

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.

www.historitecture.com/contactus.html

**I. IDENTIFICATION**

- | | | |
|-------------------------------|--|------------------------------------|
| 1. Resource number: | 5BL.11029 | Parcel number: 158136122009 |
| 2. Temporary resource number: | Not Applicable | |
| 3. County: | Boulder | |
| 4. City: | Wondervu | |
| 5. Historic building name: | Riggle Cabin; Jewel C. Howard Cabin | |
| 6. Current building name: | Michael A. Slingsby Cabin | |
| 7. Building address: | 25 Olde Carter Lake Road | |
| 8. Owner name: | Michael A. Slingsby | |
| Owner organization: | | |
| Owner address: | 25 Olde Carter Lake Road | |
| | Golden, CO 80403 | |

- | | | | | |
|---|--|--|------------------------------------|--|
| 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 SW 1/4 NW 1/4 NE 1/4 of section **36** Grid aligned on **northwest** corner of section.
10. UTM Reference Zone: **13**
Easting: **466073** Northing: **4419394**
11. USGS quad name: **Tungsten** Scale: **7.5**
Year: **1972**
12. Lot(s): **Half of Lot 10 and all of Lot 11; Block 5 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:
16. Number of stories: **1**
17. Primary external wall material(s): **Wood/Simulated Log Siding**
Wood/Vertical Siding
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: **Fence**
21. General architectural description:
Orient to the north, this cabin rests on a brown-painted, concrete block foundation. Unpainted, simulated log siding, with mitered corners, clads the exterior walls. Covering a shed-roofed addition to the rear (south) elevation is unpainted, vertical board-and-batten siding. Windows are generally single-light, with burgundy-painted wood surrounds. Many appear to opens as hopper or casements. Large, single-light picture windows punctuate the west end of the asymmetrical front (north) façade and the west elevation. The principal doorway opens in the façade, just west of center. It provides access to an unsheltered wood deck, with a brown-painted wood floor and railings. The rafter ends are exposed but capped by a burgundy fascia board. Brown sheets of asphalt cover the shallowly pitched, front-gabled main roof and all other roof surfaces.
22. Architectural style: **No Style**
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 Olde Carter Lake Road, a narrow, unpaved road running generally southeast to northwest. The property slopes gradually downward from south to north. East of the cabin is a granite outcropping. Connecting the cabin and garage to the street is a gravel driveway. A wood privacy fence encloses the property.

24. Associated building, features or objects:

Garage

A garage is located northeast of the cabin. Oriented to the southwest, the building rests on a concrete foundation. Unpainted wood weatherboard, with unpainted wood cornerboards, clads the exterior walls. Windows are generally 1-beside-1-light, sliding sash, with brown aluminum frames and unpainted wood surrounds. Opening in the gambrel ends are 1-over-1-light, double-hung sash windows, with white vinyl frames and unpainted wood surrounds. Dominating the northwest end of the asymmetrical front (southwest) façade is a white-painted, 16-panel, steel, overhead retractable garage door. To the southeast of it is a white-painted, 6-panel steel door. Above the garage door, in the gambrel end, opens paired weatherboard doors, with metal strap hinges. A 6-panel steel door opens in the rear (northeast-facing) gambrel. It provides access to a wood staircase descending from southeast to northwest. Brown, interlocking asphalt shingles cover the gambrel roof, which culminates in hay hoods at its southwest and northeast ends.

Shed

A shed is located immediately northeast of the garage. The building is oriented to the southwest. The nature of the foundation could not be determined. Unpainted wood siding clads the exterior walls. Wood shingles cover the shed roof.

IV. ARCHITECTURAL HISTORY

25. Date of Construction: 1944 Actual Estimate
Source of Information: Deed 90420746. Boulder County Clerk and Recorder.

26. Architect: Unknown
Source of Information:

27. Builder: Unknown
Source of Information:

28. Original Owner: George W. Riggle, Cecil C. Rigge, George H. Riggle
Source of Information: Deed 90420746. Boulder County Clerk and Recorder.

29. Construction history:
According to Boulder County assessor records, this cabin was constructed in 1920. However, this year would predate any legal development of this area and is not reflected in the building form and materials. Construction most likely dates to shortly after the developers sold these lots to their first owners in 1944. An analysis of the style, materials, and other historical records corroborates a 1944 date of construction. The only alterations include the replacement of windows and construction of the small, rear addition.

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/Single Dwelling

34. Site type(s): Residence

35. Historical background:

The original owners of this cabin, constructed around 1945, were George W. Riggle and his sons, Cecil C. Riggle and George H. Riggle, who purchased the property from Wondervu developers Otto Friedrichs and Charles E. Hollingsworth. George W. Riggle was born around 1878 in Pennsylvania. His wife, Eugenia Riggle, was born around 1867 in Iowa. They married in 1902 and had their two sons in Iowa, Cecil in 1907 and George in 1909. By 1920, the family had moved to Denver, where the elder George Riggle was a meat cutter at a retail market. A decade later George W. Riggle remained a butcher while George H. worked as a sign painter.

