

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.11035 | Parcel number: 158136100041 |
| 2. Temporary resource number: | Not Applicable | |
| 3. County: | Boulder | |
| 4. City: | Wondervu | |
| 5. Historic building name: | "Brown's Nook" Cabin | |
| 6. Current building name: | "Brown's Nook" Cabin | |
| 7. Building address: | 274 Olde Carter Lake Road | |
| 8. Owner name: | Douglas A. Brown | |
| Owner organization: | | |
| Owner address: | 27820 Slaughter House Road
Ramona, CA 92065 | |

- | | | | | |
|---|--|--|------------------------------------|--|
| 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**
NW 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: **466256** Northing: **4419152**
11. USGS quad name: **Tungsten** Scale: **7.5**
 Year: **1972**
12. Lot(s): **Sites 42 and 43**
 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: **576 square feet**
16. Number of stories: **1**
17. Primary external wall material(s): **Metal/Aluminum Siding**
 Other wall materials:
18. Roof configuration: **Gabled Roof/Side Gabled Roof**
 Other roof configuration:
19. Primary external roof material: **Metal Roof**
 Other roof materials:
20. Special features: **Chimney**
21. General architectural description:
Oriented to the southeast, this building rests on a concrete foundation. Green aluminum siding clads the exterior walls. All window openings were shuttered for the season with brown-painted sheet of plywood. The windows have brown-painted wood frames. The principal doorway opens within a small cutout at the south corner of the building. It hosts a brown-painted wood door, opening behind a brown-painted, wood-frame screen door. A secondary doorway, hosting a nearly identical door, opens near the center of the northeast elevation. Yet another doorway is situated at the northwest end of the southwest elevation. Sheets of metal cover the more steeply pitched, side-gabled core. The rest of the lower-pitched, shed roofs have gray sheets of asphalt. The building lacks overhanging eaves. Engaged to the northeast-facing gable end are a random-coursed granite and sandstone hearth and chimney.
22. Architectural style: **No Style**

Other architectural style:

Building type: **Ranch 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 a long driveway from the west. Covering the relatively flat lot are mature pines, spruces, and aspens. Granite outcroppings punctuate the property.

24. Associated building, features or objects:

Shed

A shed is located at the eastern corner of the property. Oriented to the south, the building rests on concrete-block piers. Gray sheets of asphalt, with green-painted battens and cornerboards, clad the exterior walls. The doorway opens near the center of the front (south) façade. It hosts a green-painted wood slab door. Gray sheets of asphalt cover the shed roof. Green-painted wood fascia and soffit box the eaves.

Privy

A privy is located east of the cabin. Oriented to the west, the building appears to lack a formal foundation. Vertical, unpeeled split-log siding clads the exterior walls. The principal doorway opens in the west elevation. Gray sheets of asphalt cover the shed roof.

IV. ARCHITECTURAL HISTORY

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

Source of Information: **Boulder County Assessor Records.
Deed 90408504. Boulder County Clerk and Recorder.**

26. Architect: **Unknown**

Source of Information:

27. Builder: **Unknown**

Source of Information:

28. Original Owner: **Elmer H. and Eula V. Brown**

Source of Information: **Deed 90408504. 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. This building has not been notably altered since its construction.

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 Elmer H. and Eula V. Brown, who acquired the property from Mary A. Hollingsworth, wife of Wondervu developer Charles E. Hollingsworth, in 1943. Elmer Brown was born on November 8, 1892, in Illinois. His wife, Eula Brown, was born in Missouri around 1907. They married circa 1927 and had a son, Paul A. Brown. In 1930 the family lived in Hale, Illinois, where Paul was a salesman for J.R. Watkins, a manufacturer of health remedies, baking products, and other household items, which relied on a local, independent sales force. When the Brown's acquired this property, they identified their home as being in Jefferson, County, Colorado. However, they appear to have kept a residence in Illinois as well.

Elmer Brown died shortly after the construction of this cabin, leaving the property to his wife and son. Paul Brown transferred his share of the cabin and lots to his mother in 1952 and quit claimed it again in 1963. Eula V. Brown transferred the property to Douglas A. Brown, the current owner, in 1988.

36. Sources of information:

Boulder County Assessor Records.

