

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.11043/5GL.2016 | Parcel number: 158136112002 |
| 2. Temporary resource number: | Not Applicable | |
| 3. County: | Boulder (portions possibly in Gilpin) | |
| 4. City: | Wondervu | |
| 5. Historic building name: | Burton L. and Alma Kuykendall Cabin; Herbert P. and Doris P. Clark Cabin; James H. and Minka Glade Cabin | |
| 6. Current building name: | Michael Glade Cabin | |
| 7. Building address: | 215 Rocky Way | |
| 8. Owner name: | Michael Glade | |
| Owner organization: | | |
| Owner address: | 9375 Rangeview Lane
Littleton, CO 80125 | |

- | | | | | |
|-----------------------------------------------------|------------------------------------------------|--------------------------------------------------|------------------------------------|--------------------------------------------|
| 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: **465947** Northing: **4419528**
11. USGS quad name: **Tungsten** Scale: **7.5**
 Year: **1972**
12. Lot(s): **Lot 11; 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: **620 square feet**
16. Number of stories: **1**
17. Primary external wall material(s): **Wood/Log**
Wood/Plywood/Particle Board
 Other wall materials:
18. Roof configuration: **Gabled Roof/Front Gabled Roof**
 Other roof configuration:
19. Primary external roof material: **Asphalt Roof**
 Other roof materials:
20. Special features: **None Applicable**
21. General architectural description:

Oriented to the west, this building lacks a formal foundation. Instead, it rests on wood piers. Cladding the exterior walls of the original, front-gabled core and the shed-roofed rear (east) addition is vertical, unpeeled, split-log siding. Pink-painted, vertically scored sheets of plywood, with cornerboards, cover the additions to the west and south. Square-cut wood shingles cover the gables. The north elevation of the original core and rear addition have 4-light casement windows, with red-painted wood frames and surrounds. Opening in the northern half of the rear elevation is a 1-beside-1-light, sliding-sash window, with a pink-painted wood frame. The south end of the same elevation hosts a pair of 6-light casement windows, with red-painted wood frames and surrounds. A similar pair of windows, except painted white, open in the east end of the south elevation. All of the windows in the west and south additions are single-light, fixed-frame. The principal doorway opens in the north elevation of the west addition. It hosts a white-painted, 4-panel wood door, opening behind a pink-painted, wood-frame storm door. A secondary doorway opens south of center in the rear elevation. It provides access to an unsheltered wood deck with a white-painted wood balustrade. Brown,

interlocking asphalt shingles cover the front-gabled main roof. Covering the roofs of the additions are brown sheets of asphalt. The rafter ends are exposed.

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. The cabin is situated at the southeast corner of Signal Rock Road and Rocky Way, both unpaved streets. The terrain is largely flat and open, with granite outcropping at the eastern edge of the property.

24. Associated building, features or objects:

Privy

A privy is located near the northeast corner of the property. Oriented to the west, the building rests on a concrete slab. Vertical, unpeeled split-log siding clads the exterior walls. A split-log door opens in the south end of the front (west) façade. Small vents pierce the side elevations. Green sheets of asphalt cover the shed roof.

IV. ARCHITECTURAL HISTORY

25. Date of Construction: **1933** Actual Estimate

Source of Information: **Boulder County Assessor Records.
Deed 90342808. Boulder County Clerk and Recorder.**

26. Architect: **Unknown**

Source of Information:

27. Builder: **Unknown**

Source of Information:

28. Original Owner: **Burton L. and Alma Kuykendall**

Source of Information: **Deed 90342808. Boulder County Clerk and Recorder.**

29. Construction history:

According to Boulder County assessor records, this cabin was constructed in 1933. An analysis of the style, materials, and other historical records corroborates a 1933 date of construction. The cabin originally consisted of just the front-gabled core. The shed-roofed addition to the rear elevation is an early modification, dating to before 1950. The much larger south and west additions date to after 1990.

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 1933, were Burton (also spelled Berton) L. and Alma Kuykendall, who purchased the property from Wondervu developers Otto Friedrichs and Charles E. Hollingsworth. Burton Lewis Kuykendall was born around February 1896 in Choctaw, Indian Territory (now Oklahoma). By 1900 he had moved with his family to Spanish Fort, Texas. His family moved frequently in Texas, living in Clay County and, Garza County, where they were farmers. Burton's wife, Alma Kuykendall, was born around 1901 in South Carolina. They married circa 1926 and resided in Columbia Heights, Jefferson County, Colorado. Burton was a boilermaker for the railroad.

In 1937 the Kuykendalls sold this property to siblings Herbert P. and Doris P. Clark. Herbert Price Clark was born in Missouri on December 18, 1910. The Clark family then relocated to Denver, where Doris Pearl was born around 1916. In Denver their father, Herbert A. Clark, was a rate clerk and agent for the railroad. The younger Herbert Clark appears to have worked for the Gates Rubber Company. He died in Kalamazoo, Michigan, on June 14, 1994.

