

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.11025 | Parcel number: 158136119005 |
| 2. Temporary resource number: | Not Applicable | |
| 3. County: | Boulder | |
| 4. City: | Wondervu | |
| 5. Historic building name: | Ralph B. Olson Cabin; Fonta I. Davis Cabin | |
| 6. Current building name: | Prayer Cabin in the Rockies; Roy G. and Vivian White Cabin | |
| 7. Building address: | 13 Millard Road | |
| 8. Owner name: | Roy G. and Vivian White | |
| Owner organization: | | |
| Owner address: | 2058 S Clarkson St
Denver, CO 80210 | |

- | | | | | |
|---|--|--|------------------------------------|--|
| 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: **466258** Northing: **4419448**
11. USGS quad name: **Tungsten** Scale: **7.5**
 Year: **1972**
12. Lot(s): **Lots 6 through 9 inclusive; Block 3 South; and Lot 1; Block 7 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: **766 square feet (first floor area)**
16. Number of stories: **1 1/2**
17. Primary external wall material(s): **Wood/Simulated Log Siding**
Wood/Log
 Other wall materials:
18. Roof configuration: **Gabled Roof/Cross Gabled Roof**
 Other roof configuration:
19. Primary external roof material: **Asphalt Roof/Composition Roof**
 Other roof materials:
20. Special features: **Chimney**
Roof Treatment/Dormer
21. General architectural description:
Oriented to the south, this cabin rests on a random-coursed granite foundation. Tan-painted, simulated log siding clads the majority of the exterior wall surfaces. Unpainted, square-cut wood shingles cover the gables. Covering an enclosed, shed-roofed porch protruding from the rear (north) elevation are vertical, red-painted split logs. Windows vary greatly from elevation to elevation and in the same elevation. Opening near the center of the asymmetrical front (south) façade are paired, six-light casement windows, with white-painted wood frames. At the west end of the façade is a 3-over-3-light window, with an aluminum frame and flanking wood shutters. Opening in either face of the northeast corner are single-light windows, with white-painted wood frames. Enclosing the rear (north) porch are paired, 8-light windows, with white-painted wood frames and red-painted wood surrounds. It is unclear whether these windows open or are fixed. A shed-roof dormer protruding from the roof's north-facing slope hosts single-light, fixed-frame windows opening in its south and west sides. The window opening in its east side has been boarded shut. Paired plywood doors, opening on metal strap hinges, appear at the east end of the façade. An 8-light door opens in the east end

of the rear porch's north elevation. It has a faded red-painted wood frame. The door provides access to an unsheltered, deteriorated wood porch and staircase. Brown asphalt shingles cover the cross-gabled roof, and the log rafter ends are exposed. A random-coursed granite hearth and chimney are engaged to the northern half of the east façade.

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. Houses are irregularly spaced along Millard Road, an unpaved street running generally east to west, with this cabin having an usually deep setback. The terrain slopes gently 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 privy is situated southeast of the house. The building is oriented to the west. The walls consist of unpainted, vertical planks. Gray asphalt shingles cover the shed roof.

IV. ARCHITECTURAL HISTORY

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

Source of Information: **Boulder County Assessor Records.
Deed 00622714. Boulder County Clerk and Recorder.**

26. Architect: **Unknown**

Source of Information:

27. Builder: **Unknown**

Source of Information:

28. Original Owner: **Ralph B. Olson**

Source of Information: **Deed 00622714. 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. This building appears to have consisted of just the steeply pitched, side-gabled core. Additions were then made to the east elevation and to the façade. The enclosed rear porch also appears to have been an addition. The dates of these modifications are unclear, but probably occurred between 1960 and 1970.

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 in 1935, was Ralph B. Olson, who purchased this property from Wondervu developers Otto Friedrichs and Charles E. Hollingsworth. Ralph Benjamin Olson was born on November 14, 1899, in Iowa. By 1917 he was working as a farm hand for George Metcalf in Fayette, Iowa. At the time he purchased this property, Olson resided in Harlan, Fayette County, Iowa.

R.B. Olson sold this property to Fonta I. Davis in 1941. She was born on April 23, 1890, in Illinois. Her husband, George W. Davis, was born around 1889, in New Hampshire. They married circa 1919 and had a son, Harold J. Davis. George Davis was a railroad switchman based in Denver. Fonta died in June 1980.

In 1948, E.S. and Virgil T. Burno purchased this property from Fonta Davis. Two years later, Virgil quit claimed his share of the property to E.S. Bruno, who sold it to E. Ray and June E. Jones in 1953. Arthur C. and Iris I. Burdick acquired the cabin and lots from the Joneses in 1965. They owned the property until 1977, when they sold it to Robert and Jacqueline Thomas. Roy G. and Vivian White, the current owners, purchased the cabin and lots in 1984.

36. Sources of information:

Boulder County Assessor Records.

