

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.11027** Parcel number: **158136120003**
- 2. Temporary resource number: **Not Applicable**
- 3. County: **Boulder**
- 4. City: **Wondervu**
- 5. Historic building name: **Robert E. and Lela M. Michaelis Cabin**
- 6. Current building name: **"Bleu Vu" Cabin**
- 7. Building address: **28 Millard Road**
- 8. Owner name: **Colorado Housing and Finance Authority**
- Owner organization:
- Owner address: **1981 Blake Street  
Denver, CO 80202-1272**

- |   |  |  |                                    |  |
|---|--|--|------------------------------------|--|
| 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: **466308** Northing: **4419422**
11. USGS quad name: **Tungsten** Scale: **7.5**  
Year: **1972**
12. Lot(s): **Lots 9, 10, and 11; Block 4 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): **Irregular Plan**  
Other building plan descriptions:
15. Dimensions in feet: **781 square feet**
16. Number of stories: **1**
17. Primary external wall material(s): **Wood/Simulated Log Siding**  
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: **Porch**  
**Window/Glass Block**
21. General architectural description:  
**Oriented to the west, this cabin rests on a random-coursed granite foundation or concrete foundation with a granite veneer. A small, shingle-covered door opens in the foundation's north elevation, east of center. Unpainted, horizontal, simulated wood siding clads the exterior walls. It is set vertically in the front (west-facing) gable. Dominating the northern half of the asymmetrical front (west) façade is a tripartite picture window, with unpainted wood frames and surrounds. It includes 1-over-1-light, sliding-sash windows, flanking a large, single-light window. Another picture window pierces the southern end of the façade, beneath the roof of a small, shed-roof porch. Most other windows are 1-over-1-light, double-hung sash. Opening near the center of the north elevation is a 12-light, fixed-frame window, with a red-painted wood frame and an unpainted wood surround. Near the eastern end of the same elevation is a window opening filled with glass blocks. An addition to the rear (east) elevation hosts 1-beside-1-light, sliding-sash windows. The principal doorway opens in the south face of the southwest (inside-facing) corner, which hosts a porch. This porch has log supports. Spanning the area in front (west of) the cabin is an unsheltered patio and red-painted wood**

deck. Gray, interlocking asphalt shingles cover the cross-gabled roof, and the building lacks overhanging eaves.

22. Architectural style: **Late 19th And Early 20th Century American Movements/Rustic**

Other architectural style:

Building type: **Ranch 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, spruces, and aspens.**

24. Associated building, features or objects:

**Guest Cabin**

**A small guest cabin is located immediately north of the main cabin. Oriented to the south, the building lacks a formal foundation. However, dry-laid stones and sheets of plywood enclose much of the area beneath the building. Unpainted, vertical simulated-log siding clads the exterior walls. Windows are 1-over-1-light, double-hung sash, with red-painted wood frames. Windows appear to open in the front (south) façade only. The principal doorway opens near the center of the façade. It hosts a 5-panel, red-painted door. Gray asphalt shingles cover the side-gabled roof.**

#### IV. ARCHITECTURAL HISTORY

25. Date of Construction: **1950**  Actual  Estimate

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

**Deed 0470926. Boulder County Clerk and Recorder.**

26. Architect: **Unknown**

Source of Information:

27. Builder: **Unknown**

Source of Information:

28. Original Owner: **Robert E. and Lela M. Michaelis**

Source of Information: **Deed 0470926. Boulder County Clerk and Recorder.**

29. Construction history:

**According to Boulder County assessor records, this cabin was constructed in 1950. An analysis of the style, materials, and other historical records corroborates a 1950 date of construction. The only notable alteration was the building of the rear addition in 1980, based on assessor records. The guest house also dates to after 1980.**

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 1950, were Robert E. and Lela M. Michaelis, who purchased the first lot comprising this parcel from Paul Zimmerman in 1948. They continued to assemble more property through the 1950s by acquiring lots from Wondervu developers Otto and Helen Friedrichs. Robert Michaelis was born in Germany in July 1869 and immigrated to the United States in 1872. His first wife was Addie Michaelis. They married circa 1892 and had a daughter, Myrtle M. Michaels. Robert's second wife, Lela Michaelis, was considerably younger than her husband, born around 1887 in Indiana. They married in 1910 and had one child, also named Robert E. Michaelis. The family resided in Denver. The elder Robert Michaelis was a builder who, with the advent of the automobile, specialized in constructing garages. The younger Robert Michaelis, born on February 24, 1921, in Denver, enlisted in the U.S. Army Air Corps during World War II. He later resided in Rockville, Maryland, where he died on April 28, 2000.

Lela Michaelis and Robert Michaelis (most likely her son) sold this property to Sam and Doris Horton in 1963. A decade later, in 1973, Jeffrey T. Wharton and Karin M. Katz acquired the cabin and lots from the Hortons. By 1976 Karin had changed her last name to Wharton as well. The couple sold the property to Kayne N. Hoecht in 2001. Scott Still and Heather R. Still bought the cabin and lots from Hoecht in 2007. The Colorado Housing and Finance Authority became the property's owner in 2010.

