

## 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.

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**I. IDENTIFICATION**

- |                               |  |                                    |
|-------------------------------|--|------------------------------------|
| 1. Resource number:           | <b>5BL.11037</b>   | Parcel number: <b>158136100042</b> |
| 2. Temporary resource number: | <b>Not Applicable</b>  |                                    |
| 3. County:                    | <b>Boulder</b>   |                                    |
| 4. City:                      | <b>Wondervu</b>  |                                    |
| 5. Historic building name:    | <b>Berenice H. Vopat Cabin; Berenice H. Shaffer Cabin; William F. Splan Jr. and Roberta J. Splan Cabin</b> |                                    |
| 6. Current building name:     | <b>"The Lazy Bee's" Cabin; Roberta J. Bray Cabin</b>   |                                    |
| 7. Building address:          | <b>291 Olde Carter Lake Road</b>   |                                    |
| 8. Owner name:                | <b>Roberta J. Bray</b>   |                                    |
| Owner organization:           |  |                                    |
| Owner address:                | <b>12022 East Maple Avenue<br/>Aurora, CO 80012-1267</b>   |                                    |

- |   |  |  |                                    |  |
|---|--|--|------------------------------------|--|
| 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: **466249** Northing: **4419077**
11. USGS quad name: **Tungsten** Scale: **7.5**  
 Year: **1972**
12. Lot(s): **Sites 44 and 48**  
 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): **L-Shaped Plan**  
 Other building plan descriptions:
15. Dimensions in feet: **516 square feet**
16. Number of stories: **1**
17. Primary external wall material(s): **Wood/Log**  
**Wood/Shingle**  
 Other wall materials:
18. Roof configuration: **Gabled Roof/Front Gabled Roof**  
 Other roof configuration:
19. Primary external roof material: **Asphalt Roof/Composition Roof**  
 Other roof materials:
20. Special features: **Chimney**  
**Porch**
21. General architectural description:  
**Oriented to the northwest, this cabin lacks a formal foundation. Instead, it rests on log piers. Vertical, unpeeled split-log siding clads the exterior walls. Blue-painted, square-cut wood shingles cover the gables. Opening near the center of the asymmetrical front (northwest) façade is an 8-light casement window, with white-painted wood frames and blue-painted wood surrounds. The northeastern end of the façade hosts a 4-beside-4-light, sliding-sash window, with a green-painted wood frame and surround. A 1-beside-1-light, sliding-sash window, with a white-vinyl frame, appears in the southeastern end of the southwest elevation. The southwestern end of the rear (southeast) elevation has a 9-light, fixed-frame window. The rest of the elevation appears to have single-light casement windows, with white-painted wood frames and blue-painted wood surrounds. The principal doorway opens near the center of the façade. It hosts a blue-painted, board-and-batten door, opening behind a blue-painted, wood-frame screen door. The doorway provides access to a shed-roofed porch. The porch features a blue-painted log post and stickwork balustrade. Another doorway opens in the southeastern half of the northeast elevation. It appears to host a blue-painted wood slab door. It**

provides access to another small, shed-roofed porch. Gray sheets of asphalt cover the side-gabled roof and the rafter ends are exposed. A random-coursed granite hearth and chimney is engaged to the center of the rear elevation.

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 is situated extremely close to the Olde Carter Lake Road and a driveway branching off to the east. Granite outcroppings protrude to the north and east of the cabin. A low wood privacy fence separates the parcel from Olde Carter Lake Road.

24. Associated building, features or objects:

**Privy**

A privy is located immediately northeast of the cabin. Oriented to the southwest, the building appears to lack a formal foundation. The walls consist of vertical, unpeeled split-log siding. Gray sheets of asphalt cover the shed roof.

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

25. Date of Construction: **1936**  Actual  Estimate  
Source of Information: **Deed 90349418. Boulder County Clerk and Recorder.**

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

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

28. Original Owner: **Berenice H. Vopat (also known as Berenice H. Shaffer)**  
Source of Information: **Deed 90349418. Boulder County Clerk and Recorder.**

29. Construction history:  
According to Boulder County assessor records, this cabin was constructed in 1949. However, legal records suggest that it was constructed in 1936. An analysis of the style, materials, and other historical records corroborates a 1936 date of construction. The building appears to have consisted originally of just the front-gabled core. The shed roof wings are all additions, probably dating to before 1960. Many windows were replaced after 1960.

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 around 1936, was Berenice H. Vopat, who acquired the property as Mrs. E.C. Vopat from Helen Friedrichs, wife of Wondervu developer Otto Friedrichs. She was born around 1911, in Greenleaf, Washington County, Kansas, where her family appears to have been acquaintances with the Molby family, who had constructed a Wondervu cabin (5BL.11029) across Old Carter Lake Road from this property. Her husband, Elmer C. Vopat, was born on November 24, 1910, in Nebraska to Frank J. and Wilma Vopat. The family later moved to Fort Collins, where Frank was a real estate agent. By 1930, Elmer divided his time between Fort Collins and Denver, where he worked as a clerk at a mail-order merchandise company.

The Vopats' marriage appears to have been short-lived. Berenice, using her maiden name Shaffer rather than Mrs. E.C. Vopat, sold the cabin about a year after its construction to William F. Splan Jr. and Roberta J. Splan, of Adams County, Colorado. In 1980 the Splans transferred the property to Roberta J. (Splan) Bray. She remains the owner.