Deeds 908967, 90717604, 90517108, and 90408504. Boulder County Clerk and Recorder.

U.S. Census of 1930. Hale, Warren County, Illinois. Roll 565; Page: 2A; Enumeration District: 6; Image: 638.0.

World War I Draft Registration Card for Elmer H. Brown.

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: **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 traveling salesman. 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 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.**

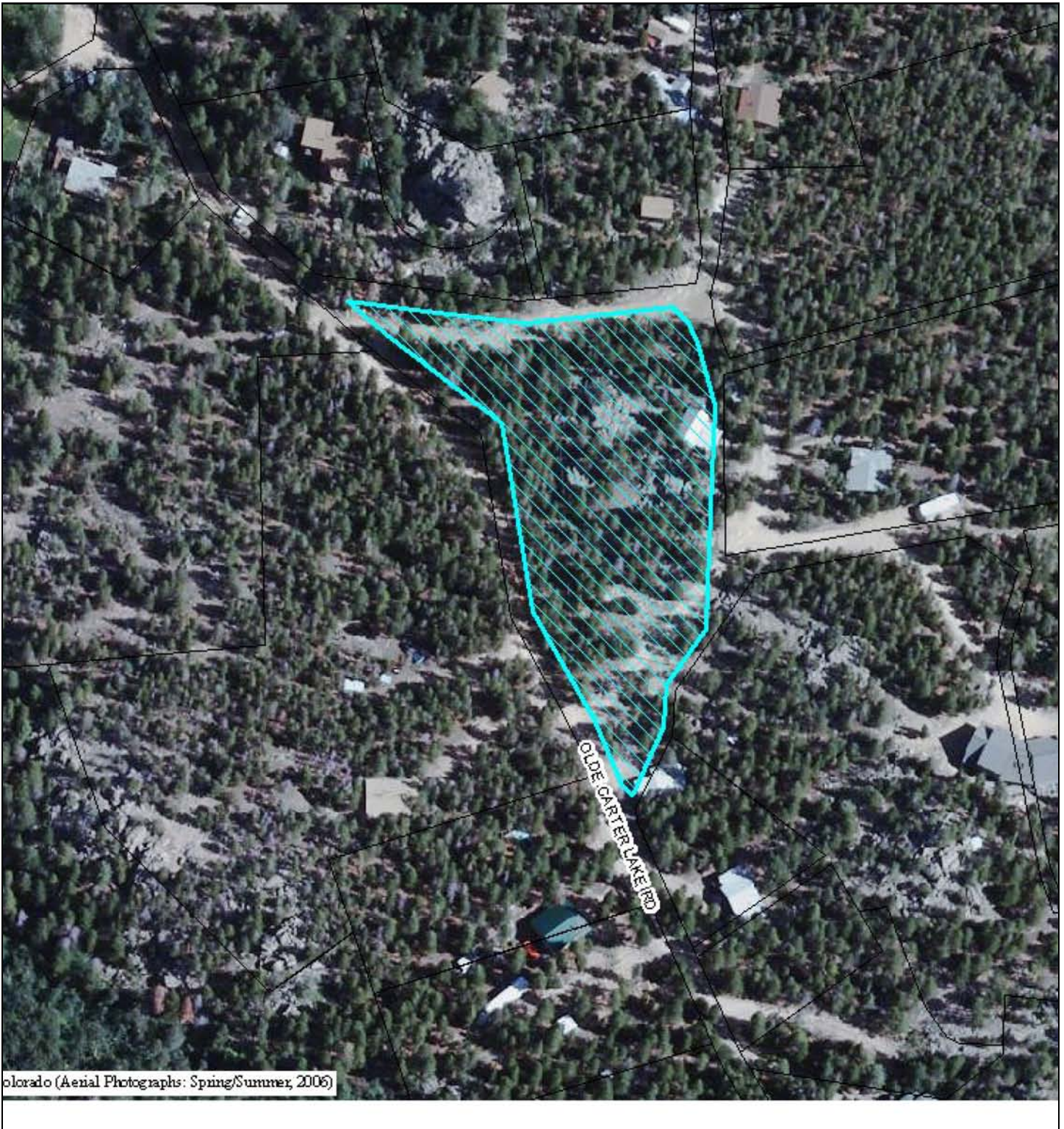
If there is National Register district potential, is this building contributing: Yes No N/A

