

## 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](http://www.historitecture.com/contactus.html)**I. IDENTIFICATION**

- |                               |  |                             |
|-------------------------------|--|-----------------------------|
| 1. Resource number:           | 5BL.11020                                    | Parcel number: 158136100017 |
| 2. Temporary resource number: | Not Applicable                               |                             |
| 3. County:                    | Boulder                                      |                             |
| 4. City:                      | Wondervu                                     |                             |
| 5. Historic building name:    | John H. Robinson Cabin                       |                             |
| 6. Current building name:     | Stokes-Giandoni Cabin                        |                             |
| 7. Building address:          | 1410 Indian Peak Road                        |                             |
| 8. Owner name:                | Christopher Martin and Sarah Stokes Giandoni |                             |
| Owner organization:           |  |                             |
| Owner address:                | 2444 Calle Da Vista<br>Las Cruces, NM 88007  |                             |

- |   |  |  |                                    |  |
|---|--|--|------------------------------------|--|
| 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**  
**SW 1/4 NW 1/4 SW 1/4 NE 1/4** of section **36** Grid aligned on **northwest** corner of section.
10. UTM Reference Zone: **13**  
 Easting: **466057** Northing: **4419212**
11. USGS quad name: **Tungsten** Scale: **7.5**  
 Year: **1972**
12. Lot(s): **Site 65 less the southern 110 feet and Tract 5529B per deeds 955736 (12/2/88) and 1513794 (5/2/95)**  
 Addition: **Wondervu** Year of addition: **1929**
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: **414 square feet**
16. Number of stories: **1**
17. Primary external wall material(s): **Wood/Log**  
**Wood/Shingle**  
 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: **None Applicable**
21. General architectural description:  
**This cabin is oriented to the east. Because of boards and sheets of plywood covering the lower portion of the building, it is impossible to tell whether the cabin rests on random-coursed granite piers or a full foundation. Vertical, unpeeled split-log siding clads most of the exterior walls. However, the south elevation hosts unpainted, square-cut wood shingles. Windows in the original portion of the cabin are 6-light hopper, awning, or casement, with yellow-painted wood frames and surrounds. Opening in the shed-roofed wing across the front (east) façade are 1-over-1-light windows, with yellow-painted wood frames and surrounds. A doorway opens low in the east end of the north elevation. It hosts a four-panel, yellow-painted wood door, with a pair of lights. Sheets of asphalt cover the side-gabled roof, and the log rafter ends are exposed.**
- NOTE: Due to heavy foliage, steep terrain, and inaccessibility, the consultant could not survey or photograph the west and south elevations.**
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 at the eastern edge of an east-west-oriented ridge top, at an elevation of over 8,600 feet above mean sea level. Houses are irregularly spaced along Indian Peak Road, a narrow and winding, unpaved thoroughfare. The property slopes steeply upward from east to west, covered in dense, mature stands of pines and aspens.

24. Associated building, features or objects:

Guest Cabin

A guest cabin is situated off the northwest corner of the principal building. Oriented to the south, the building rests on log piers. Vertical, unpeeled spit-log siding clads the exterior walls. Windows are 1-beside-1-light, sliding-sash, with aluminum frames. Gray sheets of asphalt cover the side-gabled roof, and the log rafter ends are exposed.

NOTE: Due to heavy foliage, steep terrain, and inaccessibility, the consultant could not survey or photograph the west and south elevations of this outbuilding.

Privy

A privy is located on the northwest corner of the property. Oriented to the east, the building lacks a formal foundation. Vertical, unpeeled split-log siding clads the exterior walls. Dominating the front (east) façade is a door of vertical wood planks. Gray sheets of asphalt cover the shed roof, and the rafter ends are exposed.

## IV. ARCHITECTURAL HISTORY

25. Date of Construction: **1943** ☒ Actual ☐ Estimate

Source of Information: **Boulder County Assessor Records.**  
**Deed 90272101. Boulder County Clerk and Recorder.**

26. Architect: **Unknown**

Source of Information:

27. Builder: **Unknown**

Source of Information:

28. Original Owner: **John H. Robinson**

Source of Information: **Deed 90272101. Boulder County Clerk and Recorder.**

29. Construction history:

According to Boulder County assessor records, this cabin was constructed in 1943. An analysis of the style, materials, and other historical records corroborates a 1943 date of construction. The only notable alteration has been the construction of a shed-roofed addition across the east elevation. While the date of the addition is unclear, it was most likely constructed before 1970, based on the building materials. The guest cabin probably dates to after 1970.

30. 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:

John H. Robinson purchased this property from Wondervu developers Otto Friedrichs and Mary Harrison Stevens in 1930, completing the present cabin thirteen years later, in 1943. John Horace Robinson was born in Colorado on August 28, 1894. His wife, Myrtle E. Robinson, was born in Iowa around 1894. They were married circa 1918 and had two children, Clyde J. and Helen Nadine Robinson. John Robinson was a "commercial traveler" (traveling salesman) for a Denver-based printing company. In 1953 John Robinson quit claimed this property to his wife, Myrtle Robinson, and children Clyde Robinson and Helen (Robinson) Moyer.

