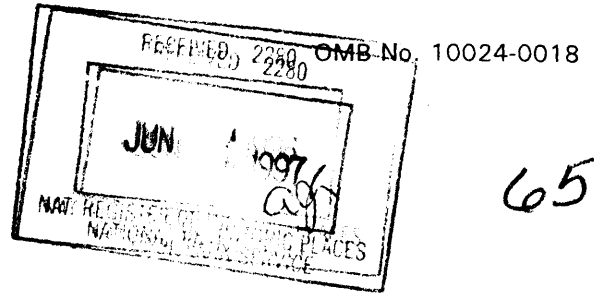


United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form



657

This form is for use in nominating or requesting determination for individual properties and districts. See instruction in *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name Gold Miner Hotel
other names/site number 5BL758.2

2. Location

street & number 601 Klondyke Avenue [N/A] not for publication
city or town Eldora [N/A] vicinity
state Colorado code CO county Boulder code 013 zip code 80302

3. State/Federal Agency Certification

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

Ames Edward Hartman State Historic Preservation Officer May 27, 1997
Signature of certifying official/Title Date

State Historic Preservation Office, Colorado Historical Society
State or Federal agency and bureau

In my opinion, the property meets does not meet the National Register criteria.
(See continuation sheet for additional comments [].)

Signature of certifying official/Title Date

State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that the property is:

- entered in the National Register
See continuation sheet [].
- determined eligible for the
National Register
See continuation sheet [].
- determined not eligible for the
National Register.
- removed from the
National Register
- other, explain
See continuation sheet [].

for
Signature of the Keeper Date
Edson H. Beall 7.3.97

Gold Miner Hotel
Name of Property

Boulder, CO
County/State

5. Classification

Ownership of Property
(Check as many boxes as apply)

- private
- public-local
- public-State
- public-Federal

Category of Property
(Check only one box)

- building(s)
- district
- site
- structure
- object

Number of Resources within Property
(Do not count previously listed resources.)

| Contributing | Noncontributing | |
|--------------|-----------------|------------|
| 1 | 0 | buildings |
| 0 | 0 | sites |
| 0 | 1 | structures |
| 0 | 0 | objects |
| 1 | 1 | Total |

Name of related multiple property listing.
(Enter "N/A" if property is not part of a multiple property listing.)

Metal Mining & Tourist Era Resources of Boulder County

Number of contributing resources previously listed in the National Register.

0

6. Function or Use

Historic Function
(Enter categories from instructions)

Domestic/hotel

Commerce/restaurant

Current Functions
(Enter categories from instructions)

Domestic/hotel

7. Description

Architectural Classification
(Enter categories from instructions)

Late Victorian

Other: Log

Materials
(Enter categories from instructions)

foundation Stone

walls Log

roof Metal

other Wood

Narrative Description

(Describe the historic and current condition of the property on one or more continuation sheets.)

Gold Miner Hotel

Name of Property

8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- A** Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B** Property is associated with the lives of persons significant in our past.
- C** Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D** Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

(Mark "x" in all the boxes that apply.)

Property is:

- A** owned by a religious institution or used for religious purposes.
- B** removed from its original location.
- C** a birthplace or grave.
- D** a cemetery.
- E** a reconstructed building, object, or structure.
- F** a commemorative property.
- G** less than 50 years of age or achieved significance within the past 50 years.

Narrative Statement of Significance

(Explain the significance of the property on one or more continuation sheets.)

9. Major Bibliographic References

Bibliography

(Cite the books, articles and other sources used in preparing this form on one or more continuation sheets.)

Previous documentation on file (NPS):

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

Boulder/CO

County/State

Areas of Significance

(Enter categories from instructions)

Commerce

Architecture

Periods of Significance

1898-1935

Significant Dates

1898

1934

Significant Person(s)

(Complete if Criterion B is marked above).

N/A

Cultural Affiliation

N/A

Architect/Builder

Randall, I. J.

Randall, J. M.

Primary location of additional data:

- State Historic Preservation Office
- Other State Agency
- Federal Agency
- Local Government
- University
- Other:

Name of repository:

Colorado Historical Society

Gold Miner Hotel
Name of Property

Boulder/CO
County/State

10. Geographical Data

Acreeage of Property Less than one acre

UTM References

(Place additional UTM references on a continuation sheet.)

