

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

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I. IDENTIFICATION

- 1. Resource number: **5BL.10470** Parcel number: **158321003009**
- 2. Temporary resource number:
- 3. County: **Boulder**
- 4. City: **Eldora**
- 5. Historic building name: **Phebus Cabin**
- 6. Current building name: **"The Pumphouse" Cabin**
- 7. Building address: **225 Eldorado Avenue**
- 8. Owner name: **John C. Heiney Sr.**
- Owner organization:
- Owner address: **10726 Kipling Way  
Broomfield, CO 80021-7316**

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 checked="" type="checkbox"/> Individually eligible	<input 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**  
**NW** 1/4 **SE** 1/4 **SW** 1/4 **NE** 1/4 of section **21** Grid aligned on **northeast** corner of section.
10. UTM Reference Zone: **13**  
Easting: **452003** Northing: **4421998**
11. USGS quad name: **Nederland** Scale: **7.5**  
Year: **1972**
12. Lot(s): **Lots 42, 43, and 44; Block 10**  
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): **Rectangular Plan**  
Other building plan descriptions:
15. Dimensions in feet: **945 square feet**
16. Number of stories: **1**
17. Primary external wall material(s): **Wood/Log**  
**Wood/Horizontal 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**
21. General architectural description:  
**Oriented to the south, this cabin rests on a dry-laid stone foundation. The building consists of a front-gabled log box, with a shed-roof addition spanning the entire east elevation and a gabled addition to the rear (north) elevation; the entire building is painted red. The log portion features boxed, hog-trough corners. Horizontal wood siding, with narrow cornerboards, clads the exterior walls of the additions. Windows are generally 1-beside-1-light or 4-beside-4-light, sliding sash, with white-painted wood frames and surrounds. Secondary elevations also host 4-light hopper, awning, or casement windows. Most windows have beadboard and plywood shutters, hinged at the window sills. The principal doorway opens in the center of the original log building's front (south) elevation. It hosts a white-painted, 4-panel wood door, opening behind a wood-frame screen door. A similar door opens west of center in the rear (north) elevation. Gray, interlocking asphalt shingles cover the front-gabled roof. The rafter ends and log perlin ends are exposed. A large, random-coursed granite hearth and chimney are engaged to the west elevation. The chimney has a round-arch cap.**
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, at the base of the ridge rising to the north, at an elevation of around 8,600 feet above mean sea level. The landscape rises upward from south to north. This property is situated on Eldorado Avenue, the principal east-west thoroughfare through the village of Eldora. Setbacks vary greatly on Eldorado Avenue, with this property having a shallow setback. The landscape is largely open, covered with tall grasses. A red-painted, wood rail fence delimits the southern edge of the property. Along the western and northern edges of the lots are woven-wire fences. In front of the house is a red-painted, cast-iron hand water pump.**
24. Associated building, features or objects:  
**SHED**  
**A shed is located northwest of the house. Oriented to the east, the building lacks a formal foundation. Gray asphalt shingles clad the exterior walls. A pair of plywood doors, with metal strap hinges, open in the east elevation. Gray asphalt shingles cover the side-gabled roof.**

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#### IV. ARCHITECTURAL HISTORY

25. Date of Construction: **1909**  Actual  Estimate

Source of information: **Boulder County Assessor Records. Current records available on-line.**

26. Architect: **Unknown**

Source of information:

27. Builder: **Unknown**

Source of information:

28. Original Owner: **Unknown**

Source of information:

29. Construction history:

**According to Boulder County Assessor records, this cabin was constructed in 1909. An analysis of the style, materials, and historical records corroborates this date. The building originally consisted of just the front-gabled, log box. The wood-frame additions to the rear and east elevations date to around 1925. Originally the log core was unpainted and the frame additions were painted white.**

30. Location: **Original Location** Date of move(s):

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#### V. HISTORICAL ASSOCIATIONS

31. Original use(s): **Unknown Use**

32. Intermediate use(s): **Domestic/Cabin**

33. Current use(s): **Domestic/Cabin**

34. Site type(s): **Vacation Residence**

35. Historical background:

**This cabin was constructed in 1909. However, its early history is unclear until Clara Hornback sold it to her nieces, Kathryn M. "Kate" and Glenn Phebus, in 1948. The cabin appears to have been associated with the Hornback-Phebus family long before this time.**