James H. and Minka Glade acquired this cabin from the Clarks in 1945. James Hamilton Glade was born on March 22, 1909, in Salt Lake City. By 1930 he was still living with his family in Salt Lake City, where he worked in the electrical business. The following year, however, he moved to Denver, where he married Catherine Minka Marie Sturns on March 5, 1931. She was born on June 24, 1911, in Arapahoe County. James Glade died on June 21, 1980. A son, James Raymond Glade, died on August 2, 1985, and Minka on July 1, 1987. William J. Glade, acting as personal representative of the Catherine Minka Glade Estate, transferred the property to Michael Glade, the current owner, in 1988.

36. Sources of information:

Boulder County Assessor Records.

Deeds 0903504, 90428557, 90343928, and 90342808. Boulder County Clerk and Recorder.

U.S. Census of 1930. Columbia Heights, Jefferson County, Colorado. Roll 243; Page: 1A; Enumeration District: 42; Image: 1094.0.

U.S. Census of 1930. Denver, Denver County, Colorado. Roll 232; Page: 9B; Enumeration District: 1; Image: 579.0.

Social Security Death Index for Herbert P. Clark.

U.S. Census of 1930. Salt Lake City, Salt Lake County, Utah. Roll 2421; Page: 13A; Enumeration District: 74; Image: 960.0.

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, 1933; Social History, 1933-1960**

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 a locomotive boilermaker, and employees of rubber and electric companies. The cabin 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 in 1933, 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. While the original cabin is still visible, and many of its character-defining features (such as the exterior wall cladding and windows) remain intact, additions have more than doubled the plan, are incompatible in design and materials, and have resulted in the obstruction or removal of other 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): **rockyway0215 - 1.tif to rockyway0215 - 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): **09/28/2009**

