

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.10464** Parcel number: **158321221002**
- 2. Temporary resource number:
- 3. County: **Boulder**
- 4. City: **Eldora**
- 5. Historic building name: **Hugo and Ethel von Oven Cabin**
- 6. Current building name: **Frieda K. Royer Cabin**
- 7. Building address: **725 Bryan Avenue**
- 8. Owner name: **Frieda K. Royer**
- Owner organization:
- Owner address: **725 Bryan Ave  
Nederland, CO 80466-9532**

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

## II. GEOGRAPHIC INFORMATION

9. P.M.: **6th** Township: **1S** Range: **73W**  
**NE** 1/4 **SE** 1/4 **SW** 1/4 **NW** 1/4 of section **21** Grid aligned on **northeast** corner of section.
10. UTM Reference Zone: **13**  
Easting: **451117** Northing: **4421975**
11. USGS quad name: **Nederland** Scale: **7.5**  
Year: **1972**
12. Lot(s): **Lots 5 through 13 inclusive and 28 through 36 inclusive; Block 29**  
Addition: **Eldora** Year of addition: **1898**
13. Boundary description and justification: **The boundary, as described above, contains but does not exceed the land historically associated with this property.**  
 Metes and bounds exist

## III. ARCHITECTURAL DESCRIPTION

14. Building Plan (footprint, shape): **Irregular Plan**  
Other building plan descriptions:
15. Dimensions in feet: **893 square feet**
16. Number of stories: **1**
17. Primary external wall material(s): **Wood/Log**  
**Wood/Simulated Log Siding**  
Other wall materials:
18. Roof configuration: **Gabled Roof/Side Gabled Roof**  
Other roof configuration:
19. Primary external roof material: **Asphalt Roof/Composition Roof**  
Other roof materials:
20. Special features: **Chimney**  
**Porch**
21. General architectural description:  
**This cabin consists of a side-gabled original core, with shed-roof additions to the western two-thirds of its south elevation. Oriented to the south, the cabin rests on a random-coursed granite foundation. The walls of the original core consist of peeled logs, with butt-spike corners. The additions are covered in simulated log siding. Windows are generally 6-beside-6-light, sliding-sash, with red-painted wood frames and surrounds. The principal doorway opens in the east elevation of the additions. It hosts a single-light wood door. A shed-roofed porch spans the western half of the addition's south elevation. It shelters a secondary doorway. Brown asphalt shingles cover the side-gabled main roof and all other roof surfaces. Protruding from the junction of the main roof's south-facing slope and the shed roof of the addition is a random-coursed granite chimney.**
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, generally east-west road. Surrounding the cabin is a stand of aspens, interspersed with spruces.**
24. Associated building, features or objects:  
**SHED**  
**Oriented north, this small shed lacks a formal foundation. Vertical wood planks clad the exterior walls. There were no doors or windows visible from the public right-of-way. Wood shingles cover the shed roof.**

## IV. ARCHITECTURAL HISTORY

25. Date of Construction: **1928**  Actual  Estimate  
Source of information:

Eldora Survey

Historitecture, LLC

26. Architect: **Unknown**  
Source of information:
27. Builder: **Unknown**  
Source of information:
28. Original Owner: **Hugo A. and Ethel S. von Oven**  
Source of information: **Warranty Deed 90224027. From Guy M. Woodring and Andrew G. Kuhn, 23 October 1925. Boulder County Clerk and Recorder, book 533, p. 367.**
29. Construction history:  
**According to Boulder County tax assessor records, this house was constructed in 1928. An analysis of the style, materials, and historical records corroborates this date. There have been at least three notable alterations made to this cabin. The first is a shed-roofed addition spanning the north elevation, dating to before 1949. The second is a shed-roofed addition to the western two-thirds of the south elevation, also completed prior to 1949. Another addition was then made to the western half of the previous addition's south elevation, after 1949.**
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/Single Dwelling**
34. Site type(s): **Permanent Residence**
35. Historical background:  
**The original owners and summer residents of this cabin were Hugo Adolph and Ethel S. von Oven and their family. Ethel von Oven purchased the undeveloped lots from Guy M. Woodring and Andrew G. Kuhn in 1925. The cabin was completed in 1928. Hugo von Oven was born to a prominent pioneer family in Naperville, Illinois, on August 18, 1875. He had moved to Beloit, Wisconsin, prior to January 1908, when he was named treasurer of the Rock River Savings & Loan Association. By 1920, he was president of the Beloit State Bank and one of the most influential businessmen in the city. His wife, Ethel, was born in Iowa on October 28, 1878. Hugo and Ethel von Oven had two daughters: Willia H. Walmsley and Dorothea Adams. The von Ovens lived quite comfortably in Beloit, residing in a large house with servants, and they traveled around the world. In 1933, Ethel von Oven transferred the property to her daughters, Walmsley and Adams. They remained the owners until they sold the cabin and lots to Frank J. and Kathryn P. Yeager in 1969. In 1972, Robert F. and Frieda K. Royer purchased the property from the Yeagers. Frieda Royer became the sole owner in 1988. She remains the current owner and resident.**
36. Sources of information:  
**Boulder County Assessor Records.**  
**Deeds 90224027, 90300346, 90918448, 30799, and 929797. Boulder County Clerk and Recorder.**  
**U.S. Census of 1920. Beloit Ward 2, Rock County, Wisconsin. Roll: T625\_2013; Page: 13A; Enumeration District: 86; Image: 720.**  
**"Rock River Savings & Loan Association." *Beloit Daily News*, 22 January 1908.**  
**Wheatland Plowing Match Association. "Ernest von Oven Family." Available from <http://www.wheatlandplowing.org/Families/vonoven.htm>; Internet; accessed 28 January 2008.**  
**World War I Draft Registration Card for Hugo Adolph von Oven. Rock County, Wisconsin. Roll: 1674979; Draft Board: 2.**  
**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, 1938; Social History 1938-1958**

