

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.11038** Parcel number: **158136100008**
- 2. Temporary resource number: **Not Applicable**
- 3. County: **Boulder**
- 4. City: **Wondervu**
- 5. Historic building name: **Herman and Agnes Zwiers Cabin; Frederick J. and Josephine Burkle Cabin**
- 6. Current building name: **Donald and Dorolyn Griebenaw Cabin**
- 7. Building address: **160 Outlook Drive**
- 8. Owner name: **Donald A. and Dorolyn S. Griebenaw**
- Owner organization:
- Owner address: **2944 Osceola Street
Denver, CO 80212-1439**

- | | | | | |
|---|--|--|------------------------------------|--|
| 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 NW 1/4 NW 1/4 NE 1/4 of section **36** Grid aligned on **northwest** corner of section.
10. UTM Reference Zone: **13**
 Easting: **466048** Northing: **4419683**
11. USGS quad name: **Tungsten** Scale: **7.5**
 Year: **1972**
12. Lot(s): **Tract 2217 (including Lot 17; Block 6)**
 Addition: **Wondervu Project** Year of addition: **1936**
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: **624 square feet**
16. Number of stories: **1**
17. Primary external wall material(s): **Wood/Log**
 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**
21. General architectural description:
Oriented to the south, this cabin lacks a formal foundation. Cladding the exterior walls is vertical, unpeeled, split-log siding. Windows are generally 4-light casement, with white-painted wood frames and orange-painted wood surrounds. The northwest corner of the cabin consists entirely of multiple-light window sashes. The principal doorway opens in the center of the gabled, eastern half of the front (south) façade. It hosts an orange-painted, wood-framed screen door. Another doorway appears to open in the rear (north) elevation, providing access to a high, unsheltered wood deck, with a red-painted wood balustrade. Brown sheets of asphalt cover the front-gabled main roof and all other roof surfaces. Protruding just east of center on the north-south-oriented roof ridge is a tan-brick 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 on an east-west-oriented ridge top, at an elevation of over 8,600 feet above mean sea level. Cabins are irregularly spaced along Outlook Drive, an unpaved, generally east-west-oriented road. This cabin has a relatively moderate setback. The terrain slopes very steeply downward from south to north. Covering the property are thick stands of mature pines, spruces, and aspens. A brick, outdoor fireplace is situated in front (south of) the cabin.

24. Associated building, features or objects:

Privy

A privy is located along the western edge of the property, northwest of the cabin. Oriented to the south, the building lacks a formal foundation. Cladding the exterior walls is vertical, unpeeled split-log siding. The door opening in the front (south) façade is comprised of the same materials. Brown sheets of asphalt cover the shed roof.

IV. ARCHITECTURAL HISTORY

25. Date of Construction: 1949 Actual Estimate

Source of Information: Boulder County Assessor Records.
Deed 90462683. Boulder County Clerk and Recorder.

26. Architect: Unknown

Source of Information:

27. Builder: Unknown

Source of Information:

28. Original Owner: Herman and Agnes Zwiers

Source of Information: Deed 90462683. 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 building appears to have consisted originally of just the front-gabled core. The shed-roofed wing to the west elevation is a very early addition, if not an original feature.

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 1949, were Herman and Agnes Zwiers, who purchased the property from Mary A. Hollingsworth, wife of Wondervu developer Charles E. Hollingsworth. Herman Gerret Zwiers was born on December 25 (some sources say December 26), 1899, in Prairie View, Phillips County, Kansas, to Dutch immigrants. His wife, Agnes L. "Nettie" Zwiers was born on August 19, 1906, in Kansas, also to Dutch parents. They married circa 1920 and had a son, Gerald. Herman Zwiers entered adulthood as a farmer. But he soon rose to become a prominent automobile dealer in Prairie View. Sometime after 1930 the family relocated to Denver. Herman died in October 1954, while Agnes survived another four decades, dying in Denver in January 1995.

The Zwiers owned this property only briefly, selling it to Frederick J. "Fred" and Josephine Burkle in 1950. Frederick Julius Burkle was born on July 21, 1894, in Denver. He served in World War I and worked at his family's Denver grocery store. His wife, Josephine Burkle, was born on October 22, 1897. She died in Denver in January 1969. Fred survived for another decade, dying in September 1980, also in Denver.

Donald A. Griebenaw, acting as the personal representative of Fred J. Burkle's estate, transferred the property to himself and Dorolyn S. Griebenaw in 1981. Donald and Dorolyn Griebenaw remain the current owners.

36. Sources of information:

Boulder County Assessor Records.

Deeds 00446006, 90492215, 90492217, and 90462683. Boulder County Clerk and Recorder.

