

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.11049 | Parcel number: 158136110006 |
| 2. Temporary resource number: | Not Applicable | |
| 3. County: | Boulder | |
| 4. City: | Wondervu | |
| 5. Historic building name: | O'Herron-Morrato Cabin; Palsgrove Cabin; West Cabin | |
| 6. Current building name: | Fairchild-Ritterbusch Cabin | |
| 7. Building address: | 187 Signal Rock Road | |
| 8. Owner name: | Norma E. Ritterbusch and Meryl R. Fairchild | |
| Owner organization: | | |
| Owner address: | 3004 Catalpa Drive
Springfield, IL 62707 | |

- | | | | | |
|---|---|--|------------------------------------|--|
| 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 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**
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: **466021** Northing: **4419571**
11. USGS quad name: **Tungsten** Scale: **7.5**
 Year: **1972**
12. Lot(s): **Lots 8 and 9 and a southwesterly triangle in Lot 10; 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: **772 square feet**
16. Number of stories: **1**
17. Primary external wall material(s): **Wood/Log**
 Other wall materials:
18. Roof configuration: **Gabled Roof/Front Gabled Roof**
 Other roof configuration:
19. Primary external roof material: **Asphalt Roof/Composition Roof**
 Other roof materials:
20. Special features: **Chimney**
21. General architectural description:
Oriented to the east, this cabin rests on random-coursed sandstone and granite foundations. Vertical, unpeeled split-log siding clads the exterior walls. It is set horizontally above and below the windows and in the gables. Opening in the asymmetrical front (east) façade are paired, 4-light casement window, with red-painted wood frames and surrounds. Nearly identical windows open in the east end of the south elevation. The west end of the same elevation hosts a band of 3, single-light windows, with red-painted wood frames and surrounds. The south end of the rear (west) elevation has a pair of 6-light hopper or awning windows. Spanning most of the rest of this elevation is a band of 6-light casement windows. The north elevation consists almost entirely of 4-light casement windows, with some sashes modified as 2-light windows. The principal doorway opens in the south end of the façade. It hosts a red-painted, single-panel wood door, opening behind a red-painted, wood-frame storm door. A secondary doorway opens south of center in the rear elevation. It host a red-painted, paneled wood door, with a red-painted, wood frame screen door. Red sheets of asphalt cover the front-gabled main roof and all other roof surfaces. The log rafter ends are exposed but capped by a fascia board. A concrete chimney or a brick chimney encased in concrete protrudes near the southeast corner of the building.

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 very shallowly from the road.

This property slopes downward from south to north, punctuated by tall, mature pines. A granite, outdoor fireplace is situated east of the cabin.

24. Associated building, features or objects:

There are no other buildings associated with this property.

IV. ARCHITECTURAL HISTORY

25. Date of Construction: **1937** Actual Estimate

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

Deed 902808243. Boulder County Clerk and Recorder.

26. Architect: **Unknown**

Source of Information:

27. Builder: **Unknown**

Source of Information:

28. Original Owner: **James and Ora O'Herron and Joseph and Edna Morrato**

Source of Information: **Deed 902808243. Boulder County Clerk and Recorder.**

29. Construction history:

According to Boulder County assessor records, this cabin was constructed in 1937. An analysis of the style, materials, and other historical records corroborates a 1937 date of construction. The building appears to have consisted originally of the front-gabled core and shed-roofed north wing. The shed-roofed south wing appears to have been a very early modification. Otherwise, this cabin has not been notably altered.

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 1937, were James and Ora O'Herron and Joseph and Edna Morrato, who purchased the property from Wondervu developers Charles E. Hollingsworth and Otto Friedrichs. James Patrick O'Herron was born on July 8th, 1880, in Leavenworth, Kansas. He married around 1905 in Kansas. His wife, Ora O'Herron, was born in Missouri around 1887. Together the O'Herrons had a daughter, Edna, who was born around 1907 in Kansas. Between that time and 1920, the family relocated to Denver, where James worked as a conductor for the Colorado & Southern Railroad.

Around 1931 Edna O'Herron married Joseph L. Morrato, who was born in Colorado on May 26, 1906. He enlisted in the U.S. Army in 1944 and later worked as an attorney. He died in July 1959.

The O'Herrons and the Morratos sold this cabin to Josephine S. Palsgrove in 1938. She was born around 1885 in Carthage, New Mexico, to Scottish parents. Her husband, Harry George Palsgrove, was born on March 24, 1880, in La Junta. They married prior to 1918 and had no children. Around 1920 the Palsgroves resided in Denver, where Harry was a mining engineer. They relocated to Columbia Heights, Jefferson County, by 1930. The couple traveled frequently to Mexico, and Harry may have been involved with the construction of the Panama Canal.

In 1948, Roy A. and Anna B. West purchased this property from Josephine Palsgrove. They owned the cabin and lots for over a decade, selling them in 1959 to Elmer H. and Nellie P. Kruse. The Kruses, in turn, spent another decade as owners, selling the cabin in 1968 to Meryl R. and Lucile C. Fairchild. Meryl Ross Fairchild died in 1989, leaving the property to Lucile. She transferred the property to Norma E. Ritterbusch and Meryl Robert Fairchild in 2004. They remain the current owners. The property was for sale at the time of this survey.

36. Sources of information:

Boulder County Assessor Records.

Deeds 02612351, 90881997, 90881997, 90467158, 90346419, 90280824, and 902808243. Boulder County Clerk and Recorder.

U.S. Census of 1920. Denver, Denver County, Colorado. Roll T625_159; Page: 4A; Enumeration District: 112; Image: 799.

