

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.11033 | Parcel number: 158136100030 |
| 2. Temporary resource number: | Not Applicable | |
| 3. County: | Boulder | |
| 4. City: | Wondervu | |
| 5. Historic building name: | Mary Cozian Cabin; Gus J. Cozian Cabin | |
| 6. Current building name: | Diane K. Koch Cabin | |
| 7. Building address: | 154 Olde Carter Lake Road | |
| 8. Owner name: | Diane K. Koch | |
| Owner organization: | | |
| Owner address: | 154 Olde Carter Lake Road
Golden, CO 80403-9419 | |

- | | | | | |
|---|--|--|------------------------------------|--|
| 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 NW 1/4 SW 1/4 NE 1/4 of section **36** Grid aligned on **northwest** corner of section.
10. UTM Reference Zone: **13**
Easting: **466124** Northing: **4419218**
11. USGS quad name: **Tungsten** Scale: **7.5**
Year: **1972**
12. Lot(s): **Tract 2694-A of Site 19 per deed 993994**
Addition: **Wondervu** Year of addition: **1929**
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: **414 square feet**
16. Number of stories: **1**
17. Primary external wall material(s): **Wood/Shingle**
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**
Fence
21. General architectural description:
Oriented to the north, this cabin rests on a brown-painted concrete foundation. A doorway pierces the foundation's west elevation with what appears to have been a garage opening. It hosts a white-painted, 4-panel door, with a pet door. Brown-painted, square-cut wood shingles clad the exterior walls. Windows are generally 6-over-6-light, double-hung sash, with white-painted wood frames and corniced surrounds. Opening on the south end of the west elevation is a single-light window. The west end of the rear (south) elevation has a 3-over-1-light window. The rest of the same elevation hosts 1-beside-1-light, sliding-sash window, with white-painted wood frames. The principal doorway opens near the eastern end of the asymmetrical façade. It hosts a wood slab door, protected behind a white, vinyl-frame storm door. It provides access to a concrete stoop partially sheltered beneath a shed-roofed hood. Extending westward from the principal doorway and wrapping around the northwest corner of the building is a broad, unsheltered wood deck. It has a white-painted, wood latticework skirting and railing. Covering the lowest third of the façade around the doorway is an random-coursed granite veneer. A secondary doorway opens in the north elevation of a small addition to

the east elevation. The doorway provides access to a small, unsheltered wood deck. Gray asphalt shingles cover the side-gabled roof and all other roof surfaces. The rafter ends are exposed but capped by a white-painted fascia board. Engaged to the north end of the east elevation are a random-coursed granite hearth and chimney.

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 within a narrow gulch between two, east-west-oriented ridges, 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. This house is situated just south of a small, unpaved road connecting Olde Carter Lake Road to Indian Peak Road. A grassy marsh covers the western portion of the property, which largely open. The parcel also hosts mature pines and spruces. Enclosing the eastern portion of the lots is a chain-link fence.

24. Associated building, features or objects:

Privy

A privy is situated southwest of the house, wedged between two aspen trees. Oriented to the north, the building appears to lack a formal foundation. The walls consist of brown-stained or painted, vertical wood planks. Dominating the front (north) façade is a vertical plank door. Gray asphalt shingles cover the shed roof.

Shed

A standard modular or kit-built shed is located off the northwest corner of the house. Oriented to the north, the building lacks a formal foundation. The walls consist of faux wood grain sheets of metal. Dominating the front (north) façade is a large doorway opening, appearing to lack doors. Sheet metal covers the gambrel roof.

