

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.11026** Parcel number: **158136119006**
- 2. Temporary resource number: **Not Applicable**
- 3. County: **Boulder**
- 4. City: **Wondervu**
- 5. Historic building name: **Harold and Loraine Millard Cabin**
- 6. Current building name: **Eugene and Virginia Caranci Cabin**
- 7. Building address: **27 Millard Road**
- 8. Owner name: **Eugene A. and Virginia L. Caranci**
- Owner organization:
- Owner address: **1101 Main Street
Louisville, CO 80027-1727**

- | | | | | |
|---|--|--|------------------------------------|--|
| 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**
SE 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: **466307** Northing: **4419460**
11. USGS quad name: **Tungsten** Scale: **7.5**
Year: **1972**
12. Lot(s): **Lots 2 through 10 inclusive; 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: **420 square feet**
16. Number of stories: **1 1/2**
17. Primary external wall material(s): **Wood/Simulated Log 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: **Chimney**
Porch
21. General architectural description:
Oriented to the south, this cabin rests on a random-coursed granite foundation. Unpainted, simulated log siding clads the exterior walls. Windows are 6- to 8-light casement, with brown-painted wood frames and surrounds. The gables host small, 4-light casement windows. The principal doorway opens near the center of the asymmetrical front (south) façade. It hosts a vertical simulated log door, opening behind a wood-framed screen door. Spanning the entire rear (north) elevation is a integral porch, enclosed temporarily for the winter with plywood. A random-coursed granite hearth and chimney are engaged to the center of the west elevation. A small, unsheltered, second-story deck is attached to the east elevation. A wood staircase approaches the deck from the south. Gray, interlocking asphalt shingles cover the side-gabled roof and wrap around the fascia board. The rafter ends are exposed.
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. The terrain slopes steeply downward from south to north. While the lot lacks formal landscaping, it is covered with mature pines and aspens. A circular driveway is located in front (south of) the cabin. Retaining walls of dry-laid granite stones define terraces in front of the cabin and help create paths to the driveway and privy.

24. Associated building, features or objects:

Privy

A privy is located near the southeast corner of the lot. Oriented to the northwest, the building appears to lack a formal foundation. However, dry-laid granite stones cover the lower third to half of the building. The walls consists of unpainted, vertical wood planks. Dominating the front (northwest elevation) is a vertical plank door, on metal strap hinges. Above the doorway is a small vent covered with a wire-mesh screen. Red sheets of asphalt cover the shed roof.

IV. ARCHITECTURAL HISTORY

25. Date of Construction: 1936 Actual Estimate

Source of Information: Boulder County Assessor Records.
Deed 90727212. Boulder County Clerk and Recorder.

26. Architect: Unknown

Source of Information:

27. Builder: Unknown

Source of Information:

28. Original Owner: Harold and Loraine Millard

Source of Information: Deed 90727212. Boulder County Clerk and Recorder.

29. Construction history:

According to Boulder County assessor records, this cabin was constructed in 1936. An analysis of the style, materials, and other historical records corroborates a 1936 date of construction. The only notable modification has been the installation of a deck and staircase on the east elevation.

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:

This cabin was constructed in 1936 for Harold W. and Loraine H. Millard, namesakes of Millard Road. Harold Millard was born on September 3, 1895, in Battle Creek, Michigan. He and his wife, Loraine, were married around 1926. She was born in Colorado around 1896. In 1930 the couple resided at the Park Dearborn Hotel in Chicago. Harold worked as a department store salesman and Loraine was a church secretary. Soon afterward they moved to Denver, where Harold was a salesman at the Daniels & Fisher department store. The couple retained this cabin and lots until 1963, when they sold them to Elaine R. and Markley "Mark" G. Metzger. Harold Millard died on December 17, 1987, in Denver. David and Ruth V. McGuire acquired the property from the Metzgers in 1972. The current owners, Eugene A. and Virginia Caranci, acquired cabin and lots from the McGuires in 1985.

36. Sources of information:

Boulder County Assessor Records.

Deeds 90727212, 00020231, and 00670268. Boulder County Clerk and Recorder.

U.S. Census of 1930. Chicago, Cook County, Illinois. Roll 484; Page: 25B; Enumeration District: 1597; Image: 953.0.

U.S. Census of 1900. Battle Creek Ward 2, Calhoun County, Michigan. Roll T623_704; Page: 7A; Enumeration District: 31.

