

Historical Background and Field Analysis

NOTTINGHAM HOUSE HURD COTTAGE & OUTBUILDINGS 1910 & 1990 Hurd Lane

Avon, Colorado



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Nottingham House & Outbuildings

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Location & Ownership

The Nottingham House & Outbuildings are located in the northeast quarter of the southeast quarter of Section 12, Township 5 South, Range 82 West. More specifically, this corresponds to two adjacent residential parcels at 1910 and 1990 Hurd Ln. These properties are bordered on the north by Hurd Ln., on the south by the Eagle River, and on the east and west by adjacent residential properties.

The property at 1990 Hurd Ln. (parcel #2105-124-09-002) is .827-acres in size and holds the old Nottingham House, Hurd Cottage, and barn (also referred to as the “granary”). These are owned by Tamra and Darien Underwood, who are members of the Nottingham family.

The property at 1910 Hurd Ln. (parcel #2105-124-09-003) is .698-acres in size and holds a modern house, along with the historic coal shed and outhouse. These are owned by Maurice and Nancy Nottingham.

All of these historic resources are accessed from Hurd Ln. by way of a single driveway that is shared by both properties.

The Nottingham House / Hurd Cottage

The Nottingham House / Hurd Cottage is located in the south half of the property at 1990 Hurd Ln., and faces toward the northeast. It is surrounded by a grassed yard, along with mature trees in all directions. The site slopes down in elevation toward the Eagle River to the south, which runs from east to west below the property. The paved driveway terminates across the small yard in front of the house. The building is actually composed of three interconnected parts: the main Nottingham House, the small attached Hurd Cottage to the east, and an attached garage to the northeast.

The **Nottingham House** is a wood frame building that is two stories in height and has a rectangular footprint measuring approximately 29' x 43'. It rests upon a concrete foundation that rises about 6"-12" above grade. The exterior walls are finished with modern clapboard siding that retains a narrow historic profile. The roof is hipped with a flat, and is finished with asphalt shingles and boxed eaves. An exterior wall chimney is found on the east elevation. This is boxed in clapboard siding and is capped above the roofline with a metal stovepipe.

The north (front) elevation features a small projecting open wood porch that appears to be original to the building. It has a raised concrete floor and no rails. Slender turned wood posts support the outside corners of the hipped roof, which also features exposed rafter ends with fascia boards. Just below the roof's four corners are small ornamental carved wood brackets. The front entry holds a dark wood panel door with a single light. Fenestration on the main floor consists of two pairs of modern one-over-one double hung sash windows. The second floor contains two modern single-light windows.

The west (side) elevation contains a secondary entrance into the main house. This is reached by way of a modern wood stoop with four steps and a handrail. The entry itself holds a modern panel door with nine lights. Fenestration on the main floor consists of three pairs of modern one-over-one double hung sash windows. The second floor holds three modern single-light windows. At the rear of the building is an enclosed porch. The west elevation of this porch has a modern single-light window on the basement level, and a stained glass window that fills a window space on the main floor.



Views of the Nottingham House

The south (rear) elevation is dominated by a projecting, full-width, enclosed porch. Because the site slopes downward to the south, the porch is exposed along both the basement and main floor levels of the house. An entry to the building is found on the basement level. This holds a wood panel door. Fenestration on the basement and main floor levels consists of bands of modern single light windows. Above the enclosed porch, the house's upper floor appears to contain three modern single-light windows.

The east (side) elevation also holds a secondary entrance into the home. This is located at the building's northwest corner on the enclosed porch. The entry consists of a modern door with a single large light, along with an adjacent door-sized fixed light. Fenestration on the main floor is limited to a pair of sliding

windows. The upper floor holds a small modern one-over-one double hung sash window, along with a pair of what appear to be original four-over-one double hung sash windows. These may be the only original windows left on the building.

Projecting from the east side of the Nottingham House is a modern, almost triangular one-story wood frame enclosure that connects the house to the Hurd Cottage and garage. This connector is finished with clapboard siding that matches the adjacent buildings. Its north elevation holds a modern single-light window. The south elevation contains a rear entry into the house. This consists of a modern sliding glass door, flanked by large single-light fixed windows. A large raised open wood deck that is four steps above ground level projects toward the south from the connector, spanning the former yard space from the house to the cottage.