IV. ARCHITECTURAL HISTORY

25. Date of Construction: **1949** Actual Estimate
Source of Information: **Boulder County Assessor Records.
Deed 90279948. Boulder County Clerk and Recorder.**

26. Architect: **Unknown**
Source of Information:

27. Builder: **Unknown**
Source of Information:

28. Original Owner: **Mary Cozian**
Source of Information: **Deed 90279948. Boulder County Clerk and Recorder.**

29. Construction history:
According to Boulder County assessor records, this cabin was constructed in 1949. An analysis of the style, materials, and other historical records corroborates a 1949 date of construction. Alterations since that time include a small addition to the east elevation and the replacement of some windows. These modifications appear to date 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 owner of this cabin, constructed in 1949, was Mary Cozian, who had originally purchased the property in 1931 from Wondervu developers Otto Friedrichs and Mary Harrison Stevens. Mary L. Cozian was born around 1910 in St. François County, Missouri. She was born to Romanian parents, who had immigrated to the United States in 1905 and ran a bakery in Flat River, Missouri. By 1930 Mary Cozian worked as a nurse at the Kansas State Sanatorium for Tuberculosis, near Norton. She appears to have worked as a nurse most of her life and may have remained unmarried. In 1956, Mary sold her Wondervu property to her brother, Gus Cozian.

Gus J. Cozian was born on November 18, 1907, also in St. François County, Missouri. He enlisted in the U.S. Army at Denver on March 36, 1943. His enlistment records indicate that he had attended two years of college and was a driver of some kind. He was also divorced with children. Gus Cozian died in July 1982 in Seattle.

In 1959, Gus Cozian sold the cabin to Carl Albert Esias (also spelled Esaias). He was born on February 6, 1891, to Swedish immigrants in Yorktown, Page County, Iowa, growing up on a farm in adjacent Tarkio Township. He later moved to Denver, where he died in March 1979.

Carl Esias sold this property to Dorothy M. Arnold in 1963. She later married Albert Plakorus to become Dorothy M. Plakorus. In 1973 Glenn R. Garland acquired the property from Plakorus. Garland remained the owner until 1989, when he sold the property to Frances J. Jaquish and Leo B. Medina. In 1993 Medina sold his share of the property to Jaquish, who remained the sole owner until 2009 when Deutsche Bank, as public trustee, acquired the property. Diane K. Koch, the current owner, bought the cabin and land from Deutsche Bank in January 2010.

36. Sources of information:

Boulder County Assessor Records.

Deeds 03054732, 03028546, 1268734, 7993994, 418601, 393749, 00071750, 90723148, 90635024, 90574026, and 90279948. Boulder County Clerk and Recorder.

U.S. Census of 1900. Tarkio Township, Page County, Iowa. Roll T623_452; Page: 8B; Enumeration District: 97.

U.S. Census of 1920. Saint François County, St François County, Missouri. Roll T625_945; Page: 1A; Enumeration District: 100; Image: 356.

U.S. Census of 1930. Emmett, Norton County, Kansas. Roll 714; Page: 6A; Enumeration District: 9; Image: 87.0.

World War I Draft Registration Card for Carl Albert Esaias.

U.S. World War II Army Enlistment Records, 1938-1946, for Gus J. Cozian.

Social Security Death Index Record for Gus Cozian.

Social Security Death Index Record for Carl Esias.

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, 1949; Social History, 1949-1959**

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 nurse, followed by her brother, who was a driver. It is also architecturally significant as an example of the Rustic style. Character-defining features include wood-shingle wall cladding, divided-light windows, exposed rafter ends, and a native-stone hearth and chimney. 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 1949, 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 modifications have been the replacement of some windows and the construction of a small addition. Almost 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

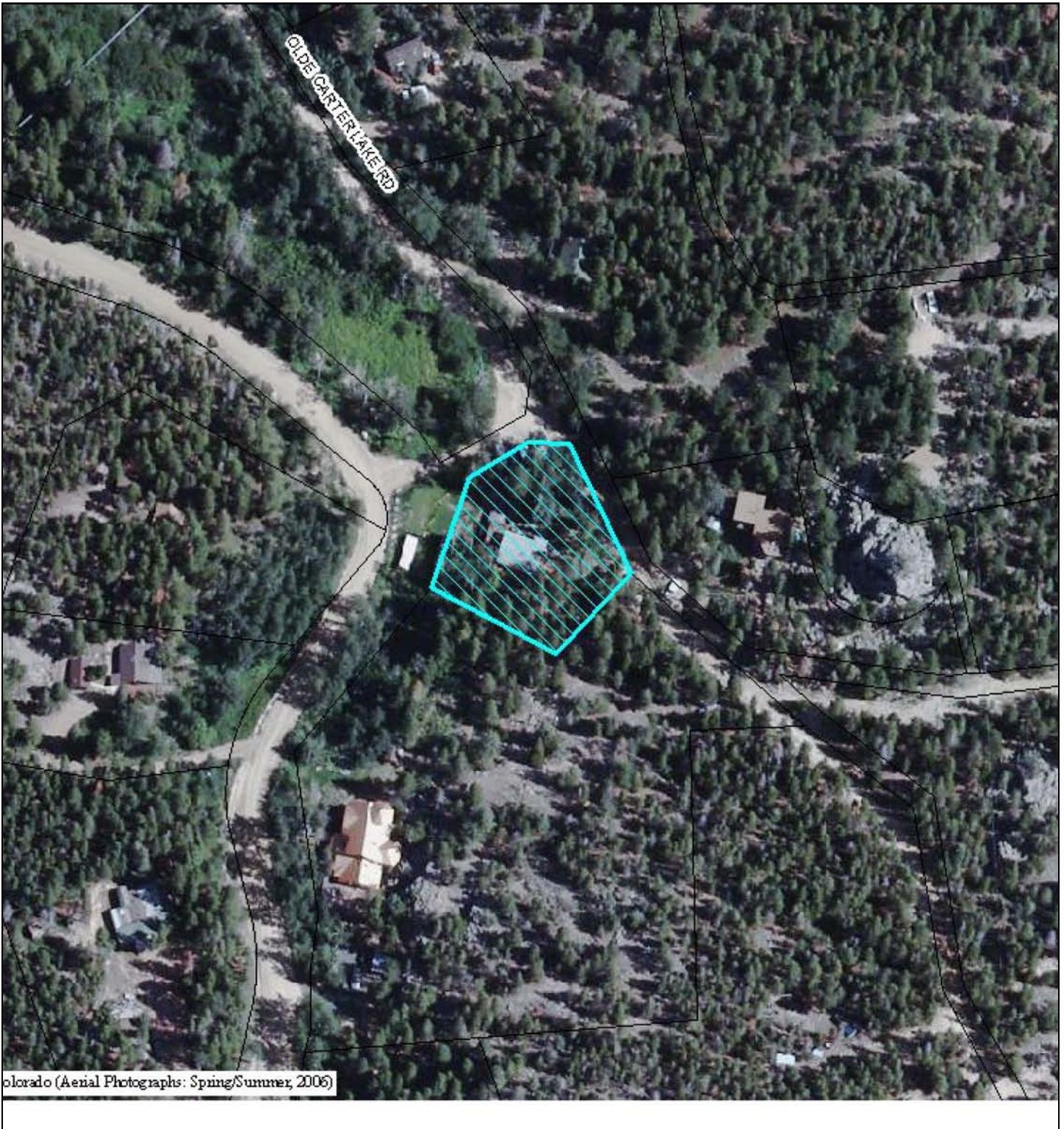
Discuss: **This inventory was conducted as an intensive-level selective survey and therefore lacks the continuity of resource data necessary to recommend the creation of an historic district.**

