin/"Texanois" Cabin	"Texanois" Cabin/William Dale Pierson Jr. Cabin	371 Eldorado Avenue	Not eligible	Not eligible	1, 4
5BL.10474	Romiette Howard Cabin	Michael A. and Patricia McCoy Cabin	375 Eldorado Avenue	Not eligible	Not eligible	Not eligible
5BL.10475	Edith Simpson Cabin/"Nebraska" Cabin	"Butter 'n' Eggs" Cabin	385 Eldorado Avenue	Not eligible	Not eligible	Not eligible
5BL.10476	Lilly Cabin	Michael J. and Patricia Anne Audet Cabin	475 Eldorado Avenue	Not eligible	Not eligible	Not eligible
5BL.10477	W.R. Guinn Cabin	Graves Cabin	545 Eldorado Avenue	Not eligible	Not eligible	Not eligible
5BL.10478	Paul Woodward Cabin (Northwest)	Moodie-Gordon Cabin	574 Eldorado Avenue	Not eligible	Not eligible	Not eligible
5BL.10479	Martin-Frazier Cabin	Frazier-Bruce Cabin	702 Eldorado Avenue	Not eligible	Not eligible	Not eligible
5BL.10480	Harry Z. and Leva C. Neal Cabin	"Honeywicke" Cabin/R. Edgar and Julia Carson Cabin	745 Eldorado Avenue	Not eligible	Not eligible	Not eligible
5BL.10481	William James and Nellie M. Bailey Cabin	Robert E. Anderson Cabin	798 Eldorado Avenue	Not eligible	Not eligible	Not eligible
5BL.10482	Ralph W. and Gladys O. Harlow Cabin	Calvin C. and Lee S.S. Miller Cabin	824 Eldorado Avenue	Not eligible	Not eligible	Not eligible
5BL.10483	Clifford and Vivian Grace Cabin	Grace Cabin	825 Eldorado Avenue	Not eligible	Not eligible	Not eligible

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Site Number	Historic Property Name	Current Property Name	Address	Nat. Reg. Eligibility	State Reg. Eligibility	Local Ldmk Eligibility
5BL.10484	William H. Gardner Cabin	John E.C. and Margaret A. Warren Trust	855 Eldorado Avenue	Not eligible	Not eligible	Not eligible
5BL.10485	Shaw-Connell Cabin/"Inn-Dianola" Cabin	"Inn-Dianola" Cabin	920 Eldorado Avenue	Not eligible	Not eligible	1, 4
5BL.10486	Gilbert Cabin/Woodland Park Lodge/Penrose Lodge	Penrose Lodge	1001 Eldorado Avenue	A,C	A, C	1, 4
5BL.10487	H. Reginald Platts Cabin	John R. Cohagen Cabin	1010 Eldorado Avenue	Not eligible	Not eligible	Not eligible
5BL.10488	"Overflowin'" Cabin	"Overflowin'" Cabin	1025 Eldorado Avenue	Not eligible	Not eligible	1, 4
5BL.10489	Penrose Lodge Guest Cabin	"Tenderfoot" Cabin/Jeffrey B. and Claire R. Haggin	1045 Eldorado Avenue	Not eligible	Not eligible	Not eligible
5BL.10490	Horace and Elizabeth Macintire Cabin	"Hoteldorado" Cabin/Richard and Marilyn Hartsell Cabin	1104 Eldorado Avenue	Not eligible	Not eligible	1, 4
5BL.10491	James J. and Margaret M. Yeager Cabin	John B. and Wilma Brocklehurst Cabin	1120 Eldorado Avenue	Not eligible	Not eligible	Not eligible
5BL.10492	Harry L. King Garage and Shop	Anne Rogers David Cabin	436 Huron Avenue	Not eligible	Not eligible	Not eligible
5BL.10493	Hinshaw Cabin	Hinshaw Cabin	812 Klondyke Avenue	Not eligible	Not eligible	Not eligible
5BL.10494	Marshall and Armorel Reddick Cabin	Spruce Tree Cabin	856 Klondyke Avenue	Not eligible	Not eligible	Not eligible
5BL.10495	Rumley Cabin/Marron Cabin/"Bonita Casa" Cabin	Tasaday Cabin	902 Klondyke Avenue	Not eligible	Not eligible	Not eligible
5BL.10496	Ada Lou Edge Cabin	Robert Roundtree Cabin	1060 Klondyke Street	Not eligible	Not eligible	Not eligible

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Map 4.1. Eldora, depicting all surveyed properties and the boundaries of the existing National Register Historic District.