**Kate Phebus was born on April 27, 1881, in El Dara, Illinois. Diagnosed with tuberculosis, she decided to move to a more arid climate and settled in Deer Trail, Colorado, in 1899. She later moved to Eldora to assist her Aunt Clara in running a store in Eldora and eventually became the postmistress of the village. Around 1907, when construction began on Barker Dam, Kate worked in the "Fatty" Mills store in Nederland. When Clara's husband, Charles Hornback, died as the result of a mining accident in 1913, Clara sold the store to Kate and moved to Denver. As a youth, longtime Eldora summer resident Ben Hilliard O'Connor worked for Kate Phebus. He remembered a woman unusually well suited to her varied duties:**

**"I do not know just how Kate learned to do all the things she did. She was a large woman, who was handsome in an outdoorish sort of way. All the things a country storekeeper might be called upon to do in those days offered no problem to her. She could paper a room in a very professional way and had all the tools to do it. She could butcher a beef and handle it in a manner equal to any man. She knew all the intricacies of post office forms and was never at odds with the postal inspectors who occasionally came our way."**

**Kate remained in Eldora until 1920, when she moved to Detroit to work for electrical equipment manufacturing giant Square D. She held a management position at the company and was the first person to retire from the company with a pension. Kate Phebus returned to Colorado and made Boulder her permanent residence. She died there in 1979 at the age of 98.**

**Eva Glenn Phebus was also born in El Dara, Illinois, in June 1893. By 1920, she had moved to Inglewood, California, where she was a postal clerk. By 1930, she held the same position at the post office in Paola, Kansas.**

In 1948, Iowa attorney John C. Pryor and his wife, Elizabeth E. Pryor, purchased this property from Kate and Glenn Phebus. John Pryor was born in Virginia around 1884. His wife, the former Elizabeth Smith, was born in Iowa around 1886. They were married circa 1910 and had three children: John W., Betty Lou, and Donald Pryor. The elder John Pryor was an attorney, practicing in Council Bluffs, Iowa, around 1920. By 1930, John and his family moved to Burlington, Iowa, where he was corporate attorney for the Chicago, Burlington & Quincy Railroad (Burlington Route). The younger John Pryor was also an attorney and Eldora summer resident.

Robert and Elizabeth Hacker acquired this cabin and lots from the Pryors in 1966. By 1970, M. Lloyd and Grace M. Hopwood acquired the property, selling it in 1977 to William T. and Ruth A. Heiney. They transferred the property to John C. Heiney Sr. in 2006. The Broomfield resident remains the current owner and summer resident.

36. Sources of information:

Boulder County Assessor Records.

Boulder County Assessor Cards. Carnegie Branch Library for Local History, Boulder Public Library System. Record dates vary from 1949 to 1975.

Deeds 90468491, 90468943, 90814372, 90943294, 90943293, 235023, and 2788959. Boulder County Clerk and Recorder.

Hornback, Charles. Interview with Sierra Standish, 24 March 2008.

Bolton, Barbara Lilly. "Kate Phebus." In the *Eldora Civic Association Newsletter*, 1995-1999.

O'Connor, Bill Hilliard. "Kate Phebus" In the *Eldora Civic Association Newsletter*, 1995-1999.

U.S. Census of 1920. Inglewood, Los Angeles County, California. Roll: T625\_103; Page: 7B; Enumeration District: 63; Image: 679.

U.S. Census of 1930. Paola, Miami County, Kansas. Roll: 711; Page: 9B; Enumeration District: 15; Image: 296.0.

U.S. Census of 1920. Council Bluffs Ward 4, Pottawattamie County, Iowa. Roll: T625\_510; Page: 5A; Enumeration District: 148; Image: 548.

U.S. Census of 1930. Burlington, Des Moines County, Iowa. Roll: 653; Page: 15B; Enumeration District: 13; Image: 383.0.

## VI. SIGNIFICANCE

37. Local landmark designation:  Yes  No

Designation authority:

Date of designation:

38. Applicable National Register criteria:

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

Applicable Colorado State Register criteria:

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

Applicable Boulder County landmark criteria:

- 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, 1909, ca. 1925; Social History, 1948-1958**

41. Level of Significance:  National  State  Local

42. Statement of Significance:

**This property is significant under Boulder County landmark criterion 1 for its association with the transition of Eldora from a mining town into a summer vacation destination, especially for midwestern professionals. The cabin was originally a simple log box like many of the early mining cabins in the valley. Yet it evolved into a summer home. The building is also architecturally significant under Boulder County landmark criterion 4 as an example of the Rustic style. While originally constructed as a rather utilitarian log cabin, modifications, most notably additions made around 1925, added Rustic elements. Character-defining features include log construction, small-paned windows, and the native-store hearth and chimney. While 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 or the Colorado State Register of Historic Properties, it could be eligible as a Boulder County Landmark.**

43. Assessment of historic physical integrity related to significance:

**Constructed in 1909 and remodeled around 1925, this cabin exhibits a moderately high 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. It has not been notably altered, rather than being painted, since 1925. This building retains sufficient physical integrity to convey its architectural and historical significance.**

**VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT**

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

Discuss: **This survey inventoried properties surrounding but not included within the Eldora National Register District**

**(5BL.758). Moreover, this inventory was conducted as an intensive-level selective survey and therefore lacks the continuity of resource data necessary to determine any expansion of the existing district boundaries or to recommend the creation of a new district.**

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

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

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## VIII. RECORDING INFORMATION

47. Digital photograph file name(s): **eldoradoave0225 - 1 to - 4**  
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): **9/5/2007**
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**

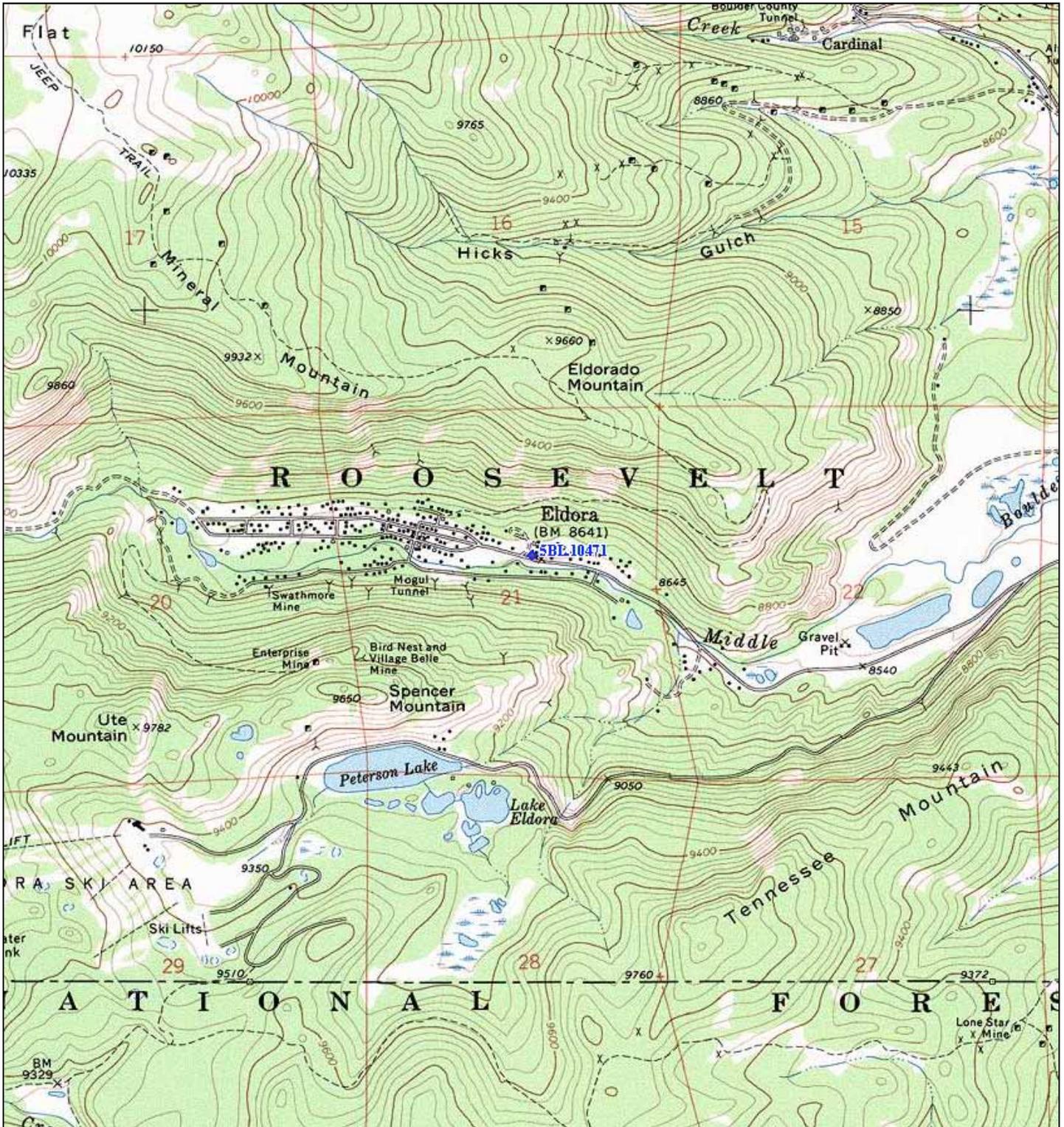
SKETCH MAP



Eldora Survey

Historitecture, LLC

LOCATION MAP



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

Eldora Survey

Historitecture, LLC