

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.

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### I. IDENTIFICATION

- 1. Resource number: **5BL.11023** Parcel number: **158136118009**
- 2. Temporary resource number: **Not Applicable**
- 3. County: **Boulder**
- 4. City: **Wondervu**
- 5. Historic building name: **George R. and Anna P. Haffey Cabin**
- 6. Current building name: **Barbara A. and Christy A. Hassey Cabin**
- 7. Building address: **21 Lewark Avenue**
- 8. Owner name: **Barbara A. Hassey and Christy A. Hassey**
- Owner organization:
- Owner address: **PO Box 84  
Black Hawk, CO 80422**

- |   |   |  |                                    |  |
|---|---|--|------------------------------------|--|
| 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 checked="" type="checkbox"/> Individually eligible | <input 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: **466204** Northing: **4419474**
11. USGS quad name: **Tungsten** Scale: **7.5**  
 Year: **1972**
12. Lot(s): **Lots 8 through 11 inclusive; Block 2; and Lot 12; Block 6**  
 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: **540 square feet**
16. Number of stories: **1**
17. Primary external wall material(s): **Wood/Horizontal Siding**  
 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:  
**This cabin is oriented to the south. The nature of the foundation could not be determined because it is obscured behind brown-painted, vertical boards and metal flashing. Narrow, brown-painted wood siding, with red-painted cornerboards, clads the exterior walls. Windows are 1-over-1-light, double-hung sash, with red-painted wood frames and surrounds. The principal doorway opens in the center of the nearly symmetrical front (south) façade. It hosts a brown-painted, 5-panel wood door, opening behind a red-painted, wood-frame screen door. A pent-roof hood, extending from the main roof and resting on knee brackets, shelters the doorway. Spanning the rear (north) elevation is a shed-roofed porch. It features a siding-clad kneewall and has been enclosed with wire-mesh screens. Brown asphalt shingles cover the side-gabled main roof and all other roof surfaces. The 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 Lewark Avenue, an unpaved and nearly impassable street. This cabin appears to be the only building situated on and address as Lewark Avenue and has a very shallow setback. The terrain descends gradually from south to north. While the lot lacks formal landscaping, it is covered by mature pines and aspens. Surrounding the property are split-rail and barbed-wire fences. A gate corresponds to the cabin's principal doorway.

24. Associated building, features or objects:

Privy

A privy is situated immediately adjacent to the southwest corner of the house, so close that the roof of the cabin overlaps the privy roof. The privy is oriented to the east. The walls consist of brown-painted, vertical wood planks. Brown-painted, square-cut wood shingles cover the façade. Dominating the façade is a brown-painted, 5-panel wood door. Gray asphalt shingles cover the shed roof, and the rafter ends are exposed.

Shed

A shed is located east of the house and west of the driveway. Oriented to the east, the building rests on dry-laid bricks. The walls consist of brown-painted sheets of plywood, with red-painted cornerboards. A doorway is offset to the south end of the asymmetrical front (east) façade. It hosts a brown-painted, 5-panel wood door. Opening in the rear (west) elevation is a 1-beside-1-light, sliding-sash window, with an aluminum frame and red-painted wood surround. The shed roof has blown off the building but is situated adjacent to the shed. Gray shingles cover this roof.

Garage/Barn

A single-car garage or small barn is located at the southeast corner of the property. Oriented to the northwest, the building appears to lack a formal foundation. Vertical, unpeeled split-log siding clads the exterior walls. Dominating the front (northwest) façade are paired wood doors, with brown-painted boards and red/pink-painted battens. The doors open on metal strap hinges. A window opening in the center of the rear (southeast) elevation has been boarded shut. A small doorway opens in the southeast end of the northeast elevation. It hosts a red/pink-painted wood door. Gray asphalt shingles cover the front-gabled roof, and the rafter ends are exposed.

