

## 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:           | <b>5BL.11055</b>   | Parcel number: <b>158136113002</b> |
| 2. Temporary resource number: | <b>Not Applicable</b>  |                                    |
| 3. County:                    | <b>Boulder</b>   |                                    |
| 4. City:                      | <b>Wondervu</b>  |                                    |
| 5. Historic building name:    | <b>Florence L. Cooter Cabin; Florence C. Henderson Cabin</b> |                                    |
| 6. Current building name:     | <b>David Miller-Masslich and Lisa Dawn Masslich Cabin</b>    |                                    |
| 7. Building address:          | <b>25 Wonderland Avenue</b>                                  |                                    |
| 8. Owner name:                | <b>David Miller-Masslich and Lisa Dawn Masslich</b>          |                                    |
| Owner organization:           |  |                                    |
| Owner address:                | <b>25 Wonderland Avenue<br/>Golden, CO 80403</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**  
 N 1/2 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: **446060** Northing: **4419499**
11. USGS quad name: **Tungsten** Scale: **7.5**  
 Year: **1972**
12. Lot(s): **Lots 6, 7, and 8; 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: **749 square feet**
16. Number of stories: **1**
17. Primary external wall material(s): **Wood/Log**  
**Wood/Simulated Log Siding**  
 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: **Fence**
21. General architectural description:  
**Oriented to the east, this cabin rests on a dry-laid, random-coursed granite foundation. Vertical, unpeeled split-log siding clads the exterior walls. It is set horizontally in the gables. A foyer or mudroom attached to the north elevation has unpainted simulated log siding. Windows are generally 6-light hopper, awning, or casement, with sage-green-painted wood frames and surrounds. The principal doorway opens in the east elevation of the attached foyer or mudroom. It hosts a green-painted slab door. Approaching the doorway is a 3-step wood stoop, flanked by a wood balustrade with wood balusters. Brown asphalt shingles cover the side-gabled main roof. Gray sheets of asphalt cover all other roof surfaces. The rafter ends are exposed but capped by a green-painted wood fascia board.**
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, along Wonderland Avenue, an unpaved, north-south street. This property's terrain is relatively flat, lacking any formal landscaping. A wood privacy fence encloses the southern portion of the yard.

24. Associated building, features or objects:

**Garage**

A single-car garage is located northwest of the cabin. Oriented to the east, the building lacks a formal foundation. Vertical, unpeeled split-log siding clads the exterior walls. Dominating the gabled, northern half of the front (east) façade are paired, vertical split-log doors. Brown sheets of asphalt cover the front-gabled main roof and the shed-roofed addition along the south elevation. The rafter ends are exposed but capped by a yellow-painted fascia board.

**IV. ARCHITECTURAL HISTORY**

25. Date of Construction: 1934  Actual  Estimate

Source of Information: Boulder County Assessor Records.  
Deed 90308998. Boulder County Clerk and Recorder.

26. Architect: Unknown

Source of Information:

27. Builder: Unknown

Source of Information:

28. Original Owner: Florence L. Cooter (also known as Florence Cooter Henderson)

Source of Information: Deed 90308998. Boulder County Clerk and Recorder.

29. Construction history:

According to Boulder County assessor records, this cabin was constructed in 1934. An analysis of the style, materials, and other historical records corroborates a 1934 date of construction. The building originally consisted of the just the side-gabled core. The shed-roofed addition across the façade is an early modification, as well as the small shed-roofed addition to the north elevation. The foyer is a recent modification, probably dating 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 in 1934, was Florence L. Cooter, of Denver, who purchased this property from Wondervu developers Otto Friedrichs and Charles H. Hollingsworth. Between that time and 1960 Florence married George Henderson and changed her name to Florence Cooter Henderson.

In 1967 Robert M. and Lillian A. Cannon purchased this property from Florence Henderson. Lillian Cannon sold the cabin and lots to Scott and Ellen E. Cohn in 1992. The Cohns owned the property for only four years, selling it in 1996 to Donald G. and Ruth A. Lewis. In 2002 the Lewises quit claimed the property to themselves and David Miller-Maslich and Lisa Dawn Maslich. Three years later, David Miller-Maslich and Lisa Dawn Maslich became the sole owners.

## 36. Sources of information:

Boulder County Assessor Records.

Deeds 674223, 2315853, 641888, 641887, 1180855, 141195, 90852197, and 90308998. Boulder County Clerk and Recorder.