The **Hurd Cottage** projects to the east of the Nottingham House and has a footprint of approximately 13' x 24'. It is attached to the connector along its west elevation, and to the garage along its north elevation. The south and east elevations, as well as part of the north elevation, remain exposed. This one-story building rests upon a concrete foundation that rises about 8" above grade. Its exterior walls are finished with a combination of modern narrow clapboard siding and weatherboard siding. The roof is hipped with a flat, and finished with asphalt shingles and exposed rafter ends.



Views of the Hurd Cottage

The cottage has no visible exterior entries. One entrance is now located inside the connector between the cottage and the house. Another is found to the north in the narrow connector between the cottage and the garage. This entry holds an old wood panel door with a single light. Fenestration is also limited on the building. The north elevation holds a single one-over-one double hung sash window, and the south elevation contains two one-over-one double hung sash windows. The east elevation is blank.

The **attached garage** projects to the north of the Hurd Cottage and northeast of the Nottingham House, and has a footprint of approximately 23' x 24'. It is attached to the connectors along its south elevation and at its southwest corner. The one-story building rests upon a concrete foundation that rises about 4" above grade. Just inside the north entrance, the date "1995" and the initials "MN" (for Mauri Nottingham) have been inscribed in the concrete floor. Its exterior walls are finished with a combination of modern narrow clapboard and weatherboard siding. The roof is hipped with a flat, and finished with asphalt shingles and exposed rafter ends with fascia boards.



Views of the attached garage

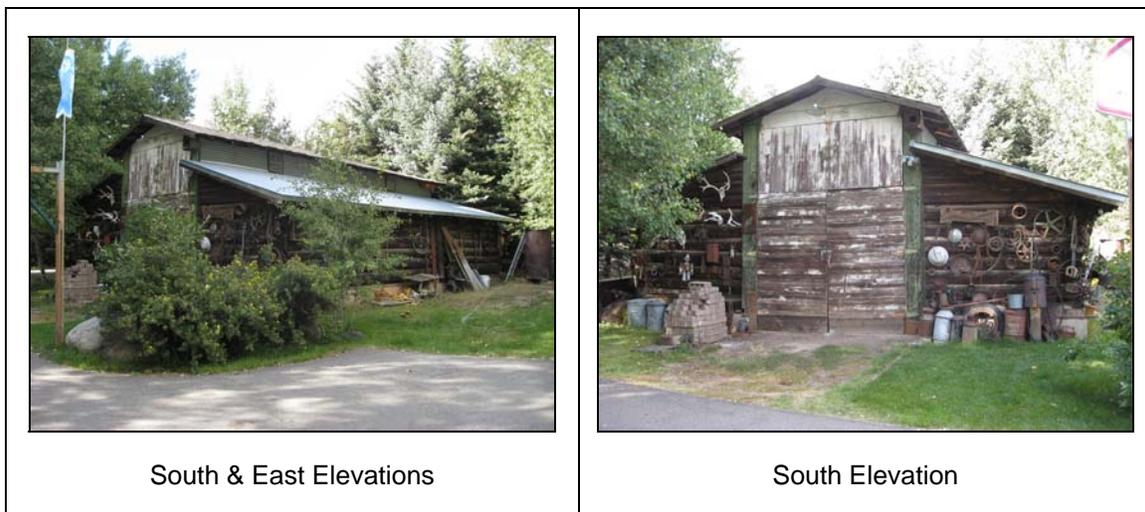
The garage faces toward the driveway to the north. Along the north elevation are two entries. One of these holds a modern panel door with no lights. The other contains a modern double-wide overhead garage door. A secondary entrance to the building is found inside the rear connector. Fenestration includes two modern single-light windows on each of the east and west elevations.

Alterations to the House & Cottage

While the historic Nottingham House and Hurd Cottage appear to be in good condition, they have been altered with a number of significant non-historic changes. Most notably, the buildings were moved to this location in 1984 and combined into a single residence with a new attached garage. The buildings now rest upon a modern concrete foundation and their exterior walls have been re-clad in historic profile siding. Two brick chimneys that were located on the house's roof are gone, along with an open porch that was found along the west elevation. Almost all of the doors and windows have been replaced in recent years. The garage was added in 1995.