1. 13 451345 4422180
Zone Easting Northing

3. Zone Easting Northing

2. Zone Easting Northing

4. Zone Easting Northing

[] See continuation sheet

Verbal Boundary Description

(Describe the boundaries of the property on a continuation sheet.)

Boundary Justification

(Explain why the boundaries were selected on a continuation sheet.)

11. Form Prepared By

name/title Silvia Pettem

organization Book Lode date 01/10/97

street & number 721 Francis Street telephone 303-682-2828

city or town Longmont state CO zip code 80501

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

A **USGS map** (7.5 or 15 minute series) indicating the property's location.

A **Sketch map** for historic districts and properties having large acreage or numerous resources.

Photographs

Representative **black and white photographs** of the property.

Additional Items

(Check with the SHPO or FPO for any additional items)

Property Owner

(Complete this item at the request of SHPO or FPO.)

name Scott Bruntjen & Carol R. Rinderknecht

street & number P.O. Box 470 telephone 303-258-3585

city or town Nederland state CO zip code 80466-0478

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 *et seq.*).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Projects (1024-0018), Washington, DC 20503.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

METAL MINING AND TOURIST ERA
RESOURCES OF BOULDER COUNTY
GOLD MINER HOTEL
Boulder County, CO

Section number 7 Page 1

DESCRIPTION

The Gold Miner Hotel, now operated as a bed and breakfast, is located on a northwest corner lot, one block north of Eldora's main street. The property is included as a contributing building within the Eldora Historic District (5BL758). The district was listed in the National Register of Historic Places under the *Metal Mining and Tourist Era Resources of Boulder County* Multiple Property Submission on 10/04/89. On 12/05/96, Boulder County's Historic Preservation Advisory Board recommended the hotel for designation as a Boulder County Historic Landmark.

This well-preserved log building has an irregular plan consisting of an 1898 L-shaped, two-story, hipped roof portion and a circa 1934 one-story, cross gabled roof addition. On the south side of the 1898 portion's roof, a central gabled roof dormer provides light and ventilation for a partially finished attic. The hipped roof has boxed eaves and was originally covered with wood-shingles. At this time, it is covered with the same orange/red, painted metal material used on the addition's roof. The foundation is of native stone, and the walls are of indigenous logs. Windows are primarily wood framed, double hungs. Wood trim is painted white, with accents of orange/red.

The logs in the 1898 portion appear to have been rough milled and are square on all four sides. The half-dovetail joints are well-crafted. The clapboard facing on the south facade was installed at the time of the building's construction and is painted white. The circa 1934 addition's logs were left rounded on the exterior. A small non-historic wood frame, one-story, shed roofed addition on the north does not detract from the integrity of the building. The Gold Miner Hotel is in good condition and retains integrity in terms of location, design, setting, materials, workmanship, feeling and association.

On the south facade, a shed roofed porch extends across the 1898 building. At the east end, wood steps lead up to the wood porch floor which is supported on a rock base. The support rocks are now concealed by a river rock foundation wall. The porch roof is supported by four turned posts and two pilasters placed against the wall. The original decorative brackets, visible in an 1899 photograph, are still in place. A non-original door fills the central entry opening, the header of which is topped with a simple molded cornice. Windows on this facade exhibit similar headers. A large 8/8 window is symmetrically placed on each side of the entry. On the second floor, there are three 4/4 windows. The gabled roof dormer has a 2/2 window. The 1899 photograph shows windows on this facade with 2/2 lights. It is not known when they were replaced, but the present window materials appear to be consistent with those founded in the circa 1934 addition.

The east side of the original building has four 4/4 windows on the second floor and two on the first floor. The original wood sign reading, "Gold Miner Hotel," that was located above the porch roof is now attached to the east wall between the first and second level, toward the front of the building. A brick chimney pierces the roof toward the rear.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