## 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: **1934**

41. Level of Significance:  National  State  Local  Not Applicable

42. Statement of Significance:

**This cabin is architecturally significant as an example of the Rustic style. Character-defining features include split-log siding, divided-light windows, and exposed rafter ends. 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 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 the construction of three additions. However, most character-defining features remain intact, including the original windows. 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): **wonderlandave0025 - 1.tif to wonderlandave0025 - 3.tif**  
 Digital photographs filed at: **Boulder County Parks and Open Space  
 5201 St. Vrain Road**

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Longmont, CO 80502

48. Report title: **Wondervu Historical and Architectural Survey, 2009-10**

49. Date(s): **09/18/2009**

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

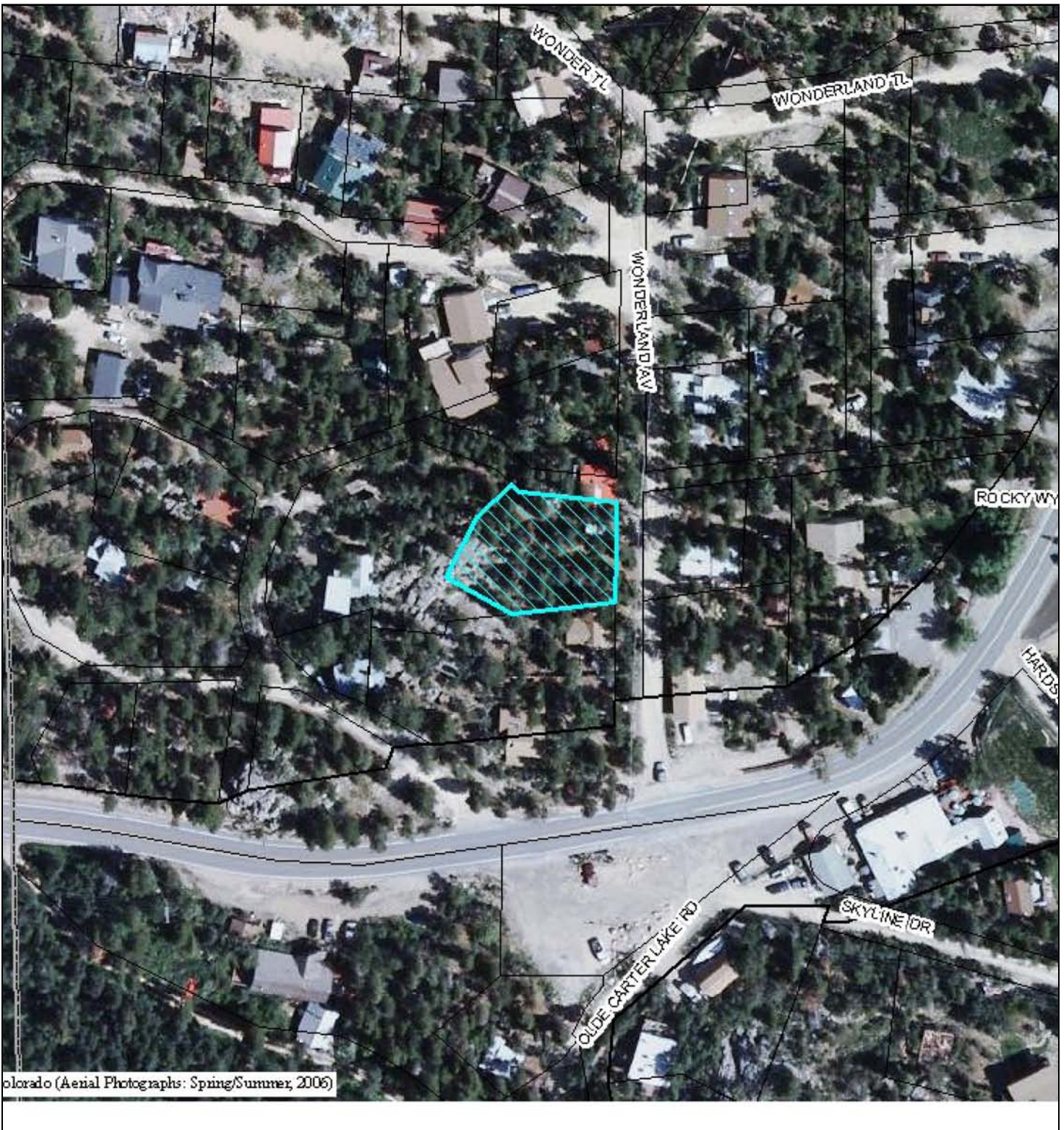
51. Organization: **Historitecture, LLC**