The Nottingham Barn

The Nottingham Barn is located across the driveway to the north of the house. It faces toward the southwest and rests upon a modern concrete foundation that rises as much as 12" above grade. The building has a total footprint of approximately 30' x 40'. It consists of a central core that rises to a height of 1-1/2 stories, with flanking one-story wings. The walls are constructed of long unhewn logs with square corner notching and concrete chinking. These are covered with an array of tools, pieces of farm equipment, animal skulls, and other old metal parts. A low-sloped gable roof is found on the central core, and the wings have shed roofs. The slopes are finished with a combination of corrugated and standing seam metal, and the roof exhibits exposed purlins and rafters.



Views of the Nottingham Barn

The south elevation is dominated by the building's main entry, which holds a pair of tall horizontal wood plank swinging doors. Above this entry, the central core contains a large vertical wood plank awning door that provides access to the attic or hayloft space. Centered above the entry, and projecting from the gable end wall, is a metal farmyard pendant lamp. The upper gable end wall is finished with horizontal wood planks. Log walls with no entries or windows are found along the flanking wings, with rough wood planking finishing the end walls above.

The east and west elevations are identical. Log walls run along the wings, with no openings for doors or windows. The clerestory level along the central core holds three fixed four-light windows on each side, and the narrow walls are finished with corrugated metal. The north elevation consists of a log wall, with rough quarter-sawn log siding covering the gable end wall. Also found in the end wall is a tall window or door space that has been boarded closed.

Alterations to the Barn

While the historic Nottingham Barn appears to be in good condition, it has been altered with a few significant historic and non-historic changes. Most notably, the building was moved to this location in 1984 and now rests upon a modern concrete foundation. The logs, and possibly other wood, used to construct the building came from an older barn that was located a short distance to the west along the north bank of the Eagle River (near the Nottingham Water Wheel). This was dismantled and the wood was reconfigured into a granary. Construction of the original barn is likely to have taken place around 1908, and its transformation into a granary appears to have occurred in the 1940s. The only other change related to its 1980s move appears to have involved re-cladding of the roof with metal sheeting.

The Coal Shed & Outhouse

The **Coal Shed** is located along the west side of the driveway in front of the home at 1910 Hurd Ln., and faces toward the south. It is surrounded by trees and rests upon a combination of concrete blocks and wood beams (possibly railroad ties). The small wood frame building has a footprint measurement of approximately 8' x 11'. Similar to a granary, it is constructed with its wall studs exposed and its horizontal plank siding on the inside. The roof is gabled and finished with asphalt shingles and exposed rafter ends.



South & West Elevations

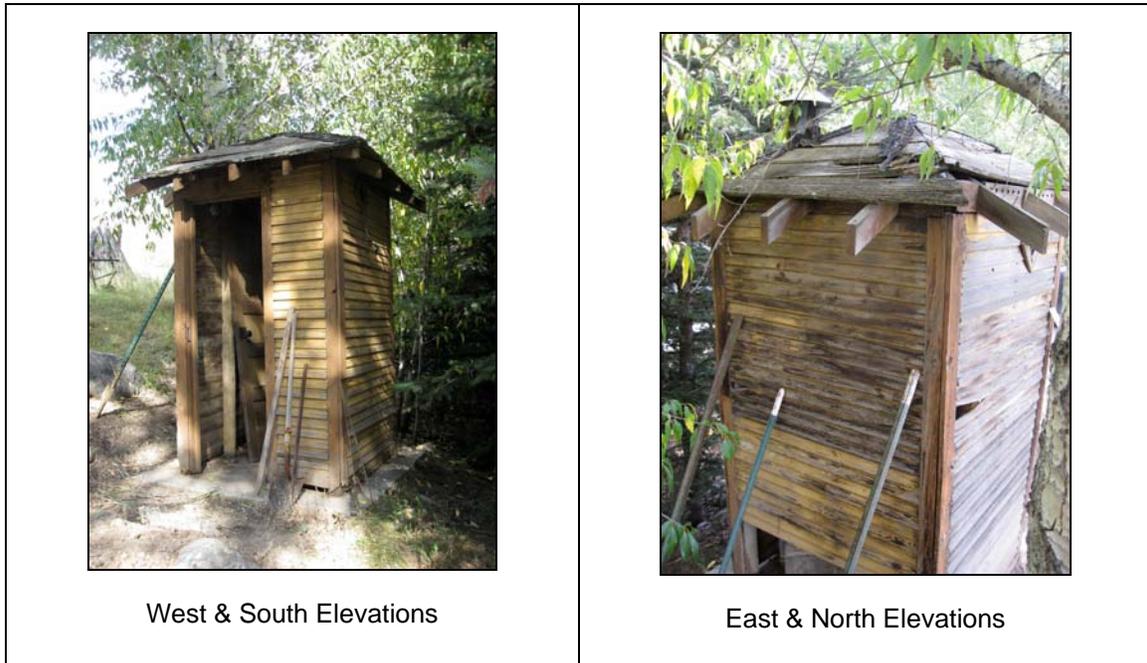


Printed Date on Rear Gable End Wall

Views of the Coal Shed

The south elevation holds the building's entry, which contains a narrow vertical wood plank door. Below the door, the tongue-in-groove floor projects from inside the shed along the full width of the building. The front and rear gable end walls

are finished with vertical wood planks. A printed date of “Sept. 1944” is found on the rear gable end wall. No other doors or windows are located on the building. The **Outhouse** is located to the northwest of the Coal Shed. It faces toward the west and rests upon a concrete pad. The small wood frame building has a footprint measurement of 4' x 4'. Its walls are finished with narrow clapboard siding. The pyramidal roof is currently finished with its exposed wood plank decking due to loss of most of the asphalt shingles, along with exposed rafter ends.



Views of the Outhouse

The west elevation contains the building's entry, which has a frame but no door. An old panel door resting inside the outhouse may have been the door to the building. High on each of the north and south elevations is a small diamond-shaped ventilation window with a simple wood frame. The toilet is located on a diagonal and is tucked into the outhouse's southeast corner. Its old wood seat and lid rest upon a newer concrete base. Rising from the back of the toilet is a square vertical wood framed ventilation pipe that rises to the roof, where it terminates in a metal stovepipe.

Alterations to the Coal Shed & Outhouse

While the historic Coal Shed and Outhouse both appear to be in relatively original condition, they have experienced some alterations. Most notably, they were both moved to this location in 1984 and now rest upon non-original foundations. In addition, the shed's door does not seem to be original and the toilet in the outhouse has been placed upon a new concrete base.

Historical Background

The history of the Nottingham House & Hurd Cottage, Nottingham Barn, and the coal shed and outhouse, was assembled through a combination of archival research and interviews. At the end of this document is a bibliography of the sources that were consulted.

The House, Cottage & Barn: The Nottingham House was constructed by George Clyde Nottingham, a member of Avon's most prominent pioneer family. Clyde was born in Guthrie, Iowa in 1875 to William and Nancy Angeline Nottingham. When he was four years old, the family migrated west to the Colorado mining camps of Red Cliff and Gilman in the upper Eagle River country. They eventually settled downriver in the area now occupied by Avon. There they acquired land and built a growing ranching and farming enterprise that came to include several farmsteads and many hundreds of acres. William died in 1896, and the ranch was split by court order between Nancy Angeline (one-half interest) and her children (one-half interest). Management of the ranch was assigned to the oldest son, Clyde.



**The Nottingham Family in 1914. Clyde Nottingham is at the upper left.
(Eagle Public Library, Local History Collection)**

Nancy Angeline soon remarried and took her new husband's last name, which was Hurd. During the first few decades of the 1900s, Clyde and his brothers Harry and Emmett acquired Nancy Angeline's half-interest in the property through a series of transactions. They ended up dividing the ranch into three separate holdings. In 1908, Clyde erected a two-story wood frame house for his

family on his property near the train depot across the river from the hamlet of Avon. The home was originally located along the north bank of the Eagle River where Building A of the Canyon Run Condominiums is now found. Nearby he constructed a barn, a stockyard, a blacksmith shop, and other outbuildings. Rather than housing livestock, the log barn served as a feed shed and was referred to by the Nottingham family as the “granary.” These buildings formed a farmstead that was completed by 1912.

The barn appears to have originally been constructed by Clyde as a log building with a gabled roof and a rear gabled addition (probably also of logs). This original building was located along the north bank of the Eagle River about 100 yards west of the farmhouse. Emmett Nottingham reportedly made significant changes to the building in the 1940s, when he moved it to the east side of the farmstead. In light of its current configuration, it seems that Emmett may have cut the original log barn down the middle from front to back. The central 1-1/2 story core was then added and the two log barn halves reattached as wings.



Nottingham Farmstead, circa 1980
(house on left, cottage at center, barn on right)

In addition to ranching, Clyde sold farm implements, supplies and machinery (and even work clothing) to ranchers throughout the valley. He operated his blacksmith shop as a commercial enterprise, offering a variety of machinery repairs to area residents. Due to several run-ins with the law, in 1918 Clyde was ordered by a judge to leave Eagle County for good or face jail time. He sold his property to brothers Harry and Emmett and moved to Glenwood Springs, where for many years he owned and operated a café near the train depot. In the mid-1930s, Clyde moved on to California, where he died in 1942 in Los Angeles. Harry and Emmett, together with their sons, continued to raise livestock (first cattle and then sheep) and also planted the acreage with crops.

After Clyde moved to Glenwood Springs, Emmett and his wife Myrtle acquired the farmstead and moved into the home there. Around 1922, a small wood

frame cottage was constructed across the yard to the east of the house (this was reportedly its second location). This became the home of twice-widowed Nancy Angeline Hurd, who lived there until her death in 1928. Following her death, the building was used as a detached auto garage. Emmett and Myrtle continued to improve the farmstead, adding sheds and grain bins, and in 1928 they constructed a small hydroelectric power plant below the house along the bank of the Eagle River. They continued to live in the home into the early 1970s.

In 1972, Mauri Nottingham (Harry's son) and his wife Nancy bought the former Clyde Nottingham House from Emmett and moved in with their children. Twelve years later, in 1984, Mauri had the house, cottage and barn moved to their current locations to make room for the Canyon Run project. There they were placed upon new concrete foundations. The open porch on the west elevation of the house appears to have been removed at that time.

The garage was built in 1995, and the house, cottage and garage were then combined into a single building that was re-clad in narrow historic profile clapboard siding. In recent years, the house has experienced additional alterations as the windows and doors have been replaced. The barn has remained relatively untouched since it was moved to its current location over twenty-five years ago. Tamra Underwood (Mauri's daughter) and her husband Darien acquired the property in 2001 and continue to reside in the historic Clyde Nottingham House at the present time.

The Coal Shed & Outhouse: These small buildings have a unique history that is unrelated to the Nottingham house, cottage and barn. They originated with the Denver & Rio Grande Railroad, which arrived in the Avon area in 1887. Neither building appears to date from the late 1800s. The coal shed was constructed in 1944. The outhouse appears unlikely to be older than the 1920s and may be of a similar age as the shed. Both are painted the same cornflower yellow color that was used by the railroad.

Reportedly, the coal shed was originally located near the Avon depot and the outhouse may have come from the nearby railroad section foreman's house. In either case, both are buildings that were constructed by the railroad to serve the Avon siding. Mauri Nottingham acquired them around 1984 when the Canyon Run project was started and the area along Hurd Ln. east of the bridge needed to be cleared for redevelopment. They were moved to the yard in front of his home and have remained there since that time. The coal shed is intact, except for a front door that does not appear to be original. The outhouse is also intact, but is somewhat more deteriorated and is missing its door.

Conclusions

Based upon the findings of this project, the following conclusions are made regarding the buildings that were studied:

- The Nottingham House (1908) and Hurd Cottage (1922) are early 20th century remnants of the Avon community and its agricultural heritage. They originated from the farmstead established by Clyde Nottingham on the north side of the Eagle River across from the small village of Avon. Although they are in good condition, both of these historic buildings experienced a variety of alterations. They were moved from their original locations in the 1980s, placed upon new foundations, and over the years since then received new siding, windows and doors. The house also lost its west elevation porch during the move. A garage was added in 1995 and the house, cottage and garage were then connected to form one building. While the house and cottage remain discernible, these changes are significant non-historic alterations and combine to diminish the buildings' architectural integrity. Due to this loss of integrity, combined with the fact that they were moved from their original locations, the house and cottage are no longer eligible for National or State Register designation. Their eligibility for local listing will need to be determined by the Historic Preservation Committee in light of the noted alterations.
- The Barn (circa 1908) is also a remnant of early 20th century Avon and reflects its agricultural heritage. It was originally located along the north bank of the Eagle River to the west of the Clyde Nottingham farmstead. The log building has experienced two moves since then. In the 1940s, the barn was moved to the east side of the farmstead and apparently rebuilt by Emmett Nottingham. It appears to have been reconfigured at that time to include a 1-1/2 story core, with the original log building split in half and reconnected to form wings. The building's structure needs to be studied more closely to confirm this reconstruction theory. It was then moved again in 1984 to its current location when the farmstead was dismantled. Today the barn is intact and primarily reflects the 1940s move and reconstruction, even though it retains its earlier log walls. This alteration took place more than fifty years ago and is now considered a historic change to the building that reflects its adaptive reuse. Because the building was moved from its original location, it is no longer eligible for National or State Register designation. It may be eligible for local listing through Historic Preservation Committee action.