Jewel L. Howard purchased this property from the Riggles in 1951 and eventually added it to his amassed holdings in block five south of the Wondervu Project subdivision. He was born around 1884 in Georgia. His wife, Ludie Howard, was born in Alabama around 1889. They married circa 1913 and had two children, Ethel Grace "Gracie" and Jewel Jr. The family resided in Denver, where the elder Jewel Howard worked as an order clerk for a grocery store.

This property may have had other owners between 1956 and 1972, but Howard maintained some control over it. He ultimately sold his block five south holdings in 1972 to Lawrence and Billie Jo Claycomb. They then sold this parcel to Gail L. Snyder in 1974. Two years later, Davis M. and Bernadette C. Ryan purchased this property from Snyder, selling it in 1980 to Ronald and Douglas Rose. They quit claimed the cabin and lots to Donald R. Rose in 1986. Only two months later, Donald Rose sold the property to Ralph H. and Bodil M. Knull. Michael A. Slingsby, the current owner and full-time resident, acquired the cabin and lots from the Knulls in 1997.

36. Sources of information:

Boulder County Assessor Records.

Deeds 01744432, 00719774, 00707270, 00416950, 00199074, 00118815, 00003080, 90712458, 90572958, 90504654, and 90420746. Boulder County Clerk and Recorder.

U.S. Census of 1920. Denver, Denver County, Colorado. Roll T625_158; Page: 4B; Enumeration District: 49; Image: 810.

U.S. Census of 1920. Denver, Denver County, Colorado. Roll T625_158; Page: 1A; Enumeration District: 69; Image: 1039.

U.S. Census of 1930. Denver, Denver County, Colorado. Roll 235; Page: 10B; Enumeration District: 64; Image: 22.0.

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**

40. Period(s) of Significance: **ca. 1944-1960**

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. Early owners included a butcher, sign painter, and grocery store clerk. 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 1930, 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. While this cabin

retains its original wall cladding and generally its original plan, the replacement of windows removed character-defining features. Overall 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.**

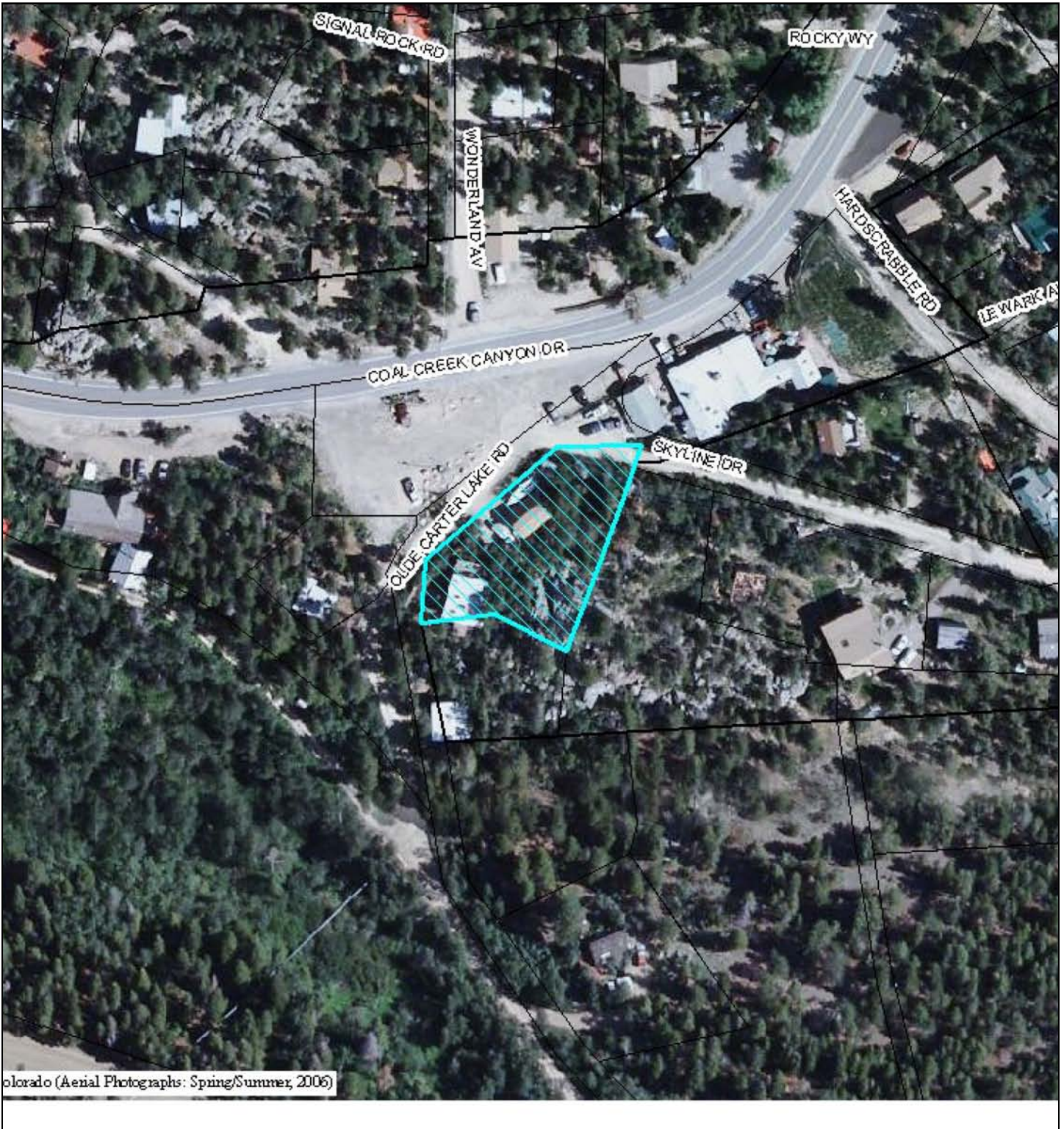
If there is National Register district potential, is this building contributing: Yes No N/A