36. Sources of information:

Boulder County Assessor Records.

Deeds 3059745, 2853681, 02209224, 00173781, 00080946, 90859928, 90492267, 90584859, 90586208, 90536349, and 90470926. Boulder County Clerk and Recorder.

U.S. Census of 1930. Denver, Denver County, Colorado. Roll 238; Page: 13B; Enumeration District: 134; Image: 576.0.

U.S. Census of 1900. Union, Woodbury County, Iowa. Roll T623\_467; Page: 2A; Enumeration District: 182.

World War II Army Enlistment Record for Robert E. Michaelis, 6 May 1942.

Social Security Death Index Record for Robert E. Michaelis.

## 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, 1950; Social History, 1950-1960**

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 marketed to and owned by members of the working and middle classes. The original owner of this building was a Denver carpenter. It is also architecturally significant as an example of a mid-twentieth-century interpretation of the Rustic style. Character-defining features include the native rock foundation and simulated log siding. 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 1950, 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. The only notable alteration has been the construction of an addition, entirely isolated to the rear elevation. All other character-defining features remain intact. 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): **millardrd0028 - 1.tif to millardrd0028 - 4.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**

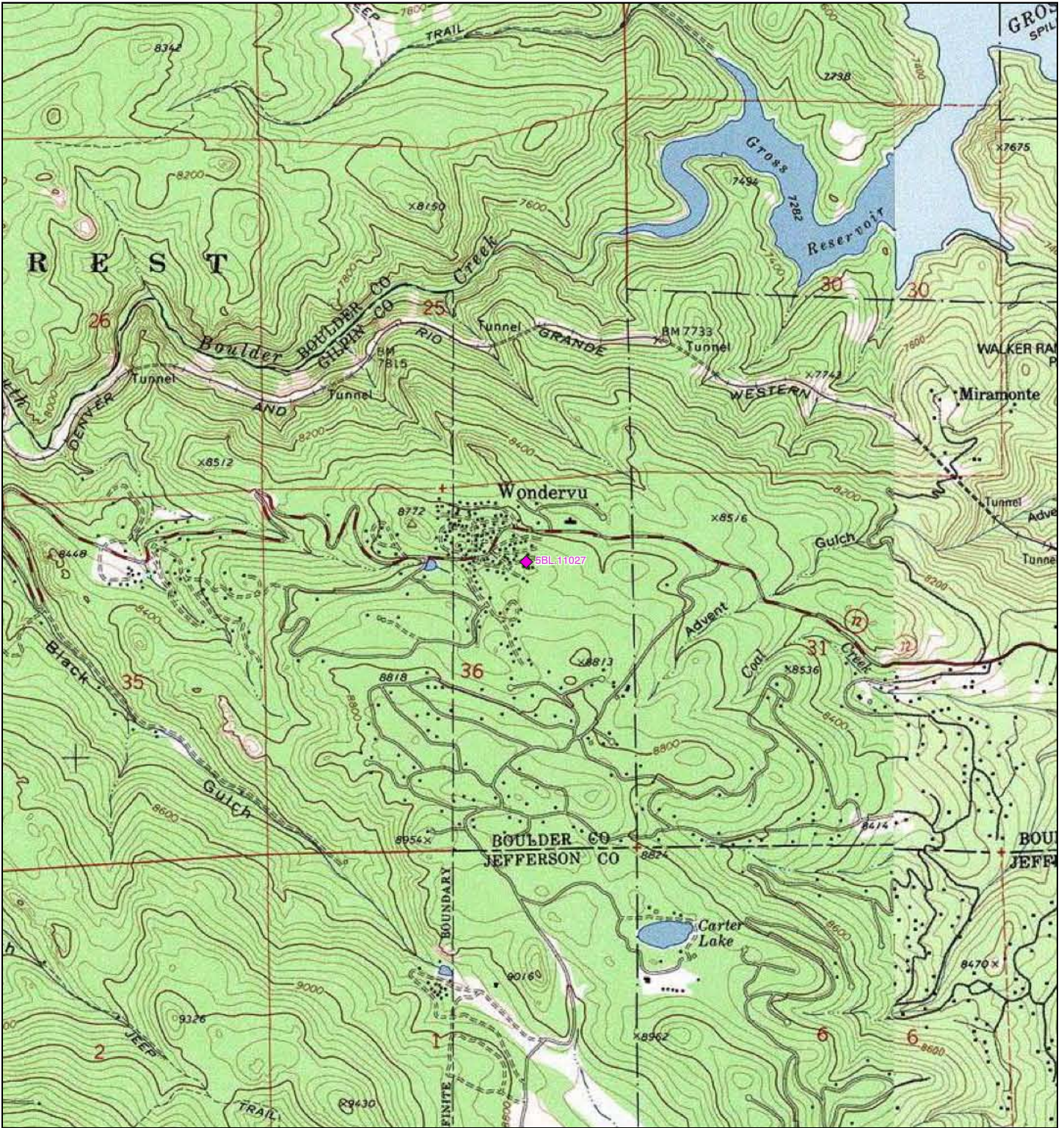
52. Address: **PO Box 419**  
**Estes Park, CO 80517-0419**

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