41. Level of Significance:  National  State  Local

Eldora Survey

Historitecture, LLC

42. Statement of Significance:

**This property is significant for its association with the early twentieth-century development of Eldora as a summer tourist retreat, particularly for midwestern professionals such as Hugo von Oven. The building is also architecturally significant as an example of the Rustic style. Character-defining features include a stone foundation, log construction, the native stone hearth and chimney, exposed rafter ends, and small-paned windows. 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 1938, 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 two additions have altered the form of this cabin, both are sympathetic in design. As well, all key character-defining features remain intact. This cabin 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): **bryanave0725 - 1 to - 3**  
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): **12/18/2007**

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

51. Organization: **Historitecture, LLC**

52. Address: **PO Box 419**

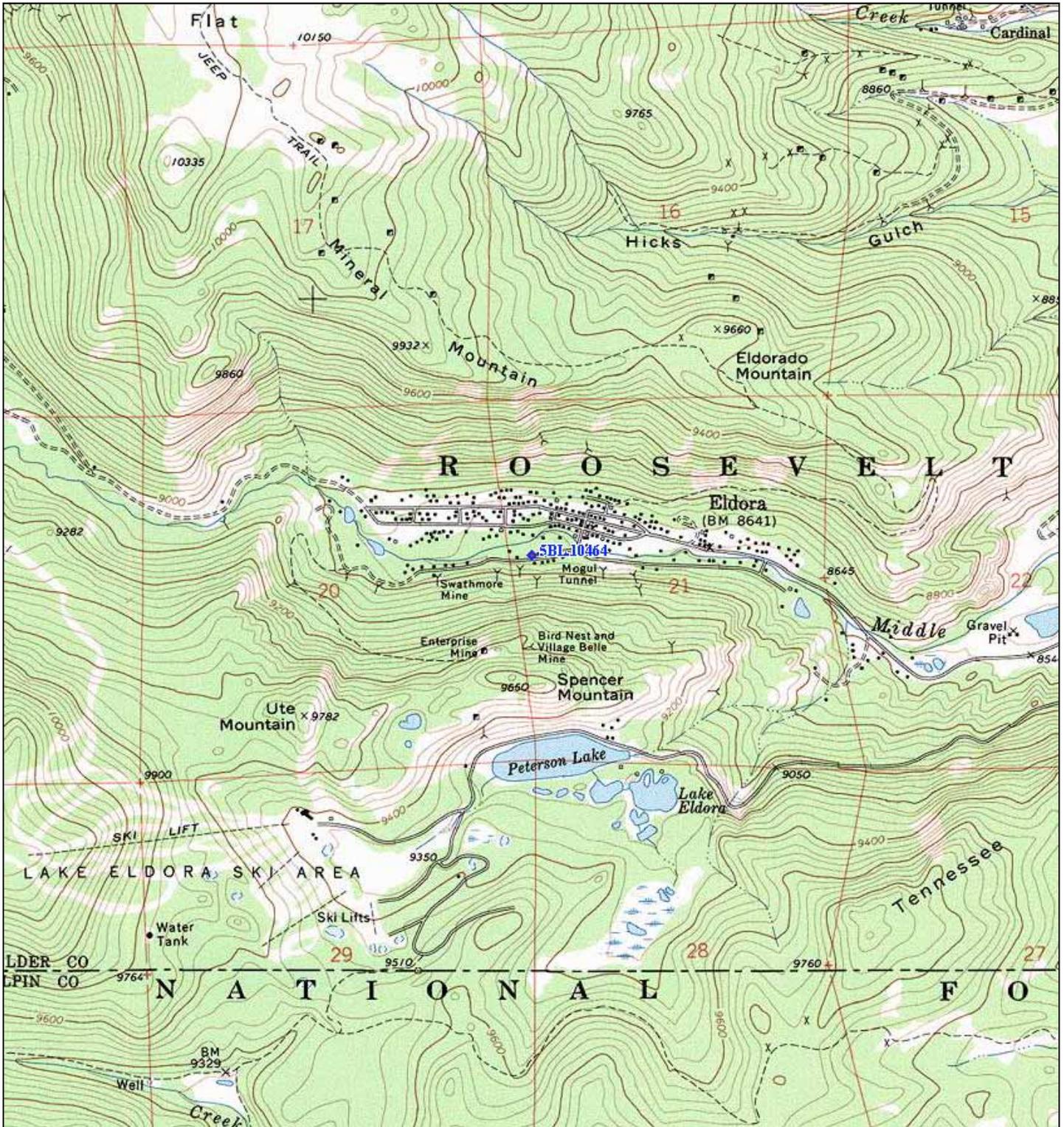
**Estes Park, CO 80517-0419**

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

SKETCH MAP



LOCATION MAP



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

Eldora Survey

Historitecture, LLC