

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.11018** Parcel number: **158136118002**
- 2. Temporary resource number: **Not Applicable**
- 3. County: **Boulder**
- 4. City: **Wondervu**
- 5. Historic building name: **Royce L. Dreyfus Cabin; Clarence C. and Alma W. Briery Cabin**
- 6. Current building name: **John and Marian Nett Cabin**
- 7. Building address: **0 Fletcher Road**
- 8. Owner name: **John L. and Marian Nett**
- Owner organization:
- Owner address: **33438 Highway 72
Golden, CO 80403-8487**

- | | | | | |
|---|--|--|------------------------------------|--|
| 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: **466220** Northing: **4419493**
11. USGS quad name: **Tungsten** Scale: **7.5**
 Year: **1972**
12. Lot(s): **Lots 4, 5, and 6; Block 2 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. This cabin lacks a formal street address.**
- Metes and bounds exist

III. ARCHITECTURAL DESCRIPTION

14. Building Plan (footprint, shape): **Rectangular Plan**
 Other building plan descriptions:
15. Dimensions in feet: **296 square feet**
16. Number of stories: **1**
17. Primary external wall material(s): **Wood/Log**
Wood/Plywood/Particle Board
 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: **Fence**
21. General architectural description:
Oriented to the north, this cabin appears to lack a formal foundation. Unpeeled, vertical split-log siding clads the exterior walls. Covering the rear (north) elevations are sheets of brown painted plywood, whit unpainted wood battens. Spanning the façade are three sets of paired, 6-light casement windows, with brown-painted wood frames and surrounds. A single, 6-light casement window, painted white, opens in the west elevation. The principal doorway opens in the west end of the façade. It hosts a 6-light wood door. A secondary doorway opens in the west elevation. It hosts a 3-panel, 1-light wood door. Brown sheets of asphalt cover the shallowly pitched, side-gabled roof, and the log 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. This is the only house located on Fletcher Road, a generally impassable east-west two-track road situated between Coal Creek Canyon Road, to the north, and Lewark Avenue, to the south. This property is relatively flat, with thick stands of pines and spruces. A curved driveway approaches the cabin from the northwest. Surrounding the property is a woven-wire fence.

24. Associated building, features or objects:

Privy

A privy is located southwest of the cabin. Oriented to the east, the building appears to lack a formal foundation. The walls consist of Vertical, unpeeled split-log siding. Dominating the front (east) elevation is a vertical wood plank door, opening on metal strap hinges. Brown sheets of asphalt cover the shed roof.

IV. ARCHITECTURAL HISTORY

25. Date of Construction: 1934 Actual Estimate
Source of Information: Deed 90324643. Boulder County Clerk and Recorder.
Boulder County Assessor Records.

26. Architect: Unknown
Source of Information:

27. Builder: Unknown
Source of Information:

28. Original Owner: Royce L. Dreyfus
Source of Information: Deed 90324643. Boulder County Clerk and Recorder.

29. Construction history:
According to Boulder County assessor records, this cabin was constructed in 1930. However, the first deed conveying this property from the developer to its first owner is dated 1934. The parcel appears to have been undeveloped before 1934. An analysis of the style, materials, and other historical records corroborates a 1934 date of construction. With the exception of what appears to be a relatively recent (after 1980) and small addition to the rear elevation, this cabin has not been significantly modified since its construction.

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 cabin, constructed around 1934, was Royce L. Dreyfus (also spelled Dreyfuss), who acquired the property from Wondervu developers Otto Friedrichs and Charles E. Hollingsworth. His sister and brother-in-law, Maude and Roscoe Seward, owned a nearby Wondervu cabin at 33436 Coal Creek Canyon Road (5BL11016). Royce Lamarr Dreyfus was born on May 20, 1892, in Mason City, Nebraska. His wife, Lydia B. Dreyfus, was also born in Nebraska, on March 11, 1894. Together they had a son, William E. Dreyfus, and a daughter, Ina May Dreyfus. Like his sister and brother-in-law, Royce helped operate his mother's hotel in St. Paul, Nebraska, around 1910. In 1917, Royce Dreyfus was the proprietor of a hotel in Havelock, Nebraska, now a neighborhood of Lincoln. In 1920, Royce was a cook at a restaurant in Lander, Wyoming. A decade later he operated his own café in Denver.

In 1940, Royce Dreyfus transferred this property into his wife's name. Lydia Dreyfus then acquired some additional property before selling the entire parcel in 1946 to Clarence C. and Alma W. Brierly, of Denver. Royce died on March 31, 1970, in San Bernardino, California, and Lydia on September 9, 1975, in Ventura, California.