National Register eligible

Local Landmark eligible

Not Eligible

Eldora Historic District Boundary

Scale: 1 inch = 500 feet

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SECTION 5

Recommendations

RECOMMENDATION 1: NOMINATE ELIGIBLE PROPERTIES

Many of the properties determined field eligible for listing in the National Register or as Boulder County Landmarks have been fastidiously maintained and preserved by the families who own then. They have managed to preserve their beloved cabins against brutal winters, the lure of modern materials, and the drive to expand and improve. National Register and Boulder County Landmark designations would not only appropriately recognize these property owners for their efforts, but also would provide incentives, financial and otherwise, to continue their preservation efforts.

RECOMMENDATION 2: COMPLETE THE SURVEY

This project surveyed 50 of 58 possible properties that had not been previously surveyed and were over 50 years old. Historitecture recommends completing the survey of the remaining eight properties. They are…

- 385 Eldorado Avenue
- 701 Eldorado Avenue
- 834 Eldorado Avenue
- 860 Eldorado Avenue
- 898 Eldorado Avenue
- 930 Eldorado Avenue
- 960 Eldorado Avenue
- 990 Eldorado Avenue

Many of these properties were not selected for this survey because they were particularly inaccesible, especially during the winter. Thus, they should be surveyed in the late spring, summer, or early fall. As well, one property, the Lazy Dale Cabins, at 960 Eldorado Avenue, warrants particular attention for the number of buildings it contains and its rich history. However, surveying the property would require additional time and effort due to the number of resources erected on the property.

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Eldora Echo

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Appendix A

Photograph Log

The following tables contain information for each of the digital images recorded on the CD-ROM accompanying this report. They are stored as 300 dots-per-inch, four-by-six-inch images in Tagged Image File Format (TIFF). The disc itself is formatted in a generic Unix-based file hierarchy compatible with any Windows- or Macintosh-based operating system. The photographer was Jeffrey DeHerrera, Historitecture, L.L.C.

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Address	Site No.	File Name	View To	Object	Elevations	Notes	Date
150 South 6th Street	5BL.10457	06thst0150 - 1.tif	west		east	southern half of east elevation	12/18/07
150 South 6th Street	5BL.10457	06thst0150 - 2.tif	west		east	northern half of east elevation	12/18/07
150 South 6th Street	5BL.10457	06thst0150 - 3.tif	northeast		south and west		12/18/07
150 South 6th Street	5BL.10457	06thst0150 - 4.tif	northeast		south and west	detail of southern end of south wing	12/18/07
125 South 7th Street	5BL.10452	07thst0125 - 1.tif	northwest		south and east		12/18/07
125 South 7th Street	5BL.10452	07thst0125 - 2.tif	north		south		12/18/07
125 South 7th Street	5BL.10452	07thst0125 - 3.tif	west	shed	east		12/18/07
150 South 7th Street	5BL.10453	07thst0150 - 1.tif	northeast		south and west		12/18/07