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

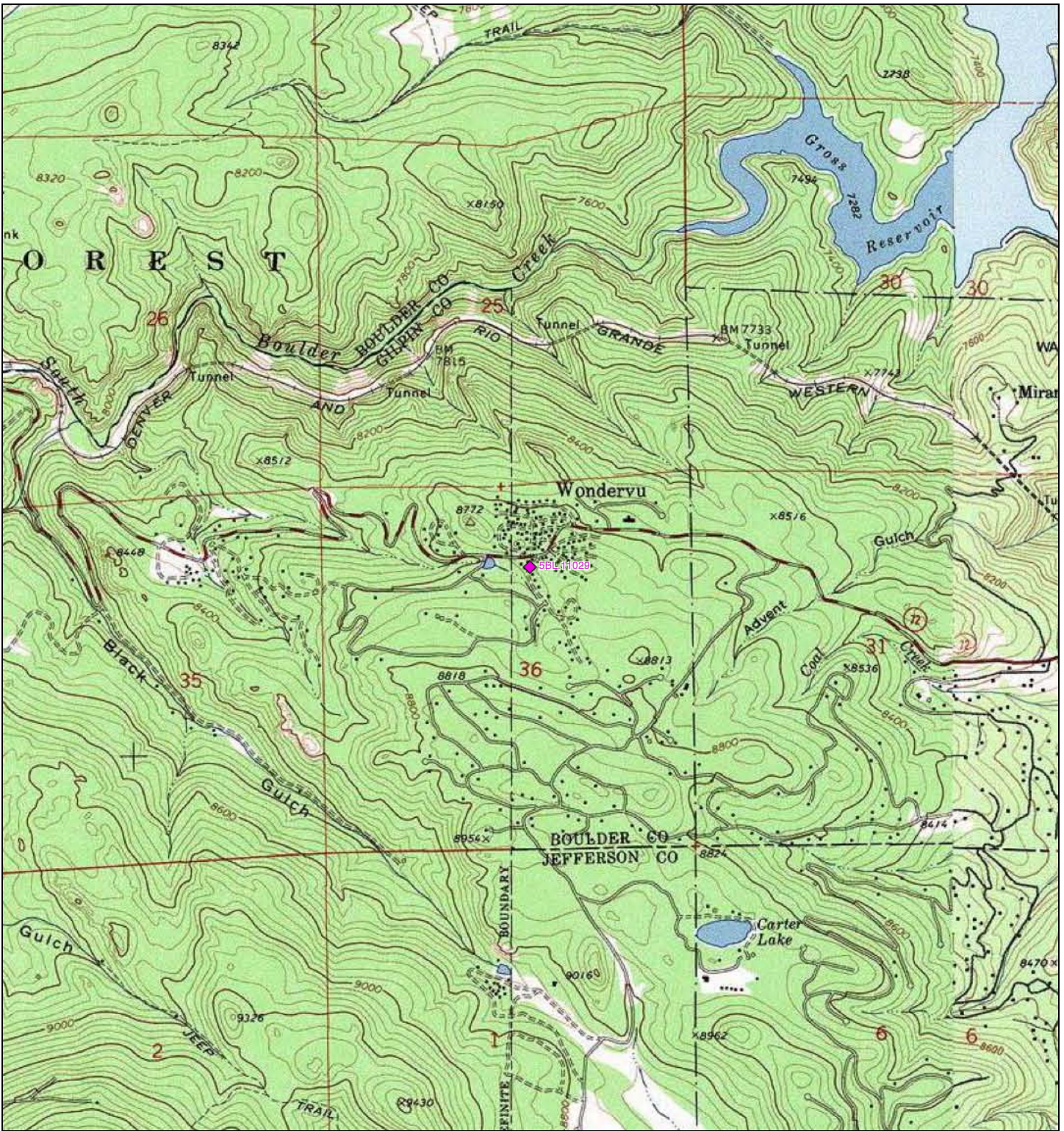
VIII. RECORDING INFORMATION

- 47. Digital photograph file name(s): **oldecarterlakerd0025 - 1.tif to oldecarterlakerd0025 - 8.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

Wondervu Historical and Architectural Survey

HISTORITECTURE