Privy/Shed

A privy or small shed is located immediately adjacent to the northeast elevation of the garage/barn. Oriented to the northeast, the building appears to lack a formal foundation. The walls consist of vertical, unpeeled split-log siding. It is set horizontally across the front (northeast) façade. Dominating the façade is a brown-painted wood door, with a single, red/pink-painted batten. It opens on metal strap hinges. Gray sheets of asphalt covers the shed roof.

## IV. ARCHITECTURAL HISTORY

25. Date of Construction: 1930  Actual  Estimate  
 Source of Information: Boulder County Assessor Records.  
 Deeds 90327629 and 90327630. Boulder County Clerk and Recorder.
26. Architect: Unknown  
 Source of Information:
27. Builder: Unknown  
 Source of Information:
28. Original Owner: George R. and Anna P. Haffey  
 Source of Information: Deeds 90327629 and 90327630. Boulder County Clerk and Recorder.
29. Construction history:  
 According to Boulder County assessor records, this cabin was constructed in 1930. An analysis of the style, materials, and other historical records corroborates a 1930 date of construction. The building has not been notably altered 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 owners of this cabin, constructed in 1930, were George R. and Anna P. Haffey, who purchased the land from Wondervu developers Otto Friedrichs and Charles E. Hollingsworth. George Rush Haffey was born on May 25, 1893, in Denver. Anna Haffey was born on August 25, 1890, also in Colorado. They were married circa 1916 and had no children. George worked as a teamster for the Diamond Supply Company and, by 1930, as a custodian for Denver Public Schools. Anna was a bookkeeper for the Mountain States Telephone and Telegraph Company. She died in July 1971 and George in May 1974.

Purchasing this property from the Haffey's in 1946 were Hazel Bell Daykin and Margaret Dorsey. Hazel Bell Daykin was born on March 15, 1891, in Colorado. She resided in Denver where she worked as a typist and secretary for the Mountain States Telephone and Telegraph Company. Margaret Dorsey was born on July 25, 1899, apparently in Colorado. Daykin and Dorsey's relationship is unclear. Hazel died on November 22, 1993, and Margeret in October 1983.

Daykin and Dorsey sold the cabin and lots to Majorie A. Mulling and Barbara Ann Burbank in 1967. Mulling died in 1973, leaving the property to Burbank, who later changed her name to Barbara A. Hassey. In 2005 Barbara Hassey shared ownership with Christy Aileen Hassey. A quit-claim deed in 2008 made Christy Hassey the sole owner.

36. Sources of information:

**Boulder County Assessor Records.**

**Deeds 02939985, 02690226, 90853092, 90430346, 90327629, and 90327630. Boulder County Clerk and Recorder.**

**World War I Draft Registration Card for George Rush Haffey.**

**Social Security Death Index Record for Hazel B. Dayking.**

**Social Security Death Index Record for Margaret Dorsey.**

**U.S. Census of 1920. Denver, Denver County, Colorado. Roll T625\_161; Page: 8B; Enumeration District: 190; Image: 498.**

**U.S. Census of 1930. Denver, Denver County, Colorado. Roll 232; Page: 12B; Enumeration District: 216; Image: 611.0.**

**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, 1930; Social History, 1930-1960**

41. Level of Significance:  National  State  Local  Not Applicable

42. Statement of Significance:

**This property is historically significant under Boulder County Landmark Criterion 1 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. This is one of the earliest cabins**

constructed in the settlement and was owned by a teamster and janitor as well as women employed in clerical work. The cabin is also architecturally significant under Boulder County Landmark Criterion 4 as an example of a Late 19th and Early 20th Century American Movement. Character-defining features include the hood and exposed rafter ends. This cabin is unusual in Wondervu because it is one of the only historic buildings originally constructed with manufactured wood siding rather than split-log siding. While the property may not possess the historical and architectural significance necessary to be considered for individual listing in the National Register of Historic Places or the Colorado State Register of Historic Properties, it may be individually eligible as a Boulder County Landmark.

