

## 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.

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**I. IDENTIFICATION**

- |                               |  |                                    |
|-------------------------------|--|------------------------------------|
| 1. Resource number:           | <b>5BL.11047/5GL.2014</b>                    | Parcel number: <b>158136110004</b> |
| 2. Temporary resource number: | <b>Not Applicable</b>                        |                                    |
| 3. County:                    | <b>Boulder (portions possibly in Gilpin)</b> |                                    |
| 4. City:                      | <b>Wondervu</b>                              |                                    |
| 5. Historic building name:    | <b>Rickard Smits Cabin</b>                   |                                    |
| 6. Current building name:     | <b>Timothy J. Kelly Cabin (Northwest)</b>    |                                    |
| 7. Building address:          | <b>167 Signal Rock Road</b>                  |                                    |
| 8. Owner name:                | <b>Timothy J. Kelly</b>                      |                                    |
| Owner organization:           |  |                                    |
| Owner address:                | <b>PO Box 20145<br/>Boulder, CO 80301</b>    |                                    |

- |   |  |  |                                    |  |
|---|--|--|------------------------------------|--|
| 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**  
**SW 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: **465992** Northing: **4419596**
11. USGS quad name: **Tungsten** Scale: **7.5**  
 Year: **1972**
12. Lot(s): **Lots 5 and 6; Block 5**  
 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: **675 square feet**
16. Number of stories: **1**
17. Primary external wall material(s): **Wood/Horizontal Siding**  
**Wood/Plywood/Particle Board**  
 Other wall materials:
18. Roof configuration: **Gabled Roof/Front Gabled Roof**  
 Other roof configuration:
19. Primary external roof material: **Metal Roof**  
 Other roof materials:
20. Special features: **Fence**
21. General architectural description:  
**Oriented to the south, this cabin rests on a concrete foundation. Because of the steep slope downward from south to north, the basement level is exposed on all but its south elevation. Brown-painted wood weatherboard, with green-painted cornerboards, clads the exterior walls. Covering a small, front-gabled foyer or mudroom protruding from the east end of the asymmetrical front (south) façade are sheets of brown-painted, vertically scored plywood. Windows in the basement level are 1-beside-1-light, sliding-sash, with aluminum frames and brown-painted wood surrounds. Flanking a doorway at the center of the basement's north elevation are large, single-light picture windows. First-story windows are generally 6-light hopper, awning, or casement, with green-painted wood frames and surrounds. Opening in the north ends of the east and west elevations and dominating the rear (north) elevation are tripartite windows. They consist of 8-light casement windows flanking a fixed sash of 6-lights. These windows have green-painted wood frames and surrounds. The principal doorway opens in the south elevation of the foyer or mudroom. It hosts a 9-light, white-painted, two-panel steel door. A nearly identical door opens in the north elevation of the basement. An**

unsheltered wood deck, with a wood railing, spans the west elevation. Red-painted sheets of metal, with standing seams, cover the front-gabled main roof and all other roof surfaces. The rafter ends are exposed but capped by a green-painted fascia board.

22. Architectural style: **Late 19th And Early 20th Century American Movements**

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 set back shallowly from the road. The property's terrain slopes steeply downward from south to north. The landscape is largely open, with a few mature pine trees. A chain-link fence surrounds much of the property.**

24. Associated building, features or objects:

**There are no other buildings associated with this property.**

#### IV. ARCHITECTURAL HISTORY

25. Date of Construction: **1934**  Actual  Estimate  
Source of Information: **Deeds 90386393 and 90386392. Boulder County Clerk and Recorder.**

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

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

28. Original Owner: **Rickard Smits**  
Source of Information: **Deeds 90386393 and 90386392. Boulder County Clerk and Recorder.**

29. Construction history:  
**According to Boulder County assessor records, this cabin was constructed in 1920. However, this date would mean that the cabin predates the Wondervu development and contradicts property records, which date to 1934. An analysis of the style, materials, and other historical records corroborates a circa 1934 date of construction. The only notable alteration has been the remodeling of the basement level, including expanding it northward and installing sliding-sash windows. These modifications appear to date to after 1980.**

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 1934, was Rickard Smits, who acquired the property from Wondervu developers Charles E. Hollingsworth and Otto Friedrichs. Smits was born in Holland around 1887. He immigrated to the United States in 1903. His wife, Johanna Smits, was also born in Holland, around 1889, and immigrated in 1909. They married circa 1911 and had three children, all of whom were born in Colorado: Harriet, Mildred, and Richard. Rickard Smits worked as a Denver-based railroad conductor. The Smits owned this cabin for over thirty years.

Mary Adelaide Robinson acquired this property from Rickard Smits in 1965, selling it a few months later to Edward M. and Frances Moore Eubanks Morris. In 1988 Edward Morris transferred the property to his children, Mary Frances Asmus and John E. Morris. They sold the cabin and lots to Timothy J. Kelly, the current owner, in 2003.

36. Sources of information:

Boulder County Assessor Records.