Clarence C. Brierly was born on March 15, 1909, in Newport, Kentucky, just across the Ohio River from Cincinnati. He became a policeman and enlisted in the U.S. Army in 1942. Following the end of the war he appears to have married and moved to Denver. His wife, Alma W. Brierly, was born in Cincinnati on October 28, 1905. The Brierlys retained their Wondervu property for decades, despite appearing to reside most of that time in the Cincinnati area. Alma died in February 1976 in Cincinnati. Later that year Clarence sold this cabin. He died on September 5, 1988, in Pinellas Park, Florida.

Purchasing this property from Clarence Brierly in 1976 was Robert Denison. Two years later he sold the cabin and lots to John L. and Marian Nett, the current owners.

36. Sources of information:

Boulder County Assessor Records.

Deeds 298097, 195678, 90440707, 90372725, 90372726, and 90324643. 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. Lander, Fremont County, Wyoming. Roll T625_2026; Page: 7A; Enumeration District: 47; Image: 539.

U.S. Census of 1930. Denver, Denver County, Colorado. Roll 235; Page: 26A; Enumeration District: 67; Image: 195.0.

World War I Draft Registration Card for Royce Lamarr Dreyfus.

California Death Index Record for Royce Dreyfus.

California Death Index Record for Lydia B. Dreyfus.

U.S. World War II Army Enlistment Records for Clarence C. Brierly.

Social Security Death Index Record for Clarence C. Brierly.

Social Security Death Index Record for Alma W. Brierly.

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, 1934; Social History, 1934-1960**

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. The property's original owner was a café operator and cook, typical of the working-class individuals who initially developed the settlement. The longtime second owner was a policeman. This cabin is architecturally significant as an example of the Rustic style. Character-defining features include the unpeeled, split-log siding 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 1934, this cabin exhibits a moderately high 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 an addition to the rear elevation altered the plan of the cabin, most of the original materials and stylistic elements remain in place. This building 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): **fletcherrd0 - 1.tif to fletcherrd0 - 4.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**

