

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.11016 | Parcel number: 158136117003 |
| 2. Temporary resource number: | Not Applicable | |
| 3. County: | Boulder | |
| 4. City: | Wondervu | |
| 5. Historic building name: | Roscoe and Maude Seward Cabin | |
| 6. Current building name: | Linda Lee Wood Cabin | |
| 7. Building address: | 33436 Coal Creek Canyon Drive | |
| 8. Owner name: | Linda Lee Wood | |
| Owner organization: | | |
| Owner address: | 33436 Highway 72
Golden, CO 80405 | |

- | | | | | |
|---|--|--|------------------------------------|--|
| 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**
NW 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: **466245** Northing: **4419535**
11. USGS quad name: **Tungsten** Scale: **7.5**
 Year: **1972**
12. Lot(s): **Lots 5 through 8 inclusive; Block 1 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: **1,353 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/Cross Gabled Roof**
 Other roof configuration:
19. Primary external roof material: **Asphalt Roof/Composition Roof**
 Other roof materials:
20. Special features: **Chimney**
Fence
21. General architectural description:
Oriented to the south, this cabin rests on an random-coursed granite foundation. Unpeeled, split-log siding, set in angled and diamond patterns, clads the exterior walls. Framing the siding are stout log corner posts. Windows are paired 6-light casement, with red-painted wood frames and surrounds. They have aluminum-frame storm windows. Windows opening in the northeast addition are 1-beside-1-light sliding sash, with red-painted aluminum frames. Small windows, with aluminum-frame storm windows, open in the upper half story of the south-facing gable, flanking the engaged chimney. The principal doorway opens in the west end of the south elevation. It hosts a red-painted, paneled wood door, with a single light, opening behind a white-painted, aluminum-frame storm door. The doorway provides access to a small, unsheltered stoop or deck, with a simple wood railing. Another doorway opens in the center of the front-gabled portion of the east elevation. It provides access to a large, unsheltered wood deck, with a green-painted wood balustrade. Brown asphalt shingles cover the cross-gabled main roof and all other roof surfaces. The rafter ends are exposed but capped by a red-painted wood fascia board. A random-coursed granite hearth and chimney are

engaged to the center of the south-facing gable end.

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 on an east-west-oriented ridge top, at an elevation of over 8,600 feet above mean sea level. Houses are irregularly spaced along Coal Creek Canyon Drive (Colorado State Highway 72), with this house actually located on a packed-earth road many yards from the highway. This property slopes gently downward from west to east. It is largely open, with large, solitary pines. A chain-link fence, augmented by a wood snow fence, encircles much of the property.

24. Associated building, features or objects:

Privy

A privy is located northeast of the house. Oriented to the south, the building rests on a random-coursed granite foundation. The walls consists of vertical, unpeeled split logs. The doorway opens east of center in the south elevation. It hosted a green-painted, vertical wood plank door, on metal strap hinges. However, the door has fallen into the building. Green sheets of asphalt cover the shed roof, and the rafter ends are exposed.

IV. ARCHITECTURAL HISTORY

25. Date of Construction: **1937** Actual Estimate

Source of Information: **Boulder County Assessor Records.**

Deed 1967996. Boulder County Clerk and Recorder.

26. Architect: **Unknown**

Source of Information:

27. Builder: **Unknown**

Source of Information:

28. Original Owner: **Roscoe A. and Maude E. Seward**

Source of Information: **Deed 1967996. Boulder County Clerk and Recorder.**

29. Construction history:

According to Boulder County assessor records, this cabin was constructed in 1937. An analysis of the style, materials, and other historical records corroborates a 1937 date of construction. The building appears to have been originally a T-shaped plan, with the stem facing east. Subsequent additions filled in the inside corners of the T, making the building a rectangular plan. The larger northeastern addition appears to date to 1949, according to assessor records.

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/Single Dwelling

34. Site type(s): Cabin

35. Historical background:

The original owners of this cabin, constructed in 1937, were Roscoe A. (sometimes written as A. Roscoe) and Maude E. Seward, who purchased the property from Wondervu developers Otto Friedrichs and Charles Hollingsworth. Maude's brother and sister-in-law, Royce L. and Lydia B. Dreyfus owned a nearby Wondervu cabin on Fletcher Road (5BL.11018). Roscoe Seward was born on May 25, 1879, in Iowa. Around 1908 he married the former Maude E. Dreyfus, who was born on December 2, 1882, in Colorado. They eventually had four sons, Royce C., Clifford, Wayne, and Jack. In 1910, Roscoe and Maude lived with Maude's mother, Ada Dreyfus, who owned and operated a hotel in St. Paul, Nebraska. Roscoe worked as a clerk and Maude as a cook. Royce and Lydia Dreyfus also helped operate the business. A decade later the Swards relocated to nearby Grand Island, Nebraska, where Roscoe worked as an automobile mechanic. By 1930 the family moved again, this time to Sunrise, Wyoming. Roscoe worked as a brakeman at the town's major employer, the Colorado Fuel & Iron Company's iron mine. Maude returned to her roots, operating a hotel that largely boarded mineworkers. Residing with Roscoe and Maude was their youngest son, Jack, as well as their oldest son, Royce, his wife, Hallie, and their son, Royce Jr. The elder Royce also worked at the iron mine. It was while living in Sunrise that Roscoe and Maude Seward purchased this Wondervu property.

