

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.11045** Parcel number: **158136113003**
- 2. Temporary resource number: **Not Applicable**
- 3. County: **Boulder**
- 4. City: **Wondervu**
- 5. Historic building name: **George R. and Anna P. Haffey Cabin; Albert F. and Mabel G. Smith Cabin**
- 6. Current building name: **Patrick F. Nelson Cabin**
- 7. Building address: **34 Signal Rock Road**
- 8. Owner name: **Patrick F. Nelson**
- Owner organization:
- Owner address: **6044 Hoyt Court
Arvada, CO 80004**

- | | | | | |
|---|--|--|------------------------------------|--|
| 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 SW 1/4 NW 1/4 NE 1/4 of section **36** Grid aligned on **northwest** corner of section.
10. UTM Reference Zone: **13**
 Easting: **466008** Northing: **4419499**
11. USGS quad name: **Tungsten** Scale: **7.5**
 Year: **1972**
12. Lot(s): **Lot 5 less the easterly part and Lots 9 through 12 and Pot O; Block 2**
 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): **Irregular Plan**
 Other building plan descriptions:
15. Dimensions in feet: **812 square feet**
16. Number of stories: **1**
17. Primary external wall material(s): **Wood/Log**
 Other wall materials:
18. Roof configuration: **Gabled Roof/Side Gabled Roof**
 Other roof configuration:
19. Primary external roof material: **Asphalt Roof/Composition Roof**
 Other roof materials:
20. Special features: **Ornamentation/Decorative Shingles**
Porch
Roof Treatment/Dormer
21. General architectural description:
Oriented to the west, this cabin consists of a side-gabled original core to the north and a shed-roofed addition to the south. The original core rests on tree-trunk piers. Filling the void between the ground and bottom plate of the cabin are dry-laid granite stones. The southern addition rests on a concrete foundation. Vertical, unpeeled, split-log siding clads the exterior walls of the original core. Covering the addition are, at the basement level, gray-painted, split-log siding and elsewhere gray-painted, vertical wood siding. White-painted, decorative wood shingles cover the north-facing gable and the west-facing, shed-roofed dormer. Windows opening in the original core are 4-light casement, with white-painted wood frames and surrounds. They also open in the north-facing gable and in the dormer, which hosts a band of three such windows. The addition generally hosts single-light casement windows, with white-painted wood frames and surrounds. A window opening at the north end of the addition's east elevation consist of paired, single-light casements with a single-light transom spanning above them. The principal doorway opens

near the center of the original core's nearly symmetrical front (west) façade. It hosts an unpainted, 6-panel wood door. The doorway provides access to a flat-roofed porch. The porch features unpainted, square-wood supports and balustrades. A steep, wood staircase approaches the porch on its north elevation. A secondary doorway opens in the north end of the rear (east) elevation. It hosts a wood slab door. Gray, interlocking asphalt shingles cover the side-gabled main roof and all other roof surfaces. 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 in the most densely settled portion of Wondervu. Setbacks from Signal Rock Road vary greatly, with this cabin having a very deep setback. In fact, it is actually not even situated on Signal Rock Road but instead is located at the southeast corner of Rocky Way and Loop Road, which connects Signal Rock Road to Rocky Way. Both are narrow, winding, unpaved streets. The terrain is relatively flat, with large granite outcroppings, including Squaw Rock, which occupies the northeastern portion of this property. Also punctuating the property are stands of pines, aspens, and spruces.

24. Associated building, features or objects:

Privy

A privy is located near the northeastern corner of the property. Oriented to the east, the building rests on a concrete foundation. Brown-painted, simulated log siding, with cornerboards, clads the exterior walls. Dominating the front (east) façade is a brown-painted wood slab door. Sheets of asphalt cover the shed roof, which has been extended westward to shelter the doorway. The rafter ends are exposed but capped by a brown-painted fascia board.

IV. ARCHITECTURAL HISTORY

25. Date of Construction: 1934 Actual Estimate
 Source of Information: Boulder County Assessor Records.
 Deed 90420356. Boulder County Clerk and Recorder.
26. Architect: Unknown
 Source of Information:
27. Builder: Unknown
 Source of Information:
28. Original Owner: George R. and Anna P. Haffey
 Source of Information: Deed 90420356. Boulder County Clerk and Recorder.
29. Construction history:
 According to Boulder County assessor records, this cabin was constructed in 1934. An analysis of the style, materials, and other historical records corroborates a 1934 date of construction. This cabin originally consisted of just the side-gabled core to the north. The building remained relatively unchanged until after 1970, or even more recently, when the shed-roofed south addition more than doubled its size.
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 1934, were George R. and Anna P. Haffey, who purchased the land from Mary A. Hollingsworth, wife of Wondervu developer Charles E. Hollingsworth. George Rush Haffey was born on May 25, 1893, in Denver. Anna Haffey was born on August 25, 1890, also in Colorado. They married circa 1916 and had no children. George worked as a teamster for the Diamond Supply Company and, by 1930, as a custodian for Denver Public Schools. Anna was a bookkeeper for the Mountain States Telephone and Telegraph Company. Anna died in July 1971 and George in May 1974.

In 1948 the Haffeyes sold this cabin to Albert F. and Mabel G. Smith. Albert Frederick Smith was born around 1889 in Illinois. His wife, Mable, was born in Kansas around 1895. They married circa 1912 and had at least five children: Kenneth E., Donald A., Alfred D., Dorothy M., and Vivian A. By 1920 the Smiths resided in Ottawa, Kansas, where Albert was a farmer. By 1930 they had moved to St. John, Kansas, where Albert worked as a laborer at a flour mill. Between that time and 1948 the family moved to Denver.

