

## 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](http://www.historitecture.com/contactus.html)**I. IDENTIFICATION**

- |                               |   |                |              |
|-------------------------------|---|----------------|--------------|
| 1. Resource number:           | 5BL.11046/5GL.2017  | Parcel number: | 158136114002 |
| 2. Temporary resource number: | Not Applicable  |                |              |
| 3. County:                    | Boulder (portions possibly in Gilpin)                                   |                |              |
| 4. City:                      | Wondervu  |                |              |
| 5. Historic building name:    | Chester E. Smedley Cabin; Gladys Poe Waters Cabin; G. Poe Smedley Cabin |                |              |
| 6. Current building name:     | Graziana Lazzarino Cabin (Southwest)                                    |                |              |
| 7. Building address:          | 51 Signal Rock Road   |                |              |
| 8. Owner name:                | Graziana Lazzarino  |                |              |
| Owner organization:           |   |                |              |
| Owner address:                | 717 17th Street<br>Boulder, CO 80302                                    |                |              |

- |   |   |                                       |                                    |  |
|---|---|---------------------------------------|------------------------------------|--|
| 44. National Register eligibility field assessment: | <input checked="" type="checkbox"/> Individually eligible | <input type="checkbox"/> Not eligible | <input type="checkbox"/> Need data | <input type="checkbox"/> Previously listed |
| State Register eligibility field assessment:        | <input checked="" type="checkbox"/> Individually eligible | <input type="checkbox"/> Not eligible | <input type="checkbox"/> Need data | <input type="checkbox"/> Previously listed |
| Local landmark eligibility field assessment:        | <input checked="" type="checkbox"/> Individually eligible | <input 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**  
**SE 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: **465952** Northing: **4419453**
11. USGS quad name: **Tungsten** Scale: **7.5**  
 Year: **1972**
12. Lot(s): **Lot 4 and the west half of Lot 3; 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: **273 square feet**
16. Number of stories: **1**
17. Primary external wall material(s): **Asbestos**  
 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: **None Applicable**

21. General architectural description:

Oriented to the south, this cabin rests on an random-coursed granite foundation. Green-painted asbestos shingle siding clads the exterior walls. Windows are generally 1-over-1-light, double-hung sash, with white-painted wood frames and surrounds. Those opening in the rear (north) elevation and in the west elevation have functional, white-painted, board-and-batten shutters. A large 1-over-1-light window opens just west of the principal doorway in the asymmetrical front (south) façade. The east end of the elevation has a 1-beside-1-light, sliding-sash window, with a white-painted wood frame. The principal doorway opens east of center in the façade. It hosts a white-painted, 5-panel wood door. Sheltering the doorway is a gabled hood. The doorway provides access to an unsheltered wood porch, with a high, stone and concrete floor, and a railing of red-painted wood latticework. Stone steps descend on the porch's east elevation. A secondary doorway opens in the north end of the east elevation. It hosts a single-light, white-painted, wood slab door. Sheltering the doorway is an asymmetrical, gabled hood, with a wall along its north side. The doorway provides access to a patio, also surrounded by red-painted wood latticework. Gray asphalt shingles cover the side-gabled main roof,

and gray sheets of asphalt cover the hood over the east doorway. The building lacks overhanging eaves.

22. Architectural style: **No Style**

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 shallow setback. The building actually occupies a narrow strip of land between Signal Rock Road and Coal Creek Canyon Drive (Colorado State Highway 72); it is oriented toward the latter thoroughfare. The terrain is relatively flat. Surrounding the cabin are granite outcroppings and mature pines.

24. Associated building, features or objects:

Privy

A privy is situated southwest of the cabin. Oriented to the south, the building lacks a permanent foundation. Green-painted wood weatherboard, without cornerboards, clads the exterior walls. Gray sheets of asphalt cover the shed roof, and the rafter ends are exposed.

#### IV. ARCHITECTURAL HISTORY

25. Date of Construction: **1940** ☐ Actual ☒ Estimate  
Source of Information: **Deed 90373614. Boulder County Clerk and Recorder.**

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

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

28. Original Owner: **Chester E. Smedley**  
Source of Information: **Deed 90373614. Boulder County Clerk and Recorder.**

29. Construction history:  
According to Boulder County assessor records, this cabin was constructed in 1960. However legal records and structural evidence, particularly the stone foundation, asbestos siding, and the privy, suggest a circa 1940 date of construction. An analysis of the style, materials, and other historical records corroborates a circa 1940 date of construction. This building has not been notably altered since its construction.