Three years later, in 1956, the Robinson family sold the cabin and lot to Bernie L. and Edith Stokes. Bernie Stokes was born on January 16, 1915, in Missouri, and served in the U.S. Army during World War II. He later moved to Denver, where he resided the rest of his life, dying on October 27, 2001. Bernie and Edith Stokes transferred this property to Richard Douglas and Marcia Pauline Stokes in 1994. They remained the owners until they quit claimed the cabin and lot to the current owners, Christopher Martin and Sarah Stokes Giandoni, in 2009.

36. Sources of information:

Boulder County Assessor Records.

Deeds 03011896, 01852733, 01513794, 01434371, 90585923, 90524249, and 90272101. Boulder County Clerk and Recorder.

U.S. Census of 1930. Denver, Denver County, Colorado. Roll 232; Page: 10B; Enumeration District: 1; Image: 581.0.

World War I Draft Registration Card for John Horace Robinson.

Social Security Death Index Record for Bernie L. Stokes.

## 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, 1943; Social History, 1943-1956,**

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. This building's original owners were representative of the working class and lower middle class families who settled the mountain retreat. It is also architecturally significant as an example of the Rustic style. Character-defining features include log siding, divided-light windows, and exposed rafter ends. However, because of the principal building'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 1943, 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. Additions have significantly altered the original plan of the building, but it retains most of its original character-defining features. 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): **indianpeakrd1410 - 1.tif to indianpeakrd1410 - 1.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**

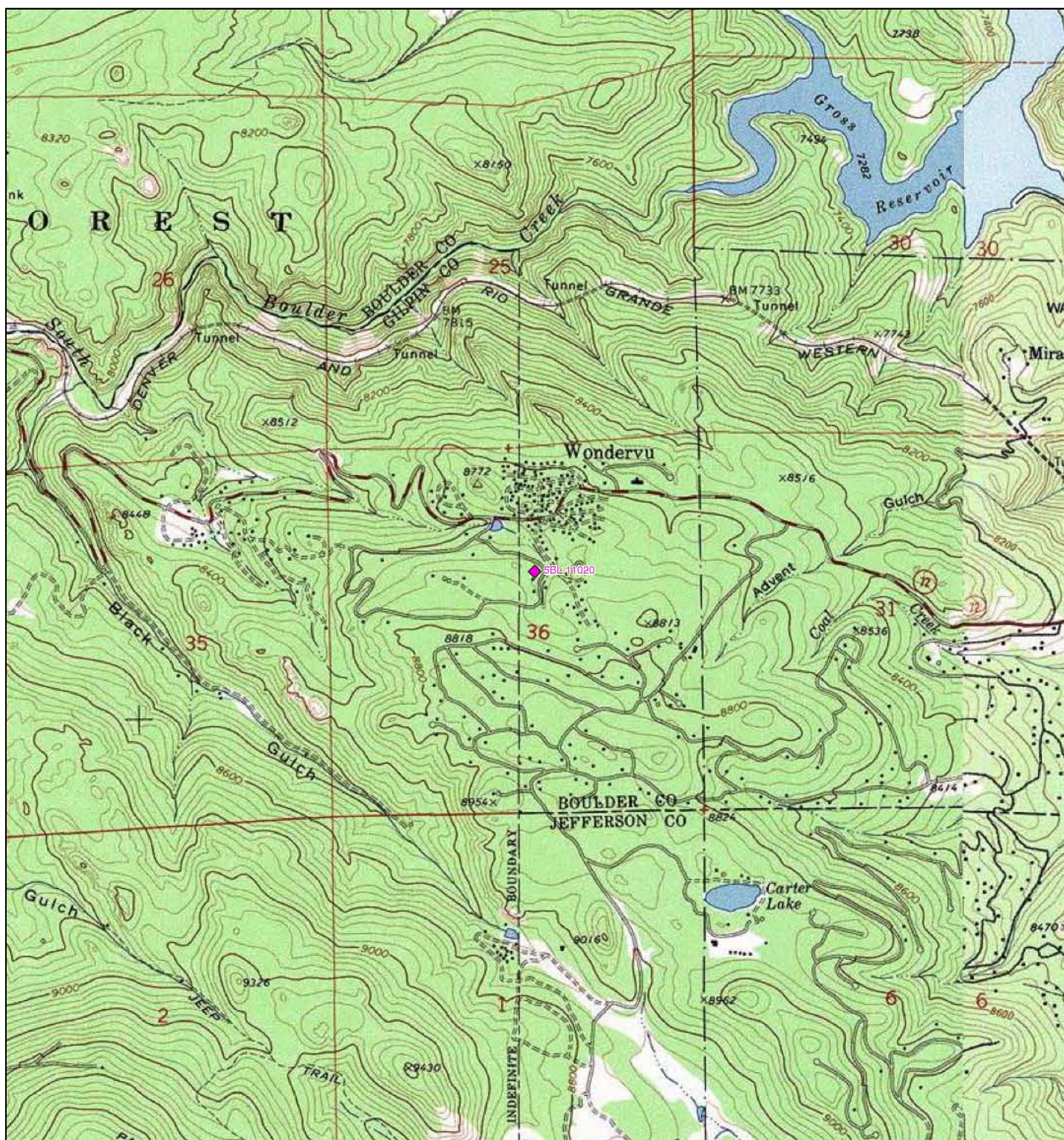
52. Address: **PO Box 419  
Estes Park, CO 80517-0419**

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



**SKETCH MAP**



**LOCATION MAP**

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

Wondervu Historical and Architectural Survey

**HISTORITECTURE**