

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.11054** Parcel number: **158136113001**
- 2. Temporary resource number: **Not Applicable**
- 3. County: **Boulder**
- 4. City: **Wondervu**
- 5. Historic building name: **George W. and Irene V. Wendt Cabin**
- 6. Current building name: **Julia Mitchell Cabin**
- 7. Building address: **11 Wonderland Avenue**
- 8. Owner name: **Julia Mitchell**
- Owner organization:
- Owner address: **2984 Shady Woods Circle
Lawrenceville, GA 30044**

- | | | | | |
|---|--|--|------------------------------------|--|
| 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: **466044** Northing: **4419465**
11. USGS quad name: **Tungsten** Scale: **7.5**
 Year: **1972**
12. Lot(s): **Lots 1 through 4 inclusive and the easterly part of Lot 5; 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: **732 square feet**
16. Number of stories: **1 1/2**
17. Primary external wall material(s): **Wood/Shingle**
 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: **Porch**
Roof Treatment/Dormer
21. General architectural description:
 This cabin is oriented to the south. The nature of the foundation could not be determined purple-painted sheets of plywood conceal it. Cladding the exterior walls are purple-painted, square-cut wood shingles. Windows are generally single-light casement, with light-blue-painted wood frames and surrounds. Dominating the asymmetrical front (south) façade west of the principal doorway is a band of 3, 4-light hopper, awning, or casement windows, with light-blue-painted wood frames and surrounds. In addition to casements, the east elevation also hosts single-light awning windows. The west elevation has a 1-over-1-light, double-hung sash window, and a 1-beside-1-light, sliding sash window. Both have light-blue-painted wood frames. The shed-roofed dormer, protruding from the roof's south-facing slope, hosts single-light casements flanking a central 3-light casement. The principal doorway opens near the center of the façade. It provides access to a shed-roofed porch spanning the façade. The porch has square wood supports and lacks a balustrade or railing. It has been extended southward with a broad, unsheltered wood deck. A secondary doorway opens near the north end of the east elevation. It hosts a purple-painted, 4-panel wood door. Sheltering this doorway

is a small pent roof on square, wood posts. Brown, interlocking asphalt shingles cover the side-gabled main roof and all other roof surfaces, except the west wing, which has sheets of asphalt. The rafter ends are exposed but capped by a fascia board.

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

Other architectural style:

Building type: **Bungalow**

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. This property is situated at the northwest corner of Coal Creek Canyon Drive (Colorado State Highway 72) and Wonderland Avenue. This property is relatively flat and open, punctuated by tall, mature pines, and granite outcroppings. The driveway connecting the cabin to the road is terraced.

24. Associated building, features or objects:

Privy

A privy is located southwest of the house, nestled within a granite outcropping. Oriented to the northeast, the building rests on a high, concrete foundation. Vertical split-log siding clads the exterior walls. A wood plank door dominates the front (northeast) façade. Brown sheets of asphalt cover the front-gabled roof.

IV. ARCHITECTURAL HISTORY

25. Date of Construction: **1936** Actual Estimate
Source of Information: **Boulder County Assessor Records.
Deed 90414509. Boulder County Clerk and Recorder.**

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

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

28. Original Owner: **George W. and Irene V. Wendt**
Source of Information: **Deed 90414509. Boulder County Clerk and Recorder.**

29. Construction history:
According to Boulder County assessor records, this cabin was constructed in 1936. An analysis of the style, materials, and other historical records corroborates a 1936 date of construction. The east elevation reveals that this building originally consisted of two cabins; a larger side-gabled building to the south and a smaller, subordinate one to the south. Additions to the east and west elevation joined the two buildings. While it is unclear when these buildings were originally joined, the existing building materials, particularly the windows, suggest sometime after 1960.

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 1936, were George W. and Irene V. Wendt. George Wendt was born on April 2, 1907, in Colorado. By 1920 he was living with his mother, Emma Welsh, and stepfather, Squire Welsh, in Arvada. His wife, Irene V. Wendt, was also born in Colorado, on December 10, 1905. The couple owned this cabin until 1960. They both died in San Diego, George on April 5, 1992, and Irene on January 18, 1994.

Thelma M. Sovis, of Jefferson County, acquired the cabin from the Wendts in 1960. She owned the property for a decade, selling it to Ola E. Pedigo in 1970. John L. and Margaret G. Cleveland entered into an option to buy this cabin and lots in 1971, acquiring title a year later, when they sold them to Marie L. Linsenmeyer and Gale E. Linsenmeyer. In 1985 Donna Jean Eberle and Jo Anne Choate purchased the property from the Linsenmeyers. Eberle and Choate remained the owners for two decades. Donna Eberle died in or prior to 2005, when her estate transferred her share of the property to Julia Mitchell. At the same time, Jo Anne Choate sold her share of the property to Mitchell. Julia Mitchell remains the owner.