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 owner of this cabin, constructed around 1940, was Chester E. Smedley, who acquired the property from William A. Cloud. (Cloud had amassed considerable undeveloped acreage in this section of Wondervu.) The son of prominent Denver dentist Dr. William Smedley and Mary Ellen (Vickers) Smedley, Chester Earl Smedley was born on May 18, 1877, in Denver. He received his bachelor of arts degree from the University of Colorado in 1899 and a master's degree the following year. He then attended the University of Denver School of Law, from which he graduated in 1906. He was admitted to the Colorado bar that same year. He served in the Colorado House of Representatives and was a member of the Denver Bar Association. His wife, the former Gladys Poe "Tillie" Waters, was born around 1883 (some sources say 1885) in Missouri. They married on March 24, 1921, in Douglas County, Colorado. It was Tillie's second marriage; she was previously married to Thomas Montfort, of Kansas City, Missouri. Chester and Tillie Smedley appear to have had a daughter, Elizabeth Smedley Mathews. Tillie Smedley, who wrote under the names of Gladys Poe Waters and G. Poe Smedley, was an accomplished journalist and historical fiction writer. Her most popular novel was *Fairacres*, detailing the history of the Shepherd family and the founding of Independence, Missouri. It was published in 1952. Her descendants have speculated that she wrote the book in her summer cabin. It is quite possible that this Wondervu cabin was the location at which she penned *Fairacres* and perhaps other books and articles as well. The period of ownership certainly parallels this scenario.

Chester Smedley sold this property to S.W. and Hazel Simpson in 1959. Less than a year later, Mildred Reilly and Antoinette Smaldone acquired the cabin. They owned it until 1992, when Anita and Arthur R. Parnell acquired the cabin and lots. Graziana Lazzarino, the current owner, acquired the property from the Parnells in 2005.

36. Sources of information:

Boulder County Assessor Records.

Deeds 02705189, 01186667, 0660966, 90643821, and 90373614. Boulder County Clerk and Recorder.

"William Smedley, D.D.S." In *History of Colorado*, vol. II, ed. Wilbur Fisk Stone. Chicago, S.J. Clarke Publishing Co., 1918, p. 176.

World War I Draft Registration Card for Chester Earl Smedley.

"Chester E. Smedley." In *The Bench and Bar of Colorado*, eds. George E. Lewis and D.F. Stackelbeck. Denver: Bench & Bar Publishing Co., 1917, p. 171.

U.S. Census of 1930. Denver, Denver County, Colorado. Roll 237; Page: 3B; Enumeration District: 111; Image: 565.0.

Kiser, Michael. "Smedly, Waters, Shepherd," Available from <http://boards.ancestry.co.uk/surnames.smedley/202/mb.ashx?pnt=1>; Internet; accessed 10 December 2007.

## 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: **Literature**  
**Social History**

40. Period(s) of Significance: **Literature, ca. 1940-1959; Social History, ca. 1940-1959**

41. Level of Significance: ☐ National ☐ State ☒ Local ☐ Not Applicable

42. Statement of Significance:

**This property is historically significant under National Register Criterion A (Colorado State Register Criterion A and Boulder County Landmark Criterion 1) 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. This cabin was unusual because, while it was one of the smallest and simplest cabin constructed in the community, it was the seasonal retreat of a prominent Denver attorney and his journalist wife. The cabin is also historically significant under National Register Criterion B (Colorado State Register Criterion B and Boulder County Landmark Criterion 3) for its association with author Gladys Poe Waters (also known as G. Poe Smedley), who most composed her books and articles in this cabin. This property could 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:

Wondervu Historical and Architectural Survey

**HISTORITECTURE**

Constructed around 1940, this cabin exhibits a 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. It has not been notably altered since its construction. 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.**