The Swards retired to the San Francisco Bay area; Roscoe died on February 20, 1949, in Alameda, California. Maude then settled in Stockton. In 1953 she entered into a contact with Roger H. and Genevieve Johnson, of Parsons, Kansas, who were interested in purchasing this property. The Johnsons obtained clear title in 1964. Maude Seward died on August 23, 1968, in Santa Clara, California.

Roger and Genevieve Johnson sold this property to Dean E. and Ella Mae Wimer in 1988. Both of the Wimers had died prior to 1999, when the Ella Mae Wimer and Dean Elliott Wimer estates sold this property to Linda Lee Wood, the current owner.

36. Sources of information:

Boulder County Assessor Records.

Deeds and contracts 1967996, 1967995, 943719, 90769970, 90534886, and 90359097. Boulder County Clerk and Recorder.

U.S. Census of 1910. St. Paul Ward 2, Howard County, Nebraska. Roll T624_848; Page: 9A; Enumeration District: 146; Image: 417.

U.S. Census of 1920. Grand Island Ward 2, Hall County, Nebraska. Roll T625_992; Page: 12A; Enumeration District: 105; Image: 186.

U.S. Census of 1930. Sunrise, Platte County, Wyoming. Roll 2623; Page: 6A; Enumeration District: 7; Image: 962.0.

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, 1937; Social History, 1937-1953**

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. The property's original owners were a mine worker and hotel owner, typical of the working-class individuals who initially developed the settlement. This cabin is architecturally significant as an example of the Rustic style. Character-defining features include the unpeeled, vertical split-log siding; a random-coursed native granite foundation, hearth, and chimney; and multiple-pane, divided-light windows. However, because of the cabin's 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 1937, 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 additions have altered the original plan, they are compatible in design and materials yet are subordinate in scale. The building also retains its original windows.

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 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): **coalcreekcanyondr33436 - 1.tif to coalcreekcanyondr33436 - 5.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): **12/21/2009**

