

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

Page 1

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.11017 | Parcel number: 158136118004 |
| 2. Temporary resource number: | Not Applicable | |
| 3. County: | Boulder | |
| 4. City: | Wondervu | |
| 5. Historic building name: | Primo "Pete" Gilli Cabin; William G. and Ruby E. Taylor Caib | |
| 6. Current building name: | "Frying Pan" Cabin; Burnett Cabin | |
| 7. Building address: | 33440 Coal Creek Canyon Drive | |
| 8. Owner name: | Timothy T. Burnett | |
| Owner organization: | | |
| Owner address: | 33440 Coal Creek Canyon Drive | |
| | Golden, CO 80403 | |

- | | | | | |
|---|--|--|------------------------------------|--|
| 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: **466253** Northing: **4419504**
11. USGS quad name: **Tungsten** Scale: **7.5**
 Year: **1972**
12. Lot(s): **Lot 2 and the western 13.25 feet of Lot 3; Block 6 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: **441 square feet**
16. Number of stories: **1**
17. Primary external wall material(s): **Wood/Log**
 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: **Porch**
21. General architectural description:
Oriented to the northeast, this cabin rests on a random-coursed granite foundation. Unpeeled, vertical split-log siding clads the exterior walls. Windows are generally paired, single-light casement, with brown-painted wood frames. The principal doorway opens near the center of the nearly symmetrical front (northeast) elevation. It hosts a brown-painted, single-panel, single-light wood door, opening behind a wood-frame storm door. The doorway provides access to a small shed roof porch protruding from the center of the façade. It has split-log kneewalls as well as long posts and beams. Five wood steps approach the porch on its northwest end. A larger, front-gable porch dominates the northwestern end of the southwest elevation. It has high, peeled-log kneewalls as well as log posts and beams. A single step approaches the porch on its northeast elevation. The porch does not shelter a doorway. Both porches lack formal foundations. Sheets of brown asphalt cover the front-gabled roof, and the rafter ends are exposed.
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 is relatively flat, with dense stands of pines and aspens. A packed-earth driveway approaches the north corner of the house.

24. Associated building, features or objects:

Privy

A privy is located northeast of the house. Oriented to the west, the building appears to lack a formal foundation. The walls consist of red-painted, vertical planks. A narrow doorway dominates the west elevation. The roof is front gabled.

IV. ARCHITECTURAL HISTORY

25. Date of Construction: 1950 Actual Estimate
Source of Information: Boulder County Assessor Records.
Deed 02873385. Boulder County Clerk and Recorder.

26. Architect: Unknown
Source of Information:

27. Builder: Primo "Pete" Gilli
Source of Information: Deed 02873385. Boulder County Clerk and Recorder.

28. Original Owner: Primo "Pete" Gilli
Source of Information: Deed 02873385. Boulder County Clerk and Recorder.

29. Construction history:
According to Boulder County assessor records, this cabin was constructed in 1950. An analysis of the style, materials, and other historical records corroborates a 1950 date of construction. The only notable alteration has been the construction of the northwest porch and the replacement of the original windows. It is unclear when these modifications were made.

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 owner of this property was Primo "Pete" Gilli, who purchased the parcel from Mary A. Hollingsworth, wife of Wondervu developer Charles E. Hollingsworth, in 1948. Pete P. Gilli was born on March 28, 1908, in Colorado to parents who immigrated from Tyrol, then a largely German-speaking region disputed between Austria and Italy. Gilli resided in Denver where he worked as a cabinetmaker. Deeds suggest that Gilli bought the property and built the cabin himself on speculation. He sold the cabin in 1950 and died in Denver on February 11, 1993.

Purchasing the property from Pete Gilli where William G. and Ruby E. Taylor, of Adams County, Colorado. The Taylors sold this cabin and lots to Elmer J. and Lila E. Hoback in 1968. The Hobacks were both born in Nebraska, Elmer on April 10, 1907 and Lila on November 11, 1913, in Nebraska. They resided in Lincoln, Nebraska, before settling in Westminster, Colorado, where Elmer died in July 1979 and Lila in June 1995.

Robert F. and Doris L. Gardner purchased this property from the Hobacks in 1974. Robert died in 1985, leaving the cabin and lots to Doris, who sold them to the current owner, Timothy L. Burnett, in 2007.

36. Sources of information:

Boulder County Assessor Records.

Deeds 02873385, 090948, 90892862, 90892861, 90488449, and 90458586. Boulder County Clerk and Recorder.