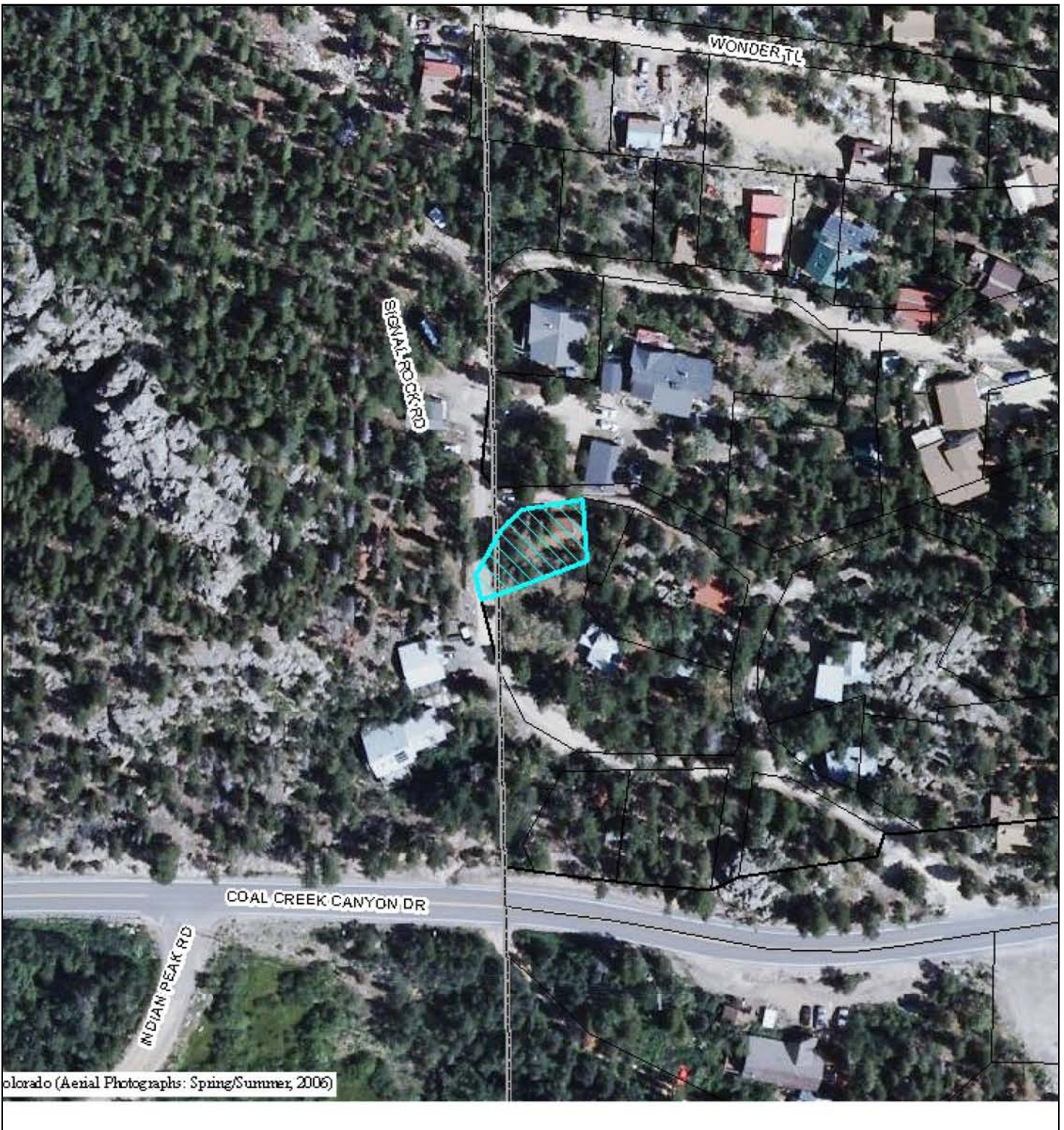
50. Recorder(s): **Adam Thomas**

51. Organization: **Historitecture, LLC**

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

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

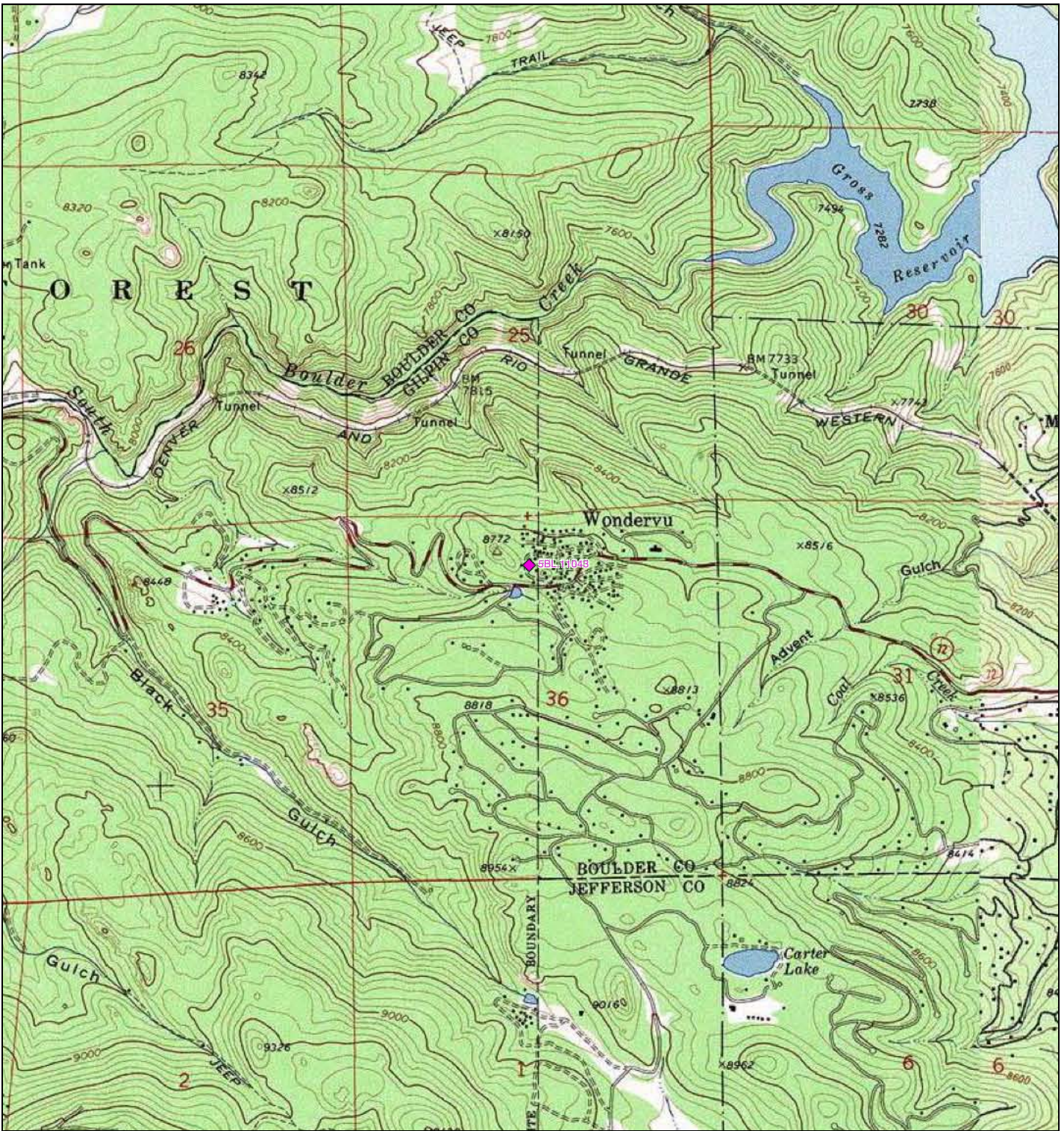
SKETCH MAP



Wondervu Historical and Architectural Survey

HISTORITECTURE

LOCATION MAP



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

Wondervu Historical and Architectural Survey

HISTORITECTURE