Social Security Death Index Record for Harold W. Millard.

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, 1936-1959; Architecture, 1936**

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 is one of the earliest cabins in Wondervu. It is also architecturally significant as an example of the Rustic style. Character-defining features include log siding, rough native stonework, multi-paned 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 1936, this cabin exhibits a 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

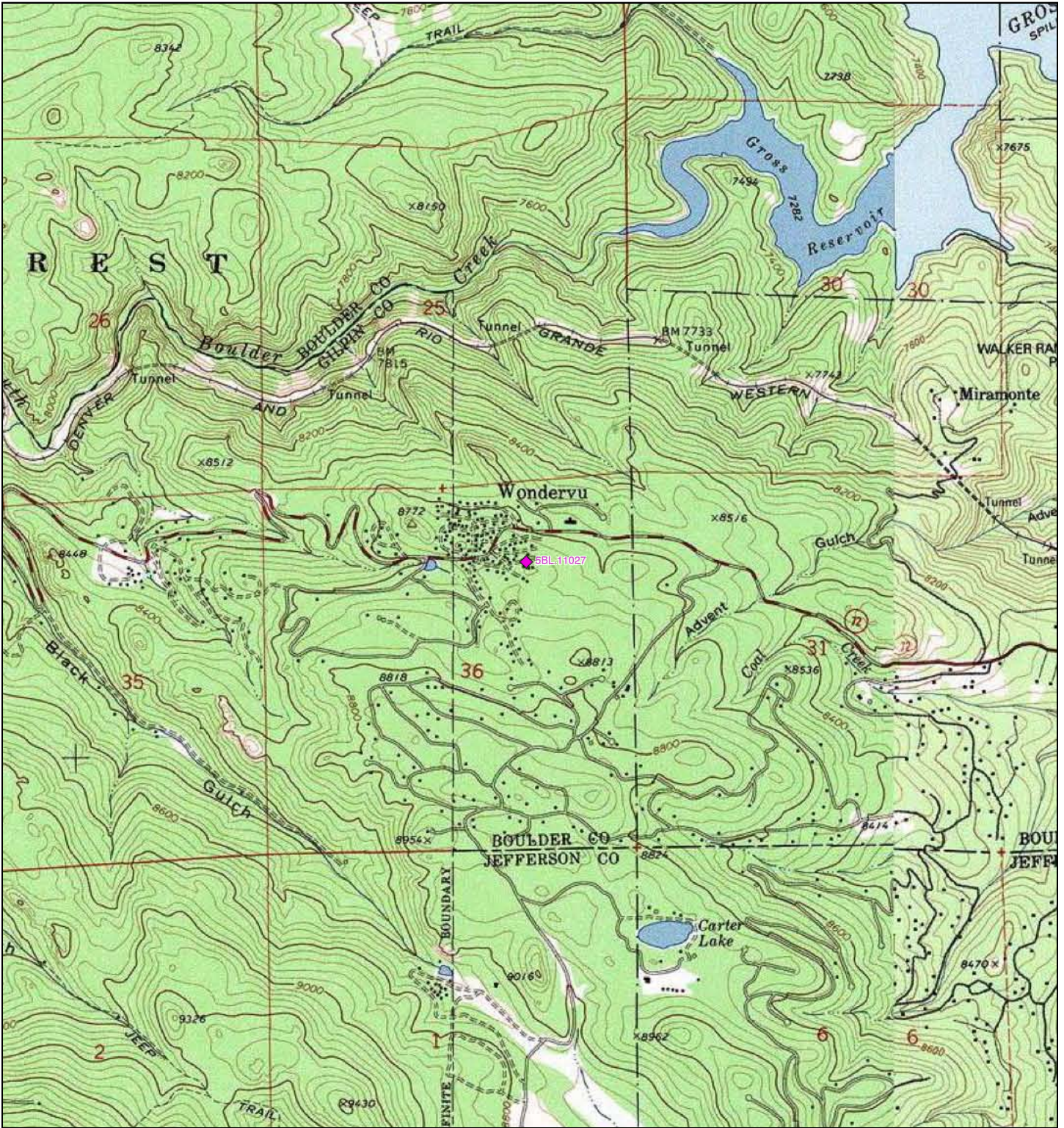
VIII. RECORDING INFORMATION

47. Digital photograph file name(s): **millardrd0027 - 1.tif to millardrd0027 - 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): **09/28/2009**
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