

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

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This survey form represents an **UNOFFICIAL COPY** and is provided for informational purposes only. All information, particularly determinations of eligibility for the National Register, the State Register, or as a local landmark, can and will change. Please contact the Colorado Historical Society Office of Archaeology and Historic Preservation for an official copy of this document.



I. IDENTIFICATION

- 1. Resource number: **5BL.10458** Parcel number: **158321213006**
- 2. Temporary resource number:
- 3. County: **Boulder**
- 4. City: **Eldora**
- 5. Historic building name: **“Doctor’s Rx” Cabin; Hershhal and Tina Terrell Cabin**
- 6. Current building name: **“Doctor’s Rx” Cabin; Douglas and Scott Campbell Cabin**
- 7. Building address: **355 Bryan Avenue**
- 8. Owner name: **Douglas H. and Scott D. Campbell**
- Owner organization:
- Owner address: **4455 W Custer Pl
Denver, CO 80219**

44. National Register eligibility field assessment:	<input type="checkbox"/> Individually eligible	<input checked="" type="checkbox"/> Not eligible	<input type="checkbox"/> Need data	<input type="checkbox"/> Previously listed
State Register eligibility field assessment:	<input type="checkbox"/> Individually eligible	<input checked="" type="checkbox"/> Not eligible	<input type="checkbox"/> Need data	<input type="checkbox"/> Previously listed
Local landmark eligibility field assessment:	<input type="checkbox"/> Individually eligible	<input checked="" type="checkbox"/> Not eligible	<input type="checkbox"/> Need data	<input type="checkbox"/> Previously listed

II. GEOGRAPHIC INFORMATION

9. P.M.: **6th** Township: **1S** Range: **73W**
SE 1/4 SW 1/4 SW 1/4 NE 1/4 of section **21** Grid aligned on **northeast** corner of section.
10. UTM Reference Zone: **13**
Easting: **451723** Northing: **4421957**
11. USGS quad name: **Nederland** Scale: **7.5**
Year: **1972**
12. Lot(s): **Western 85 feet of the eastern 385 feet of the southern half of Block 13. Also .16 of an acre south of Spencer Avenue, Block 12**
Addition: **Eldora** Year of addition: **1898**
13. Boundary description and justification: **The boundary, as described above, contains but does not exceed the land historically associated with this property.**
 Metes and bounds exist

III. ARCHITECTURAL DESCRIPTION

14. Building Plan (footprint, shape): **L-Shaped Plan**
Other building plan descriptions:
15. Dimensions in feet: **797 square feet**
16. Number of stories: **1**
17. Primary external wall material(s): **Wood/Simulated Log Siding**

Other wall materials:
18. Roof configuration: **Gabled Roof/Front Gabled Roof**
Other roof configuration:
19. Primary external roof material: **Asphalt Roof/Composition Roof**
Other roof materials:
20. Special features: **Chimney
Fence
Porch**
21. General architectural description:
Oriented to the west, this cabin rests on a concrete foundation. It consists of an L-shaped plan, with the inside corner facing northwest. Simulated log siding clads the exterior walls. Most of the windows were concealed behind wood shutters at the time of this survey. However, those that were visible were 6-light hopper, awning, or casement, with wood frames. An integral porch spans the entire front (west) facade of the east-west leg of the L. It features log siding-clad kneewalls and stickwork supports. Approaching the center of the porch are green-painted wood steps. They align to the principal doorway, which hosts a vertical plank door, with a single light, opening behind a wood-frame storm door. Another doorway opens in the west end of the south elevation. Green sheets of asphalt cover the cross-gable roof, and the rafter ends are exposed. A random-coursed granite hearth and chimney is situated within the inside corner of the L.
22. Architectural style: **Late 19th And Early 20th Century American Movements/Rustic**
Other architectural style:
Building type:
23. Landscape or special setting features:
This property is located within a canyon, on the relatively flat canyon floor, at an elevation of around 8,600 feet above mean sea level. Houses are irregularly spaced along Bryan Avenue, a narrow east-west road on the south side of Middle Boulder Creek. A wood rail fence delimits a portion of the property. Surrounding the house are tall pines and spruces. A foot bridge to the north allows access to this property from Eldorado Avenue.
24. Associated building, features or objects:
PRIVY (EAST)
A privy or small shed is located just south of the house and east of a nearly identical privy or shed. Oriented to the north, this building appears to lack a formal foundation. Unpainted, simulated log siding clads the exterior walls. A vertical, wood-plank door opens in the north elevation. Green sheets of asphalt cover the front-gabled roof, and the

rafter ends are exposed.

