

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.11042/5GL.2015** Parcel number: **158136112003**
- 2. Temporary resource number: **Not Applicable**
- 3. County: **Boulder (portions possibly in Gilpin)**
- 4. City: **Wondervu**
- 5. Historic building name: **Ola and Mary Pedigo Cabin**
- 6. Current building name: **"Rocky Knoll" Cabin; Whitledge Cabin**
- 7. Building address: **35 Rocky Way**
- 8. Owner name: **Cynthea Whitledge**
- Owner organization:
- Owner address: **15784 Prarie Ronde
Schoolcraft, UT 49087**

- | | | | | |
|---|--|--|------------------------------------|--|
| 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**
NE 1/4 SE 1/4 NE 1/4 NW 1/4 of section **36** Grid aligned on **northwest** corner of section.
10. UTM Reference Zone: **13**
 Easting: **465979** Northing: **4419514**
11. USGS quad name: **Tungsten** Scale: **7.5**
 Year: **1972**
12. Lot(s): **Lots 12 and 13 and a 30-by-39-foot parcel adjacent to Lot 12 on the west also known as "Plot P;" Block 3**
 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: **628 square feet**
16. Number of stories: **1**
17. Primary external wall material(s): **Stucco**
 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 east, this cabin appears to rest on a concrete foundation. Pink stucco clads the exterior walls. Small, square, 4-light casement windows, with white-painted wood frames and surrounds, open in either face of the northeast corner and at the west end of the north elevation. Dominating the center of the west elevation is a single-light, fixed frame window. The east end of the south elevation has a 1-beside-1-light, sliding-sash window, with a white vinyl or aluminum frame. The principal doorway opens in the southern half of the asymmetrical front (east) façade. A secondary doorway opens near the center of the rear (west) elevation. Engaged to the north elevation, east of center, is a brick hearth and chimney, covered in stucco. Red asphalt shingles cover the front-gabled roof, and the building lacks overhanging eaves.
22. Architectural style: **No Style**

Other architectural style:

Building type: **Ranch 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. It is situated on a relatively flat parcel, flanked by Rocky Way on the north and Loop Road, connecting Rocky Way and Signal Rock Road, to the east. While the lot lacks formal landscaping, it is covered with mature pines, spruces, and aspens. A large granite outcropping, referred to as "Prospect Rock" on the original Wondervu plat map, is located immediately west of the cabin.

24. Associated building, features or objects:

Shed

A shed is located south of the cabin. Oriented to the north, the building lacks a formal foundation. The walls consist of pink-painted plywood. Opening in the north elevation is a small doorway. Sheets of dark-colored asphalt cover the shed roof.

IV. ARCHITECTURAL HISTORY

25. Date of Construction: **1950** Actual Estimate
Source of Information: **Boulder County Assessor Records.**
Deed 90488880. Boulder County Clerk and Recorder.

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

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

28. Original Owner: **Ola and Mary Pedigo**
Source of Information: **Deed 90488880. 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. While the building appears to lack any notable additions, the nature of its original wall cladding is unknown. Moreover, several windows have been replaced, most likely 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 were Ola Edward and Mary A. Pedigo. Ola, sometimes referred to erroneously as Oliver, was born on December 18, 1905, in Kentucky to a father who was a house carpenter and farmer. By 1930, Ola had moved to Denver, where he too worked as a carpenter. He also resided some of his life in Oregon. His wife was Mary Aletha Pedigo, who was born on December 22, 1904. They sold their Wondervu property to B.B. and Cora Bingaman in 1950. Two years later, the Bingamans sold the cabin and lots to C.P. and R.M. Neigenfind, only to have the Pedigos regain ownership in 1954. Ola Pedigo died in Golden in August 1980. Mary retained the property until her own death on February 13, 1985, in St. Paul, Minnesota.

Alan L. and Alice F. Leitch purchased the cabin and lots in 1987 from James R. Cox, representative of Mary Pedigo's estate. In 1992 the Leitches sold the property to Geoffrey F. Rubinstein, who two years later sold it to Randy and Marilyn Armijo. David D. Carlson acquired the cabin and lots from Randy Armijo in 2001. Carlson quit claimed the property to Cynthea E. Whitledge, the current owner, in 2004.

36. Sources of information:

Boulder County Assessor Records.

Deeds 90488880, 90512641, 90543417, 00866242, 01212721, 01442781, 02111522 and 02637489. Boulder County Clerk and Recorder.

