

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.11021** Parcel number: **158136106007**
2. Temporary resource number: **Not Applicable**
3. County: **Boulder**
4. City: **Wondervu**
5. Historic building name: **Edith Costello Cabin; Edith Sanders Cabin; Geraldine Tyler Zachrison Cabin; Geraldine Zachrison Kaus Cabin**
6. Current building name: **Joseph and Patricia Hawley Cabin**
7. Building address: **10 L Road**
8. Owner name: **Joseph W. and Patricia Hawley**
- Owner organization:
- Owner address: **1075 Youngfield St
Golden, CO 80401-4226**

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

Wondervu Historical and Architectural Survey

HISTORITECTURE

II. GEOGRAPHIC INFORMATION

9. P.M.: **6th** Township: **1S** Range: **72W**
SE 1/4 NW 1/4 NW 1/4 NE 1/4 of section **36** Grid aligned on **northwest** corner of section.
10. UTM Reference Zone: **13**
Easting: **466166** Northing: **4419600**
11. USGS quad name: **Tungsten** Scale: **7.5**
Year: **1972**
12. Lot(s): **Lots 8 through 11 inclusive; Block C**
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): **Irregular Plan**
Other building plan descriptions:
15. Dimensions in feet: **574 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/Front Gabled Roof**
Other roof configuration:
19. Primary external roof material: **Asphalt Roof**
Other roof materials:
20. Special features: **None Applicable**
21. General architectural description:
Oriented to the south, this cabin lacks a formal foundation. Covering the original (central) core of the building is vertical, unpeeled split-log siding. Cream painted sheets of plywood cover newer additions to the east and west. Framing the exterior walls of the western addition are brown-painted wood cornerboards. Windows in the original core are generally 4-light casement, with red-painted wood frames and, in most instances, aluminum-frame storm windows. A single-light hopper or awning window opens in the eastern half of the rear (north) elevation. Dominating the façade, centered beneath the gable end, are paired, 4-over-4-light windows, with red-painted wood frames and surrounds. The gables host 1-beside-1-light, sliding-sash windows, with aluminum frames. Similar windows open in the additions. A doorway opens in the extreme eastern end of the asymmetrical façade. It hosts a 15-panel, brown-painted wood door. Another doorway opens in the west addition's south elevation. It hosts a 6-panel wood door. This doorway provides access to an unsheltered wood deck. Gray asphalt shingles cover the front-gabled roof. Covering the shed-roof additions are gray sheets of asphalt. The rafter ends are exposed but capped by a fascia board.

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 L Road, a narrow two-track path. A packed-earth driveway approaches from the southwest to a parking area of the southwestern corner of the house. The property is largely open, with mature mines. Dominating the area in front (south of) the cabin are granite outcroppings.

24. Associated building, features or objects:

Privy

A privy is located near the northeast corner of the house. Oriented to the south, the building lacks a formal foundation. Deteriorated and peeling sheets of dark-colored asphalt cover the exterior walls. The doorway opens in the south elevation. Red sheets of asphalt cover the front-gabled roof.

IV. ARCHITECTURAL HISTORY

25. Date of Construction: **1931** Actual Estimate

Source of Information: **Boulder County Assessor Records.
Deed 90366772. Boulder County Clerk and Recorder.**

26. Architect: **Unknown**

Source of Information:

27. Builder: **Unknown**

Source of Information:

28. Original Owner: **Edith Tyler Costello**

Source of Information: **Deed 90366772. Boulder County Clerk and Recorder.**

29. Construction history:

According to Boulder County assessor records, this cabin was constructed in 1931. An analysis of the style, materials, and other historical records corroborates a 1931 date of construction. Modifications appear to date to after 1970 and include the construction of shed-roofed additions to the east and west elevations and replacement of the original windows.

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:

The original owner of this cabin, constructed in 1931, was Edith Tyler Costello, who purchased the property from Wondervu developers Otto Friedrichs and Charles E. Hollingsworth. She was born in Ohio around 1883. Her first husband, Mark D. Tyler, was also born in Ohio, in 1878. They were married around 1903 and immediately moved to Denver, where their only child, Geraldine C. Tyler, was born on October 30, 1903. Mark worked as a printer and Edith as a milliner. She was either widowed or divorced between 1910 and 1920. By 1920 she married Edward J. Costello., who was born in Pennsylvania around 1883. He was foreman of a Denver-based meatpacking company. Geraldine continued to reside with her mother and stepfather. Edith was either widowed or divorced again when she married Edward Sanders, of Denver, on February 4, 1936.