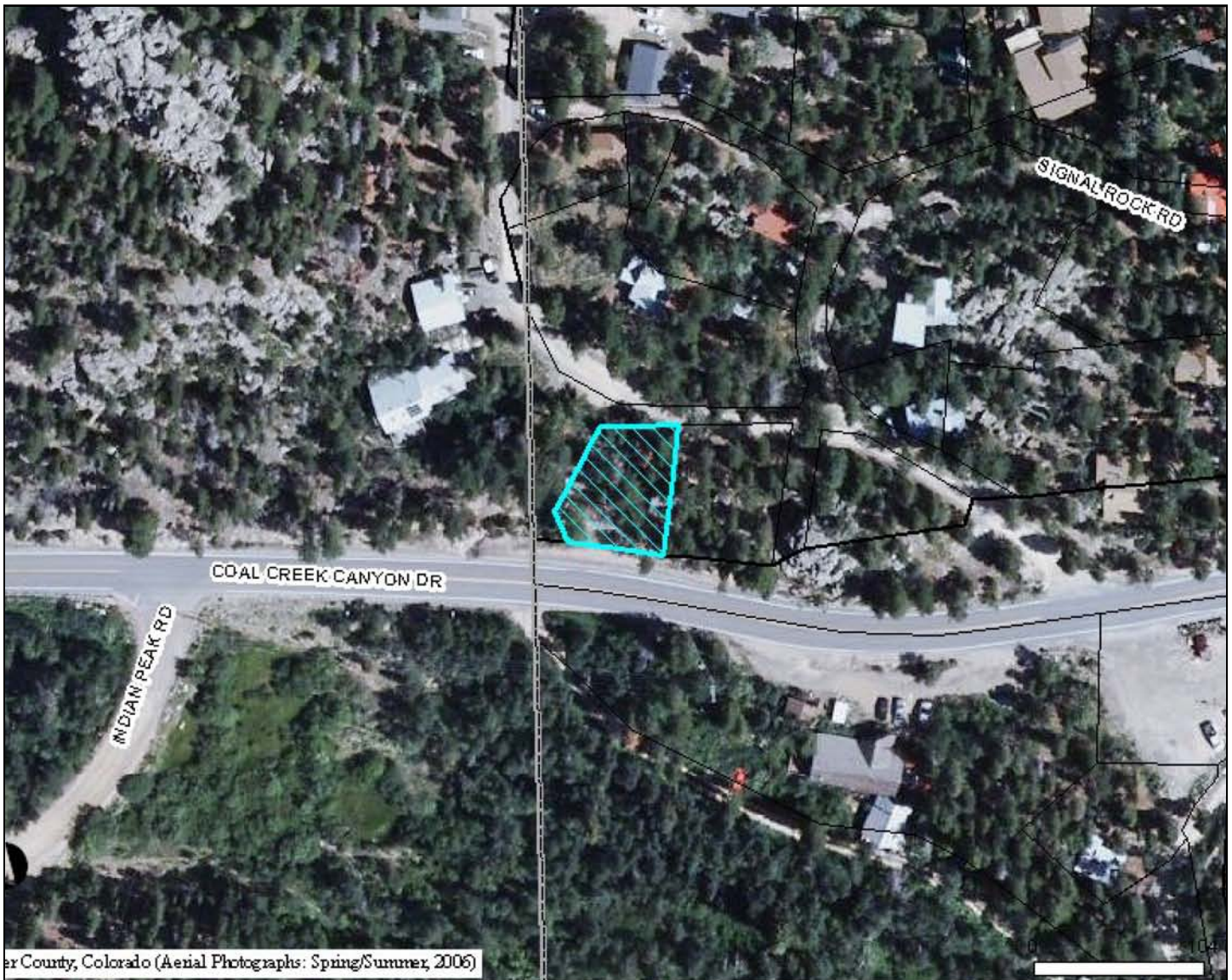
If there is National Register district potential, is this building contributing: ☐ Yes ☐ No ☒ N/A