Albert Smith died around 1978, leaving Mabel as the sole owner. She sold the property to Patrick F. and Marjorie J. Nelson in 1983. Marjorie died in 2003, leaving Patrick Nelson as the sole and current owner.

36. Sources of information:

Boulder County Assessor Records.

Deeds 00529406, 90467334, and 90420356. Boulder County Clerk and Recorder.

World War I Draft Registration Card for George Rush Haffey.

Social Security Death Index for Anna P. Haffey.

U.S. Census of 1910. Denver Ward 8, Denver County, Colorado. Roll T624_115; Page: 13A; Enumeration District: 93; Image: 992.

U.S. Census of 1920. Denver, Denver County, Colorado. Roll T625_161; Page: 5B; Enumeration District: 193; Image: 528.

U.S. Census of 1930. Denver, Denver County, Colorado. Roll 232; Page: 12B; Enumeration District: 216; Image: 611.0.

U.S. Census of 1920. Ottawa, Franklin County, Kansas. Roll T625_532; Page: 5B; Enumeration District: 98; Image: 916.

U.S. Census of 1930. St. John, Stafford County, Kansas. Roll 724; Page: 9B; Enumeration District: 17; Image: 316.0.

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, 1934; Social History, 1934-1960**

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 teamster and janitor as well as a farmer and mill laborer. The cabin is also architecturally significant as an example of the Rustic style. Character-defining features include log siding, divided-light windows, and exposed rafter ends. 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 1934, 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 altered the original plan of the cabin and is incompatible in design and materials. However, despite the addition, the original cabin remains remarkably intact, preserving its original exterior wall cladding and windows. 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): **signalrockrd0034 - 1.tif to signalrockrd0034 - 1.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**

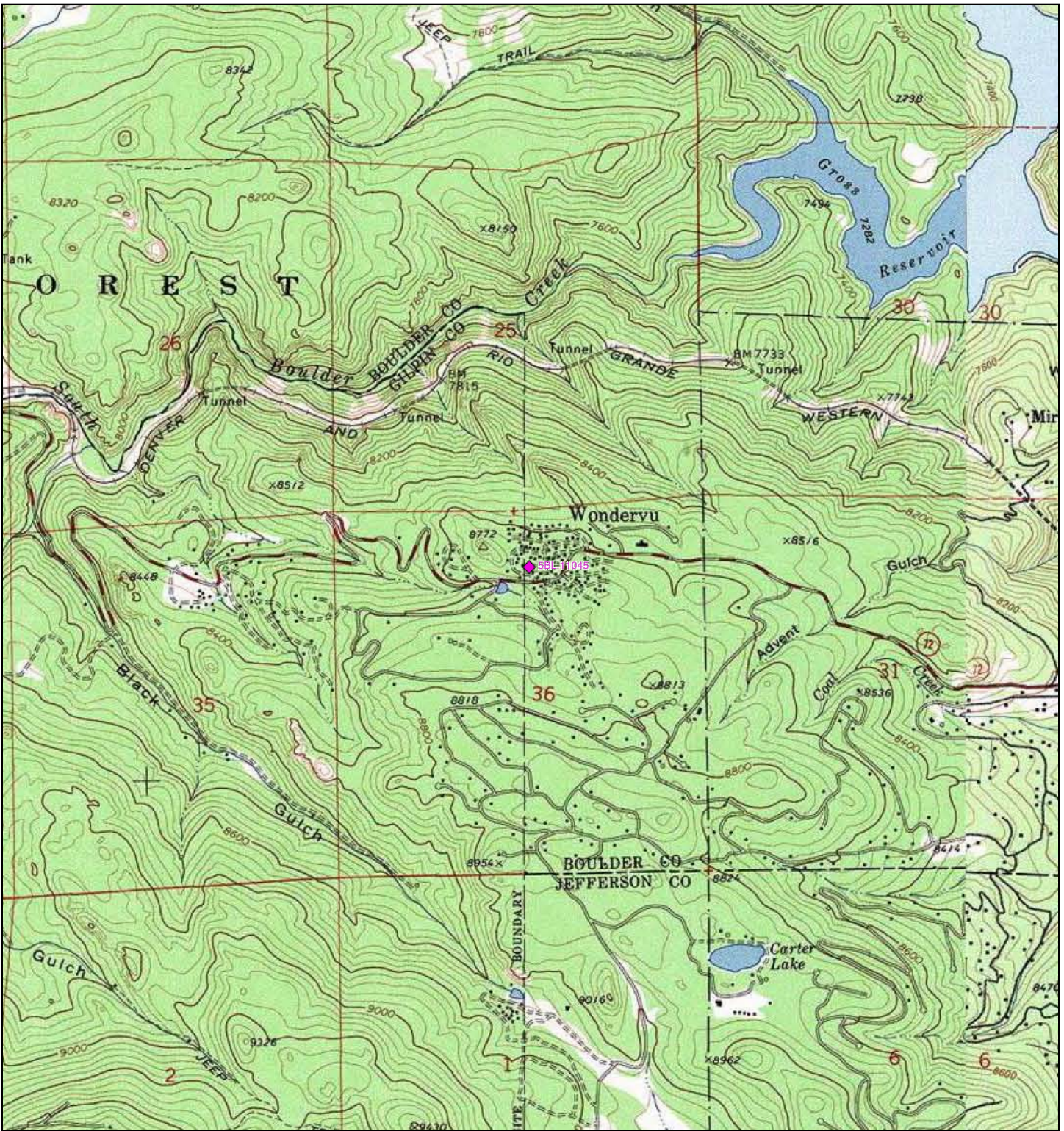
52: Address: **PO Box 419
 Estes Park, CO 80517-0419**

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

SKETCH MAP



LOCATION MAP



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

Wondervu Historical and Architectural Survey

HISTORITECTURE