In 1941 Edith Tyler Costello Sanders transferred this property to her daughter, Geraldine L. Tyler Zachrison. Between that time and 1953, Geraldine too was either widowed or divorced. She then married Frank D. Kaus, of Denver. Geraldine Zachrison Kaus sold this property in 1953 to Edith and Donald E. Reckseen, of Denver. They sold the cabin and lots three years later to Lyle E. and Edith L. Miller. They owned the property until 1960, when they sold it to Harold D. and Gayle D. Gibbons. The Gibbonses owned the cabin and lots fifteen years, selling them to Wayne F. and Vern L Weeter. More than another decade passed when Valorus Neal and Janet G. Roberts acquired the property from the Weeters in 1987. Valorus Roberts quit claimed the property to Janet G. Roberts in 1990. She immediately sold it to Joseph W. and Patricia Hawley, the current owners.

36. Sources of information:

Boulder County Assessor Records.

Deeds 01054472, 01054471, 01039063, 00859440, 00148090, 90648057, 90580559, 90529446, 90390976, and 90366772. Boulder County Clerk and Recorder.

U.S. Census of 1910. Denver Ward 13, Denver County, Colorado. Roll T624_117; Page: 3A; Enumeration District: 163; Image: 8.

U.S. Census of 1920. Denver, Denver County, Colorado. Roll T625_161; Page: 2B; Enumeration District: 176; Image: 283.

Marriage Certificate 90323675. Between Edith Costello and Ed Sanders, made 4 February 1936.

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, 1931; Social History, 1931-1953**

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, a collection of mountaintop summer cabins. This building's original owners were representative of the working-class families who settled the mountain retreat. It is also architecturally significant as an example of a Late Nineteenth and Early Twentieth Century American Movement, expressing elements of the Rustic style. Character-defining features include log siding, divided-light windows, and exposed rafter ends. However, because of the principal building's 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 1931, this cabin exhibits a 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. Additions have significantly altered the original plan of the building and introduced incompatible materials. As well, the original entrances have been changed and some of the windows replaced, removing 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): **lrd0010 - 1.tif to lrd0010 - 6.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): **09/18/2009**

