

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](http://www.historitecture.com/contactus.html)



### I. IDENTIFICATION

- 1. Resource number: **5BL.11036** Parcel number: **158136100025**
- 2. Temporary resource number: **Not Applicable**
- 3. County: **Boulder**
- 4. City: **Wondervu**
- 5. Historic building name: **Floyd A. White and Elmer M. Kolassa Cabin**
- 6. Current building name: **Wayne C. and Alberta J. Perry Cabin**
- 7. Building address: **282 Olde Carter Lake Road**
- 8. Owner name: **Wayne C. and Alberta J. Perry**
- Owner organization:
- Owner address: **6639 South Yukon Street  
Littleton, CO 80123**

- |   |  |  |                                    |  |
|---|--|--|------------------------------------|--|
| 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: **466220** Northing: **4419065**
11. USGS quad name: **Tungsten** Scale: **7.5**  
 Year: **1972**
12. Lot(s): **Sites 29 and 30**  
 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: **400 square feet**
16. Number of stories: **1**
17. Primary external wall material(s): **Wood/Log**  
**Asphalt**  
 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: **Fence**  
**Porch**
21. General architectural description:  
**Oriented to the east, this building appears to lack a formal foundation. However, concrete has been poured under some corners of the building. Vertical, unpeeled split-log siding clads the exterior walls. Covering the gables are red sheets of asphalt. Windows are generally 4-light hopper, awning, or casement, with white-painted wood frames and green-painted wood surrounds. Single-light, fixed-frame windows enclose a shed-roofed porch spanning the front (east) façade. The south end of this enclosed porch has paired, single-light casement windows, with white-painted wood frames. The principal doorway opens near the southern end of the porch. It hosts a deteriorated, white-painted wood door. A secondary doorway opens in the center of the rear (west) elevation. It hosts a wood door opening behind a white-painted, wood-frame storm door. A pent roof once sheltered the doorway, but only the brackets remain intact. This doorway provided access to a low, unsheltered wood deck. Tan sheets of asphalt cover the side-gabled main roof. The enclosed porch has a roof of blue-green-painted corrugated metal, and the rafter ends are exposed. The central portion of this roof has collapsed into the porch. The building appeared vacant and abandoned at the time of this**

survey.

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 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. Covering the relatively flat lot are mature pines, spruces, and aspens. A wood snow fence encloses much of the property.**

24. Associated building, features or objects:

**There are no other (extant) buildings associated with this property. A privy most likely existed at one time but could not be located.**

#### **IV. ARCHITECTURAL HISTORY**

25. Date of Construction: **1949**  Actual  Estimate

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

**Deed 90452188. Boulder County Clerk and Recorder.**

26. Architect: **Unknown**

Source of Information:

27. Builder: **Unknown**

Source of Information:

28. Original Owner: **Floyd A. White and Elmer M. Kolassa**

Source of Information: **Deed 90452188. 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. The only notable alteration since that time has been the construction of the enclosed front porch.**

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): **Vacant/Not in Use**

34. Site type(s): **Cabin**

35. Historical background:

The original owners of this cabin, constructed in 1949, were Floyd A. White and Elmer M. Kolassa, who acquired the property from Mary A. Hollingsworth, wife of Wondervu developer Charles E. Hollingsworth. The connection between White and Kolassa was their wives, Blondena F. Lukens White and Lorena M. Lukens Kolassa. The sisters were born in Nebraska, Blondena around 1900 and Lorena circa 1902. By 1910 the Lukens family had moved to Arickaree, Colorado, where their father, William (or Willard), was a farmer. A decade later they were in Rio Grande County. By 1930 the Lukens sisters were both married and living with their respective husbands in Arriba, Colorado. Floyd A. White was born in Nebraska around 1897. He married Blondena in 1925, and they had a daughter, Betty J. White. Floyd worked odd jobs. Elmer M. Kolassa was born in Nebraska around 1905. He married Lorena circa 1927. Elmer was a farmer.

In 1954 Elmer Kolassa sold his share of the property to Robert and Blondena White. They remained the owners until 1968, when they sold the property to Maurice and Delpha Mekelburg. The Mekelburgs retained the cabin and lots only briefly, selling them in 1969 to Wayne C. and Alberta J. Perry, the current owners.

36. Sources of information:

Boulder County Assessor Records.

Deeds 90905132, 90879676, 90537122, and 90452188. Boulder County Clerk and Recorder.

U.S. Census of 1910. Arickaree, Lincoln County, Colorado. Roll T624\_122; Page: 16B; Enumeration District: 121; Image: 402.