METAL MINING AND TOURIST ERA
RESOURCES OF BOULDER COUNTY
GOLD MINER HOTEL
Boulder County, CO

Section number 7 Page 2

SITE MAP



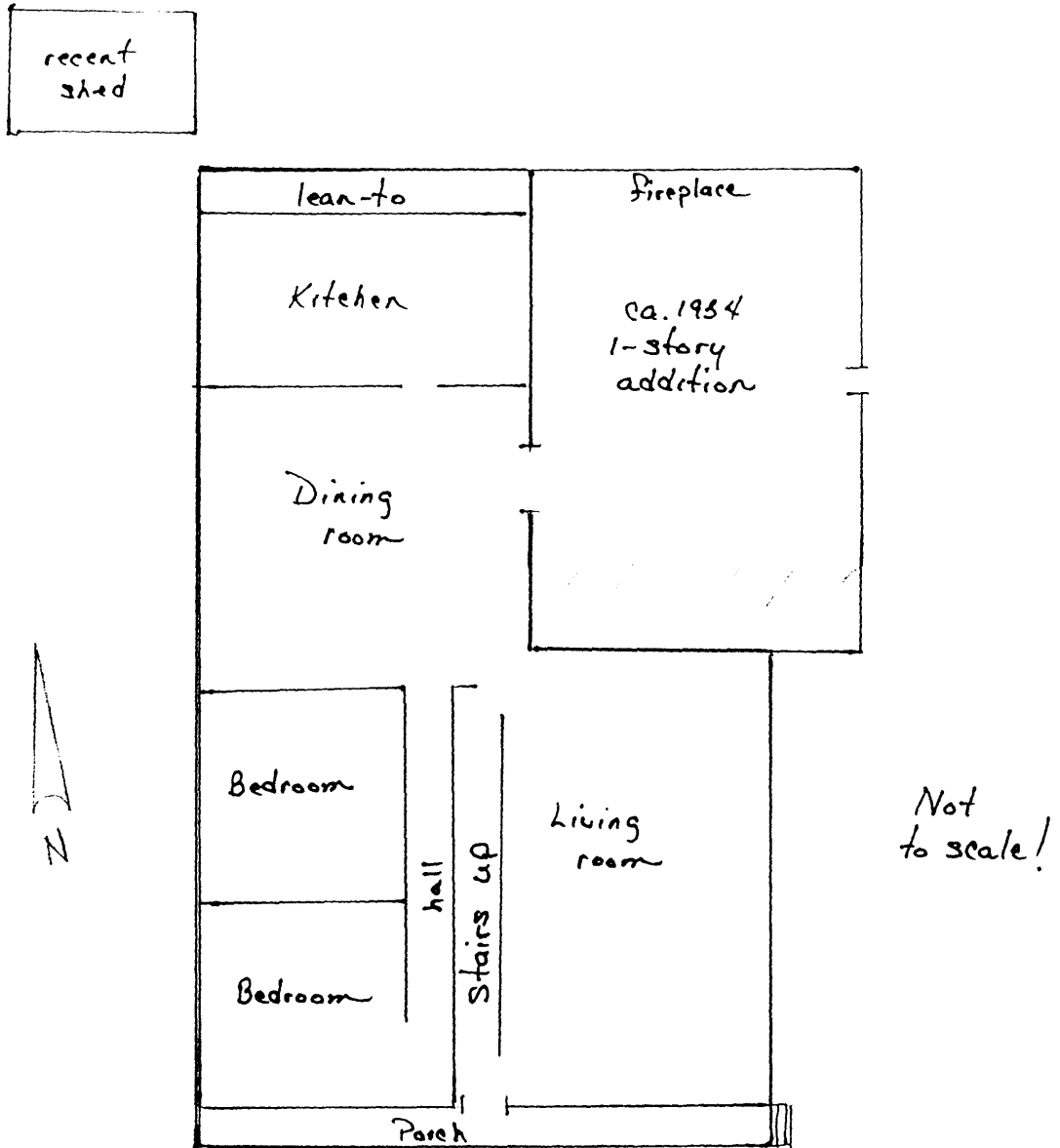
United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

METAL MINING AND TOURIST ERA
RESOURCES OF BOULDER COUNTY
GOLD MINER HOTEL
Boulder County, CO

Section number 7 Page 3

FLOOR PLAN



Gold Miner Hotel, Eldora, Boulder County
(original building completed 1898)

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Continuation Sheet**

**METAL MINING AND TOURIST ERA
RESOURCES OF BOULDER COUNTY
GOLD MINER HOTEL
Boulder County, CO**

Section number 7 Page 4

The circa 1934, one-story addition, built within the "L" has a single window on the south. On its east, paired windows flank a central door, and a small window is in the gable end. An exterior stone chimney is on the north. The logs are placed vertically in the lower portion of the addition's east wall. The addition was built as a "club room" and is now used as a lounge.

On the west side, there are four windows on the second floor and three on the first. On the north, there are three windows on the second floor. A wood framed, lean-to shed, with three windows, constructed at an unknown date, is attached at the first floor level.