U.S. Census of 1910. Scottsville, Allen County, Kentucky. Roll T624_462; Page: 6A; Enumeration District: 2; Image: 683.

U.S. Census of 1920. East, Simpson County, Kentucky. Roll T625_599; Page: 5A; Enumeration District: 104; Image: 42.

U.S. Census of 1930. Denver, Denver County, Colorado. Roll 237; Page: 4B; Enumeration District: 100; Image: 48.0.

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: **Social History**

40. Period(s) of Significance: **1950-1959**

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 Project, particularly of the cabins built after the first wave of development and following World War II. However, because of the principal building's low level of physical integrity, 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 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. The replacement of windows and doors remove important 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.**

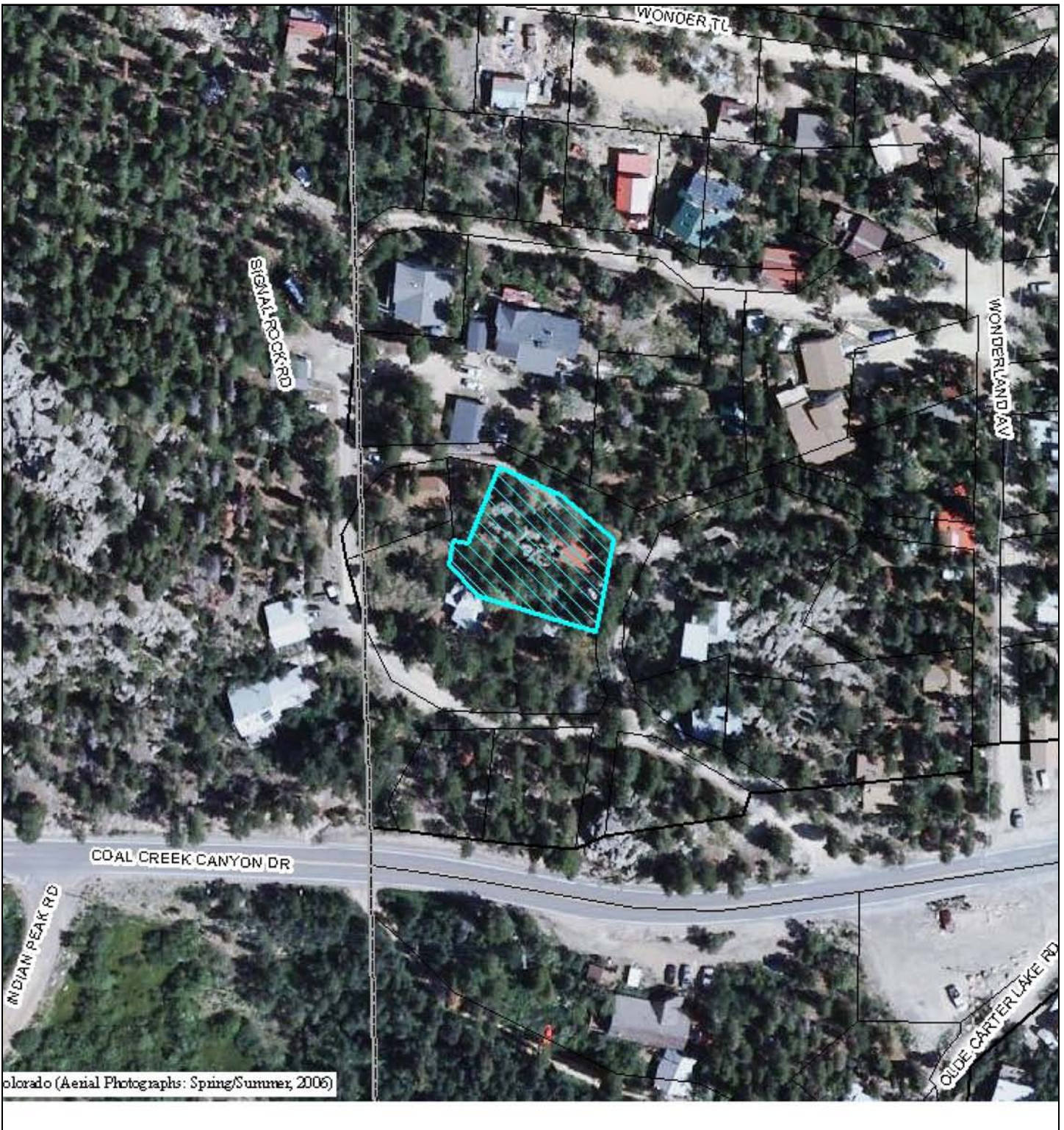
If there is National Register district potential, is this building contributing: Yes No N/A

