

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.11034 | Parcel number: 158136100048 |
| 2. Temporary resource number: | Not Applicable | |
| 3. County: | Boulder | |
| 4. City: | Wondervu | |
| 5. Historic building name: | H. Hohn Warner Cabin | |
| 6. Current building name: | Paul Leonard Gonzales Jr. and Frank Myron Gonzales Cabin | |
| 7. Building address: | 272 Olde Carter Lake Road | |
| 8. Owner name: | Paul Leonard Gonzales Jr. and Frank Myron Gonzales | |
| Owner organization: | | |
| Owner address: | 1607 Cottonwood Drive, Apartment 14
Louisville, CO 80027-2807 | |

- | | | | | |
|---|--|--|------------------------------------|--|
| 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**
NE 1/4 SE 1/4 SW 1/4 NE 1/4 of section **36** Grid aligned on **northwest** corner of section.
10. UTM Reference Zone: **13**
 Easting: **466295** Northing: **4419143**
11. USGS quad name: **Tungsten** Scale: **7.5**
 Year: **1972**
12. Lot(s): **2.14 acres in the east half of the southwest quarter of the northeast quarter of section 36, township 1 south, range 72 west (Wondervu sites per deed 2057323)**
 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): **Irregular Plan**
 Other building plan descriptions:
15. Dimensions in feet: **591 square feet**
16. Number of stories: **1**
17. Primary external wall material(s): **Metal/Aluminum 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**
21. General architectural description:
Oriented to the south, this cabin rests on a concrete-block foundation. Much of the foundation hosts a random-coursed granite veneer. Broad-painted, horizontal, aluminum siding clads the exterior walls. Windows are generally 1-beside-1-light, sliding sash, with aluminum frames. Opening at the east end of the rear (north) elevation is a band of large, 1-over-1-light windows. The principal doorway opens in the center of the symmetrical front (south) façade. It hosts an unpainted, 2-panel wood door, with 6 lights. Protecting it is an aluminum-frame storm door. Approaching the doorway is 4-step concrete stoop, flanked on the east by a wrought-iron railing. A secondary doorway opens in the north face of a small, cutaway porch at the southwest corner of the cabin. The porch features a single, brown-painted, wood post, at its southwest corner. Wood steps rising from west to east approach the porch on its south elevation. The porch also connects to an unsheltered wood deck spanning the rear (south) elevation. It has a brown-painted wood floor and railing. Gray asphalt shingles cover the cross-gabled roof, and the building lacks overhanging eaves.

22. Architectural style: **No Style**

Other architectural style:

Building type:

23. Landscape or special setting features:

This property is located within rolling, mountainous terrain 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 has a particularly deep setback from the road, accessed via long driveways from the north and east. Covering the relatively flat lot are mature pines, spruces, and aspens. Granite outcroppings punctuate the property.

24. Associated building, features or objects:

Privy

A privy is located northeast of the cabin. Oriented to the south, the building rests on dry-laid stones and structural clay tiles. The walls consist of thick, brown-painted, horizontal wood planks. Dominating the front (south) façade is a brown-painted, beadboard door. Above the doorway is a wood sign proclaiming, "Cesar's [sic] Palace." Gray sheets of asphalt cover the shed roof.

IV. ARCHITECTURAL HISTORY

25. Date of Construction: **1941** Actual Estimate

Source of Information: **Boulder County Assessor Records.**
Deed 90507283. Boulder County Clerk and Recorder.

26. Architect: **Unknown**

Source of Information:

27. Builder: **Unknown**

Source of Information:

28. Original Owner: **H. Hohn Warner**

Source of Information: **Deed 90507283. Boulder County Clerk and Recorder.**

29. Construction history:

According to Boulder County assessor records, this cabin was constructed in 1941. An analysis of the style, materials, and other historical records corroborates a 1949 date of construction. Windows and wall cladding may have been replaced, most likely after 1975. The rear, side-gabled portion of the building may also be an addition, most likely also dating to after 1975.

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 house, constructed in 1941, was H. Hohn Warner, who purchased the property from Mary A. Hollingsworth, wife of Wondervu developer Charles E. Hollingsworth. The cabin has remained with descendants of the same family for its entire history. Henry Hohn Warner was born on February 15, 1901, in Arizona, to David Reuben and Anna Amelia (Masemore) Warner. By 1908 Hohn had moved with his family to Lamar, Colorado, where his father was a railroad section foreman. A decade later the family was in Scotts Bluff, Nebraska, where David continued to serve as a railroad section foreman and Hohn was a carpenter's apprentice. Hohn returned to Colorado by 1930, residing in Wiggins with his mother and brother Vernon. At the time, Hohn was a school janitor and may have worked for the railroad at some point. He later resided in Lakewood and Denver with his wife, Johanna "Jo" Warner. She was born on October 30, 1891. They appear to have had no children. Jo died in November 1975 in Denver. Hohn also died in Denver, in December 1982.

