

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.11039 | Parcel number: 15813610009 |
| 2. Temporary resource number: | Not Applicable | |
| 3. County: | Boulder | |
| 4. City: | Wondervu | |
| 5. Historic building name: | Rudolph and Mary Jelniker Cabin; James W. and Iona I. Diener Cabin | |
| 6. Current building name: | Harriet A. Thompson Cabin | |
| 7. Building address: | 182 Outlook Drive | |
| 8. Owner name: | Harriet A. Thompson Living Trust | |
| Owner organization: | | |
| Owner address: | 795 South Alton Way, Apartment 4-D
Denver, CO 80231 | |

- | | | | | |
|---|--|--|------------------------------------|--|
| 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: **466014** Northing: **4419687**
11. USGS quad name: **Tungsten** Scale: **7.5**
 Year: **1972**
12. Lot(s): **Part of Lot 17; Block 6 (as described on deed 336665; see also deed 423941)**
 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: **600 square feet**
16. Number of stories: **1**
17. Primary external wall material(s): **Wood/Simulated Log Siding**
 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: **Porch**
21. General architectural description:
Oriented to the east, this cabin appears to rest on a concrete foundation. Paired, white-painted wood doors open into the basement level, at the north end of the front (east) façade. Red-painted, simulated log siding clads the exterior walls. Windows are generally 4-light casement, with white-painted wood frames and red-painted wood surrounds. Protecting them are red-painted iron grilles. A pair of tall, narrow windows punctuates the north end of the east elevation. They appear to consist of a tall 2-light window over a much shorter 2-light window. The principal doorway opens north of center in the asymmetrical front façade. It hosts a white-painted, 3-panel, 1-light door, opening behind a red-painted, wood-frame screen door. The doorway provides access to a shed-roofed porch. The porch has wrought-iron supports and a roof consisting of a wrought-iron frame and sheets of corrugated, translucent green fiberglass. A tall pine tree grows through the southeast corner of the porch roof. A red-painted wood staircase is located at the northeast corner of the cabin, providing access to a rooftop deck. The deck is unsheltered and has a red-painted wood balustrade. Gray asphalt shingles cover the front-gabled main roof, and the building lacks overhanging eaves.

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 shallow setback. The terrain slopes very steeply downward from south to north. Covering the property are thick stands of mature pines, spruces, and aspens.

24. Associated building, features or objects:

Privy (east)

A privy is located along the eastern edge of the property, east of the house. Oriented to the south, the building rests on a concrete foundation. Red-painted, simulated log siding clads the exterior walls. The doorway opens in the west end of the front (south) façade. It hosts a red-painted plywood door. Clerestory windows open just beneath the shed roof in the façade and the side elevation. Sheets of asphalt cover the shed roof.

Privy (west)

An unused privy is located west of the house. Oriented to the south, the building lacks a formal foundation. Vertical, unpeeled, split-log siding clads the exterior walls. A vertical plank door, on metal strap hinges, opens near the center of the front (south) façade. Red 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 90415840. Boulder County Clerk and Recorder.**

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

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

28. Original Owner: **Rudolph and Mary Jelniker**
 Source of Information: **Deed 90415840. 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 1941 date of construction. The building originally consisted of just the front-gabled core. The flat-roofed north wing, with its rooftop deck, is an addition. The addition itself appears to date to before 1960, while the deck is a much more recent modification, dating to after 1970.

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 1941, were Rudolph and Mary Jelniker, who purchased this property from Mary A. Hollingsworth, wife of Wondervu developer Charles E. Hollingsworth. Rudolph F. Jelniker was born on April 16, 1904, in Colorado, to parents who had immigrated from Yugoslavia. Mary R. "Babe" Jelniker was born on January 28, 1913, in Rockvale, Colorado. They married on June 16, 1930, and had three sons: Donald, John, and Paul. The Jelnikers resided in the Denver area, where they owned and operated a restaurant. Rudolph died in March 1983 in Lakewood. "Babe" Jelniker moved to Morrison, where she died on February 14, 2005.

The Jelnikers owned this property only briefly, selling it to James W. and Iona I. Diener in 1948. James Wilson Diener was born on July 4, 1893, in North Platte, Nebraska. Iona Diener was born on April 2, 1896, also in Nebraska. They married around 1915 and moved to Belle Fourche, South Dakota. By 1920 they had returned to North Platte, where James worked as a vulcanizer at a rubber factory. Meanwhile, the couple had two sons, James W. and Donald L. Jelniker. Prior to 1927, the family moved to Sterling, Colorado, where daughter Harriet A. was born. The elder James Diener continued to work as a vulcanizer. Sometime between 1930 and 1948 the family relocated to Denver.