U.S. Census of 1910. Prairie View, Phillips County, Kansas. Roll T624_452; Page: 6B; Enumeration District: 149; Image: 1317.

U.S. Census of 1920. Denver, Denver County, Colorado. Roll T625_160; Page: 14B; Enumeration District: 143; Image: 310.

U.S. Census of 1930. Prairie View, Phillips County, Kansas. Roll 715; Page: 2A; Enumeration District: 25; Image: 484.0.

World War I Draft Registration Card for Herman Gerret Zwiers.

World War I Draft Registration Card for Fred Julius Burkle.

Social Security Death Index Record for Agnes L. Zwiers (521-14-6947).

Social Security Death Index Record for Herman Zwiers (521-16-2601).

Social Security Death Index Record for Josephine Burkle (521-05-2691).

Social Security Death Index Record for Fred Burkle (524-46-8213).

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. Early owners were a farmer and automobile salesman, as well as a grocery store clerk. It is also architecturally significant as an example of the Rustic style. Character-defining features include log siding and multiple-light windows. 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. Modifications have been minimal, isolated to secondary elevations, and occurred early in the cabin's history. 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): **outlookdr0160 - 1.tif to outlookdr0160 - 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): **09/18/2009**

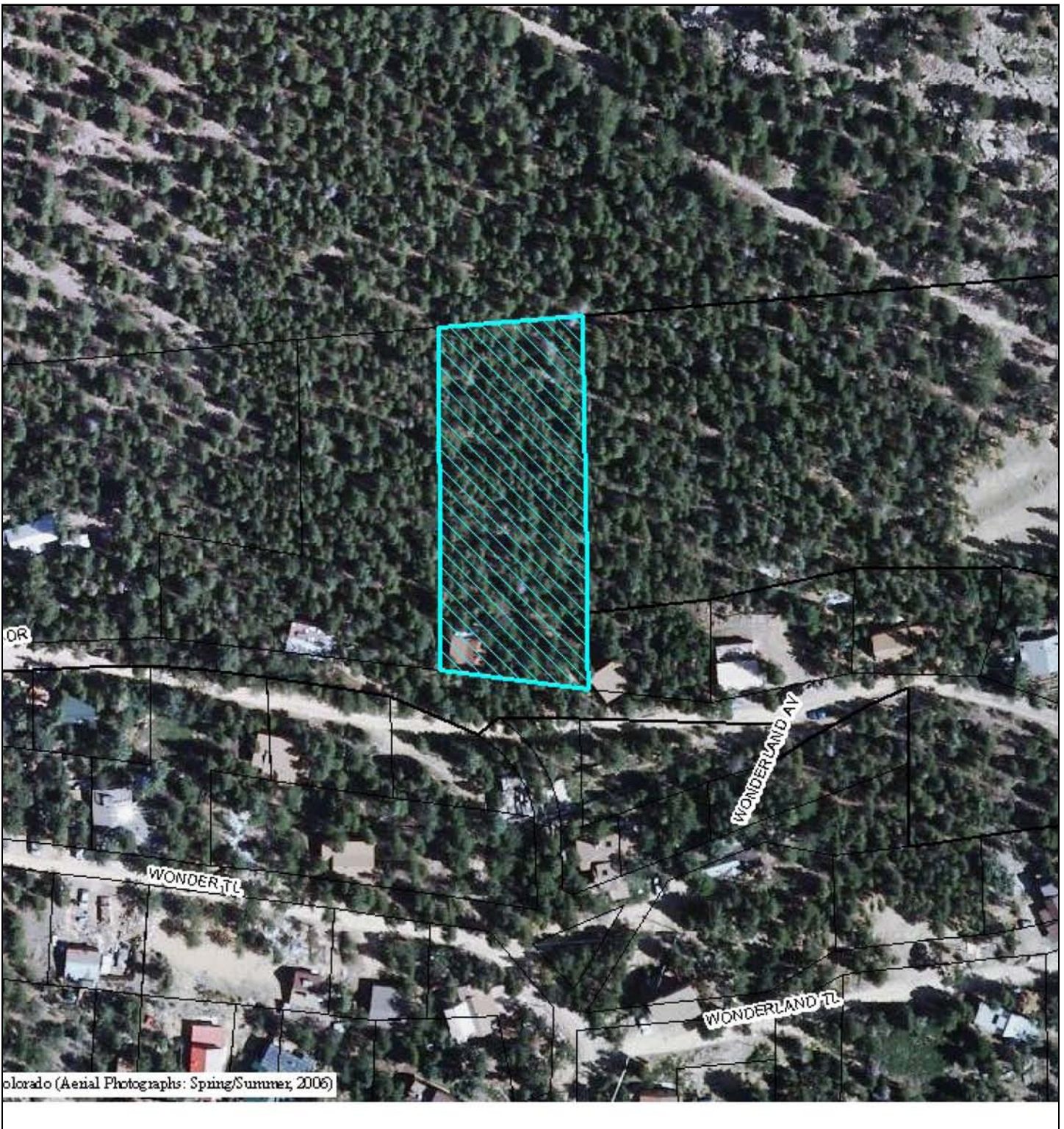
50. Recorder(s): **Adam Thomas**

51. Organization: **Historitecture, LLC**

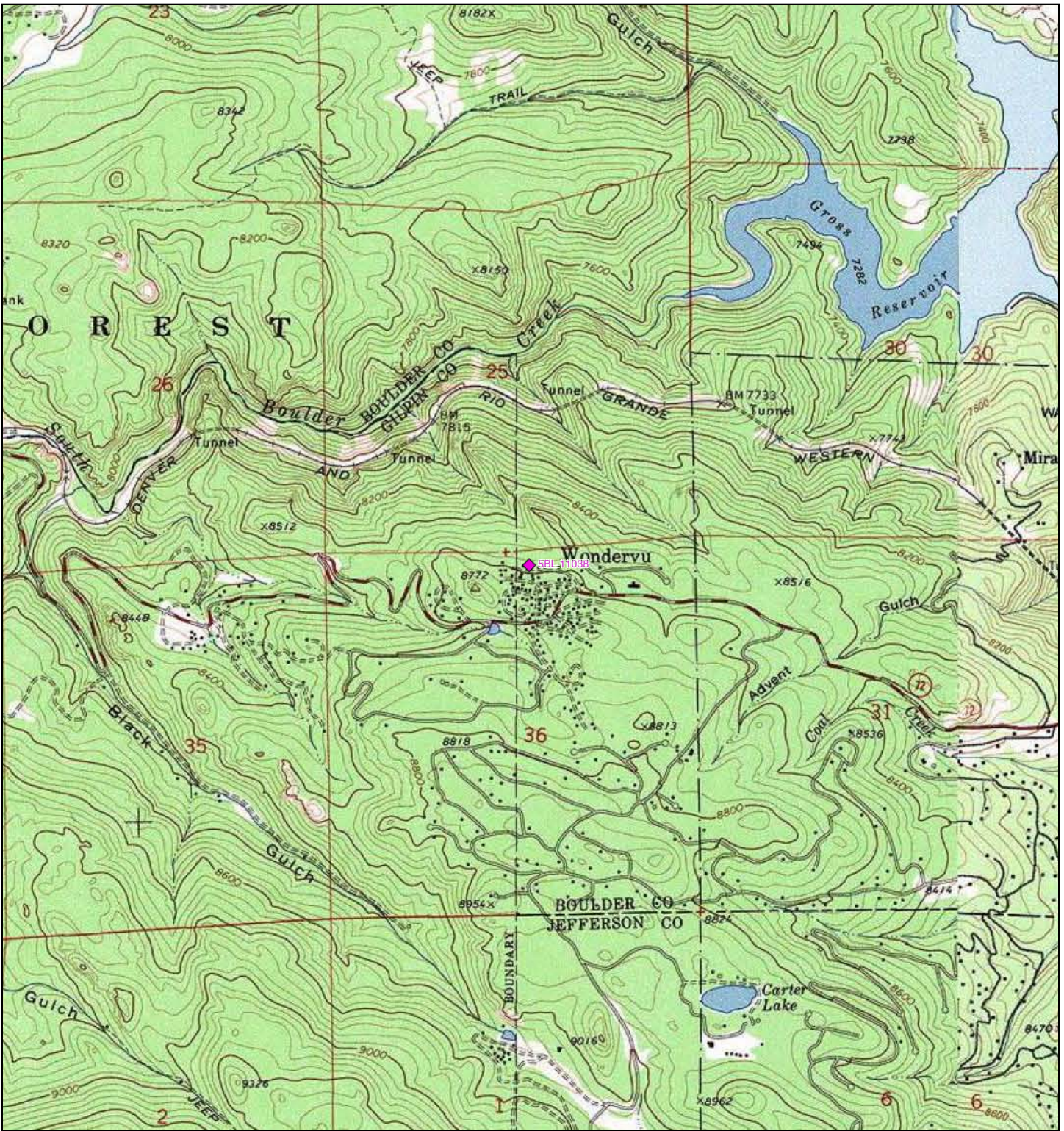
52. Address: **PO Box 419
Estes Park, CO 80517-0419**

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

SKETCH MAP



LOCATION MAP



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