

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

Page 1

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.11056** Parcel number: **158136108002**
- 2. Temporary resource number: **Not Applicable**
- 3. County: **Boulder**
- 4. City: **Wondervu**
- 5. Historic building name: **Glen and Blanche A. Higgins Cabin**
- 6. Current building name: **Judy Muniz Cabin**
- 7. Building address: **30 Wonderland Avenue**
- 8. Owner name: **Judy Muniz**
- Owner organization:
- Owner address: **3958 Lipan Street
Denver, CO 80211**

- | | | | | |
|---|--|--|------------------------------------|--|
| 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 NE 1/4 NW 1/4 NE 1/4 of section **36** Grid aligned on **northwest** corner of section.
10. UTM Reference Zone: **13**
 Easting: **466081** Northing: **4419502**
11. USGS quad name: **Tungsten** Scale: **7.5**
 Year: **1972**
12. Lot(s): **Lots 5 and 6; Block A**
 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: **396 square feet**
16. Number of stories: **1**
17. Primary external wall material(s): **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: **Chimney**
21. General architectural description:
 This cabin is oriented to the south and consists of two halves. The older, western half appears to lack a formal foundation while the eastern half rests on a white-painted concrete foundation. Horizontal, red-painted, simulated log siding, with spike-butt corners, clads the exterior walls. It is painted white in the gables. Opening near the center of the asymmetrical front (south) façade is a 4-light casement window, with a white-painted wood frame and surround. The east end of the façade host paired, single-light casement windows, with white vinyl frames. Dominating the west end of the façade are paired, 4-over-1-light, double-hung sash windows, with white vinyl frames. Flanking the engaged hearth and chimney at the center of the west elevation are paired, 1-over-1-light, double-hung sash windows, with white vinyl frames. The rear (north) elevation of the original cabin hosts a 6-light window flanked by 4-light casements. The rear and east elevations of the newer half have small, 1-over-1-light sash windows. Doorways opens in either half of the façade. They provide access to a partially sheltered wood deck, with a wood balustrade. Gray asphalt shingles cover the side-gabled roof, and the eaves are boxed. A random-coursed granite chimney, with a hearth, is engaged to the west elevation. Protruding from the east-west roofline of the original half of the building is a red-brick chimney.

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. Rocky Way, a nearly impassible two-track road, runs behind (north of) the cabin. This property's terrain is relatively flat, lacking any formal landscaping. The parcel hosts tall pines. An unpaved driveway connects the street to the southwest corner of the house.

24. Associated building, features or objects:

There are no other buildings associated with this property.

IV. ARCHITECTURAL HISTORY

25. Date of Construction: **1950** Actual Estimate

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

Deeds 90488879 and 90484800. Boulder County Clerk and Recorder.

26. Architect: **Unknown**

Source of Information:

27. Builder: **Unknown**

Source of Information:

28. Original Owner: **Glen and Blanche A. Higgins**

Source of Information: **Deeds 90488879 and 90484800. Boulder County Clerk and Recorder.**

29. Construction history:

According to Boulder County assessor records, this cabin was constructed in 1950. An analysis of the style, materials, and other historical records corroborates a 1950 date of construction. The most notable alteration was the construction of an addition to the east, which doubled the size of this cabin. Most of the original windows have also been replaced. 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:

Boulder County seized these previously undeveloped lots prior to 1949, when the county treasurer sold them to Benjamin T. and Carrie Rowe. The couple appears to have purchased the lots as an investment rather than as a building site because they sold the property a few months later to Glen and Blanche A. Higgins. The cabin was constructed in 1950. Glen L. Higgins was born around 1898 in Nebraska. His wife, Blanche Higgins, was born around 1899 in Wisconsin. They married circa 1923 and appear to have had no children. By 1930 they resided in Curtis, Nebraska, where Glen was a locomotive fireman.

Glen and Blanche Higgins sold this cabin to James E. and Alice D. Rhyno in 1956. The Rhynos owned the property for more than forty years. James Rhyno was born on May 26, 1908, and Alice on September 9, 1909. They appear to have resided in Denver and Colorado Springs, where James died on February 8, 1998. Alice died on September 27, 1993, in Denver.

In 1997, Donald J. and Judy Grant acquired this property from James Rhyno. A little more than a year later Donald Grant quit claimed his share of the property. In 2003, Judy Grant transferred the property into the name Judy Muniz.

36. Sources of information:

Boulder County Assessor Records.

Deeds 2500419, 1877285, 1690606, 90581385, 90488879, and 90484800. