

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

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IMPORTANT NOTICE

This survey form represents a **DRAFT** only. All information, particularly determinations of eligibility for the National Register, the State Register, or as a local landmark, can and will change. If you would like to make additions or corrections to the information contained in this document, please contact Historitecture.

www.historitecture.com/contactus.html

**I. IDENTIFICATION**

- | | | |
|-------------------------------|---|------------------------------------|
| 1. Resource number: | 5BL.11015 | Parcel number: 158136122001 |
| 2. Temporary resource number: | Not Applicable | |
| 3. County: | Boulder | |
| 4. City: | Wondervu | |
| 5. Historic building name: | Fredrick Ford Jr. and Grace Brown Ford Cabin; Bertha A. Ford and Nellie Pauline Carter Cabin | |
| 6. Current building name: | Robert Perkins Cabin | |
| 7. Building address: | 43 Circle Road | |
| 8. Owner name: | Robert David Perkins | |
| Owner organization: | | |
| Owner address: | PO Box 7233
Golden, CO 80403-7233 | |

- | | | | | |
|---|--|--|------------------------------------|--|
| 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 |

Wondervu Historical and Architectural Survey

HISTORITECTURE

II. GEOGRAPHIC INFORMATION

9. P.M.: **6th** Township: **1S** Range: **72W**
SE 1/4 SE 1/4 NW 1/4 NE 1/4 of section **36** Grid aligned on **northwest** corner of section.
10. UTM Reference Zone: **13**
Easting: **466288** Northing: **4419411**
11. USGS quad name: **Tungsten** Scale: **7.5**
Year: **1972**
12. Lot(s): **Lots 2 through 5 inclusive and Lots 13 and 14, less southwesterly triangle; Block 4 South**
Addition: **Wondervu Project** Year of addition: **1936**
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: **368 square feet (first-floor area)**
16. Number of stories: **1 1/2**
17. Primary external wall material(s): **Wood/Log**
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: **Roof Treatment/Dormer**
21. General architectural description:
Oriented to the northwest, this cabin rests on rough log posts. Vertical, unpeeled split-log siding clads the exterior walls. The siding is set horizontally above and beneath the windows piercing the gables. The asymmetrical front (northwest) façade lacks exterior wall cladding, the underlying sheets of plywood and insulation are exposed. Windows are generally single-light casement, with green-painted wood frames. A pair of them opens within a shed-roofed dormer protruding from the roof's northwest-facing slope. Opening in the northwestern half of the southwest elevation is a 1-beside-1-light, sliding-sash window. The southwest end of the rear (southeast) elevation has a 6-light hopper or casement window. Dominating the northeastern half of the façade is a large, single-light picture window. Southwest of this window is a slightly smaller 1-beside-1-light window. The principal doorway opens in the southwestern end of the façade. It hosts a green-painted wood slab door, with 3 diamond-shaped lights. Despite being several feet above the ground, this doorway lacks any kind of exterior access such as steps or a ramp. A secondary doorway opens near the center of a shed-roofed wing protruding from the southwestern half of the rear (southeast) elevation. It hosts a green-painted, 4-panel, 3-light door, approached by 5 wood steps. Sheets of brown asphalt cover the side-gabled main roof and all

other roof surfaces. The northwestern slope of the roof has patches of green asphalt. The log rafter ends are exposed.

22. Architectural style: **Late 19th And Early 20th Century American Movements**

Other architectural style:

Building type:

23. Landscape or special setting features:

This property is located on an east-west-oriented ridge top, at an elevation of over 8,600 feet above mean sea level. Houses are irregularly spaced along Circle Road, a narrow and steep, unpaved street running northwest to southeast. This property slopes slightly downward from south to north. Sparse stands of ponderosa pines cover the property. A granite outcropping is located at the northwest corner of the parcel. A packed-earth parking area is located immediately southwest of the house.

24. Associated building, features or objects:

There are no other buildings associated with this property.

IV. ARCHITECTURAL HISTORY

25. Date of Construction: **1936** Actual Estimate

Source of Information: **Boulder County Assessor Records.
Deed 1108703. Boulder County Clerk and Recorder.**

26. Architect: **Unknown**

Source of Information:

27. Builder: **Unknown**

Source of Information:

28. Original Owner: **Fredrick Ford Jr. and Grace Brown Ford**

Source of Information: **Deed 1108703. Boulder County Clerk and Recorder.**

29. Construction history:

According to Boulder County assessor records, this cabin was constructed in 1936. An analysis of the style, materials, and other historical records corroborates a 1936 date of construction. The shed-roofed rear wing appears to have been an original feature or very early modification of the cabin. Almost all of the windows and doors have been replaced, appearing to date to after 1980.

30. Location: **Original Location** Date of move(s): **Not Applicable**

V. HISTORICAL ASSOCIATIONS

31. Original use(s): **Domestic/Cabin**

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

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

34. Site type(s): **Cabin**

35. Historical background:

The original owners of this cabin, built in 1936, were the descendants of Frederick W. and Sarah W. Ford. Frederick William Ford Sr. was born in August 1860 in New York state. Sarah was also born in New York state, in May 1863. They were married circa 1883 and moved westward to Kansas, where Sarah gave birth to Lillie M. in January 1888 and Bertha A. in February 1889. The family then moved to Idaho Springs, Colorado, where Frederick worked as a hard-rock miner. Here Frederick William Ford Jr. was born on December 17, 1890. The other children included Grace E. Ford, born in February 1892, and Nellie Pauline Ford, born in July 1899. By 1900 the family had relocated to the Surface Creek area of Delta, Colorado, where Frederick Sr. continued to work as a miner.

The elder Frederick Ford died between 1900 and 1910, leaving Sarah to care for their children by herself. She moved the family to 4467 Vrain Street in Denver, where many of the children took odd jobs, Bertha and Grace working as telephone operators and Frederick Jr. as a grocery store clerk. By 1920 most of the children had left home, but Bertha and Nellie remained behind to support their mother, Nellie continuing to work as a telephone operator while Bertha took a job as a stenographer for an attorney in the 1920s and was an oil company bookkeeper in the 1930s.

Fredrick "Fred" Ford Jr. and his wife, Grace Brown Ford, officially acquired the property from Mary A. and Charles E. Hollingsworth, Wondervu developers, in 1936. Grace Brown Ford was born around 1890 in Illinois. They had at least one son, Granffere "Graff" L. Ford. Fred Ford Jr. worked a variety of jobs following the death of his father. When the United States entered World War I, Fred was a salesman for the Republic Tire Company. By 1920 he was a repairman at Denver's Gates Rubber Company. By 1930 he was again working in tire repair at a private auto shop.

In 1955 Fred Ford Jr. shared ownership with his sisters Bertha A. Ford and Nellie Pauline Ford, who had previously married Virgil Carter, a Denver Tramway conductor. Fred Ford Jr. died in February 1968. Bertha and Nellie sold the property to Gay Marshall in 1969. Charles L. Sisk and Lorraine Allander, acting as conservators for Gay Marshall, sold the cabin and lots to Robert David Perkins, the current owner, in 1991.

36. Sources of information:

Boulder County Assessor Records.

Deeds 1108703, 1198424, 1198425, 90927156 10/15/1969, 90550564, 90595224, 90412621, 90412622, 90412623, and 90342587. Boulder County Clerk and Recorder.

World War I Draft Registration Card for Fred William Ford Jr.

U.S. Census of 1900. Surface Creek, Delta County, Colorado. Roll T623_122; Page: 8B; Enumeration District: 14.

U.S. Census of 1910. Denver Ward 15, Denver County, Colorado. Roll T624_118; Page: 1B; Enumeration District: 195; Image: 342.

U.S. Census of 1920. Denver, Denver County, Colorado. Roll T625_158; Page: 5B; Enumeration District: 6; Image: 78.

U.S. Census of 1920. Denver, Denver County, Colorado. Roll T625_158; Page: 3A; Enumeration District: 9; Image: 119.

U.S. Census of 1930. Denver, Denver County, Colorado. Roll 232; Page: 6A; Enumeration District: 2; Image: 650.0.

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, 1936; Social History, 1936-1960**

41. Level of Significance: National State Local Not Applicable

42. Statement of Significance:

This property is historically significant for its association with the development of Wondervu, a collection of mountaintop summer cabins largely marketed to and owned by working- and middle-class families. The owners of this cabin were a rubber repairer, a telephone operator, and a secretary. This cabin is architecturally significant as an example of a Late Nineteenth and Early Twentieth Century American Movement, expressing elements of the Rustic style. Character-defining features include unpeeled, vertical split-log siding, and exposed log rafter ends. However, because of the cabin's moderately low level of physical integrity and overall lack of notable historical or architectural significance, this property should not be considered individually eligible for 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 1936, this cabin exhibits a moderately low 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. The replacement of original windows and doors has removed critical character-defining features. This building does not retain 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 inventory was conducted as an intensive-level selective survey and therefore lacks the continuity of resource data necessary to recommend the creation of an historic 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): **circlerd00043 - 1.tif to circlerd00043 - 3.tif**
 Digital photographs filed at: **Boulder County Parks and Open Space
 5201 St. Vrain Road
 Longmont, CO 80502**

48. Report title: **Wondervu Historical and Architectural Survey, 2009-10**

49. Date(s): **10/13/2009**

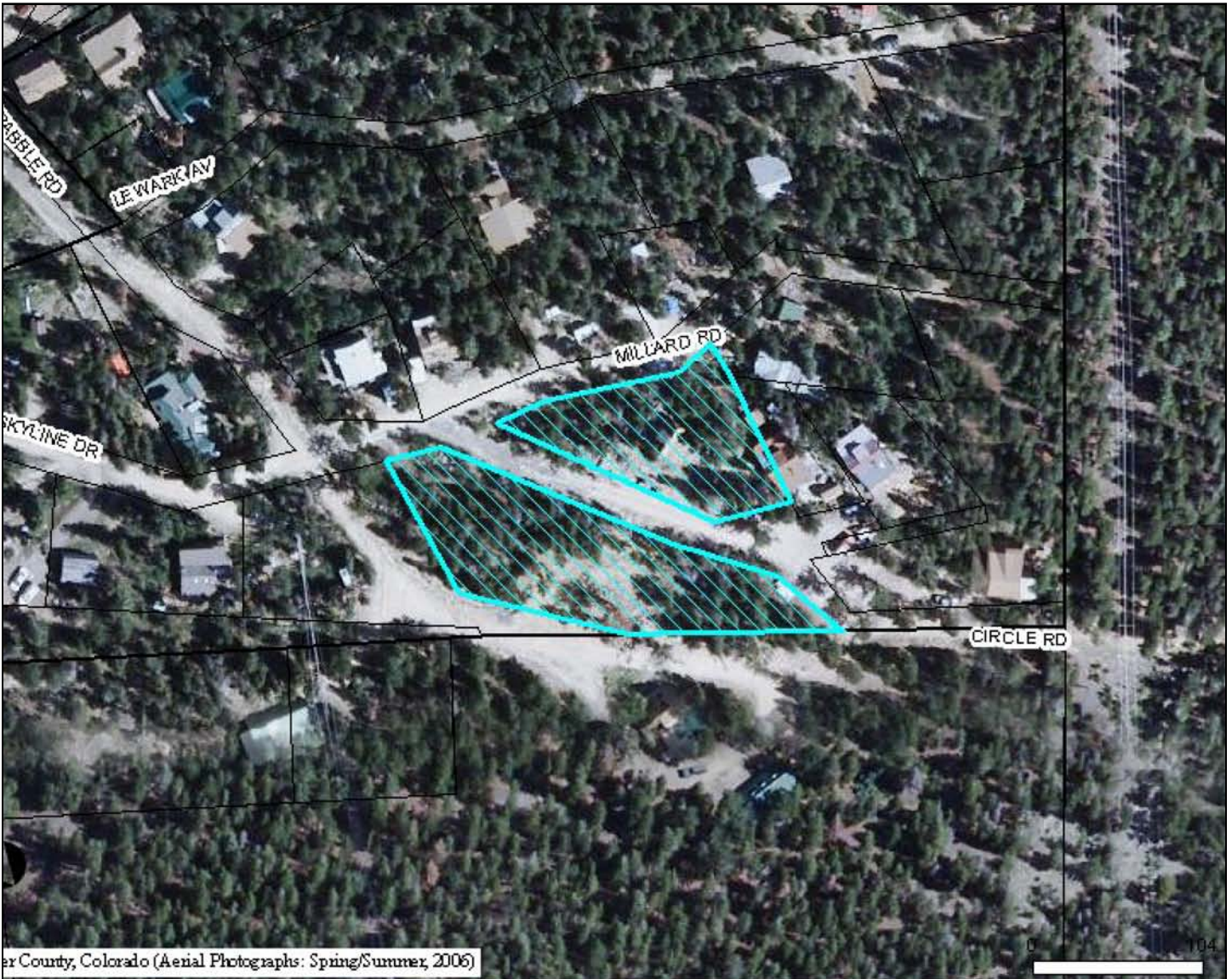
50. Recorder(s): **Adam Thomas**

51. Organization: **Historitecture, LLC**

52. Address: **PO Box 419
 Estes Park, CO 80517-0419**

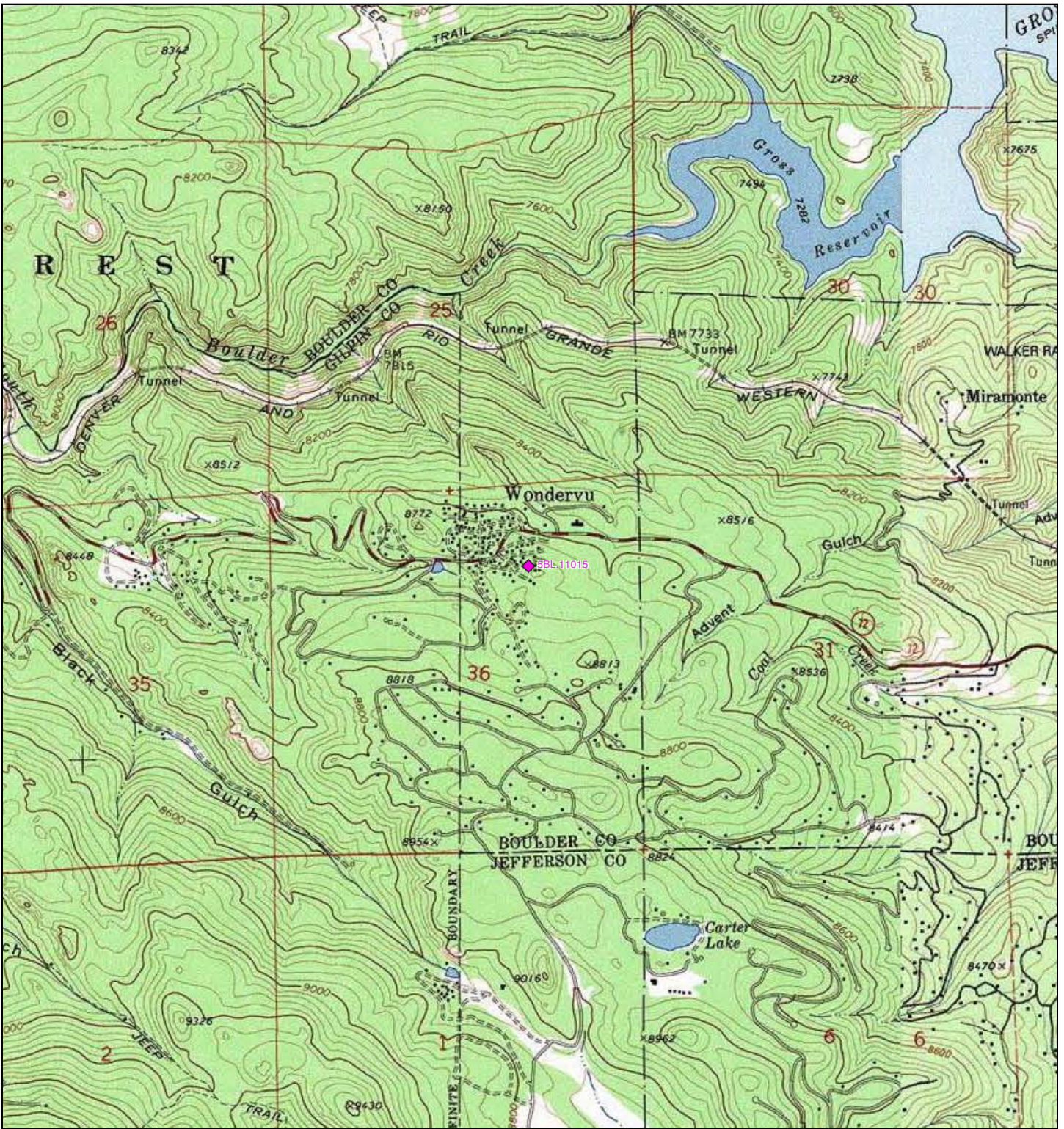
53. Phone number(s): **(970) 586-1165**

SKETCH MAP



er County Thu Apr 22 15:01:04 MDT 2010 This map is intended for display purposes only and is not intended for any legal represent

LOCATION MAP



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