

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.11024** Parcel number: **158136119004**
- 2. Temporary resource number: **Not Applicable**
- 3. County: **Boulder**
- 4. City: **Wondervu**
- 5. Historic building name: **Lester and Ethel Potter Cabin**
- 6. Current building name: **"Some Vu" Cabin; Carol and Thomas Clerkin Cabin**
- 7. Building address: **3 Millard Road**
- 8. Owner name: **Carol L. and Thomas M. Clerkin**
- Owner organization:
- Owner address: **1320 Welch Street
Fort Collins, CO 80524**

- | | | | | |
|---|--|--|------------------------------------|--|
| 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 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: **466244** Northing: **4419425**
11. USGS quad name: **Tungsten** Scale: **7.5**
 Year: **1972**
12. Lot(s): **Lots 10 through 11; Block 3 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: **400 square feet**
16. Number of stories: **1**
17. Primary external wall material(s): **Wood/Horizontal Siding**
 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:
Oriented to the south, this cabin rests on a random-coursed granite foundation, which appears to be dry-laid. A basement doorway pierces the east elevation of the foundation near its north end. It hosts a brown-painted, paneled wood door, with its light boarded shut. A window opening just south of this doorway has also been boarded shut. Hopper or awning windows, with brown-painted wood frames, open in the north elevation of the foundation. Narrow wood siding, with cornerboards, clads the exterior walls. It is painted white on the front (south) and west elevations. The east and rear (north) elevations are tan. Windows are generally 4- to 6-light casement, with white- or tan-painted wood frames and surrounds. Large, 9-light, fixed-frame windows pierce the center of the side (east and west) elevations. Opening near the center of the asymmetrical front (south) façade is a single-light window. The rear (north) elevation appears to host a band of 1-over-1-light windows. The principal doorway opens in the east end of the asymmetrical front façade. It hosts a white-painted slab door, opening behind a security storm door. Brown sheets of asphalt cover the side-gabled roof, and 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 Millard Road, an unpaved street running generally east to west. The terrain slopes steeply downward from south to north. While the lot lacks formal landscaping, it is covered by mature pines and aspens.

24. Associated building, features or objects:

Privy

A small privy is located east of the cabin. Oriented to the west, the building lacks a formal foundation. Unpainted, vertical planks clad the exterior walls. Green sheets of asphalt cover the front-gabled roof, which in turn is protected beneath a brown sheet of plastic.

IV. ARCHITECTURAL HISTORY

25. Date of Construction: **1935** Actual Estimate

Source of Information: **Boulder County Assessor Records.**

Deed 90349771. Boulder County Clerk and Recorder.

26. Architect: **Unknown**

Source of Information:

27. Builder: **Unknown**

Source of Information:

28. Original Owner: **Lester and Ethel Potter**

Source of Information: **Deed 90349771. Boulder County Clerk and Recorder.**

29. Construction history:

According to Boulder County assessor records, this cabin was constructed in 1935. An analysis of the style, materials, and other historical records corroborates a 1935 date of construction. Other than the replacement of some windows and doors, it is unclear if and how this cabin has been modified. Because the entire footprint of building remains on the original foundation, the only modifications may be the enclosure of a front and/or rear porch. It is also unclear whether the exterior wall cladding is original.

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 were Lester C. and Ethel Potter. Lester Charles Potter was born on September 3, 1910, in Denver. His father was a stock-raiser at Hilltop in Douglas County. On October 7, 1932, Lester Potter married Ethel Esther Lovin, in Denver. She was born in Bard City, New Mexico, on June 12, 1911. The couple sold their Wondervu property in 1985 and spent the rest of their lives in Fort Collins. Ethel died on July 15, 1987, and Lester on February 18, 1995.

Acquiring this cabin and lots from the Potters in 1985 were Carol L. and Thomas M. Clerkin, the current owners.

36. Sources of information:

Boulder County Assessor Records.

Deeds 90349771, 90813984, and 00706358. Boulder County Clerk and Recorder.

U.S. Census of 1920. Hilltop, Douglas County, Colorado. Roll T625_157; Page: 1B; Enumeration District: 61; Image: 933.

U.S. Census of 1930. Hoxie, Sheridan County, Kansas. Roll 723; Page: 7B; Enumeration District: 5; Image: 618.0.