150 South 7th Street	5BL.10453	07thst0150 - 2.tif	east		west	detail of northern end of west elevation	12/18/07
150 South 7th Street	5BL.10453	07thst0150 - 3.tif	southeast		north and west	detail of addition under construction	12/18/07
150 South 7th Street	5BL.10453	07thst0150 - 4.tif	southeast	shed	north and west		12/18/07
125 South 10th Street	5BL.10456	10thsts0125 - 1.tif	southwest		north and east		2/28/08
125 South 10th Street	5BL.10456	10thsts0125 - 2.tif	west		east		2/28/08
125 South 10th Street	5BL.10456	10thsts0125 - 3.tif	northwest		south and east		2/28/08
125 South 10th Street	5BL.10456	10thsts0125 - 4.tif	southwest		north and east	guest house/studio in background, right	2/28/08
125 South 10th Street	5BL.10456	10thsts0125 - 5.tif	southeast		north and west	cabin (left) guest house/studio (right)	2/28/08
355 Bryan Avenue	5BL.10458	bryanave0355 - 1.tif	northeast		south and west		2/28/08
355 Bryan Avenue	5BL.10458	bryanave0355 - 2.tif	southeast		north and west		2/28/08
355 Bryan Avenue	5BL.10458	bryanave0355 - 3.tif	southeast		north and west	detail of north wing	2/28/08
355 Bryan Avenue	5BL.10458	bryanave0355 - 4.tif	southeast	privies/sheds	north and west	house at left, cistern at center, privies/sheds at right	2/28/08
355 Bryan Avenue	5BL.10458	bryanave0355 - 5.tif	northeast	foot bridge	south and west		2/28/08
635 Bryan Avenue	5BL.10459	bryanave0635 - 1.tif	southeast		north and west		2/28/08
635 Bryan Avenue	5BL.10459	bryanave0635 - 2.tif	southwest		north and east		2/28/08
635 Bryan Avenue	5BL.10459	bryanave0635 - 3.tif	west		east		2/28/08
635 Bryan Avenue	5BL.10459	bryanave0635 - 4.tif	north		south	guesthouse/studio at far left	2/28/08
635 Bryan Avenue	5BL.10459	bryanave0635 - 5.tif	southwest	guesthouse/studio	north and east		2/28/08
640 Bryan Avenue	5BL.10454	bryanave0640 - 1.tif	east		west		12/18/07
640 Bryan Avenue	5BL.10454	bryanave0640 - 2.tif	southeast		north and west		12/18/07
640 Bryan Avenue	5BL.10454	bryanave0640 - 3.tif	southwest		north and east	detail of east elevation	12/18/07
640 Bryan Avenue	5BL.10454	bryanave0640 - 4.tif	southeast	shed	north and west		12/18/07
640 Bryan Avenue	5BL.10454	bryanave0640 - 5.tif	southeast	privy	north and west		12/18/07
640 Bryan Avenue	5BL.10454	bryanave0640 - 6.tif	southeast	guesthouse	north and west	privy in foreground	12/18/07
640 Bryan Avenue	5BL.10454	bryanave0640 - 7.tif	southwest	guesthouse	north and east		12/18/07
645 Bryan Avenue	5BL.10455	bryanave0645 - 1.tif	northwest		south and east		12/18/07
645 Bryan Avenue	5BL.10455	bryanave0645 - 2.tif	north		south	shed in background, left	12/18/07
645 Bryan Avenue	5BL.10455	bryanave0645 - 3.tif	southwest		north and east	detail of north elevation	12/18/07
645 Bryan Avenue	5BL.10455	bryanave0645 - 4.tif	north	shed	south		12/18/07
655 Bryan Avenue	5BL.10460	bryanave0655 - 1.tif	northwest		south and east		12/18/07
655 Bryan Avenue	5BL.10460	bryanave0655 - 2.tif	northeast		south and west		12/18/07
655 Bryan Avenue	5BL.10460	bryanave0655 - 3.tif	northeast		south and west	detail of west elevation	12/18/07
655 Bryan Avenue	5BL.10460	bryanave0655 - 4.tif	northwest		south and east		12/18/07

