

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.11048 | Parcel number: 158136111004 |
| 2. Temporary resource number: | Not Applicable | |
| 3. County: | Boulder | |
| 4. City: | Wondervu | |
| 5. Historic building name: | Edwards Cabin | |
| 6. Current building name: | Timothy J. Kelly Cabin (Southeast) | |
| 7. Building address: | 184 Signal Rock Road | |
| 8. Owner name: | Timothy J. Kelly | |
| Owner organization: | | |
| Owner address: | 8839 Valmont Road
Boulder, CO 80301 | |

- | | | | | |
|---|--|--|------------------------------------|--|
| 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: **466012** Northing: **4419551**
11. USGS quad name: **Tungsten** Scale: **7.5**
 Year: **1972**
12. Lot(s): **Lots 7 through 9 inclusive and Lot 22; Block 4**
 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): **T-Shaped Plan**
 Other building plan descriptions:
15. Dimensions in feet: **559 square feet**
16. Number of stories: **1**
17. Primary external wall material(s): **Wood/Shingle**
Wood/Horizontal Siding
 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: **Chimney**
Fence
21. General architectural description:
Oriented to the north, this cabin appears to rest on a concrete foundation. However, the exterior wall cladding entirely conceals the foundation. Unpainted, square-cut wood shingles cover the exterior walls. Cladding the façade is unpainted wood siding, set at opposing 45-degree angles. A small, shed-roofed addition to the east elevation hosts broad, brown-painted, wooden composition siding. Opening in the front (north) façade are 6-light hopper or awning windows, with green-painted wood frames and unpainted wood surrounds. All other elevations hosts paired, 4-light casement windows, with green-painted wood frames and unpainted wood surrounds. The principal doorway opens in the west end of the asymmetrical façade. It hosts a green-painted wood slab door, opening behind a brown-painted, aluminum-frame storm door. A secondary doorway opens near the center of the rear elevation. It hosts a brown-red-painted, 9-light door. A doorway into the north elevation of the east addition appears to have been boarded shut. Green-painted sheets of metal, with standing seams, cover the front-gabled main roof and all other roof surfaces. The rafter ends are exposed. Engaged to the west elevation, south of center, is a brick chimney with a hearth.

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 set back deeply from the road. This property is relatively flat and open, punctuated by tall, mature pines. A combination of wood and chain-link fences enclose the property.

24. Associated building, features or objects:

Shed

A storage shed is situated north of the cabin, near the northeast corner of the property. Oriented to the west, the building lacks a formal foundation; instead, it rests on concrete blocks. Unpainted, square-cut wood singles cover the exterior walls. A large, shingle-covered door opens in the northern half of the asymmetrical front (west) façade. Approaching it is a steel ramp. Gray sheets of asphalt cover the shed roof, and the rafter ends are exposed.

IV. ARCHITECTURAL HISTORY

25. Date of Construction: **1932** Actual Estimate

Source of Information: **Boulder County Assessor Records.**

Deeds 01501891 and 01501890. Boulder County Clerk and Recorder

26. Architect: **Unknown**

Source of Information:

27. Builder: **Unknown**

Source of Information:

28. Original Owner: **Roland W. and Elizabeth M. Edwards and John D. and Pearl Edwards**

Source of Information: **Deeds 01501891 and 01501890. Boulder County Clerk and Recorder**

29. Construction history:

According to Boulder County assessor records, this cabin was constructed in 1932. An analysis of the style, materials, and other historical records corroborates a 1932 date of construction. The most notable alterations appear to be the construction of shed-roofed rooms across the façade and east elevation. These appear to date to after 1960. The exterior wall cladding also appears to have been installed after 2000.