Deeds 931396, 90787595, 90783517, 90386393, and 90386392. Boulder County Clerk and Recorder.

U.S. Census of 1920. Denver, Denver County, Colorado. Roll 31109\_4294431; Page: 3B; Enumeration District: 184; Image: 417.

U.S. Census of 1930. Denver, Denver County, Colorado. Roll 239; Page: 3A; Enumeration District: 159; Image: 290.0.

## 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, ca. 1934; Social History ca. 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. The original and longtime owner of this cabin was a railroad conductor. The cabin is also architecturally significant as an example of a Late Nineteenth and Early Twentieth Century American Movement, expressing elements of the Craftsman style. Character-defining features include weatherboard siding, divided-light windows, and exposed rafter ends. The style is unusual compared to most other Wondervu cabins, which are Rustic in style. 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 around 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. Notable alterations include a substantial remodeling of the basement level. However, many other character-defining features remain intact, including the main-level windows and wall cladding. 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

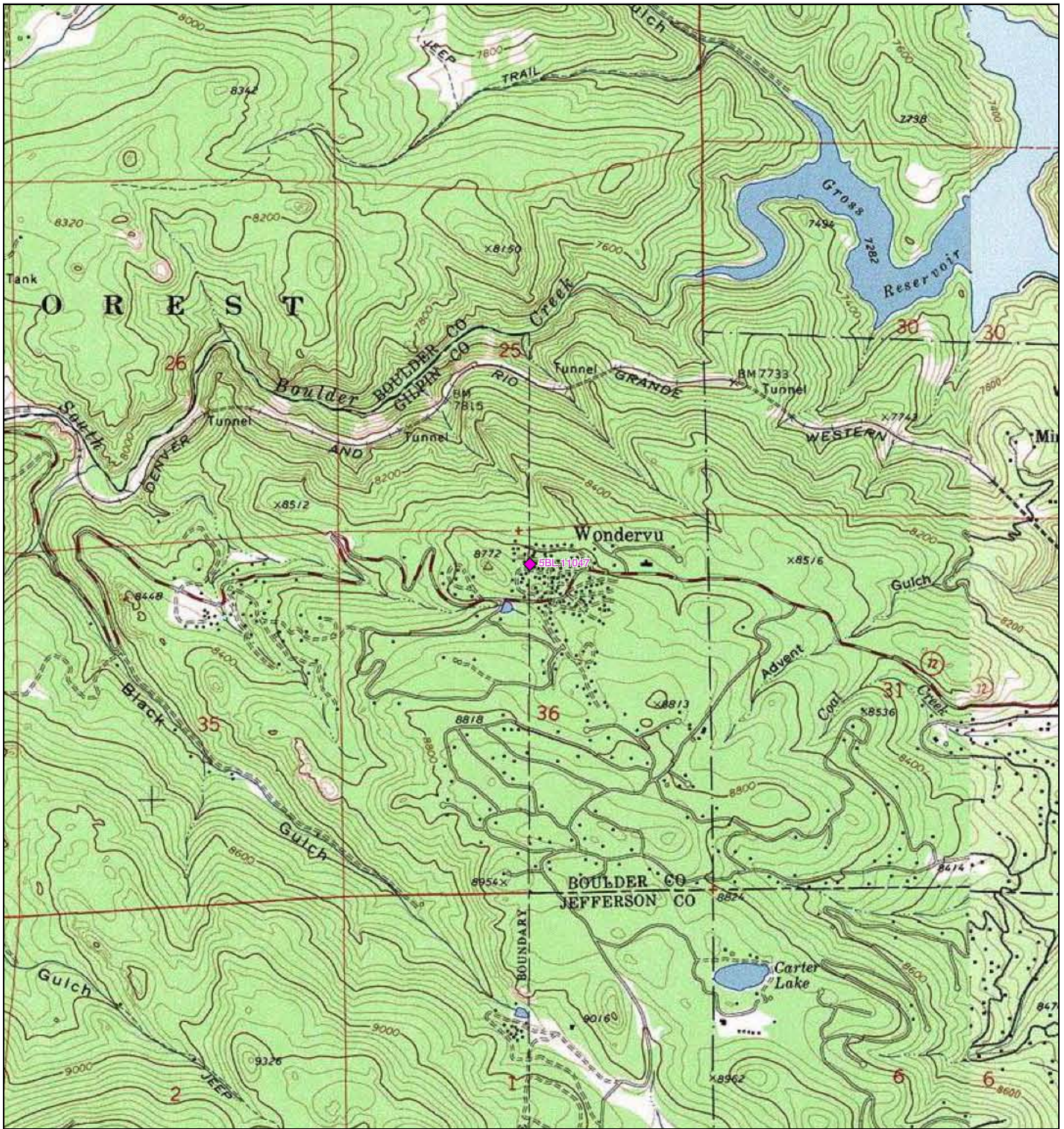
**VIII. RECORDING INFORMATION**

47. Digital photograph file name(s): **signalrockrd0167 - 1.tif to signalrockrd0167 - 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**



**LOCATION MAP**



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