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Address	Site No.	File Name	View To	Object	Elevations	Notes	Date
655 Bryan Avenue	5BL.10460	bryanave0655 - 5.tif	northwest	shed	south and east		12/18/07
660 Bryan Avenue	5BL.10461	bryanave0660 - 1.tif	southeast		north and west		12/18/07
660 Bryan Avenue	5BL.10461	bryanave0660 - 2.tif	southwest		north and east		12/18/07
660 Bryan Avenue	5BL.10461	bryanave0660 - 3.tif	southwest		north and east	detail of east elevation	12/18/07
660 Bryan Avenue	5BL.10461	bryanave0660 - 4.tif	southeast		north and west	detail of west elevation	12/18/07
675 Bryan Avenue	5BL.10462	bryanave0675 - 1.tif	northwest		south and east		12/18/07
675 Bryan Avenue	5BL.10462	bryanave0675 - 2.tif	northeast		south and west		12/18/07
675 Bryan Avenue	5BL.10462	bryanave0675 - 4.tif	northwest	shed	south and east		12/18/07
695 Bryan Avenue	5BL.10463	bryanave0695 - 1.tif	northwest		south and east		12/18/07
695 Bryan Avenue	5BL.10463	bryanave0695 - 2.tif	northeast		south and west		12/18/07
695 Bryan Avenue	5BL.10463	bryanave0695 - 3.tif	southeast		north and west	detail of chimney	12/18/07
695 Bryan Avenue	5BL.10463	bryanave0695 - 4.tif	southeast		north and west	detail of north elevation	12/18/07
725 Bryan Avenue	5BL.10464	bryanave0725 - 1.tif	northeast		south and west		12/18/07
725 Bryan Avenue	5BL.10464	bryanave0725 - 2.tif	north		south	detail of south elevation	12/18/07
725 Bryan Avenue	5BL.10464	bryanave0725 - 3.tif	west	shed	east		12/18/07
775 Bryan Avenue	5BL.10465	bryanave0775 - 1.tif	north		south		12/18/07
775 Bryan Avenue	5BL.10465	bryanave0775 - 2.tif	north		south	detail of south elevation	12/18/07
775 Bryan Avenue	5BL.10465	bryanave0775 - 3.tif	east		west		12/18/07
775 Bryan Avenue	5BL.10465	bryanave0775 - 4.tif	northwest	shed	south and east		12/18/07
755 Eaton Place	5BL.10466	eatonpl0755 - 1.tif	northwest		south and east		12/18/07
755 Eaton Place	5BL.10466	eatonpl0755 - 2.tif	north		south	detail of south elevation of east wing	12/18/07
755 Eaton Place	5BL.10466	eatonpl0755 - 3.tif	northeast		south and west		12/18/07
125 Eldorado Avenue	5BL.10467	eldoradoave0125 - 1.tif	northwest	1934 cabin	south and east		2/28/08
125 Eldorado Avenue	5BL.10467	eldoradoave0125 - 2.tif	west	1934 cabin	east		2/28/08
125 Eldorado Avenue	5BL.10467	eldoradoave0125 - 3.tif	southwest	1934 cabin	north and east		2/28/08
125 Eldorado Avenue	5BL.10467	eldoradoave0125 - 4.tif	northeast	1934 cabin	south and west		2/28/08
125 Eldorado Avenue	5BL.10467	eldoradoave0125 - 5.tif	west	1965 cabin	east	1991 cabin in background, left	2/28/08
125 Eldorado Avenue	5BL.10467	eldoradoave0125 - 6.tif	east	1965 cabin	west	north elevation of 1991 cabin at right	2/28/08
125 Eldorado Avenue	5BL.10467	eldoradoave0125 - 7.tif	north	1991 cabin	south		2/28/08
125 Eldorado Avenue	5BL.10467	eldoradoave0125 - 8.tif	west	1991 cabin	east	1965 cabin at right	2/28/08
125 Eldorado Avenue	5BL.10467	eldoradoave0125 - 9.tif	southeast	1991 cabin	north and west	detail of west elevation	2/28/08
145 Eldorado Avenue	5BL.10468	eldoradoave0145 - 1.tif	northwest		south and east		2/28/08
145 Eldorado Avenue	5BL.10468	eldoradoave0145 - 2.tif	northeast		south and west		2/28/08
145 Eldorado Avenue	5BL.10468	eldoradoave0145 - 3.tif	north	gate	south		2/28/08
185 Eldorado Avenue	5BL.10447	eldoradoave0185 - 1.tif	north		south		9/5/07
185 Eldorado Avenue	5BL.10447	eldoradoave0185 - 2.tif	northwest		south and east		9/5/07
185 Eldorado Avenue	5BL.10447	eldoradoave0185 - 3.tif	southwest		north and east	detail of north elevation	9/5/07
185 Eldorado Avenue	5BL.10447	eldoradoave0185 - 4.tif	southwest		north and east		9/5/07
185 Eldorado Avenue	5BL.10447	eldoradoave0185 - 5.tif	north	shed	south		9/5/07
199 Eldorado Avenue	5BL.10469	eldoradoave0199 - 1.tif	northeast		south and west		9/5/07
199 Eldorado Avenue	5BL.10469	eldoradoave0199 - 2.tif	northwest		south and east		9/5/07