U.S. Census of 1920. Precinct 14, Rio Grande County, Colorado. Roll 31109\_4294441; Page: 10A; Enumeration District: 246; Image: 281.

U.S. Census of 1930. Arriba, Lincoln County, Colorado. Roll 246; Page: 2B; Enumeration District: 8; Image: 72.0.

U.S. Census of 1930. Arriba, Lincoln County, Colorado. Roll 246; Page: 3B; Enumeration District: 8; Image: 74.0.

## 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: **Architecture**  
**Social History**

40. Period(s) of Significance: **Architecture, 1949; Social History, 1949-1960**

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 owners of this building were a farmer and laborer. It is also architecturally significant as an example of the Rustic style. Character-defining features include the log siding, divided-light windows, and exposed rafter ends. 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 modification has been the construction of the enclosed front porch. 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): **oldecarterlakerd0282 - 1.tif to oldecarterlakerd0282 - 3.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**

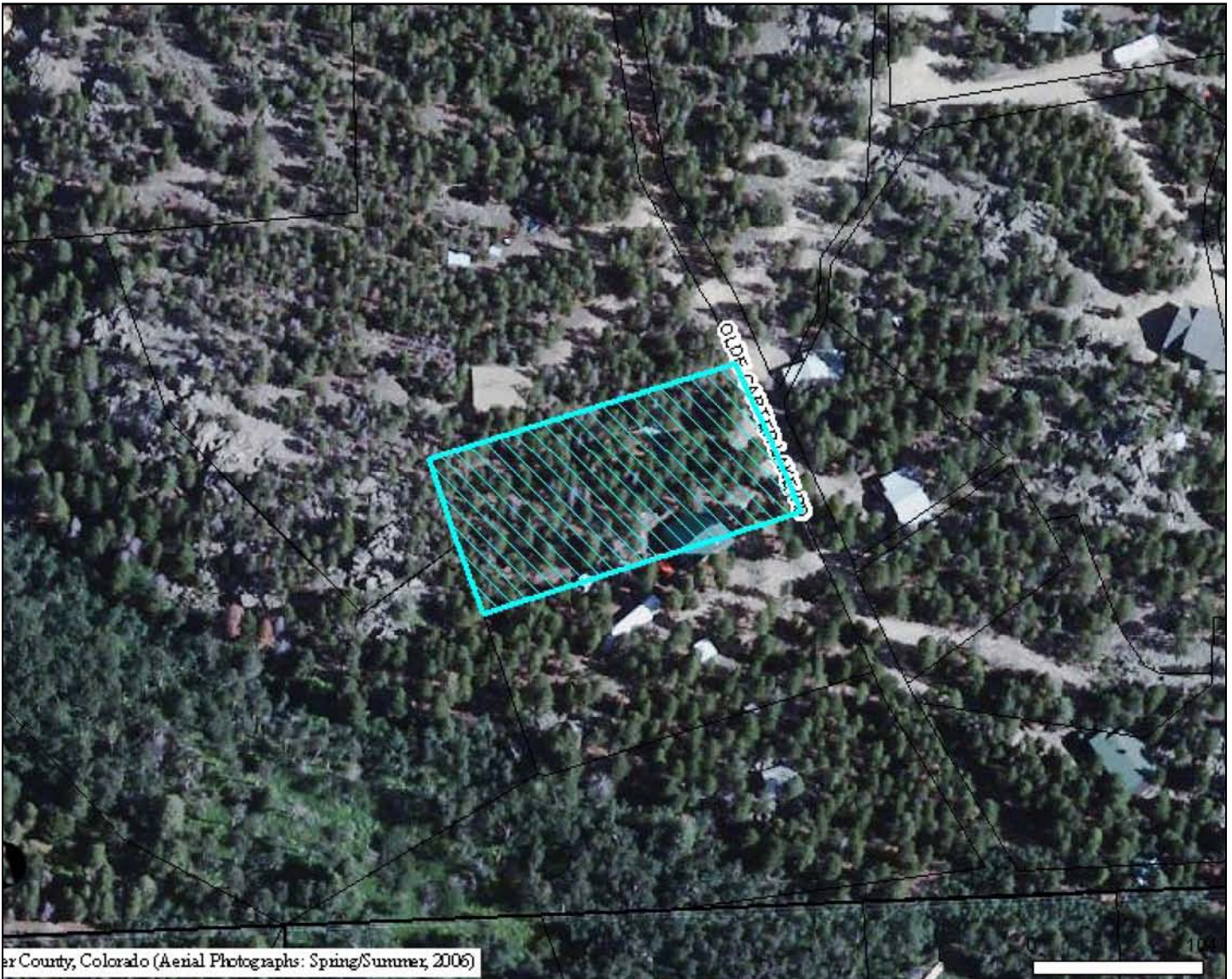
50. Recorder(s): **Adam Thomas**

51. Organization: **Historitecture, LLC**

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

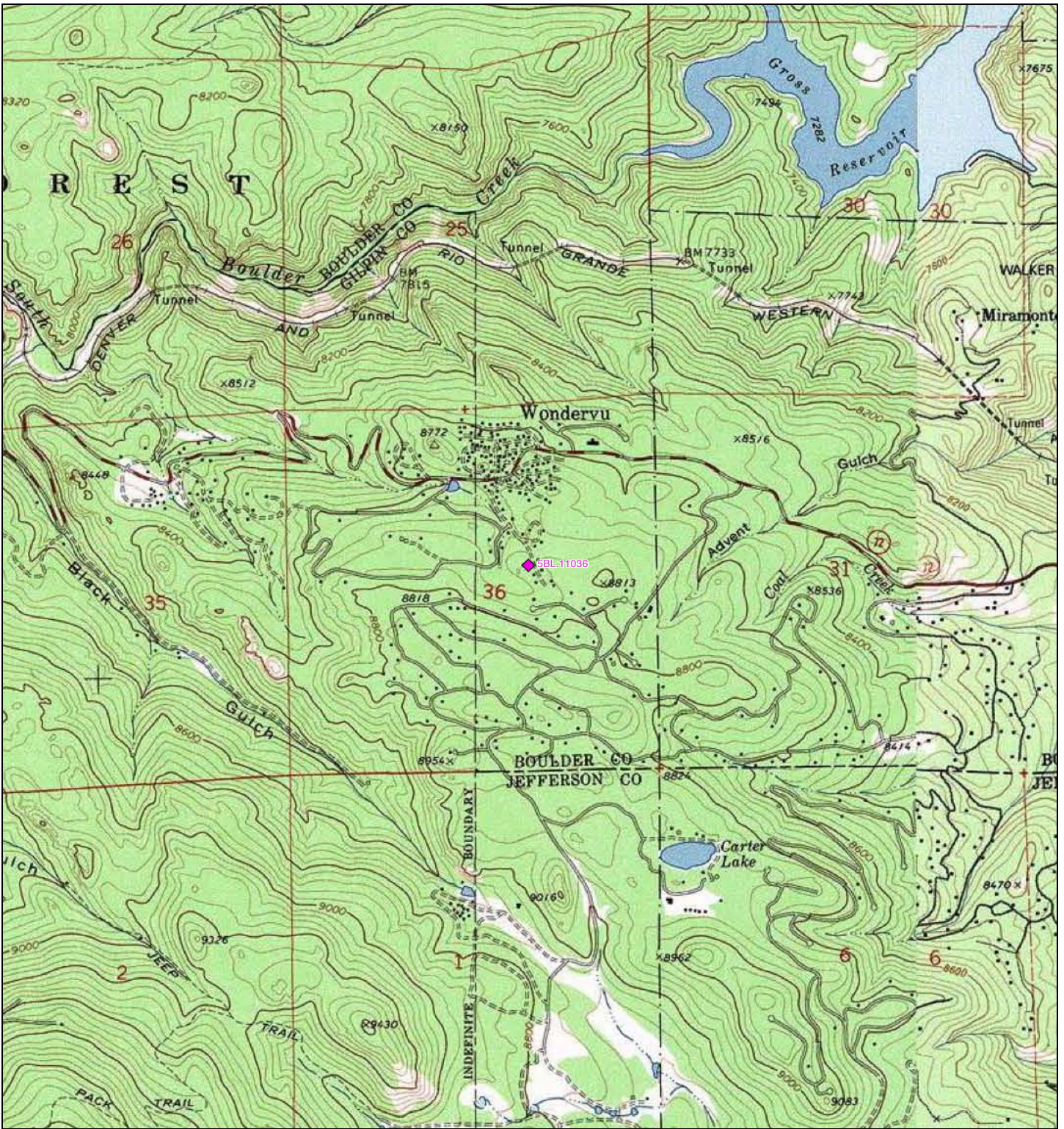
53. Phone number(s): **(970) 586-1165**

**SKETCH MAP**



ler County Tue Apr 27 13:22:12 MDT 2010 This map is intended for display purposes only and is not intended for any legal represent

LOCATION MAP



Source: U.S. Geological Survey 7.5' Tungsten - 1972