Deeds 00622714, 00232936, 90566120, 90531992, 90497059, 90465418, 90387709, and 90387708. Boulder County Clerk and Recorder.

World War I Draft Registration Card for Ralph Benjamin Olson.

Social Security Death index Record for Fonta Davis.

U.S. Census of 1930. Denver, Denver County, Colorado. Roll 240; Page: 7A; Enumeration District: 212; Image: 953.0.

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, 1935; Social History, 1935-1948**

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 marketed to and largely owned by the working and middle class. The owners of this cabin included a farmer and a railroad switchman. It is also architecturally significant as an example of the Rustic style. Character-defining features include rough native stonework, a prominent hearth and chimney, divided-light windows, and exposed rafter ends. However, because of its low level of physical integrity and 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 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 and window replacements have removed or obscured many of the 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

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HISTORITECTURE

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): **millardrd0013 - 1.tif to millardrd0013 - 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**

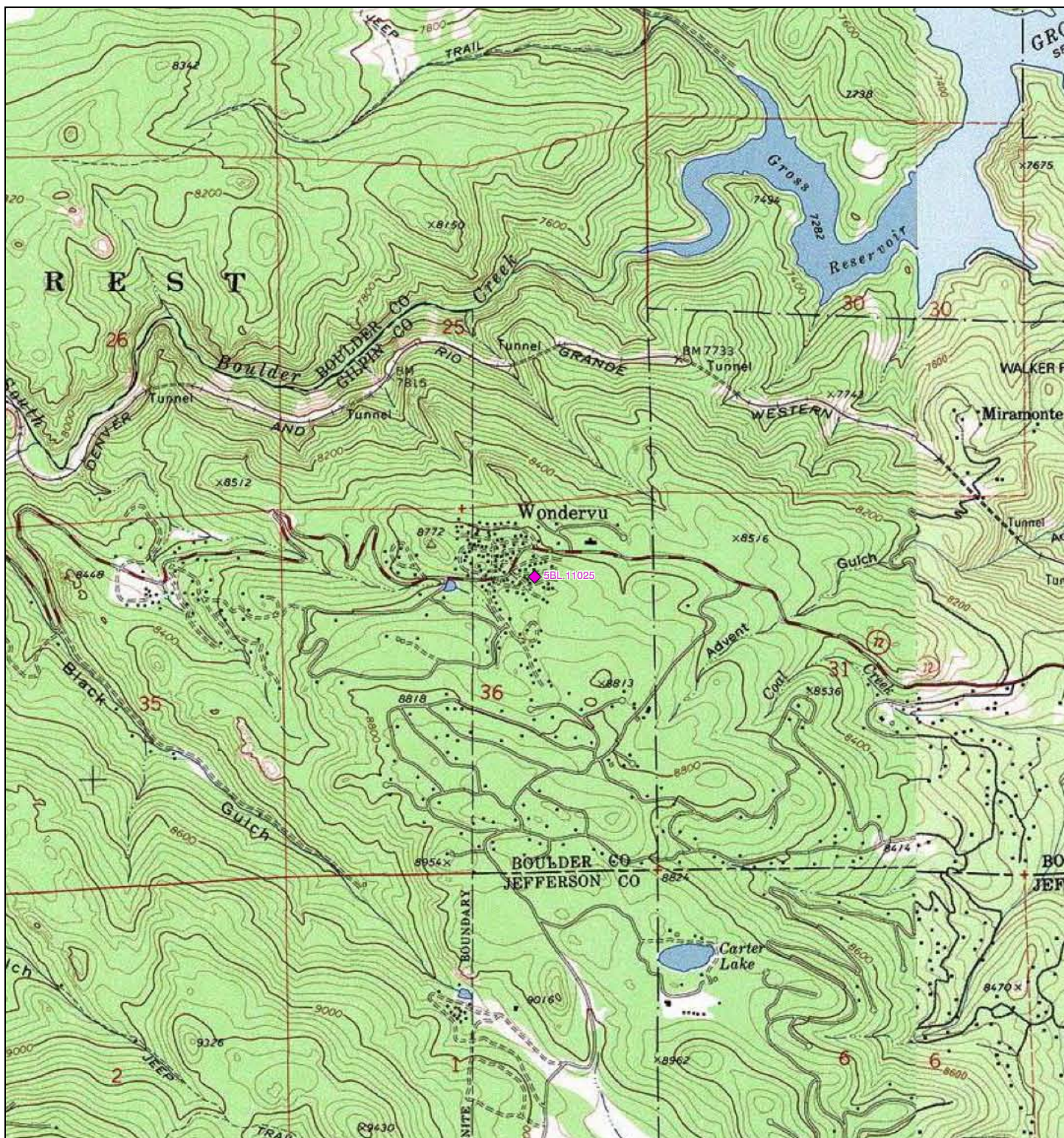
52. Address: **PO Box 419
Estes Park, CO 80517-0419**

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

SKETCH MAP



LOCATION MAP



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

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HISTORITECTURE