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Address	Site No.	File Name	View To	Object	Elevations	Notes	Date
199 Eldorado Avenue	5BL.10469	eldoradoave0199 - 3.tif	north	garage and guest house	south		9/5/07
225 Eldorado Avenue	5BL.10470	eldoradoave0225 - 1.tif	northeast		south and west		9/5/07
225 Eldorado Avenue	5BL.10470	eldoradoave0225 - 2.tif	northwest		south and east		9/5/07
225 Eldorado Avenue	5BL.10470	eldoradoave0225 - 3.tif	south		north	shed at right	9/5/07
225 Eldorado Avenue	5BL.10470	eldoradoave0225 - 4.tif	northeast	shed	south and west		9/5/07
305 Eldorado Avenue	5BL.10471	eldoradoave0305 - 01.tif	north	overview of complex	south	l to r: cabin 2, cabin 3, and cabin 4	2/28/08
305 Eldorado Avenue	5BL.10471	eldoradoave0305 - 02.tif	north	cabin 3	south		2/28/08
305 Eldorado Avenue	5BL.10471	eldoradoave0305 - 03.tif	north	cabin 4	south		2/28/08
305 Eldorado Avenue	5BL.10471	eldoradoave0305 - 04.tif	northwest	cabin 4	south and east		2/28/08
305 Eldorado Avenue	5BL.10471	eldoradoave0305 - 05.tif	north	cabin 4	south	detail of west end of south elevation	2/28/08
305 Eldorado Avenue	5BL.10471	eldoradoave0305 - 06.tif	northwest	cabin 4	south and east	cabin 3 in background	2/28/08
305 Eldorado Avenue	5BL.10471	eldoradoave0305 - 07.tif	north	cabin 2	south		2/28/08
305 Eldorado Avenue	5BL.10471	eldoradoave0305 - 08.tif	northeast	cabin 1 (garage and shop)	south and west		2/28/08
305 Eldorado Avenue	5BL.10471	eldoradoave0305 - 09.tif	southeast	cabin 1 (garage and shop)	north and west		2/28/08
305 Eldorado Avenue	5BL.10471	eldoradoave0305 - 10.tif	southeast	shed complex	north and west		2/28/08
315 Eldorado Avenue	5BL.10472	eldoradoave0315 - 1.tif	northeast		south and west		2/28/08
315 Eldorado Avenue	5BL.10472	eldoradoave0315 - 2.tif	southeast		north and west		2/28/08
315 Eldorado Avenue	5BL.10472	eldoradoave0315 - 3.tif	northwest		south and east		2/28/08
315 Eldorado Avenue	5BL.10472	eldoradoave0315 - 4.tif	northeast		south and west	garage (left) and shed (right)	2/28/08
315 Eldorado Avenue	5BL.10472	eldoradoave0315 - 5.tif	northeast	privy ruins	south and west		2/28/08
315 Eldorado Avenue	5BL.10472	eldoradoave0315 - 6.tif	north	cabin ruins	south		2/28/08
335 Eldorado Avenue	5BL.10448	eldoradoave0335 - 1.tif	northwest		south and east		9/5/07
335 Eldorado Avenue	5BL.10448	eldoradoave0335 - 2.tif	northeast		south and west		9/5/07
335 Eldorado Avenue	5BL.10448	eldoradoave0335 - 3.tif	southeast		north and west		9/5/07
335 Eldorado Avenue	5BL.10448	eldoradoave0335 - 4.tif	north	privy	south	east elevation of cabin at right	9/5/07
335 Eldorado Avenue	5BL.10448	eldoradoave0335 - 5.tif	southwest	privy	north and east	cabin in background	9/5/07
371 Eldorado Avenue	5BL.10473	eldoradoave0371 - 1.tif	northeast		south and west		9/5/07
371 Eldorado Avenue	5BL.10473	eldoradoave0371 - 2.tif	north		south		9/5/07
371 Eldorado Avenue	5BL.10473	eldoradoave0371 - 3.tif	northwest		south and east	sheds 1 and 2 in background	9/5/07
371 Eldorado Avenue	5BL.10473	eldoradoave0371 - 4.tif	northwest	shed 1 (left); shed 2 (right)	south and east		9/5/07
371 Eldorado Avenue	5BL.10473	eldoradoave0371 - 5.tif	northeast	shed 2 (left); shed 1 (right)	south and west		9/5/07
371 Eldorado Avenue	5BL.10473	eldoradoave0371 - 6.tif	north	barn	south		9/5/07
375 Eldorado Avenue	5BL.10474	eldoradoave0375 - 1.tif	northwest		south and east		9/5/07
375 Eldorado Avenue	5BL.10474	eldoradoave0375 - 2.tif	northeast		south and west		9/5/07
375 Eldorado Avenue	5BL.10474	eldoradoave0375 - 3.tif	southwest		north and east		9/5/07
375 Eldorado Avenue	5BL.10474	eldoradoave0375 - 4.tif	southeast		north and west		9/5/07
385 Eldorado Avenue	5BL.10475	eldoradoave0385 - 1.tif	northeast		south and west		9/5/07
385 Eldorado Avenue	5BL.10475	eldoradoave0385 - 2.tif	southeast		north and west		9/5/07
385 Eldorado Avenue	5BL.10475	eldoradoave0385 - 3.tif	south		north		9/5/07
385 Eldorado Avenue	5BL.10475	eldoradoave0385 - 4.tif	northwest	privy	south and east		9/5/07
475 Eldorado Avenue	5BL.10476	eldoradoave0475 - 1.tif	northeast		south and west		9/5/07