36. Sources of information:

Boulder County Assessor Records.

Deeds 01575737, 00402918, 90745073, and 90349418. Boulder County Clerk and Recorder.

U.S. Census of 1930. Fort Collins, Larimer County, Colorado. Roll 245; Page: 3B; Enumeration District: 45; Image: 143.0.

U.S. Census of 1930. Denver, Denver County, Colorado. Roll 234; Page: 8A; Enumeration District: 50; Image: 669.0.

Social Security Death Index Record for Elmer Vopat.

## 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, ca. 1936; Social History, ca. 1936-1937**

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 husband of the original owner was a real estate agent and mail clerk. It is also architecturally significant as an example of the Rustic style. Character-defining features include the log siding, multiple-light windows, and exposed rafter ends. However, because of its moderately low level of physical integrity and 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 around 1936, this cabin exhibits a moderately low 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. Additions have greatly altered the original plan, and the replacement of original windows removed character-defining features. This building does not retain 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): **oldecarterlakerd0291 - 1.tif to oldecarterlakerd0291 - 4.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**

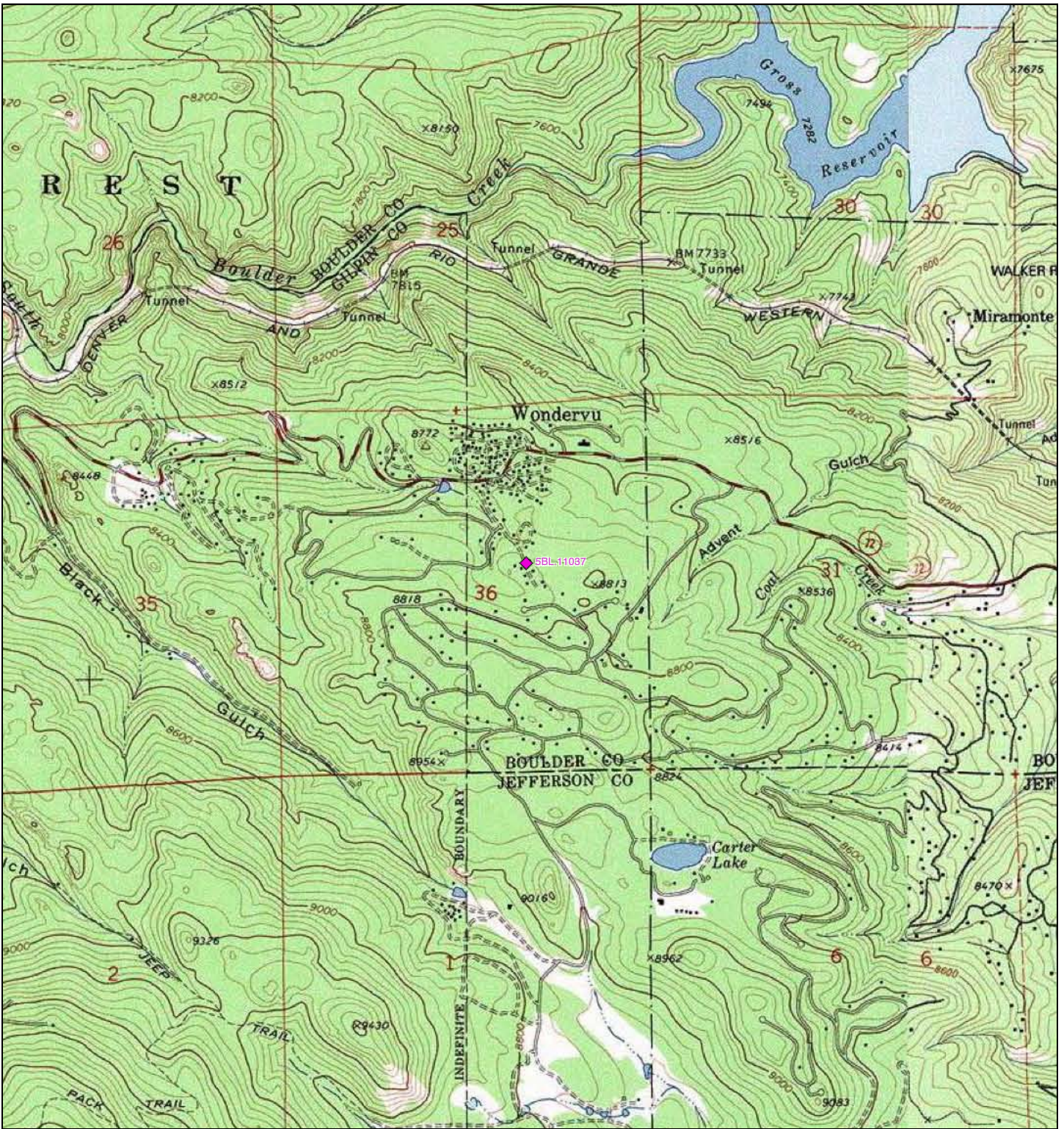
52. Address: **PO Box 419  
Estes Park, CO 80517-0419**

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

**SKETCH MAP**



LOCATION MAP



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