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

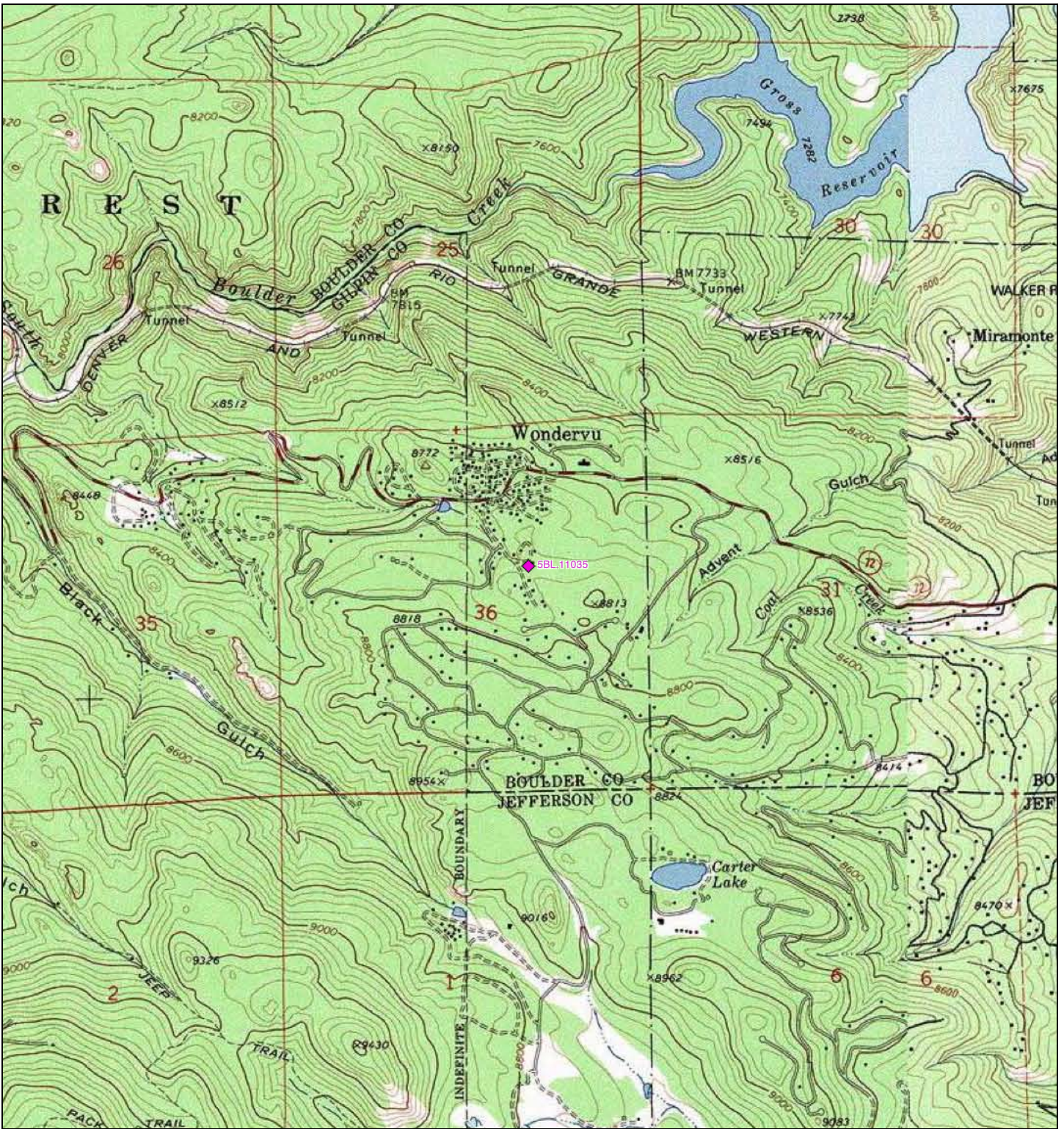
VIII. RECORDING INFORMATION

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47. Digital photograph file name(s): **oldecarterlakerd0274 - 1.tif to oldecarterlakerd0274 - 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): **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