In 1953, the Dieners shared ownership of this cabin with their daughter, who was then known as Harriet A. Thompson following her marriage to Paul D. Thompson. Throughout the 1950s and '60s the Dieners continued to transfer the property in various combinations, with all members of the family involved at some point in the transactions. In 1977, Paul Thompson quit claimed his share of the property to Harriet, who became the sole owner in 1979 when her parents deeded all shares of the property to her. James Diener died on June 25, 1991, in Denver, and Iona in November 1992, also in Denver. Harriet Thompson first placed the property into a trust in 1990. In 2001, she transferred the property into the Harriet A. Thompson Living Trust, which remains the owner.

36. Sources of information:

Boulder County Assessor Records.

Deeds 02164037, 02079452, 01067693, 00336665, 00238067, 90906007, 90872649, 90861751, 90856875, 90683984, 90527193, 90464539, 90464538, 90424853, and 90415840. Boulder County Clerk and Recorder.

U.S. Census of 1920. North Platte Ward 3, Lincoln County, Nebraska. Roll T625_997; Page: 6A; Enumeration District: 195; Image: 945.

U.S. Census of 1930. Sterling, Logan County, Colorado. Roll 246; Page: 5A; Enumeration District: 10; Image: 691.0.

U.S. Census of 1930. Denver, Denver County, Colorado. Roll 240; Page: 19A; Enumeration District: 204; Image: 524.0.

Social Security Death Index Record for Rudolph Jelniker.

Social Security Death Index Record for Mary R. Jelniker.

Social Security Death Index Record for Iona I. Diener.

Social Security Death Index Record for James W. Diener.

World War I Draft Registration Card for James Wilson Diener.

"Mary R. Jelniker" [obituary]. *Denver Post*, 17 February 2005.

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, 1941; Social History, 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. Owners of this cabin included restaurateurs and a rubber vulcanizer.

The cabin is also architecturally significant as an example of the Rustic style. Character-defining features include the simulated 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 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. An addition and rooftop deck have changed the original plan and feeling of this cabin. However, most 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): **outlookdr0182 - 1.tif to outlookdr0182 - 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): **09/18/2009**