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

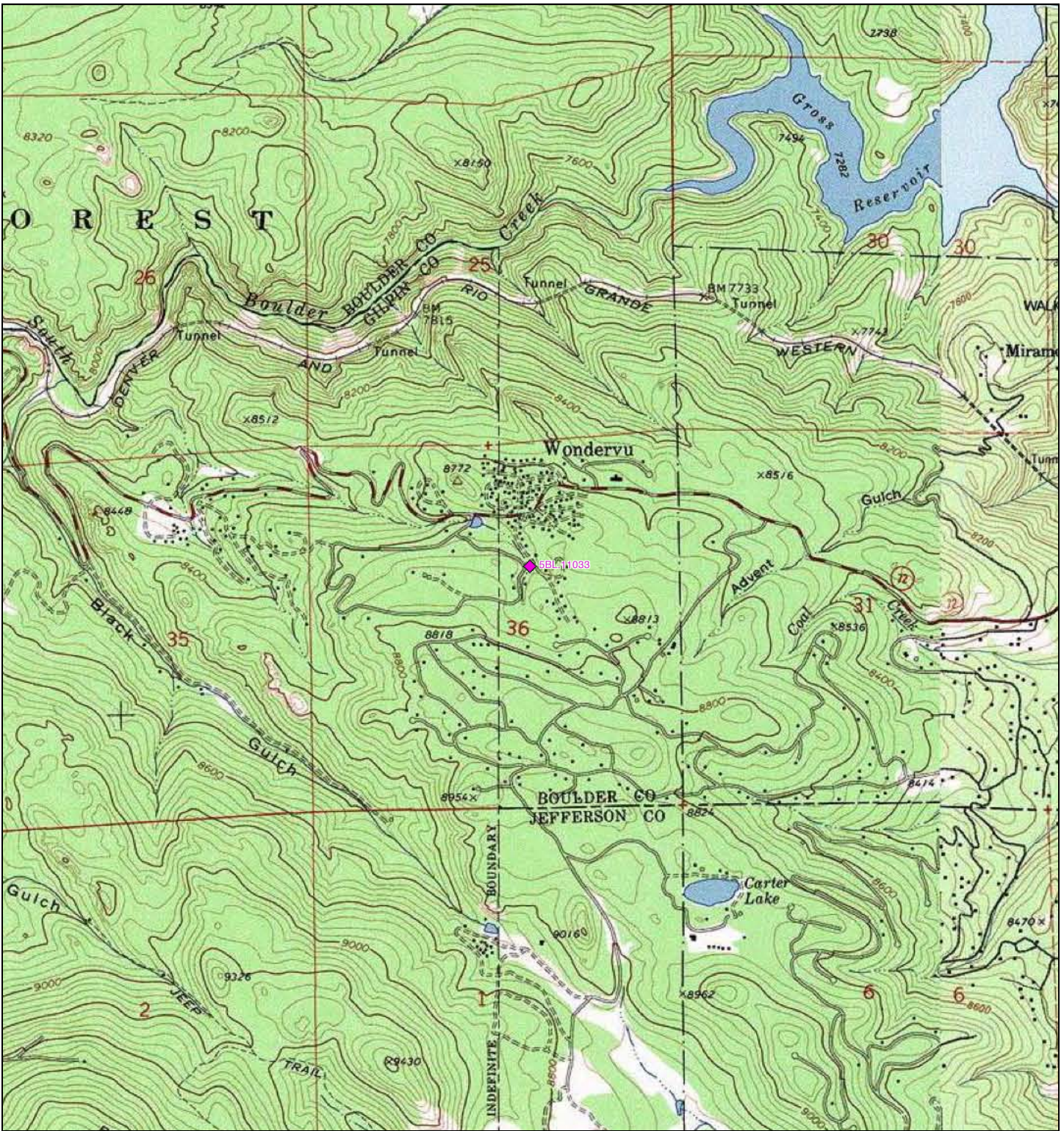
46. If the building is in existing National Register district, is it contributing: Yes No N/A**VIII. RECORDING INFORMATION**

47. Digital photograph file name(s): **oldecarterlakerd0154 - 1.tif to oldecarterlakerd0154 - 9.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