Around the time of Jo's death, Hohn Warner transferred this property to his brother and sister-in-law, M. Myron and Louise M. Warner. Marion Myron Warner was born in Lamar on September 1, 1908, and subsequently moved with his family to Scotts Bluff. By 1930 Myron lived in Grand Island, Nebraska, where he was a salesman. By the time he enlisted in the U.S. Army, on April 1, 1942, he listed his occupation as "teacher" and was still single. Like Hohn, Myron appears to have spent some of his life working for the railroad. By 1949 he was residing in Green River, Wyoming, where he probably met his wife. Louise M. Warner was born in Wyoming on January 2, 1919. They later resided in Denver and had at least two children, Marian and Connie Ann. Myron Warner died on March 24, 1994, in Denver, and daughter Marian died in Grand Island on November 13, 1997.

Louise Warner quit claimed this property to Connie Ann (Warner) Gonzales in 1996. In 2000, the estate of Connie Ann Gonzales transferred the cabin and lots to Frank Myron Gonzales and Paul Leonard Gonzales, the current owners.

36. Sources of information:

Boulder County Assessor Records.

Deeds 2057323, 1666111, 00558304, 00128229, and 90507283. Boulder County Clerk and Recorder.

U.S. Census of 1910. Lamar, Prowers County, Colorado. Roll T624_123; Page: 8B; Enumeration District: 136; Image: 1287.

U.S. Census of 1920. Ford, Scotts Bluff County, Nebraska. Roll T625_1001; Page: 10A; Enumeration District: 221; Image: 604.

U.S. Census of 1930. Wiggins, Morgan County, Colorado. Roll 246; Page: 6B; Enumeration District: 26; Image: 574.0.

Social Security Death Index Record for Henry Warner.

Social Security Death Index Record for Johanna Warner.

U.S. Census of 1930. Grand Island, Hall County, Nebraska. Roll 1282; Page: 3B; Enumeration District: 15; Image: 349.0.

Social Security Death Index Record for Louise M. Warner.

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: **1941-1960**

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 house was a carpenter's apprentice, school janitor, and may have worked for the railroad. 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 1941, 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. The original windows and wall cladding appear to have been replaced after the period of significance. Other features, including the original plan, 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.**

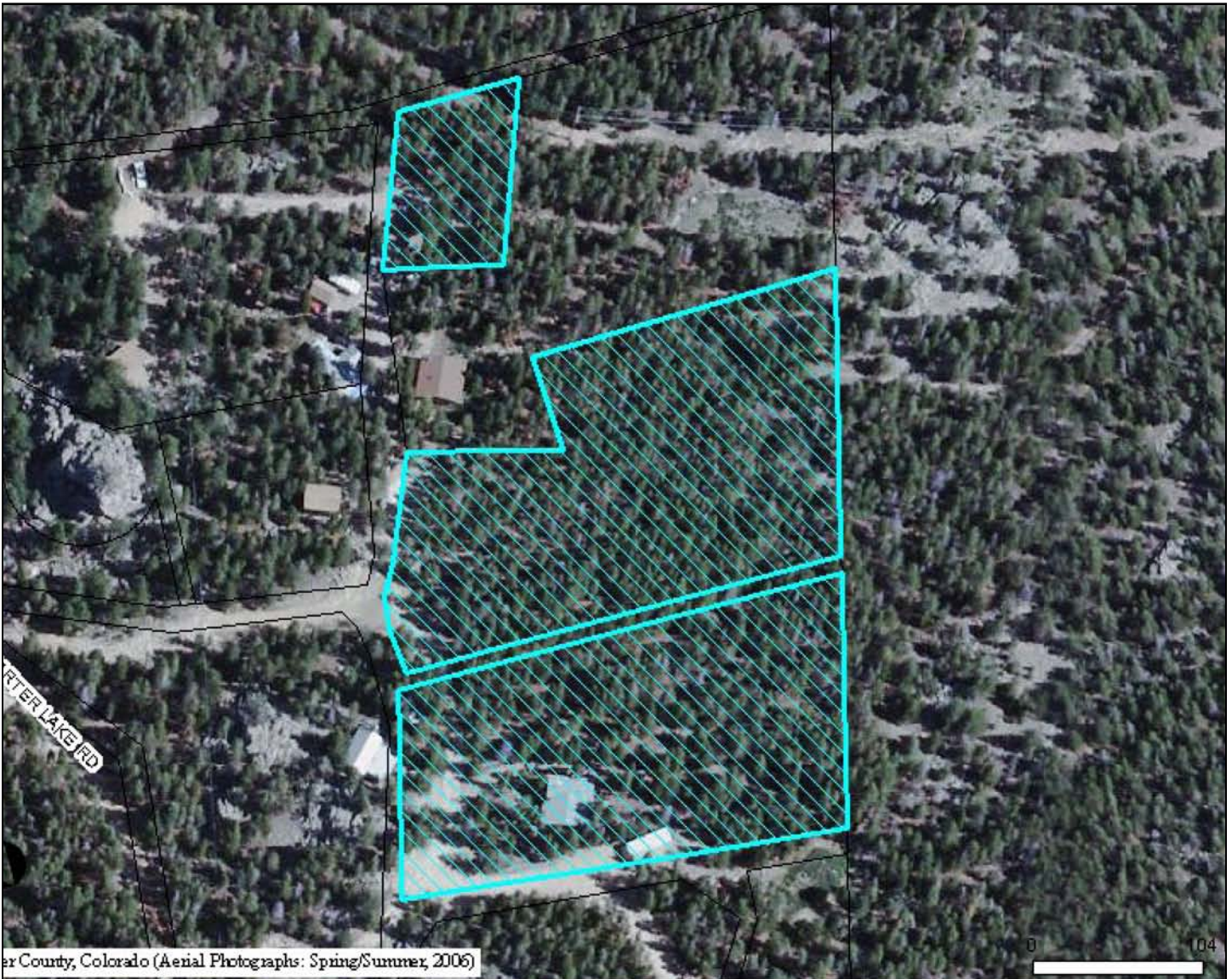
If there is National Register district potential, is this building contributing: Yes No N/A