PRIVY (WEST)

A privy or small shed is located just south of the house and west of a nearly identical privy or shed. Oriented to the north, this building appears to lack a formal foundation. Unpainted, simulated log siding clads the exterior walls. A vertical, wood-plank door opens in the north elevation. Green sheets of asphalt cover the side-gabled roof, and the rafter ends are exposed.

IV. ARCHITECTURAL HISTORY

25. Date of Construction: **1951-52** Actual Estimate
Source of information: **Boulder County Assessor Cards. Carnegie Branch Library for Local History, Boulder Public Library System. Record dates vary from 1949 to 1975.**
26. Architect: **Unknown**
Source of information:
27. Builder: **L.G. Thompson**
Source of information: **Boulder County Assessor Cards. Carnegie Branch Library for Local History, Boulder Public Library System. Record dates vary from 1949 to 1975.**
28. Original Owner: **Hershal A. and Tina E. Terrell**
Source of information: **Quit Claim Deed 90514012. From L.G. Thompson and George L. Frank to Hershal A. and Tina E. Terrell, 16 May 1952. Boulder County Clerk and Recorder, book 906, p. 268.**
29. Construction history:
According to current Boulder County tax assessor records, this cabin was constructed in 1949. However, older assessor cards, as well as legal documents, suggest that this house was actually constructed in 1951-52. An analysis of the style, materials, and historical records corroborates a 1951-52 date of construction. The building originally consisted of just a rectangular plan, without a porch. The date of the porch and north addition is unclear, but they were most likely constructed after 1960.
30. Location: **Original Location** Date of move(s):

V. HISTORICAL ASSOCIATIONS

31. Original use(s): **Domestic/Cabin**
32. Intermediate use(s): **Domestic/Cabin**
33. Current use(s): **Domestic/Cabin**
34. Site type(s): **Vacation Residence**
35. Historical background:
Builder L.G. Thompson, of Boulder, purchased this property in 1951 and constructed the current cabin on speculation. Purchasing the property in 1952 were Hershal A. and Tina E. Terrell. Hershal Terrell was born around 1907 in Erick, Oklahoma, where he appears to have spent most of his life. He was a pharmacist, hence the name of this cabin, "Doctor's Rx." The Terrells sold the property in 1954 to Barton H. and Thelma Campbell, beginning a string of same-family ownership that extends to the present day.

Barton Campbell was born on April 23, 1918, in Iowa. By 1930, he resided with his family in Hutchinson, Kansas. Mr. Campbell later moved to Colorado and resided in Lakewood. Thelma Campbell quit claimed her share of the property to Barton in 1974. Barton Campbell died on October 22, 2004. Douglas H. and Scott D. Campbell, of Denver, remain the owners.
36. Sources of information:
Boulder County Assessor Records.
Deeds 90509970, 90525573, 90514012, 90540883, and 98879. Boulder County Clerk and Recorder.
U.S. Census of 1930. Erick, Beckham County, Oklahoma. Roll: 1893; Page: 9B; Enumeration District: 13; Image: 907.0.
U.S. Census of 1930. Hutchinson, Reno County, Kansas. Roll: 717; Page: 6A; Enumeration District: 21; Image: 157.0.
Boulder County Assessor Cards. Carnegie Branch Library for Local History, Boulder Public Library System. Record dates vary from 1949 to 1975.