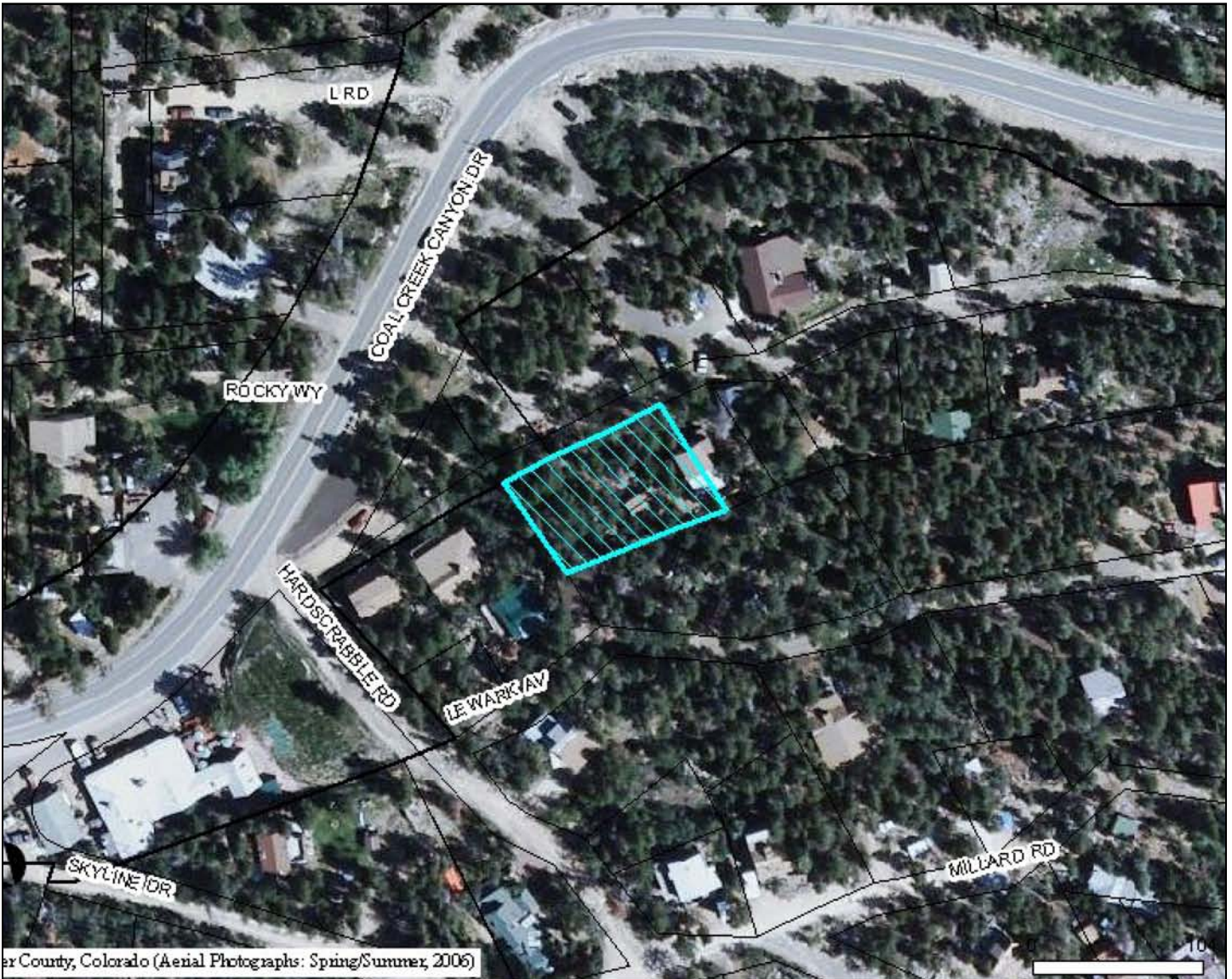
50. Recorder(s): **Adam Thomas**

51. Organization: **Historitecture, LLC**

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

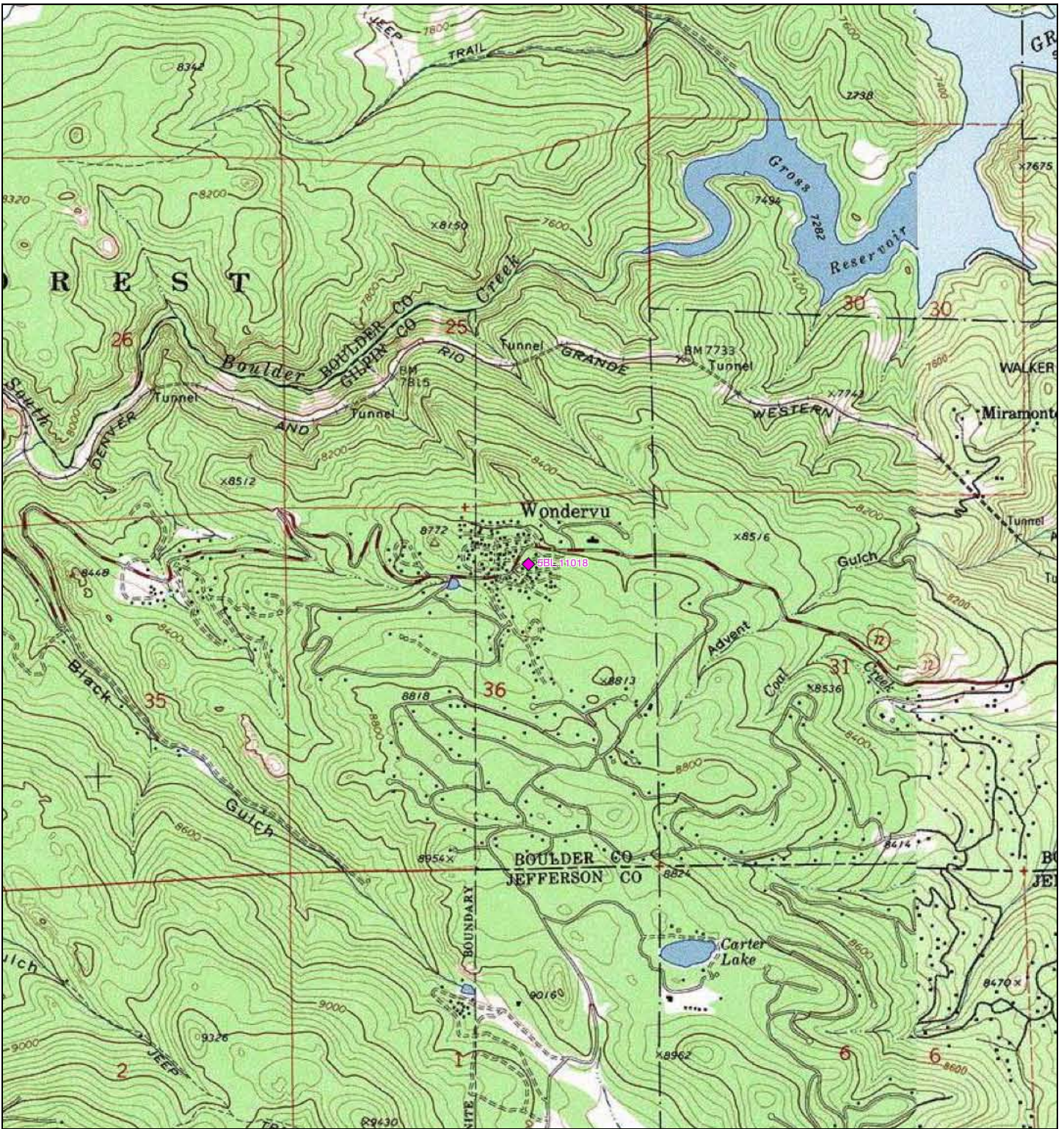
53. Phone number(s): **(970) 586-1165**

SKETCH MAP



er County Thu Apr 22 15:17:54 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