On the interior, a staircase extends from near the front entrance to the second floor. To the right of the staircase, on the first floor, is a public sitting area. To the left is a wall, behind which are private rooms accessed from a hallway located in the middle of the building. A dining room and kitchen are in the "L" which extends to the north.

On the second floor, the original room configuration has been altered. At this time, there are five guest rooms. The alteration is believed to have occurred circa 1967. Some markings on the oak flooring indicate the locations of the original wall partitions.

A circa 1986, non-contributing shed is located at the rear of the property.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

METAL MINING AND TOURIST ERA
RESOURCES OF BOULDER COUNTY
GOLD MINER HOTEL
Boulder Country, CO

Section number 8 Page 5

SIGNIFICANCE

The Gold Miner Hotel, associated with two periods of Eldora's history, is significant under Criterion A for Commerce and Criterion C for Architecture. The building is a well-crafted and well-preserved example of the Vernacular Commercial Building Property Type as described in the Multiple Property Documentation Form, *Metal Mining and Tourist Era Resources of Boulder County*.

The original 1898 portion is a rare surviving Colorado example of a full two story log building and is associated with the mining era's building boom. Although the hotel was built quickly, between December 1897 and February 1898, the squared logs were joined with carefully-crafted half dovetail joints, and the clapboard facade may be viewed as indicative of the builder's desire for a more refined appearance. Eldora's mining boom proved to be short lived. By the 1920s, the local economy relied primarily on the area's ability to attract tourists, and the circa 1934 one-story log portion of the hotel is associated with the continuing expansion of tourism within Boulder County's mountain communities. Both portions of the Gold Miner Hotel remain much as constructed and are capable of conveying their historic commercial use.

As Eldora's largest commercial building, the Gold Miner Hotel functioned as the center of social and business activity. Prior to Prohibition in 1916, the hotel had a saloon as well as a restaurant. By the 1920s, tourism supported the local economy. Tourists initially arrived by way of the Colorado & Northwestern Railroad which began regular local service in 1905. After a 1919 flood washed out much of the line, the financially strapped railroad did not rebuild. However, the increasing popularity of motoring vacations continued to bring visitors into the community. Circa 1934, the one-story log addition was built on the east side of the 1898 two-story hotel. Local newspaper articles indicate the property remained in use as a hotel at least through 1935. To date, there is no confirmed information regarding when the property ceased to operate as a hotel. The property served as a private residence from 1956 to 1979. Since then it has been operated as a bed and breakfast.

Historic Background

Although Eldora (first known as Happy Valley and then Eldorado) experienced some growth between 1891 and 1896, the big increase in gold mining activity and building construction began during the summer of 1897 and lasted for about a year. Nearby, the Mogul Tunnel was driven into Spencer Mountain to intersect the Spencer Mountain mines, and the fifty-ton per day Enterprise chlorination mill was under construction to recover the gold. Newspaper reports were almost giddy with predictions of "the next Cripple Creek," but the expected large recoveries never materialized. Photographer Joseph B. Sturtevant took several photos of new construction in the town during August and September, and the Gold Miner Hotel was not yet in existence.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

METAL MINING AND TOURIST ERA
RESOURCES OF BOULDER COUNTY
GOLD MINER HOTEL
Boulder Country, CO

Section number 8 Page 6

On December 7, 1897, I. J. Randall and his brother Jas. M. Randall purchased the lot on which they built the hotel. One of the Randall brothers owned a sawmill operating at the west end of town. When a *Denver Republican* reporter visited the site about ten weeks later, the hotel was nearly completed. The editors of *Ores & Metals*, in the February, 1898, issue wrote, "All lines of business are well-represented including a really good hotel, the Gold Miner."

In February, 1898, a *Denver Republican* reporter wrote:

The sale of lots is continuous. Purchasers examine the plat, go out and guess at the probable location, and at once commence to rustle lumber or logs for their homes. This is not easy. The sawmills now in operation cannot supply one-half the lumber demanded, and a new mill is now on the ground, in process of erection, while two others are on the road. Notwithstanding all the obstacles to the erection of buildings, five or six new houses are commenced every day, and this number will be largely increased as soon as the weather becomes more settled and the supply of lumber is nearer the demand.