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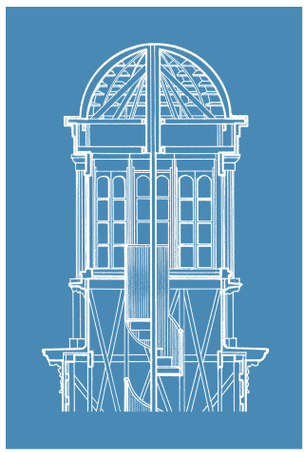
Address	Site No.	File Name	View To	Object	Elevations	Notes	Date
475 Eldorado Avenue	5BL.10476	eldoradoave0475 - 2.tif	northwest		south and east		9/5/07
475 Eldorado Avenue	5BL.10476	eldoradoave0475 - 3.tif	southeast		north and west		9/5/07
475 Eldorado Avenue	5BL.10476	eldoradoave0475 - 4.tif	northeast	shed	south and west	shed behind fence north end of the cabin's west elevation in foreground, right	9/5/07
498 Eldorado Avenue	5BL.10449	eldoradoave0498 - 1.tif	southwest		north and east		9/6/07
498 Eldorado Avenue	5BL.10449	eldoradoave0498 - 2.tif	northeast		south and west		9/6/07
498 Eldorado Avenue	5BL.10449	eldoradoave0498 - 3.tif	southeast	shed (left), privy (right)	north and west		9/6/07
545 Eldorado Avenue	5BL.10477	eldoradoave0545 - 1.tif	northwest		south and east		9/5/07
545 Eldorado Avenue	5BL.10477	eldoradoave0545 - 2.tif	southwest		north and east		9/5/07
545 Eldorado Avenue	5BL.10477	eldoradoave0545 - 3.tif	northeast	garage ("Sunny Nook")	south and west		9/5/07
545 Eldorado Avenue	5BL.10477	eldoradoave0545 - 4.tif	southwest	garage ("Sunny Nook")	north and east		9/5/07
545 Eldorado Avenue	5BL.10477	eldoradoave0545 - 5.tif	north	privy	south		9/5/07
545 Eldorado Avenue	5BL.10477	eldoradoave0545 - 6.tif	north	shed	south		9/5/07
574 Eldorado Avenue	5BL.10478	eldoradoave0574 - 1.tif	south		north		12/18/07
574 Eldorado Avenue	5BL.10478	eldoradoave0574 - 2.tif	west		east		12/18/07
574 Eldorado Avenue	5BL.10478	eldoradoave0574 - 3.tif	southeast		north and west	detail of west elevation	12/18/07
574 Eldorado Avenue	5BL.10478	eldoradoave0574 - 4.tif	north		south		12/18/07
702 Eldorado Avenue	5BL.10479	eldoradoave0702 - 1.tif	east	privy (frgrnd), cabin (bckgrnd)	west		9/5/07
702 Eldorado Avenue	5BL.10479	eldoradoave0702 - 2.tif	southwest		north and east		9/5/07
745 Eldorado Avenue	5BL.10480	eldoradoave0745 - 1.tif	north	gate	south	detail of "HONEYWICKE" plaque above gate	12/18/07
745 Eldorado Avenue	5BL.10480	eldoradoave0745 - 2.tif	northeast		south and west		12/18/07
745 Eldorado Avenue	5BL.10480	eldoradoave0745 - 3.tif	north		south		12/18/07
745 Eldorado Avenue	5BL.10480	eldoradoave0745 - 4.tif	north		south	detail of east wing	12/18/07
745 Eldorado Avenue	5BL.10480	eldoradoave0745 - 5.tif	northeast	guest cabin	south and west		12/18/07
745 Eldorado Avenue	5BL.10480	eldoradoave0745 - 6.tif	northeast	shed	south and west		12/18/07
798 Eldorado Avenue	5BL.10481	eldoradoave0798 - 1.tif	northeast		south and west		2/28/08
798 Eldorado Avenue	5BL.10481	eldoradoave0798 - 2.tif	northeast		south and west		2/28/08
798 Eldorado Avenue	5BL.10481	eldoradoave0798 - 3.tif	northeast		south and west	detail of west elevation	2/28/08
798 Eldorado Avenue	5BL.10481	eldoradoave0798 - 4.tif	south		north		2/28/08
798 Eldorado Avenue	5BL.10481	eldoradoave0798 - 5.tif	southwest		north and east		2/28/08
798 Eldorado Avenue	5BL.10481	eldoradoave0798 - 6.tif	south	garage	north		2/28/08
824 Eldorado Avenue	5BL.10482	eldoradoave0824 - 1.tif	south		north		
824 Eldorado Avenue	5BL.10482	eldoradoave0824 - 2.tif	south		north	detail of south elevation	
825 Eldorado Avenue	5BL.10483	eldoradoave0825 - 1.tif	northeast		south and west		9/6/07
825 Eldorado Avenue	5BL.10483	eldoradoave0825 - 2.tif	northwest		south and east		9/6/07
825 Eldorado Avenue	5BL.10483	eldoradoave0825 - 3.tif	west		east		9/6/07
825 Eldorado Avenue	5BL.10483	eldoradoave0825 - 4.tif	northwest		south and east	cabin in its open setting	9/6/07
855 Eldorado Avenue	5BL.10484	eldoradoave0855 - 1.tif	northwest		south and east		9/6/07
855 Eldorado Avenue	5BL.10484	eldoradoave0855 - 2.tif	north		south	detail of east end of south elvtn west & south elvtn of guesthouse/studio at far right	9/6/07
855 Eldorado Avenue	5BL.10484	eldoradoave0855 - 3.tif	north	guesthouse/studio	south	southeast corner of house at left	9/6/07
855 Eldorado Avenue	5BL.10484	eldoradoave0855 - 4.tif	northeast	guesthouse/studio	south and west	southeast corner of house at left	9/6/07
895 Eldorado Avenue	5BL.10451	eldoradoave0895 - 1.tif	northeast		south and west		9/6/07