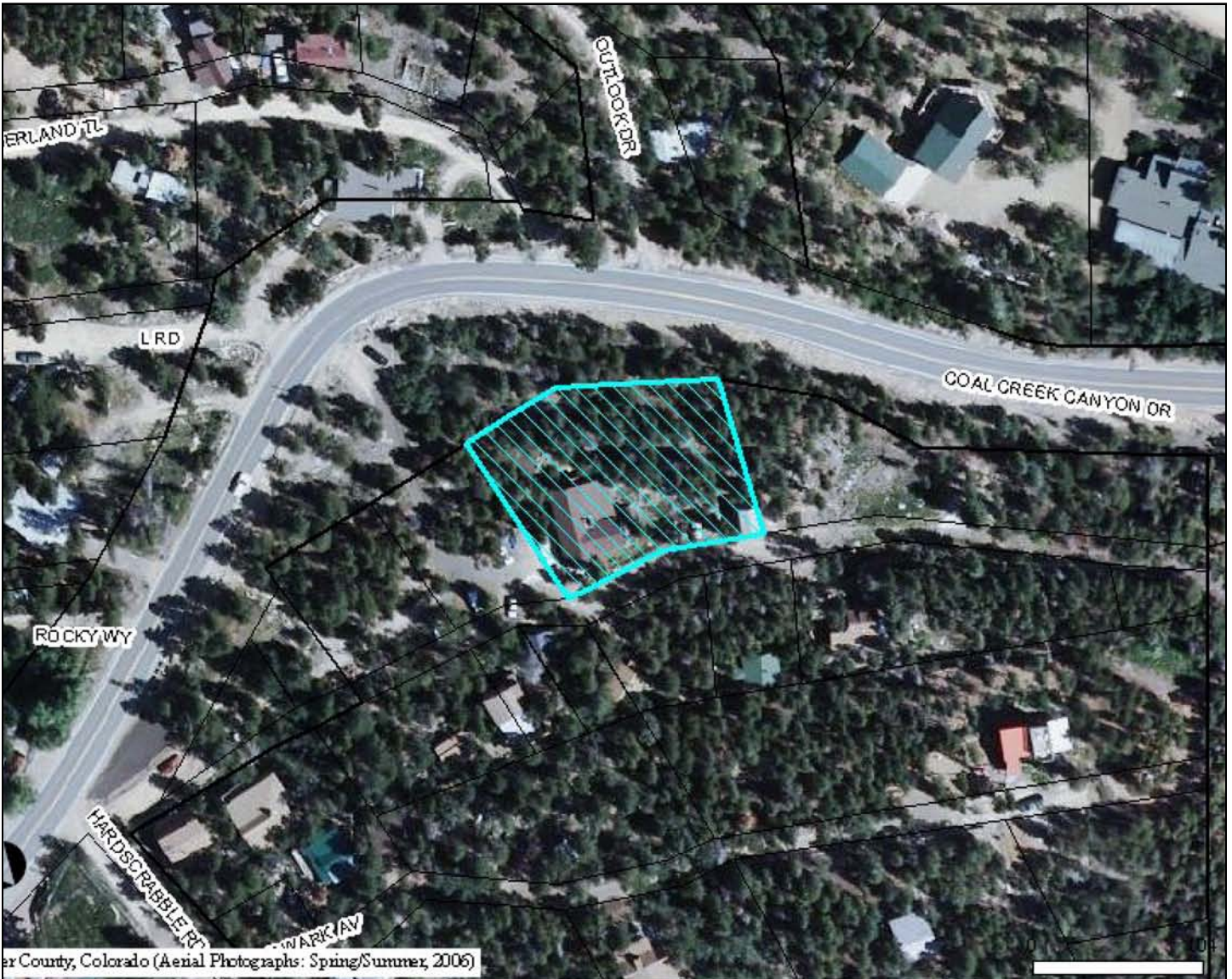
50. Recorder(s): **Adam Thomas**

51. Organization: **Historitecture, LLC**

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

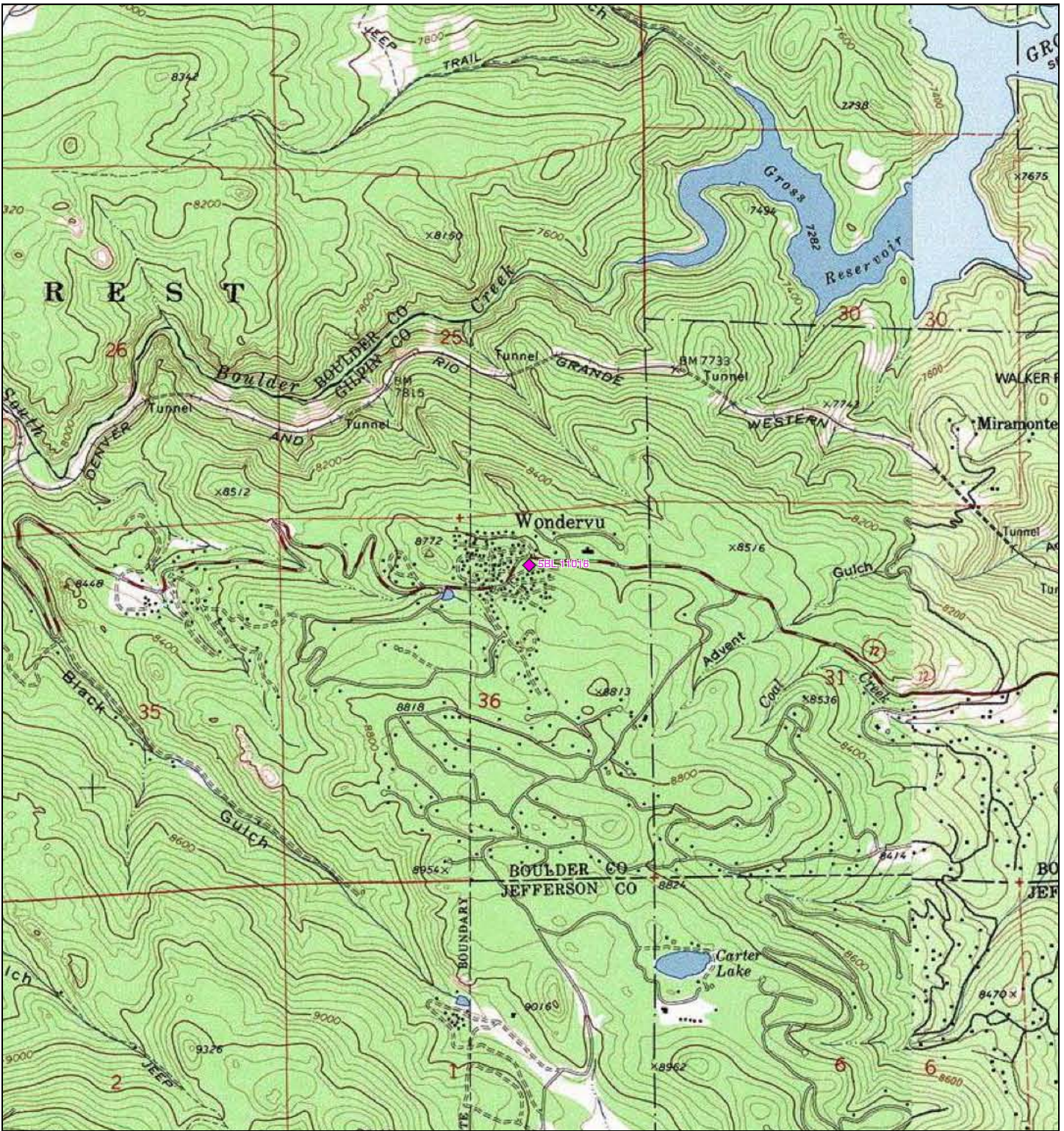
53. Phone number(s): **(970) 586-1165**

SKETCH MAP



er County Thu Apr 22 15:04:18 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