Within the year, as mining activity slowed, the real estate business picked up. As author and former resident Donald C. Kemp explained, "The [mining] boom degenerated into a campaign to sell town lots." The Mayham Investment Company, operating out of a ground floor office in the Brown Palace Hotel in Denver, offered undeveloped lots for \$50 to \$100. The promoters claimed they would resell within thirty days for \$1,000 each. Their advertisements concluded with, "If you want one or more of these lots you should call at once, as at the rate they are now selling there will be none left next Saturday."

Kemp, in *Happy Valley, A Promoter's Paradise*, indicated that even when four sawmills were in constant operation in the spring of 1898, they still were insufficient to supply the demand for lumber.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

METAL MINING AND TOURIST ERA
RESOURCES OF BOULDER COUNTY
GOLD MINER HOTEL
Boulder County, CO

Section number 9 Page 7

BIBLIOGRAPHY

Bolton, Earl and Barbara. Interview, October 12, 1996.

Boulder County Business Directory, 1906.

Boulder County Directories, 1898, 1904-1921.

Boulder County Recorder's Office. Book 190, page 532. Lot 1, block 24 (previously lot 30, block A). December 7, 1897; Book 206, page 139. June 27, 1898; Book 212, p.551-552. Lease #1818. March 1, 1900. (Long and detailed.); Book 386, p.63, January 16, 1915; Book 395, p.51, September 25, 1915; Book 581, p.103, filed October 23, 1929; Book 1030, p.421, filed November 27, 1956; Book 1033, p.71, filed December 14, 1956; film 612, filed August 23, 1967; film 1059, filed April 24, 1979; Sheriff's deed, reception #140744.

Boulder County Treasurer's Records, A-21; Mountain Roll #1.

Daily Camera. Boulder, Colorado: February 3, 1898; August 24, 1899; September 15, 1899; December 29, 1904; October 8, 1908; July 19, 1909; February 23 and 24, 1910; February 12, 1912; March 6, 1946; "Eldora, Once a Prosperous Mining Town, Now a Colony of Summer Cottages." March 8, 1946; "Eldora, A History." July 12, 1983; Focus Magazine, January 29, 1984.

Denver Republican. Denver, Colorado: February 13, 1898; February 18, 1898; February 20, 1898.

Denver Times. Denver, Colorado: July 15, 1898.

Dunnagan, Helen D. ("D"). Interview, June 21, 1996.

Eldora Echoes. Eldora, Colorado: 1934, 1935.

Eldora Historic District (5BL758) National Register Nomination Form Colorado Historical Society: 1989.

Eldora Record. Eldora, Colorado: Special Boulder and Gilpin Mining Section, May 14, 1904; December 17, 1904.

United States Department of the Interior
National Park Service

**National Register of Historic Places
Continuation Sheet**

METAL MINING AND TOURIST ERA
RESOURCES OF BOULDER COUNTY
GOLD MINER HOTEL
Boulder County, CO

Section number 9 Page 8

Kemp, Donald C. and John R. Langley. *Happy Valley, A Promoter's Paradise, Being an Historic Sketch of Eldora, Colorado and Its Environs*. Denver, Colorado: Smith-Brooks Printing Co., 1945.

Kemp, Donald C. *Silver, Gold and Black Iron*. Denver: Sage Books, 1960.

"Lake Ha Ha Tonka," supplement to the *Searchlight*, ca. 1899.

Little, R. H. B. "Eldora As I Saw It From 1898 to 1907." Unpublished manuscript written in 1954 (Donald C. Kemp collection, Denver Public Library).

Metal Mining and Tourist Era Resources of Boulder County. National Register Multiple Property Documentation Form. Colorado Historical Society: 1989.

Ores and Metals, February 19, 1898.

Rocky Mountain News. Denver, Colorado: February 16, 1898.

Town of Eldora, Minute Book of Board of Trustees, p.10. Unpublished manuscript, on file at Carnegie Library, Boulder, Colorado.

1900 U.S. Census Reports. 160-27-97-42.

GEOGRAPHICAL DATA

Verbal Boundary Description

Lot 1, Block 24, in the town of Eldora.

Boundary Justification

The boundary includes the parcel of land historically associated with the property.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

METAL MINING AND TOURIST ERA
RESOURCES OF BOULDER COUNTY
GOLD MINER HOTEL
Boulder County, CO

Section number Additional Materials Page 9

USGS TOPOGRAPHICAL MAP
Nederland, CO