- The D&RGRR Coal Shed and Outhouse are remnants of the railroad's active years in the mid-1900s. The shed dates to the 1940s, and the outhouse could have been constructed anytime between the 1920s and 1940s. They were part of the Avon siding and were originally located near the depot and possibly the railroad section foreman's house. Both were moved to their current location around 1984. The buildings are largely intact, with few significant changes noted. Due to the move in the 1980s, they have been taken out of their original railroad context and are no longer eligible for National or State Register designation. However, the Historic Preservation Committee may wish to consider whether they are eligible on the local level.
- The House and Cottage have been heavily remodeled, and efforts to restore them to their original appearance would be up to current or future owners. This would involve restoring the original windows, doors, and west open porch. It would also involve disconnecting the House and Cottage from one another and from the attached garage. Due to the effort and cost involved, it is unlikely that this work will ever happen. The buildings are fully functional and retain their historic profiles even though their integrity has been diminished through the loss of original materials.
- The Barn is in good condition and does not appear to require any restoration effort at this time. It remains in use and retains its historic appearance from the time of its 1940s alteration, even though the log walls are clearly much older.
- The Coal Shed and Outhouse are largely intact but are also in need of some repairs. Both buildings need some attention paid to their front doors, one of which seems to be non-original and the other of which is missing (possibly stored inside the outhouse). While the shed is closed and remains in use as a storage building, the outhouse is open to the elements and dilapidated. It will require attention in the near future to keep it from collapsing.
- Members of the Nottingham family are currently caring for all of these buildings, so they are not abandoned. They do not appear to require any intervention from the Town of Avon to prevent their loss.

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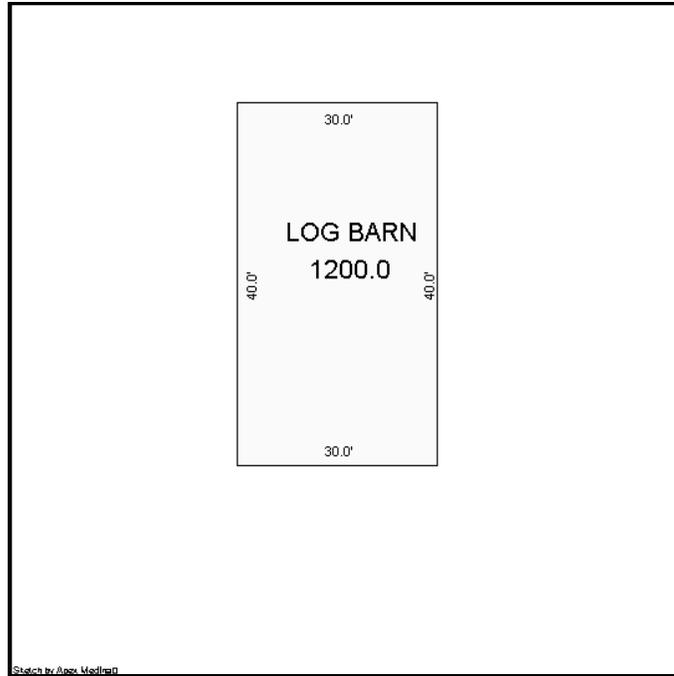
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Vail Trail

"They Call Them Nottingham." 11-17 April 1997, p. 8.

Vail Daily Trail

"House Party Avon Style." 20 July 1998, p. 1.



Eagle County Assessor's Sketch of the Barn.