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

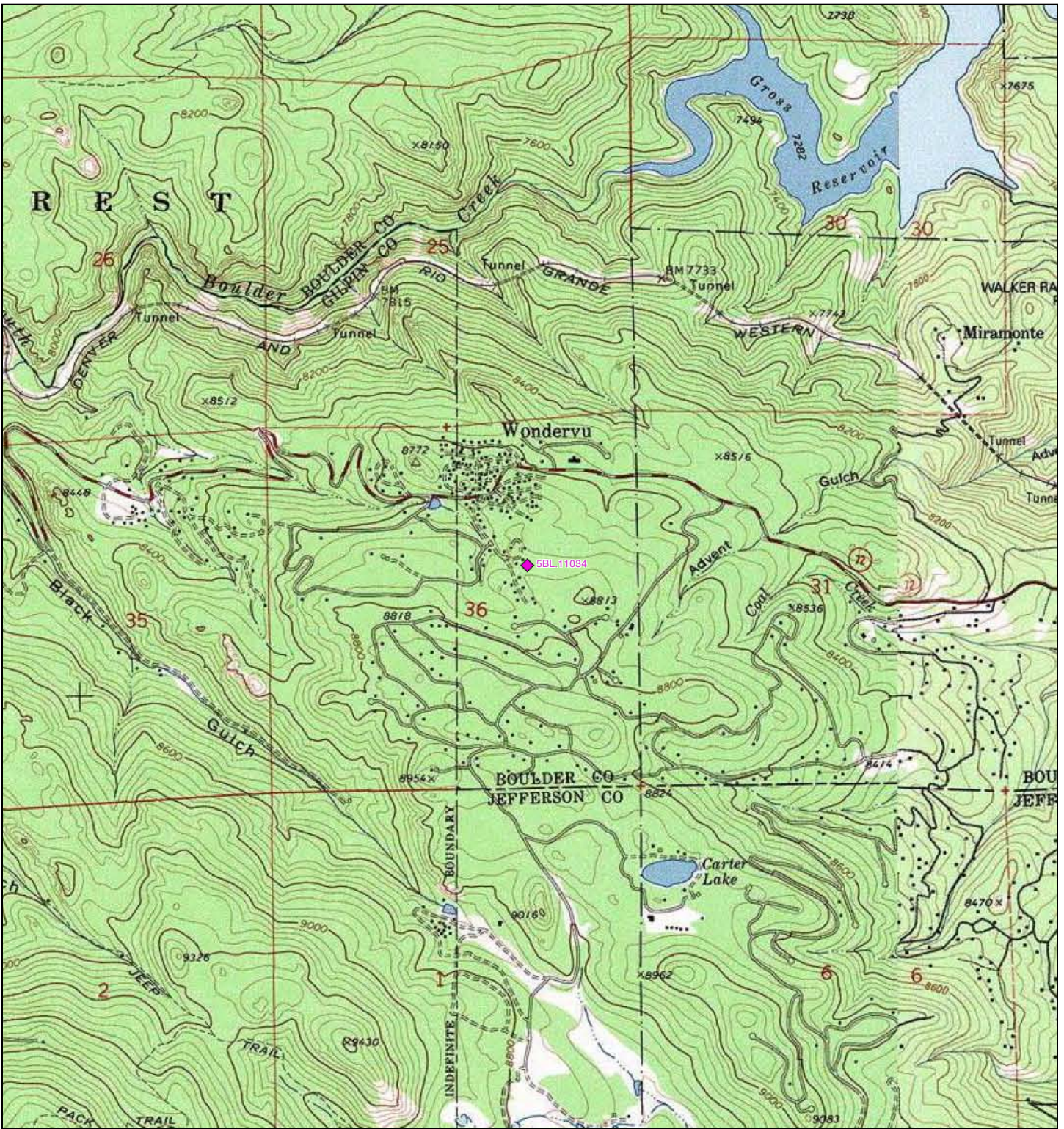
VIII. RECORDING INFORMATION

- 47. Digital photograph file name(s): **oldecarterlakerd0272 - 1.tif to oldecarterlakerd0272 - 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): **12/21/2009**
- 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