43. Assessment of historic physical integrity related to significance:

Constructed in 1930, 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. It has not been notably altered since its construction. 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): **lewarkave0021 - 01.tif to lewarkave0021 - 10.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**

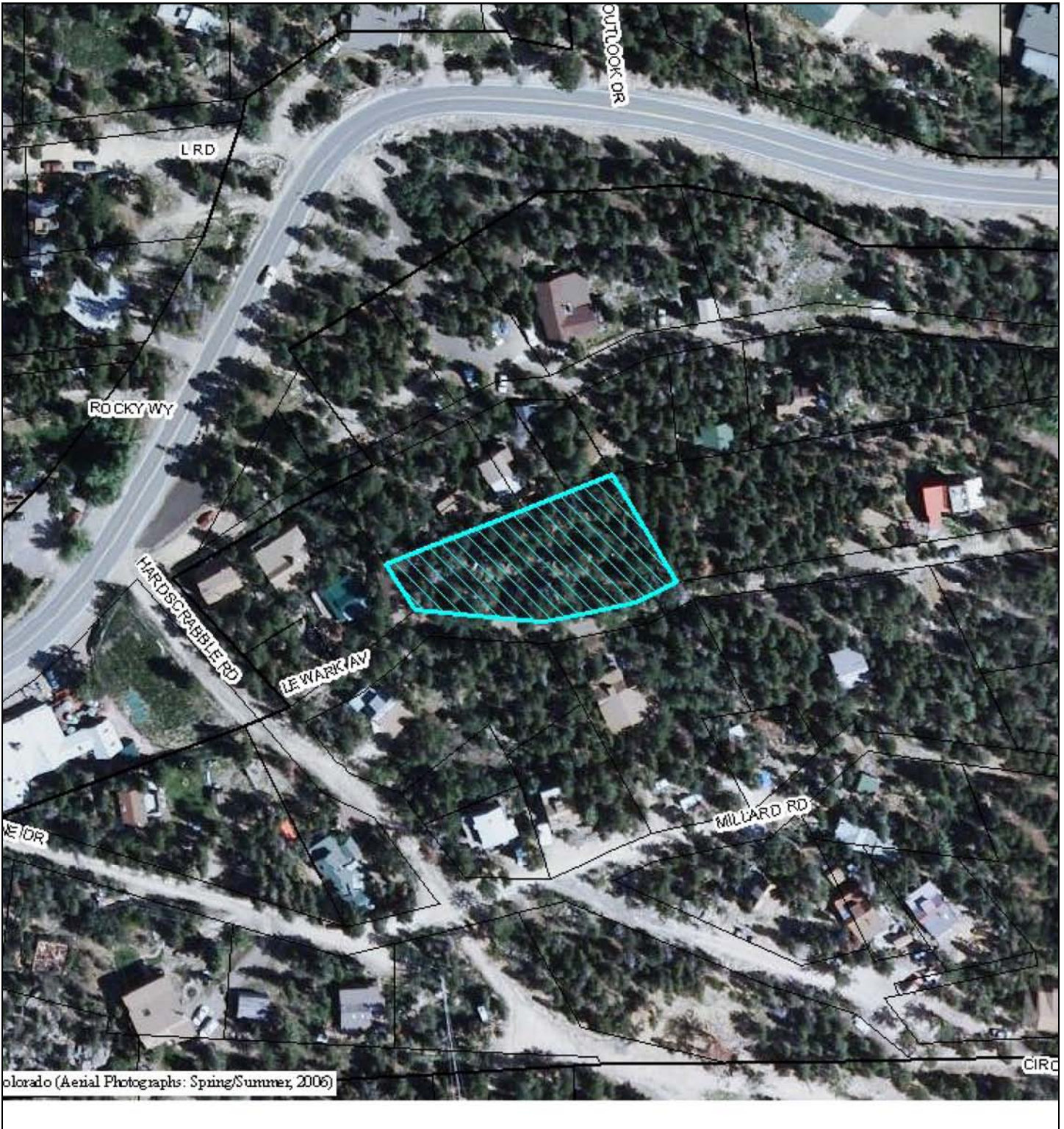
51: Organization: **Historitecture, LLC**