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

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

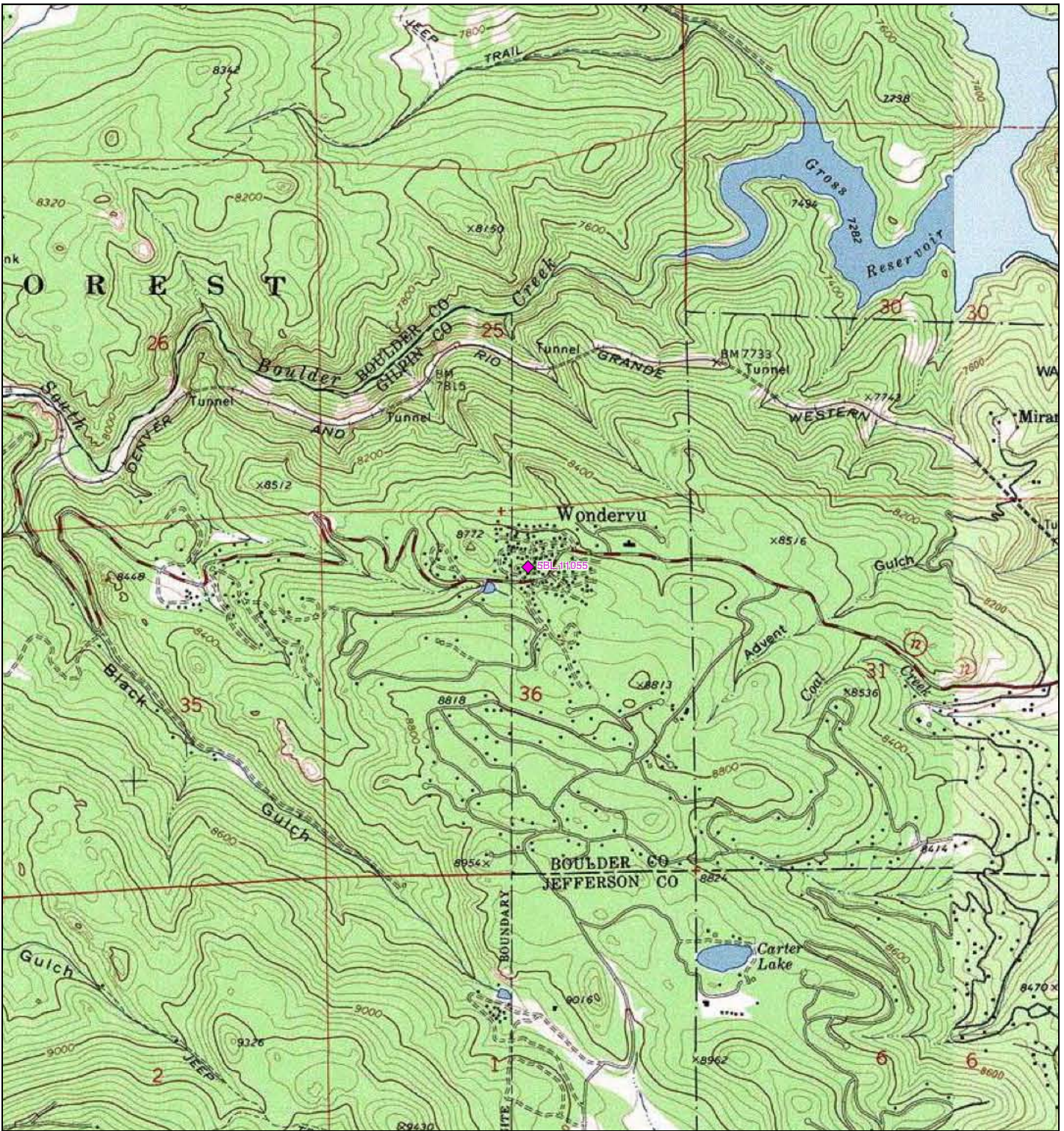


**SKETCH MAP**





LOCATION MAP



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