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Address	Site No.	File Name	View To	Object	Elevations	Notes	Date
895 Eldorado Avenue	5BL.10451	eldoradoave0895 - 2.tif	northwest		south and east		9/6/07
895 Eldorado Avenue	5BL.10451	eldoradoave0895 - 3.tif	northeast		south and west		9/6/07
895 Eldorado Avenue	5BL.10451	eldoradoave0895 - 4.tif	southeast		north and west		9/6/07
895 Eldorado Avenue	5BL.10451	eldoradoave0895 - 5.tif	west	shed	east		9/6/07
895 Eldorado Avenue	5BL.10451	eldoradoave0895 - 6.tif	southeast	shed	north and west		9/6/07
920 Eldorado Avenue	5BL.10485	eldoradoave0920 - 1.tif	southeast		north and west		12/18/07
920 Eldorado Avenue	5BL.10485	eldoradoave0920 - 2.tif	southwest		north and east		12/18/07
920 Eldorado Avenue	5BL.10485	eldoradoave0920 - 3.tif	south	second cabin	north		12/18/07
980 Eldorado Avenue	5BL.10450	eldoradoave0980 - 1.tif	south		north		9/6/07
980 Eldorado Avenue	5BL.10450	eldoradoave0980 - 2.tif	south		north	east wing at right	9/6/07
1001 Eldorado Avenue	5BL.10486	eldoradoave1001 - 1.tif	north		south		9/6/07
1001 Eldorado Avenue	5BL.10486	eldoradoave1001 - 2.tif	northwest		south and east		9/6/07
1001 Eldorado Avenue	5BL.10486	eldoradoave1001 - 3.tif	northwest		south and east	detail of north end of east elevation	9/6/07
1001 Eldorado Avenue	5BL.10486	eldoradoave1001 - 4.tif	northeast		south and west		9/6/07
1001 Eldorado Avenue	5BL.10486	eldoradoave1001 - 5.tif	northwest	shower building	south and east		9/6/07
1001 Eldorado Avenue	5BL.10486	eldoradoave1001 - 6.tif	northwest	shower building	south and east		9/6/07
1001 Eldorado Avenue	5BL.10486	eldoradoave1001 - 7.tif	northwest	privy or pump house	south and east		9/6/07
1001 Eldorado Avenue	5BL.10486	eldoradoave1001 - 8.tif	northwest	barn	south and east		9/6/07
1010 Eldorado Avenue	5BL.10487	eldoradoave1010 - 1.tif	southwest		north and east		9/6/07
1010 Eldorado Avenue	5BL.10487	eldoradoave1010 - 2.tif	southeast		north and west		9/6/07
1010 Eldorado Avenue	5BL.10487	eldoradoave1010 - 3.tif	west		east		9/6/07
1010 Eldorado Avenue	5BL.10487	eldoradoave1010 - 4.tif	south	garage	north		9/6/07
1010 Eldorado Avenue	5BL.10487	eldoradoave1010 - 5.tif	southwest	garage	north and east		9/6/07
1010 Eldorado Avenue	5BL.10487	eldoradoave1010 - 6.tif	south	pump house	north		9/6/07
1025 Eldorado Avenue	5BL.10488	eldoradoave1025 - 1.tif	northeast		south and west		9/6/07
1025 Eldorado Avenue	5BL.10488	eldoradoave1025 - 2.tif	northwest		south and east		9/6/07
1025 Eldorado Avenue	5BL.10488	eldoradoave1025 - 3.tif	west		east		9/6/07
1025 Eldorado Avenue	5BL.10488	eldoradoave1025 - 4.tif	southwest		north and east		9/6/07
1025 Eldorado Avenue	5BL.10488	eldoradoave1025 - 5.tif	southeast		north and west	southwest corner of shed in foreground, left	9/6/07
1025 Eldorado Avenue	5BL.10488	eldoradoave1025 - 6.tif	northwest	shed	south and east		9/6/07
1045 Eldorado Avenue	5BL.10489	eldoradoave1045 - 1.tif	north		south		9/6/07
1045 Eldorado Avenue	5BL.10489	eldoradoave1045 - 2.tif	northwest		south and east		9/6/07
1045 Eldorado Avenue	5BL.10489	eldoradoave1045 - 3.tif	southwest		north and east		9/6/07
1104 Eldorado Avenue	5BL.10490	eldoradoave1104 - 1.tif	west		east		9/6/07
1104 Eldorado Avenue	5BL.10490	eldoradoave1104 - 2.tif	south		north		9/6/07
1104 Eldorado Avenue	5BL.10490	eldoradoave1104 - 3.tif	east		west	detail of south half of west elevation	9/6/07
1104 Eldorado Avenue	5BL.10490	eldoradoave1104 - 4.tif	southeast		north and west		9/6/07
1104 Eldorado Avenue	5BL.10490	eldoradoave1104 - 5.tif	northwest		south and east		9/6/07
1104 Eldorado Avenue	5BL.10490	eldoradoave1104 - 6.tif	southeast	privy	north and west		9/6/07
1120 Eldorado Avenue	5BL.10491	eldoradoave1120 - 1.tif	southwest		north and east		
1120 Eldorado Avenue	5BL.10491	eldoradoave1120 - 2.tif	south		north		