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 1932, were Roland (also spelled Rowland) W. and Elizabeth M. Edwards as well as their son and daughter-in-law, John D. and Pearl Edwards, who purchased these lots individually from Wondervu developers Otto Friedrichs and Charles E. Hollingsworth. Roland Edwards was born in Wales in July 1870. His wife, Elizabeth W. Edwards, was also born in Wales (some sources say England), in July 1867. Roland arrived in the United States in 1890 and Elizabeth the following year, at which time they married. They settled in Denver where Roland was a coal dealer. They had two children, John D., born in August 1892, and Lorena R., born in September 1898. By 1910 John Edwards was already working as a plumber's apprentice. He married circa 1919. His wife, Pearl Edwards, was born in Colorado around 1894. By 1920, John opened his own plumbing shop in Denver; his business expanded by 1930 into one of the city's larger plumbing and heating suppliers and contractors.

In 1937, Mary E. Hill purchased the individual lots from Roland and Elizabeth Edwards and John and Pearl Edwards to create the present parcel. According to census records, at least three women named Mary E. Hill lived in Denver in 1930. However the most likely individual, based on dates of birth and death, was the Mary E. Hill born in November 1868 in New Jersey. She settled in Denver prior to 1900, but appears to have already been a widow at that time.

Mary Hill died in or prior to 1943, when Don F. Dowell, acting as executor of her estate, sold the property to Herman D. Carlton. Two years later Carlton sold the cabin and lots to Mrs. Charles S. Wilson. Only three years later, in 1948, Ola E. Pedigo acquired the property and shared ownership with his wife, Mary A. Pedigo, in 1949.

Ola Edward, sometimes referred to erroneously as Oliver, Pedigo 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. Over the years they owned a number of small cabins and properties in Wondervu.

The Pedigos sold this particular cabin in 1958 to Edsel H. and Esther M. Dodge. Edsel Dodge was born on December 11, 1922, in Momence, Filmore County, Nebraska. On November 30, 1945, he enlisted in the U.S. Army Air Corps at Camp Hood, Texas. His enlistment record listed his occupation as "stationary engineer." He died on June 29, 1993, in Denver. His wife, Esther Dodge, was born on April 1, 1921. She died on May 20, 2008, in Aurora, Colorado. In 1964, Edsel quit claimed his share of this Wondervu property to Esther, who sold the cabin in 1971.

Purchasing the cabin and lots from Esther Dodge were Ernest S. and Barbara J. Waite. They sold the property in 1979 to Alice Nell Jennings, who owned it for over a decade, selling the cabin to Steven David and Susan E. Macoskey in 1990. In 1995, the Macoskeys sold the property to Timothy J. Kelly, the current owner.

36. Sources of information:

Boulder County Assessor Records.

Deeds 01501891, 01501890, 01048634, 00325347, 90965707, 90746204, 90616748, 90473524, 90465107, 90424398, 90404696 90340695, 890340107, and 90297109. Boulder County Clerk and Recorder.

U.S. Census of 1900. Denver, Arapahoe County, Colorado. Roll T623_120; Page: 20B; Enumeration District: 124.

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.

U.S. Census of 1930. Denver, Denver County, Colorado. Roll 234; Page: 7A; Enumeration District: 50; Image: 667.0.

U.S. Census of 1900. Denver, Arapahoe County, Colorado. Roll T623_119; Page: 10B; Enumeration District: 92.

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, 1932; Social History, 1932-1960**

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 owners of this cabin were a coal yard operator and plumber. Other early owners included a pensioned widow as well as a farmer and carpenter. The cabin is also architecturally significant as an example of the Rustic style. Character-defining features include wood-shingle wall cladding, multiple-light windows, exposed rafter ends, and a prominent chimney with a hearth. 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 1932, 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 the construction of two additions, one of which spans the façade. The original wall cladding has also been replaced, although the replacement may well have been identical to or compatible with the original material. Other character-defining features remain intact, including original windows and the chimney. 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): **signalrockrd0184 - 1.tif to signalrockrd0184 - 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**