Death Certificate for Robert F. Gardner. Document No. 00691129, 30 May 1985. Boulder County Clerk and Recorder.

U.S. Census of 1930. Denver, Denver County, Colorado. Roll 234; Page: 12A; Enumeration District: 52; Image: 753.0.

Social Security Death Index Record for Elmer J. Hoback (505-10-0727).

Social Security Death Index Record for Lila E. Hoback (508-12-0890).

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**

40. Period(s) of Significance: **1950**

41. Level of Significance: National State Local Not Applicable

42. Statement of Significance:

This cabin is architecturally significant as an example of the Rustic style. Character-defining features include unpeeled, vertical split-log siding; a random-coursed native granite foundation; 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 1950, 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.**

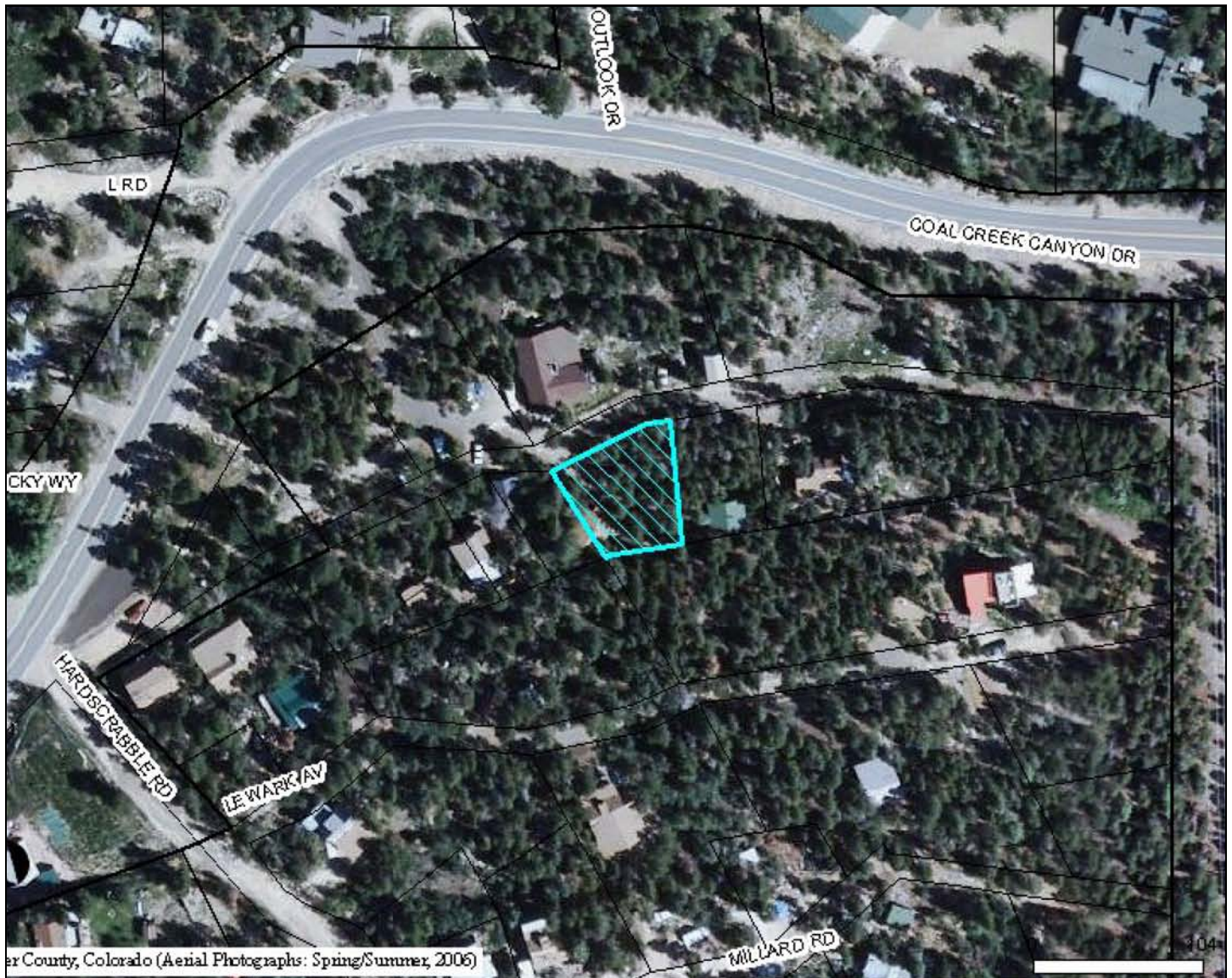
If there is National Register district potential, is this building contributing: Yes No N/A