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

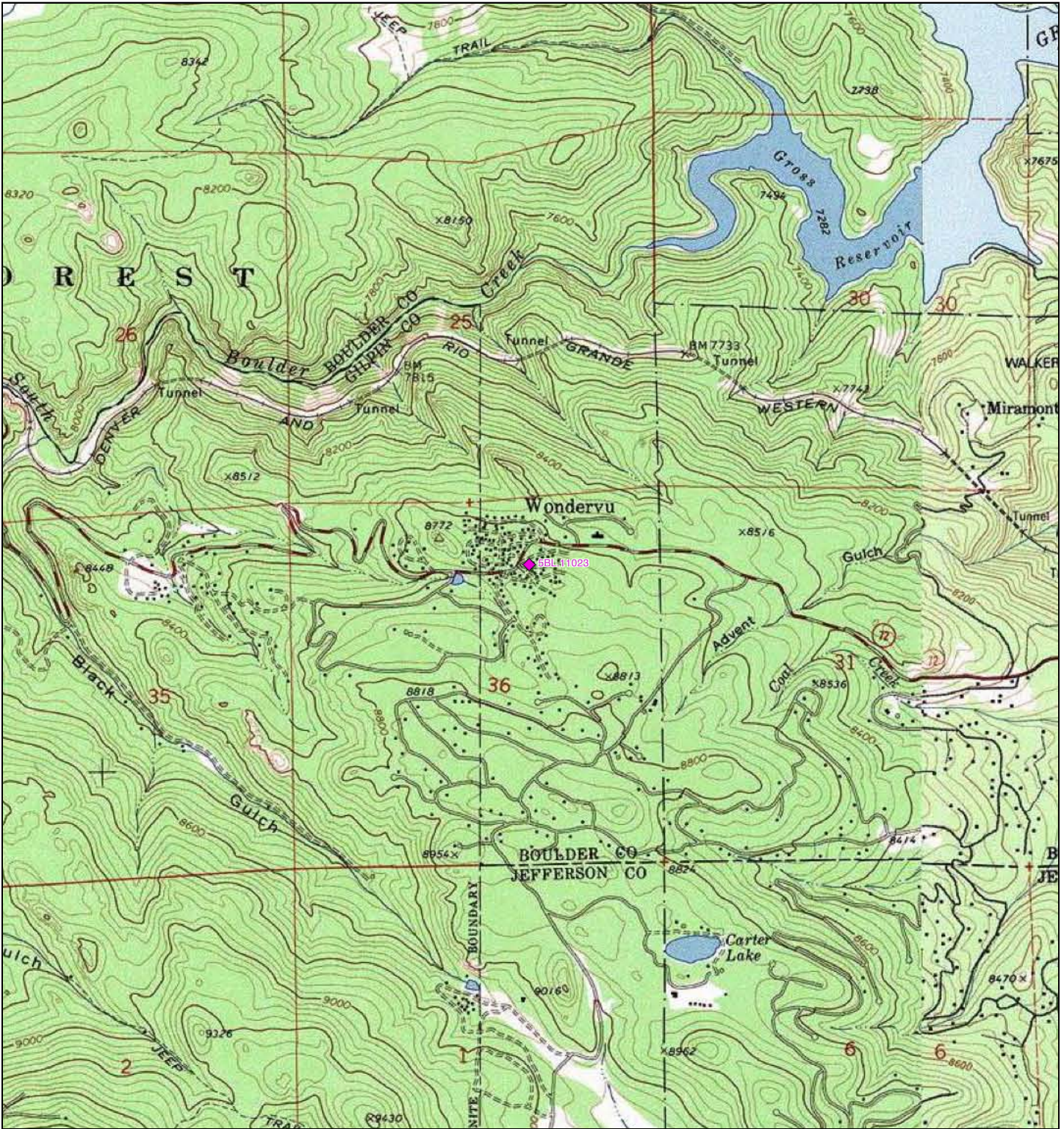
53: Phone number(s): **(970) 586-1165**



**SKETCH MAP**



LOCATION MAP



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