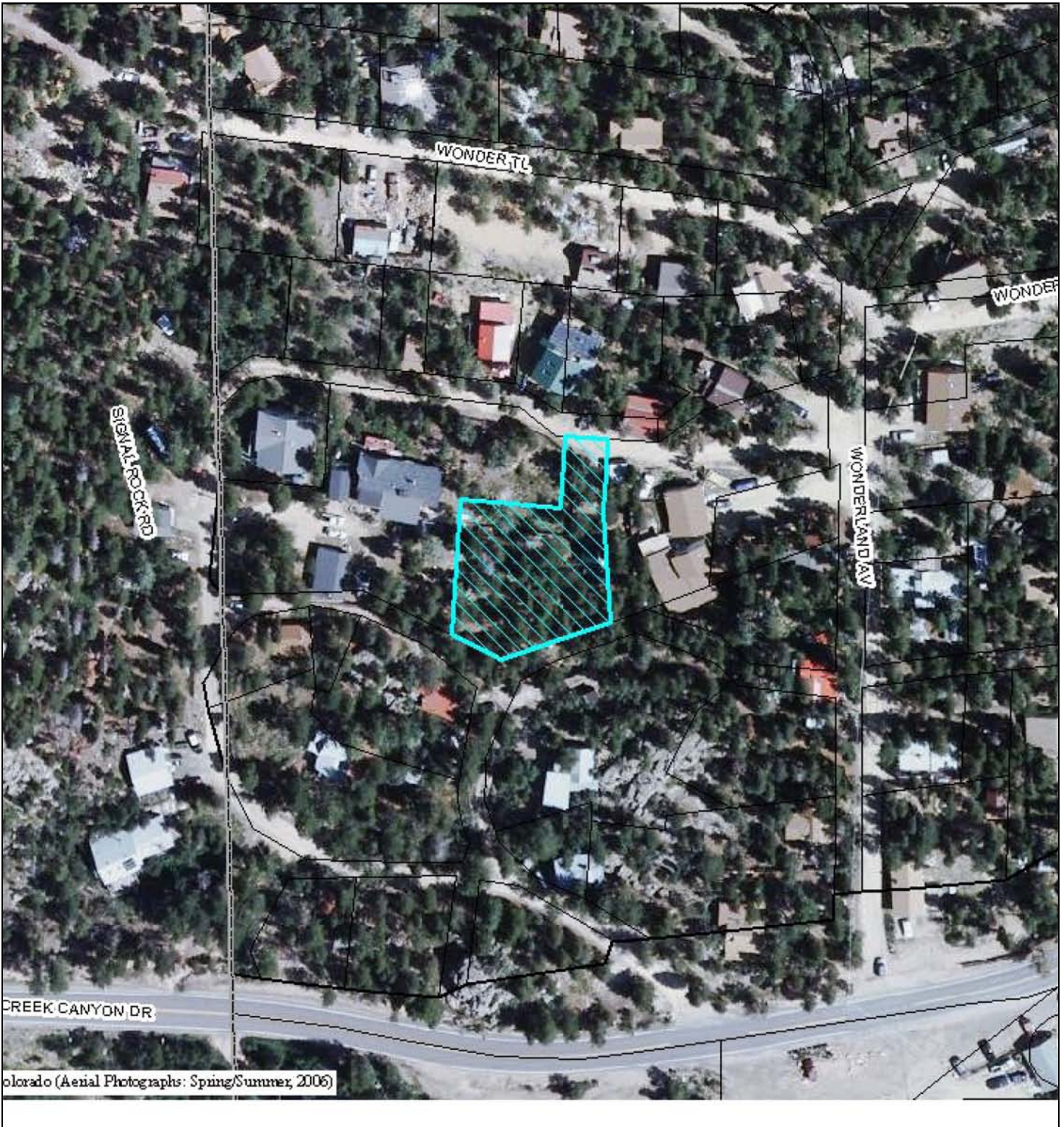
50. Recorder(s): **Adam Thomas**

51. Organization: **Historitecture, LLC**

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

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