VI. SIGNIFICANCE

37. Local landmark designation: Yes No

Designation authority:

Date of designation:

38. Applicable National Register criteria:

- A. Associated with events that have made a significant contribution to the broad patterns of our history.
- B. Associated with the lives of persons significant in our past.
- C. Embodies the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction.
- D. Has yielded, or may be likely to yield, information important in prehistory or history.
- Qualifies under Criteria Considerations A through G (see manual).
- Does not meet any of the above National Register criteria.

Applicable Colorado State Register criteria:

- A. Associated with events that have made a significant contribution to history.
- B. Connected with persons significant in history.
- C. Has distinctive characteristics of a type, period, method of construction or artisan.
- D. Is of geographic importance.
- E. Contains the possibility of important discoveries related to prehistory or history.
- Does not meet any of the above Colorado State Register criteria.

Applicable Boulder County landmark criteria:

- 1. the character, interest, or value of the proposed landmark as part of the development, heritage, or cultural characteristics of the county;
- 2. the proposed landmark as a location of a significant local, county, state, or national event;
- 3. the identification of the proposed landmark with a person or persons significantly contributing to the local, county, state, or national history;
- 4. the proposed landmark as an embodiment of the distinguishing characteristics of an architectural style valuable for the study of a period, type, method of construction, or the use of indigenous materials;
- 5. the proposed landmark as identification of the work of an architect, landscape architect, or master builder whose work has influenced development in the county, state, or nation;
- 6. the proposed landmark's archaeological significance;
- 7. the proposed landmark as an example of either architectural or structural innovation; and
- 8. the relationship of the proposed landmark to other distinctive structures, districts, or sites which would also be determined to be of historic significance.
- Does not meet any of the above Boulder County landmark criteria.

39. Areas of significance: **Architecture**
Social History
40. Period(s) of Significance: **Architecture, 1951-52; Social History 1951-52 to 1958**
41. Level of Significance: National State Local

42. Statement of Significance:
This property is significant for its association with the mid twentieth-century development of Eldora as a summer tourist retreat, particularly to midwesterners. The building is also architecturally significant as an example of the more minimalist, mid-century interpretation of the Rustic style. Character-defining features include log siding, the native stone hearth and chimney, exposed rafter ends, and the stickwork porch. However, the levels of architectural and historical significance are not to the extent that this property would qualify for individual listing in the National Register of Historic Places, the Colorado State Register of Historic Properties, or as a Boulder County Landmark.

43. Assessment of historic physical integrity related to significance:
Constructed in 1951-52, this cabin exhibits a moderate level of physical integrity relative to the seven aspects of integrity as defined by the National Park Service and the Colorado Historical Society: location, setting, design, materials, workmanship, feeling, and association. While the construction of a wing to the north and the porch have altered the form of the building, most character-defining features remain intact. The building retains sufficient physical integrity to convey its historical and architectural significance.

VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. National Register eligibility field assessment: Individually eligible Not eligible Need data Previously listed
 State Register eligibility field assessment: Individually eligible Not eligible Need data Previously listed
 Local landmark eligibility field assessment: Individually eligible Not eligible Need data Previously listed
45. Is there National Register district potential: Yes No

Discuss: **This survey inventoried properties surrounding but not included within the Eldora National Register District (5BL.758). Moreover, this inventory was conducted as an intensive-level selective survey and therefore lacks the continuity of resource data necessary to determine any expansion of the existing district boundaries or to recommend the creation of a new district.**

If there is National Register district potential, is this building contributing: Yes No N/A

46. If the building is in existing National Register district, is it contributing: Yes No N/A

VIII. RECORDING INFORMATION

47. Digital photograph file name(s): **bryanave0355 - 1 to - 5**
 Digital photographs filed at: **Boulder County Parks and Open Space
 5201 St. Vrain Rd
 Longmont, CO 80503**
48. Report title: **Eldora Historical and Architectural Survey, 2007-08**
49. Date(s): **2/28/2008**
50. Recorder(s): **Adam Thomas, Jeffrey DeHerrera, and Sierra Standish**
51. Organization: **Historitecture, LLC**
52. Address: **PO Box 419
 Estes Park, CO 80517-0419**
53. Phone number(s): **(970) 586-1165**

SKETCH MAP