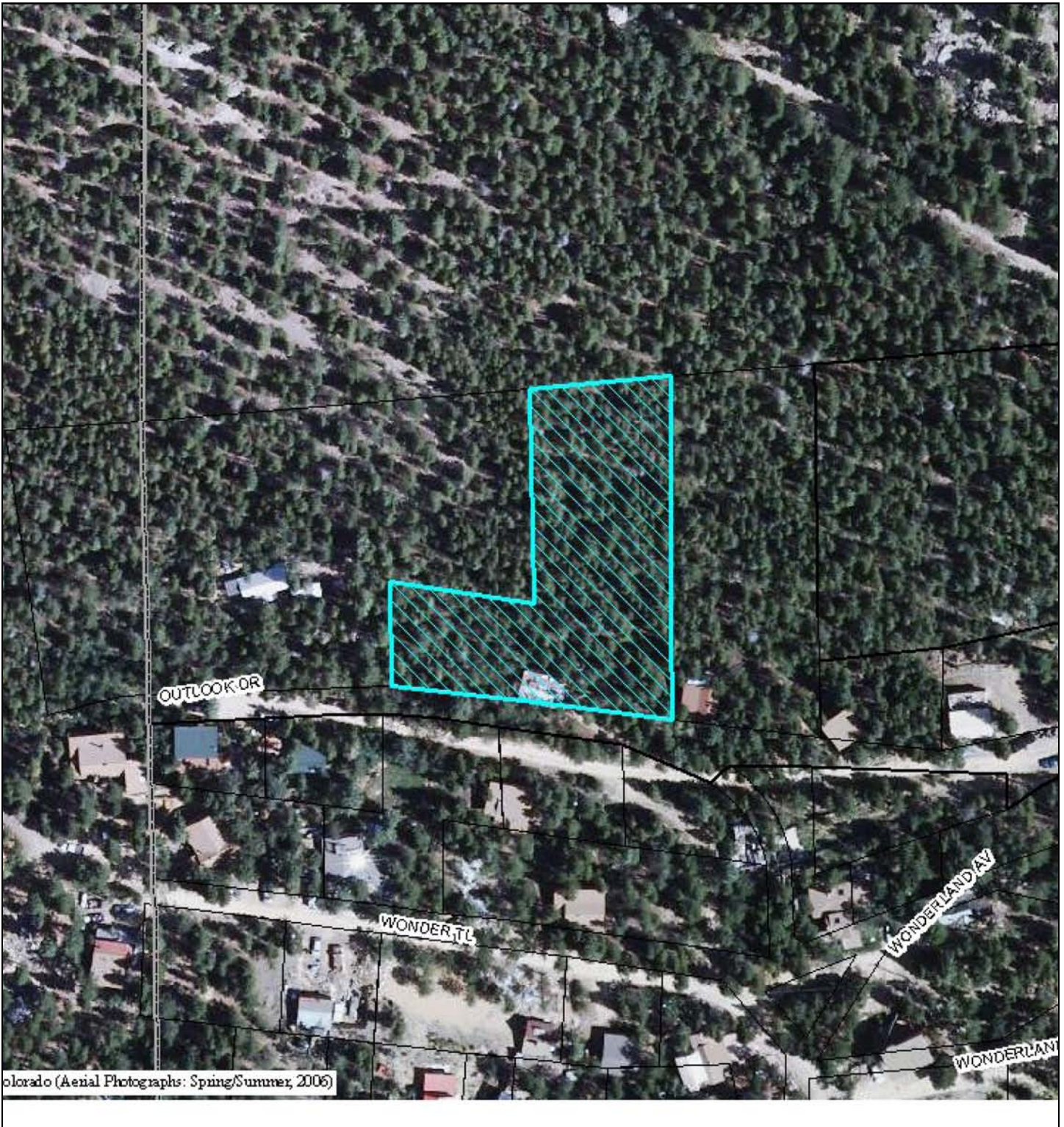
50. Recorder(s): **Adam Thomas**

51. Organization: **Historitecture, LLC**

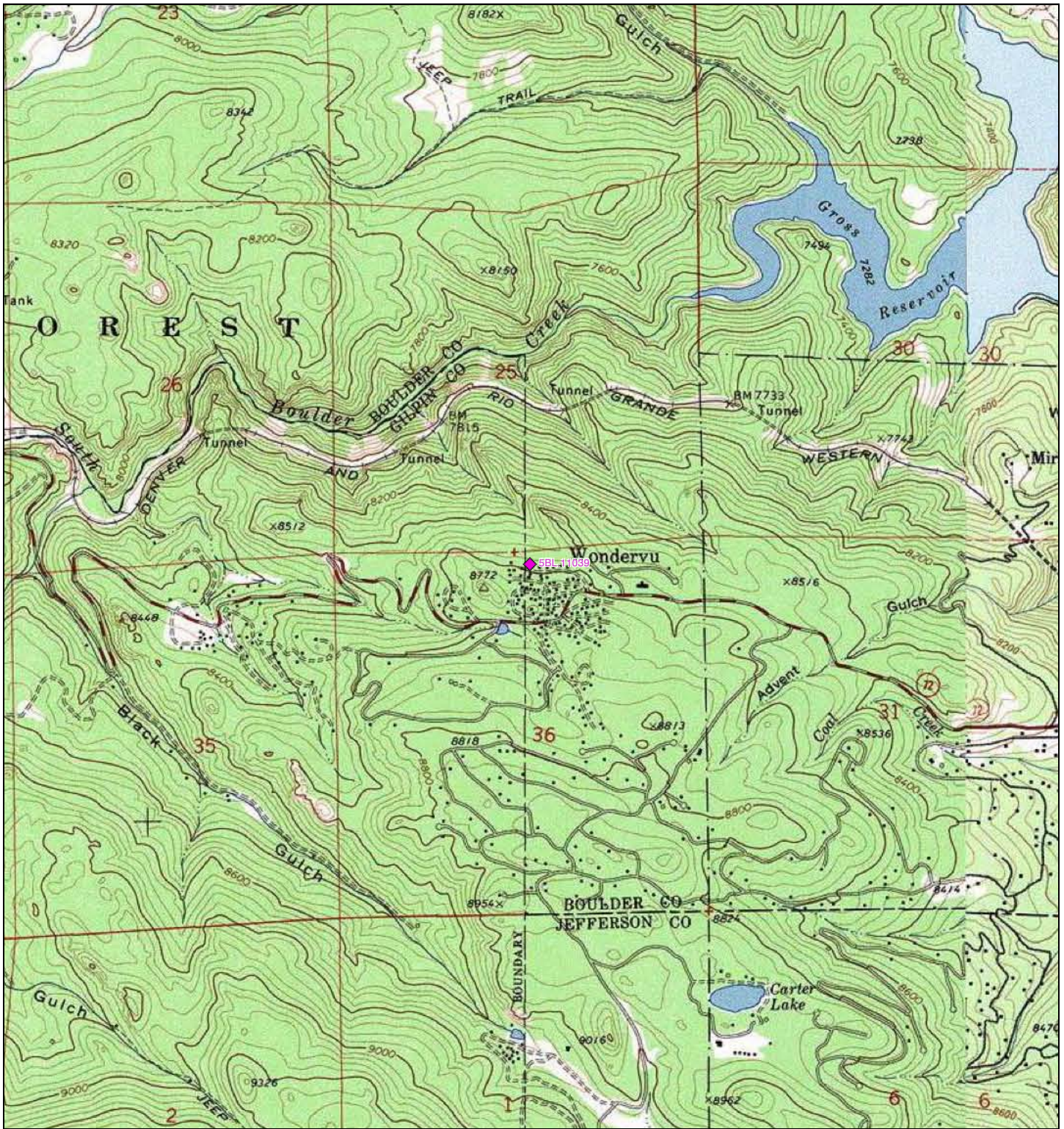
52. Address: **PO Box 419
Estes Park, CO 80517-0419**

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

SKETCH MAP



LOCATION MAP



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

Wondervu Historical and Architectural Survey

HISTORITECTURE