36. Sources of information:

Boulder County Assessor Records.

Deeds 2706902, 2706901, 731535, 03079, 00003078, 90971488, 90957577, 90649578, and 90414509. Boulder County Clerk and Recorder.

U.S. Census of 1920. Arvada, Jefferson County, Colorado. Roll 31109_4294434; Page: 9A; Enumeration District: 104; Image: 1081.

Social Security Death Index Record for George W. Wendt.

Social Security Death Index Record for Irene V. Wendt.

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**

40. Period(s) of Significance: **Architecture, 1936**

41. Level of Significance: National State Local Not Applicable

42. Statement of Significance:

This cabin is architecturally significant as an example of the Bungalow form with restrained Craftsman-style elements. Character-defining features include the side-gabled roof; large, full-width porch; and the shed-roofed dormer. This is one of the few identifiable architectural forms in Wondervu. However, because of its moderately low level of physical integrity and 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 1936, this cabin exhibits a moderately low 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 combining two separate buildings, at least two major additions, the replacement of almost all original windows, and many other modifications that have removed character-defining features. This building does not retain 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): **wonderlandave0011 - 1.tif to wonderlandave0011 - 4.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**

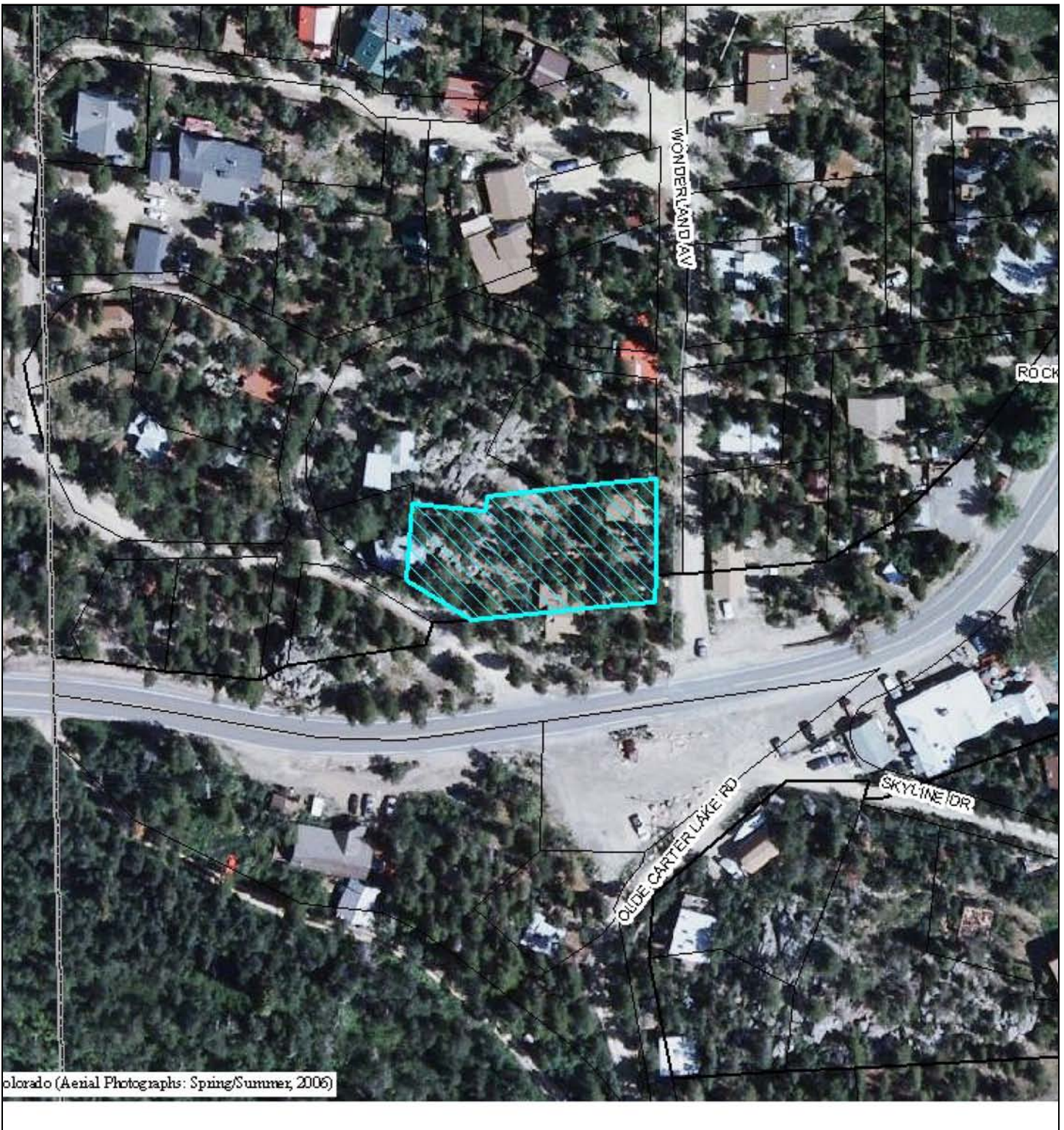
50. Recorder(s): **Adam Thomas**

51. Organization: **Historitecture, LLC**

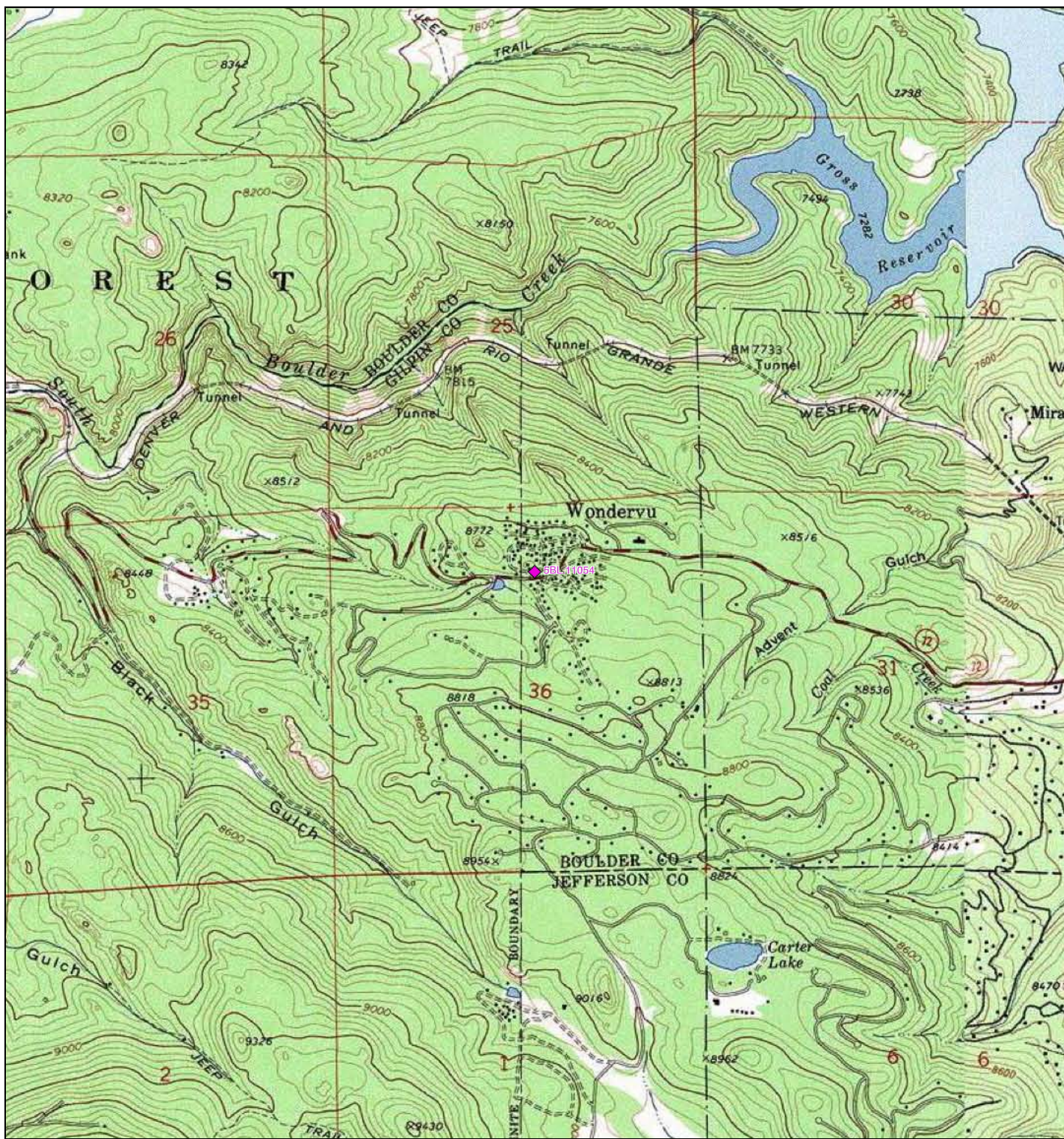
52. Address: **PO Box 419
Estes Park, CO 80517-0419**

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

SKETCH MAP



LOCATION MAP



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

Wondervu Historical and Architectural Survey

HISTORITECTURE