46. If the building is in existing National Register district, is it contributing: ☐ Yes ☐ No ☒ N/A

## VIII. RECORDING INFORMATION

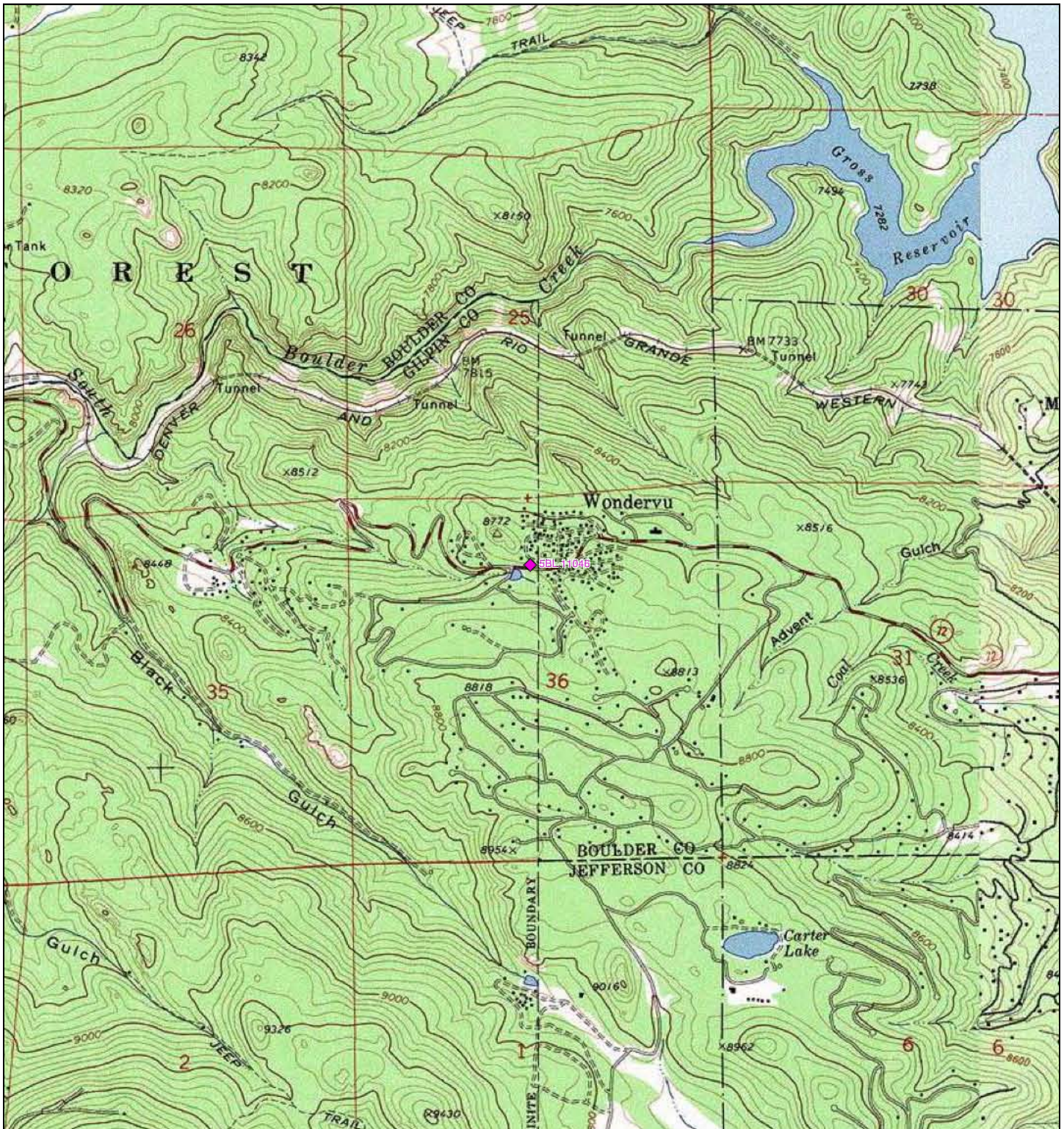
47. Digital photograph file name(s): **signalrockrd0051 - 1.tif to signalrockrd0051 - 6.tif**  
 Digital photographs filed at: **Boulder County Parks and Open Space**  
**5201 St. Vrain Road**  
**Longmont, CO 80502**
48. Report title: **Wondervu Historical and Architectural Survey, 2009-10**
49. Date(s): **12/21/2009**
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**

er County Tue May 04 15:05:59 MDT 2010 This map is intended for display purposes only and is not intended for any legal represent



**LOCATION MAP**

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

Wondervu Historical and Architectural Survey

**HISTORITECTURE**