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: **Social History
Architecture**

40. Period(s) of Significance: **Social History, 1935-1959; Architecture, 1935**

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 the Wondervu Project, a collection of mountaintop summer cabins. This building is one of the earliest cabins in Wondervu. It is also architecturally significant as an example of a Late Nineteenth and Early Twentieth Century American Movement, with elements of the Rustic style. Character-defining features include rough stonework, divided-light windows, and exposed rafter ends. However, because of its 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 1935, 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. The replacement of some windows and doors removed important character-defining features, but most features remain intact, particularly when viewed from the secondary elevations. 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.**

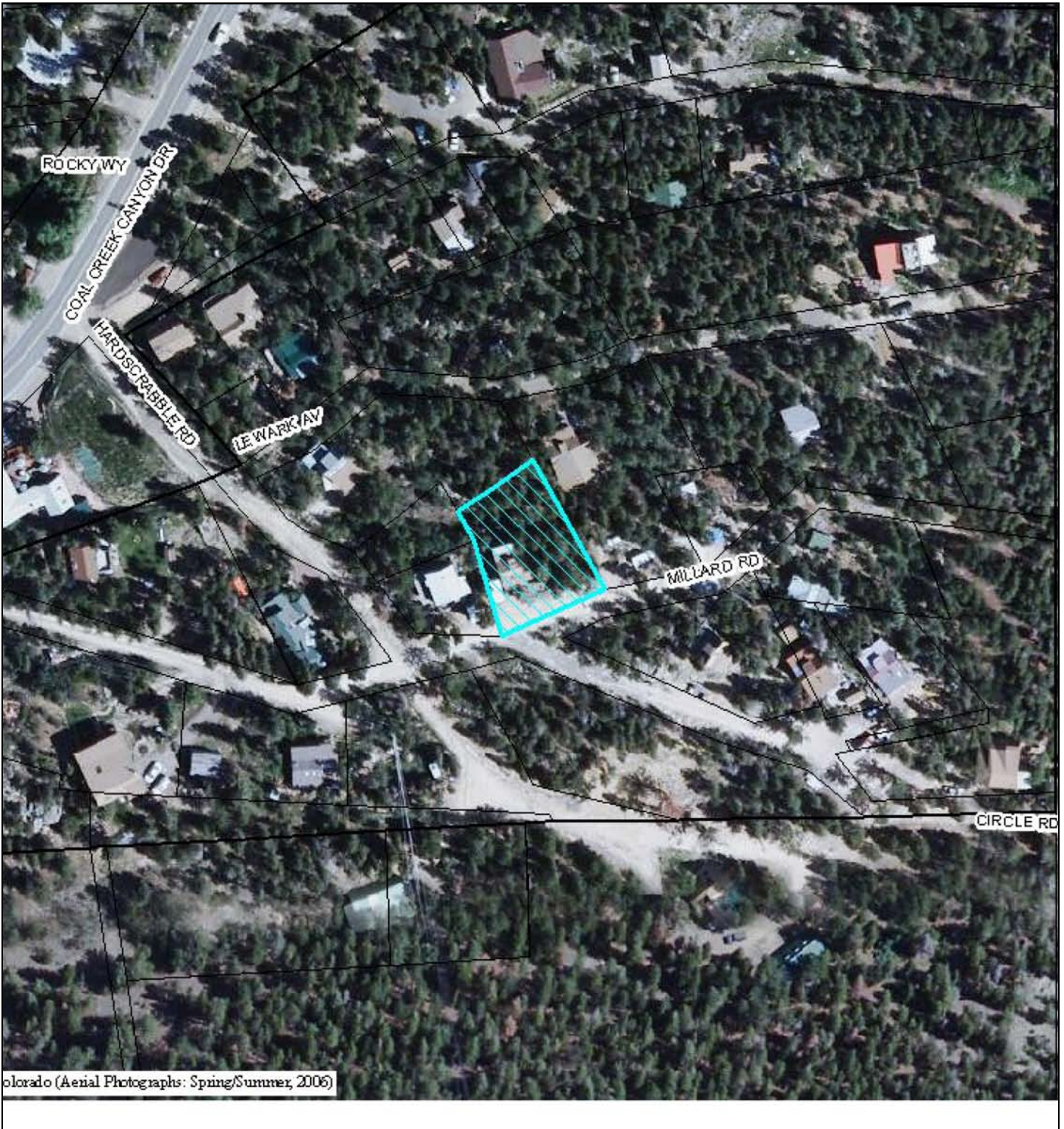
If there is National Register district potential, is this building contributing: Yes No N/A

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

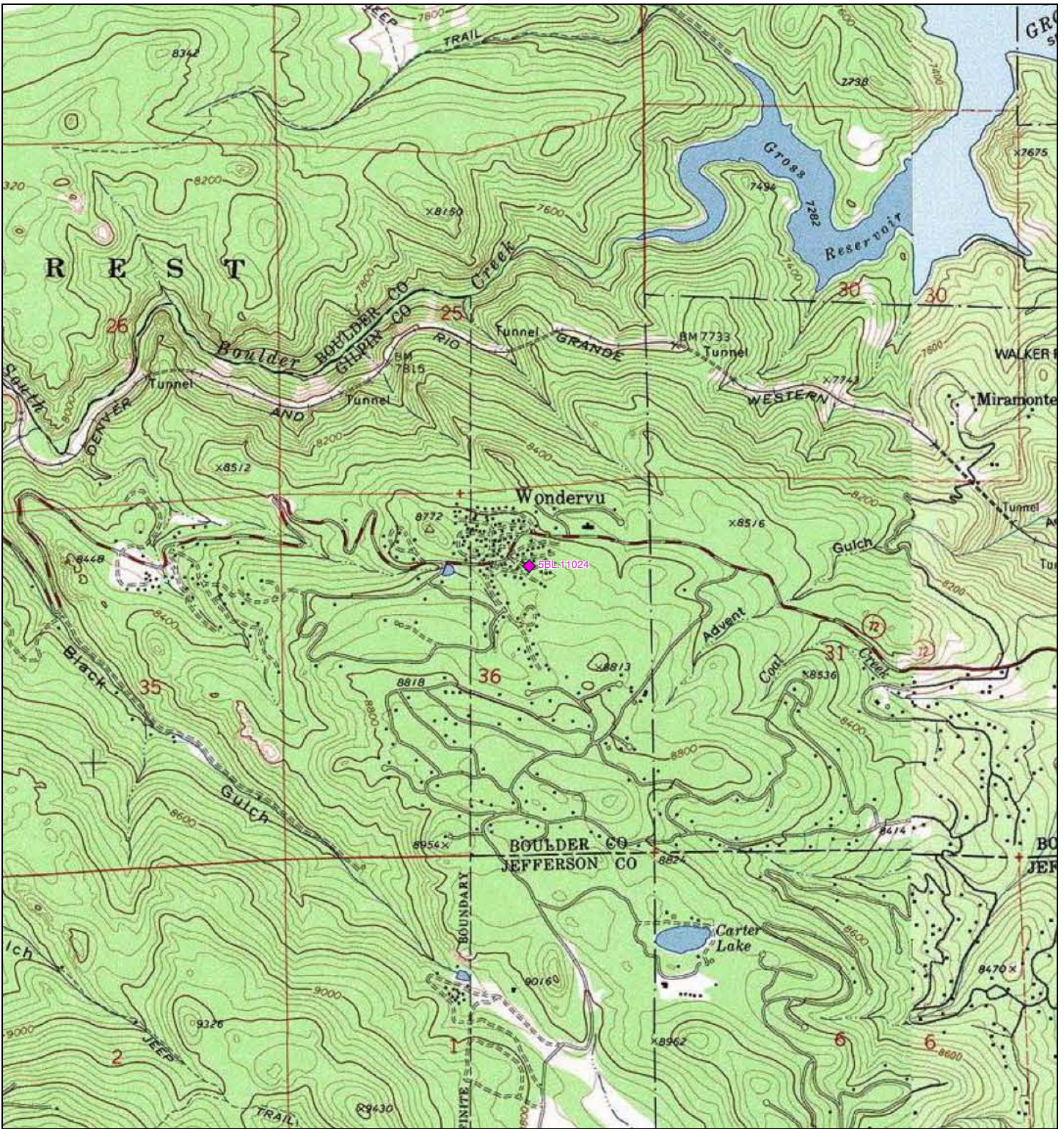
VIII. RECORDING INFORMATION

47. Digital photograph file name(s): millardrd0003 - 1.tif to millardrd0003 - 5.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