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Address	Site No.	File Name	View To	Object	Elevations	Notes	Date
1120 Eldorado Avenue	5BL.10491	eldoradoave1120 - 3.tif	northwest		south and east		
1120 Eldorado Avenue	5BL.10491	eldoradoave1120 - 4.tif	northwest	shed	south and east		
436 Huron Avenue	5BL.10492	huronave0436 - 1.tif	south		north		12/18/07
436 Huron Avenue	5BL.10492	huronave0436 - 2.tif	northwest		south and east		12/18/07
436 Huron Avenue	5BL.10492	huronave0436 - 3.tif	southeast		north and west		12/18/07
436 Huron Avenue	5BL.10492	huronave0436 - 4.tif	northwest	llama shelters	south and east		12/18/07
812 Klondyke Avenue	5BL.10493	klondykeave0812 - 1.tif	northwest		south and east		9/6/07
812 Klondyke Avenue	5BL.10493	klondykeave0812 - 2.tif	southeast		north and west		9/6/07
812 Klondyke Avenue	5BL.10493	klondykeave0812 - 3.tif	southwest	shed	north and east		9/6/07
812 Klondyke Avenue	5BL.10493	klondykeave0812 - 4.tif	northeast	shed	south and west		9/6/07
856 Klondyke Avenue	5BL.10494	klondykeave0856 - 1.tif	southwest		north and east		
856 Klondyke Avenue	5BL.10494	klondykeave0856 - 2.tif	west		east	garage in foreground	
856 Klondyke Avenue	5BL.10494	klondykeave0856 - 3.tif	south		north	detail of west end of north elevation	
856 Klondyke Avenue	5BL.10494	klondykeave0856 - 4.tif	northeast		south and west		
856 Klondyke Avenue	5BL.10494	klondykeave0856 - 5.tif	southwest	garage	north and east	cabin in background	
902 Klondyke Avenue	5BL.10495	klondykeave0902 - 01.tif	northwest	cabin 1	south and east	detail of northern half of east elevation	
902 Klondyke Avenue	5BL.10495	klondykeave0902 - 02.tif	southwest	cabin 1	north and east		
902 Klondyke Avenue	5BL.10495	klondykeave0902 - 03.tif	northwest	cabin 1	south and east		
902 Klondyke Avenue	5BL.10495	klondykeave0902 - 04.tif	southeast	cabin 1	north and west	western portion of north elevation	
902 Klondyke Avenue	5BL.10495	klondykeave0902 - 05.tif	southeast	cabin 1	north and west		
902 Klondyke Avenue	5BL.10495	klondykeave0902 - 06.tif	southeast	cabin 1 (l), cabin 3 (m), prviy (r)	north and west		
902 Klondyke Avenue	5BL.10495	klondykeave0902 - 07.tif	southeast	cabin 3	north and west	privy in background, right	
902 Klondyke Avenue	5BL.10495	klondykeave0902 - 08.tif	northwest	cabin 3 (left), cabin 1 (right)	south and east		
902 Klondyke Avenue	5BL.10495	klondykeave0902 - 09.tif	southwest	cabin 2	north and east		
902 Klondyke Avenue	5BL.10495	klondykeave0902 - 10.tif	northwest	cabin 2	south and east		
902 Klondyke Avenue	5BL.10495	klondykeave0902 - 11.tif	northwest	privy	south and east		
1060 Klondyke Street	5BL.10496	klondykeave1060 - 1.tif	southwest		north and east	central portion of north elevation	12/18/07
1060 Klondyke Street	5BL.10496	klondykeave1060 - 2.tif	southwest		north and east	eastern portion of north elevation	12/18/07
1060 Klondyke Street	5BL.10496	klondykeave1060 - 3.tif	southeast		north and west	western portion of north elevation	12/18/07
1060 Klondyke Street	5BL.10496	klondykeave1060 - 4.tif	southwest	guest cabin	north and east		12/18/07
1060 Klondyke Street	5BL.10496	klondykeave1060 - 5.tif	southwest	shed	north and east		12/18/07



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