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): **rockyway0035 - 1.tif to rockyway0035 - 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): **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**

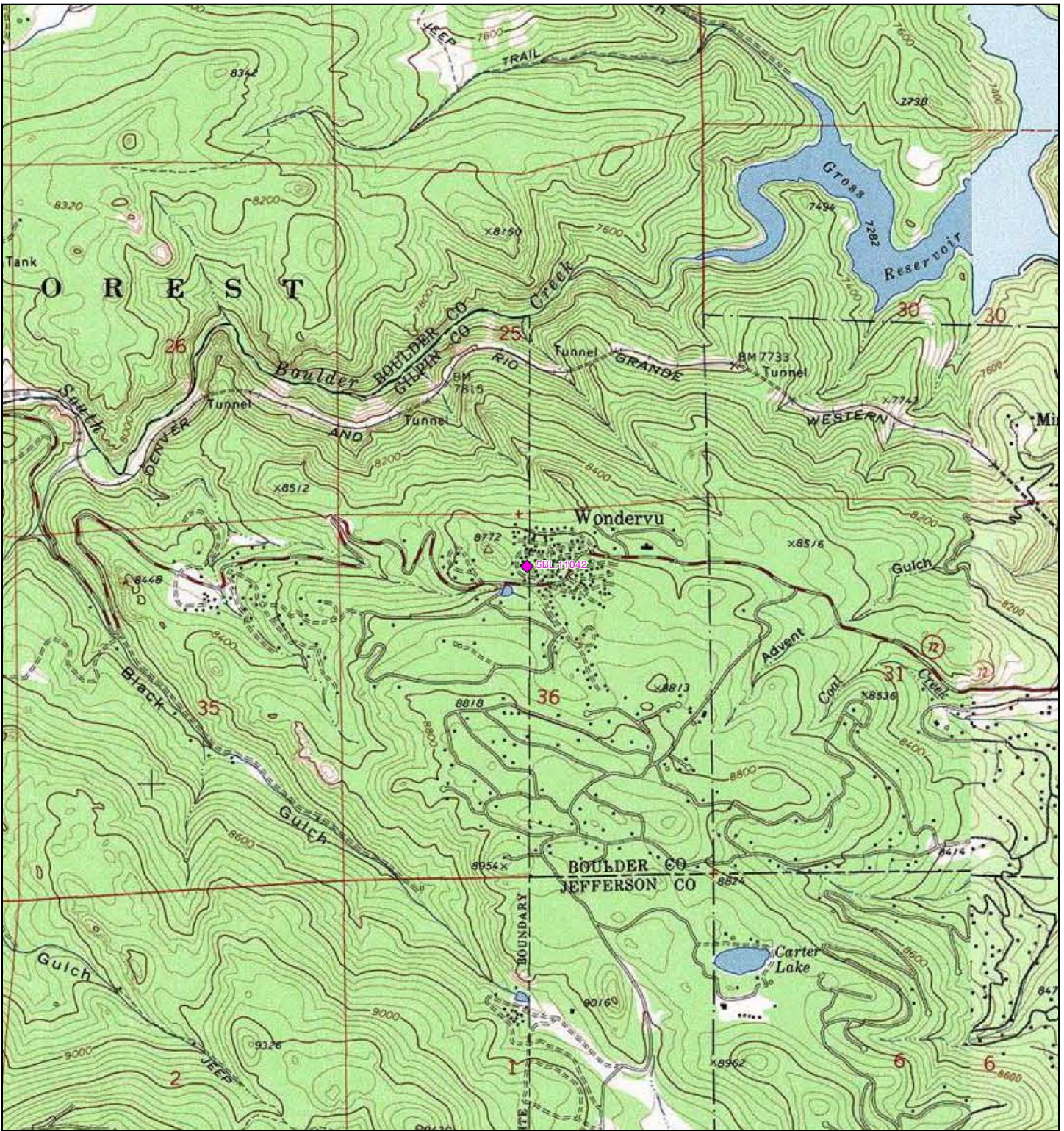
SKETCH MAP



Wondervu Historical and Architectural Survey

HISTORITECTURE

LOCATION MAP



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

Wondervu Historical and Architectural Survey

HISTORITECTURE