U.S. Census of 1920. Denver, Denver County, Colorado. Roll T625_158; Page: 6B; Enumeration District: 10; Image: 144.

U.S. Census of 1930. Columbia Heights, Jefferson County, Colorado. Roll 243; Page: 8A; Enumeration District: 42; Image: 1108.0.

World War I Draft Registration Card for James Patrick O'Herron.

World War I Draft Registration Card for Harry George Palsgrove.

U.S. World War II Army Enlistment Records for Joseph L. Morrato.

U.S. Passport Application for Harry George Palsgrove, 26 August 1918.

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, 1937; Social History, 1937-1948**

41. Level of Significance: National State Local Not Applicable

42. Statement of Significance:

This property is historically significant under 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. The early owners of this cabin ranged from a railroad conductor to a mining engineer. The cabin is also architecturally significant under Boulder County Landmark Criterion 4 as an example of the Rustic style. Character-defining features include split-log siding, divided-light windows, prominent chimney, and exposed rafter ends. This is one of the best and most intact examples of the style in Wondervu. While its lack of notable historical or architectural significance may not make this property eligible for individual listing in the National Register of Historic Places or the Colorado State Register of Historic Properties, it could be eligible as a Boulder County Landmark.

43. Assessment of historic physical integrity related to significance:

Constructed in 1937, 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. The only notable alteration, an addition across the south elevation, was constructed very early in the building's history and uses compatible materials. All

character-defining features remain intact. 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): **signalrockrd0187 - 1.tif to signalrockrd0187 - 3.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): **09/18/2009**

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

51. Organization: **Historitecture, LLC**

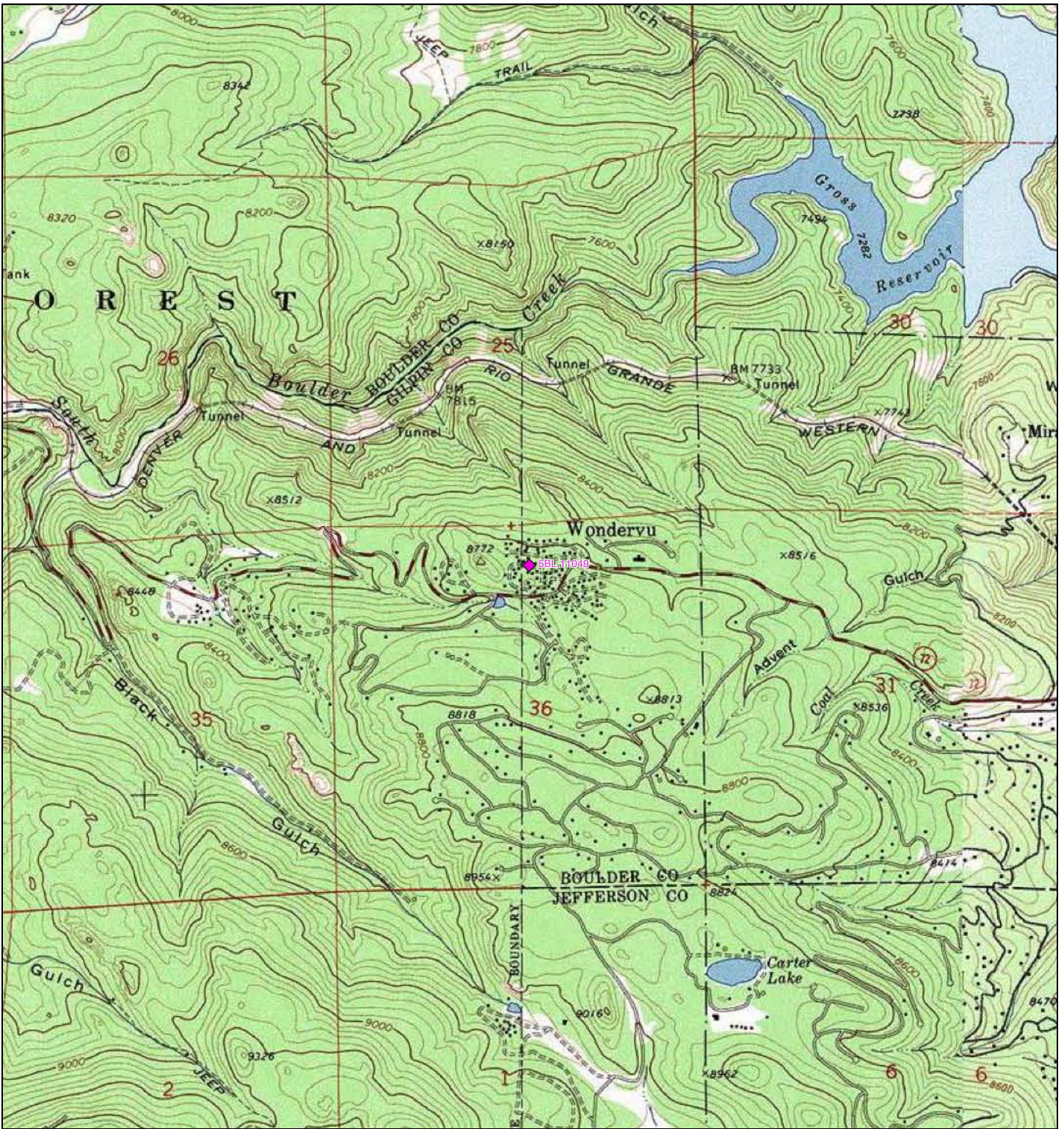
52. Address: **PO Box 419**
Estes Park, CO 80517-0419

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

SKETCH MAP



LOCATION MAP



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