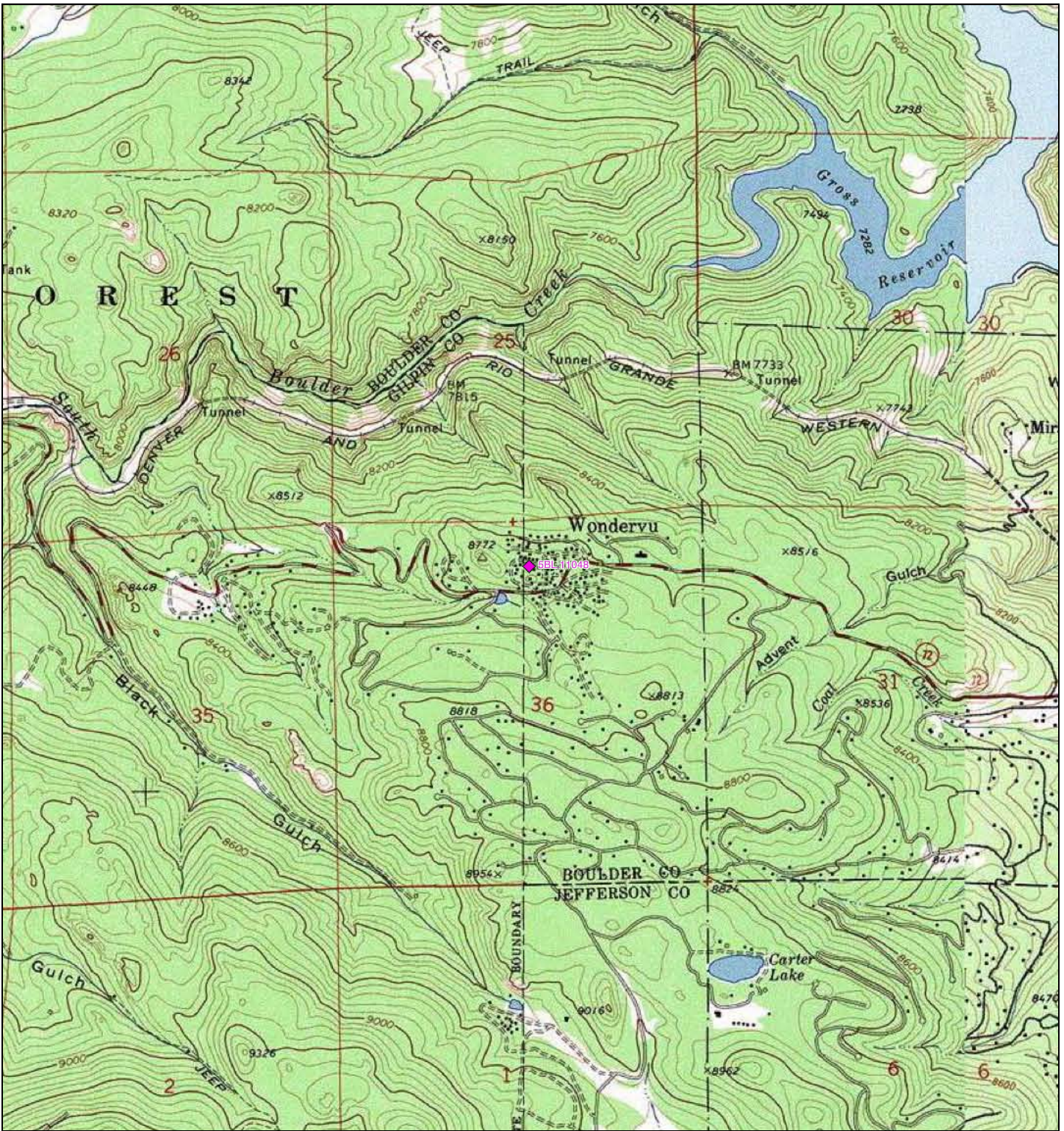
SKETCH MAP



Wondervu Historical and Architectural Survey

HISTORITECTURE

LOCATION MAP



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