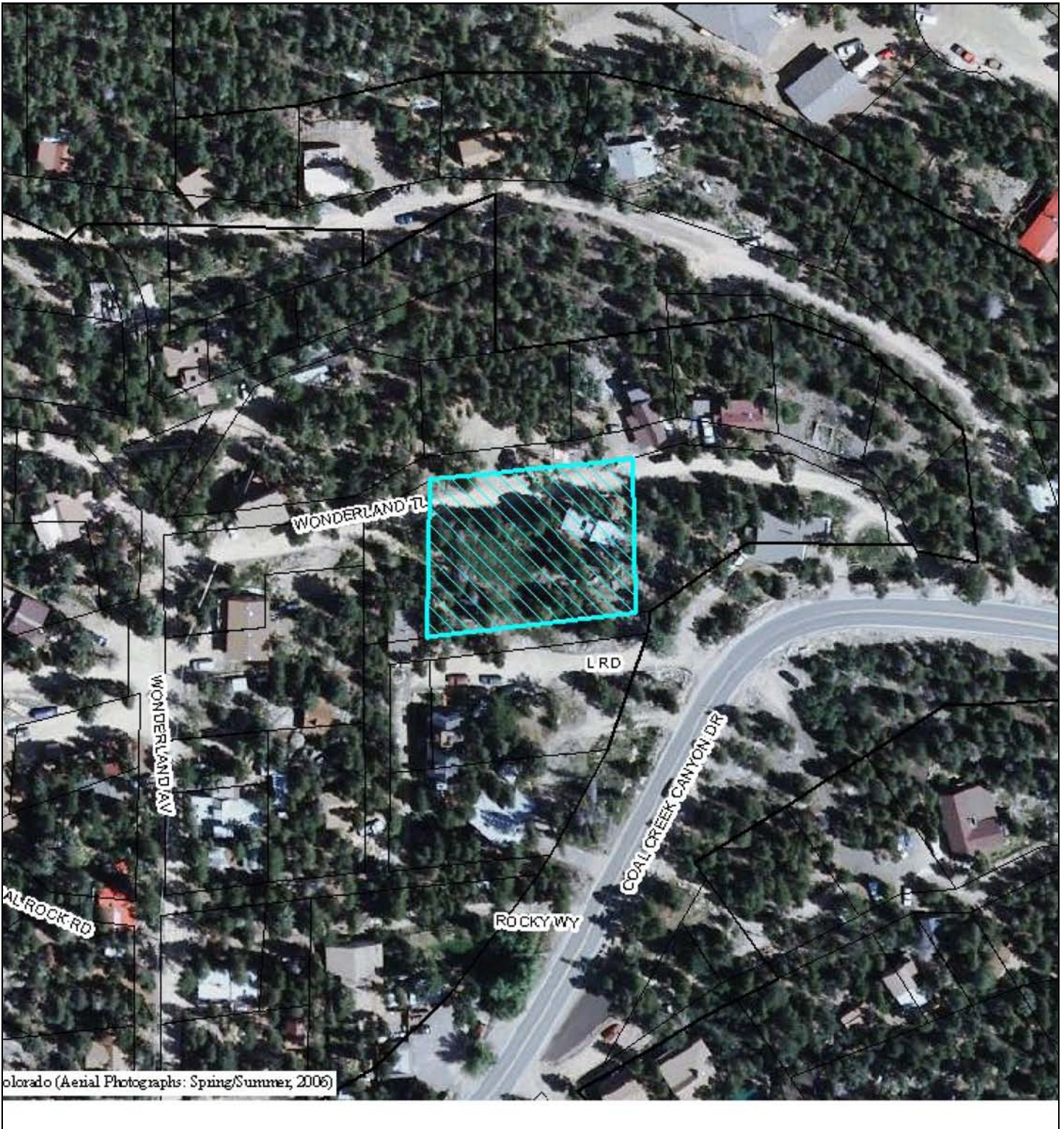
50. Recorder(s): **Adam Thomas**

51. Organization: **Historitecture, LLC**

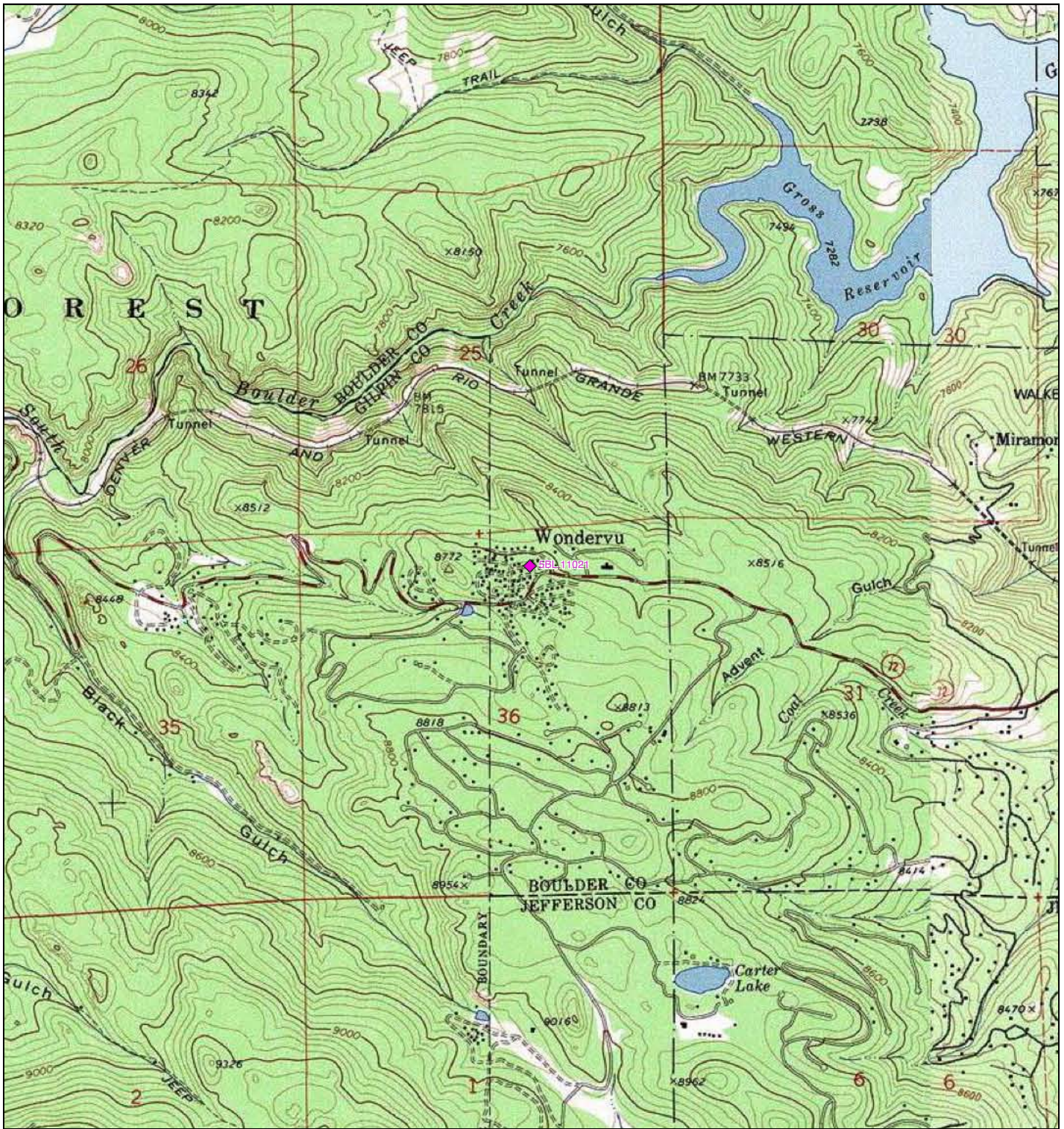
52. Address: **PO Box 419
Estes Park, CO 80517-0419**

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