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

VIII. RECORDING INFORMATION

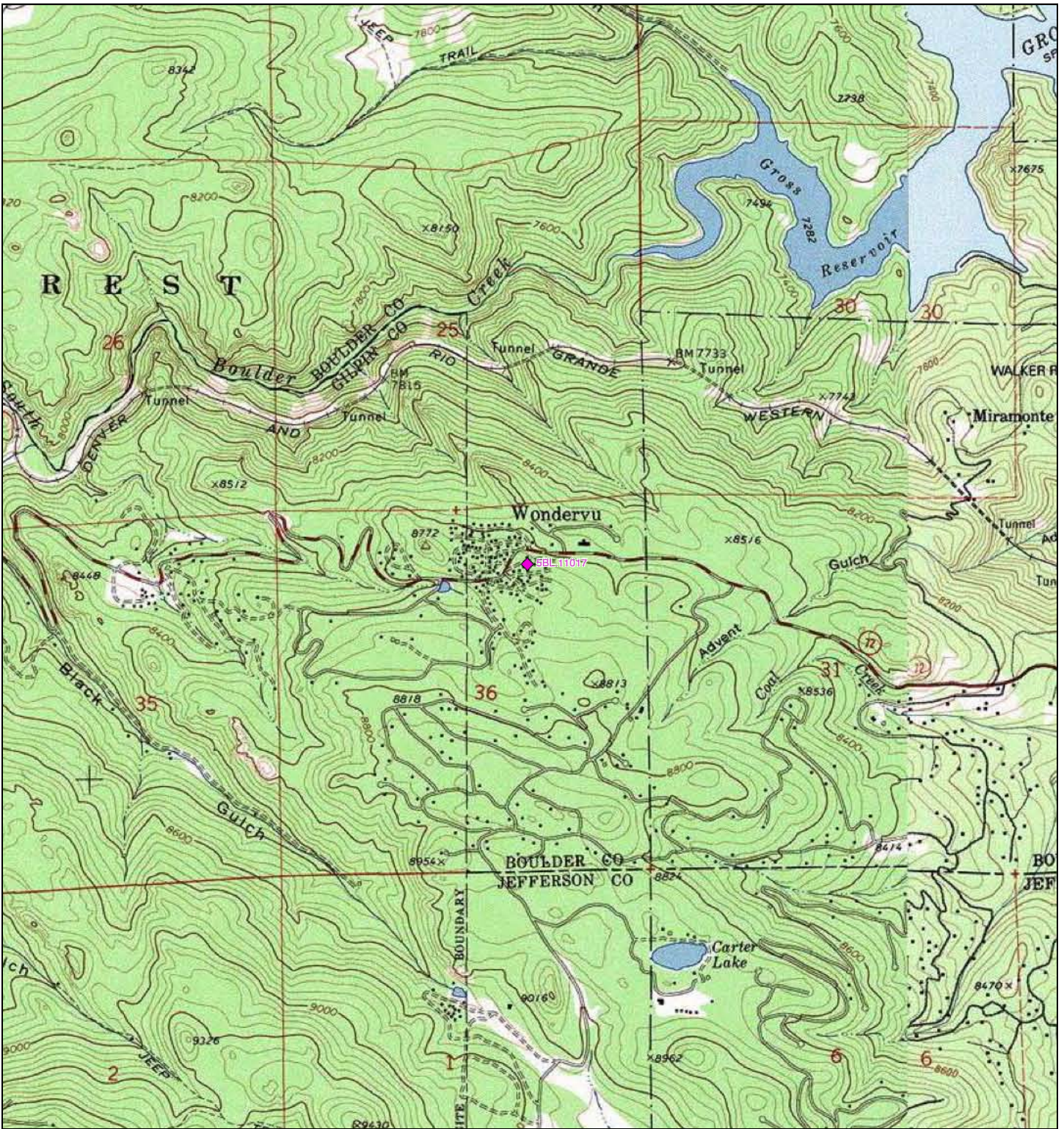
47. Digital photograph file name(s): **coalcreekcanyondr33440 - 1.tif to coalcreekcanyondr33440 - 3.tif**
Digital photographs filed at: **Boulder County Parks and Open Space**
5201 St. Vrain Road
Longmont, CO 80502
48. Report title: **Wondervu Historical and Architectural Survey, 2009-10**
49. Date(s): **09/28/2009**
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 15:08:55 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

Wondervu Historical and Architectural Survey

HISTORITECTURE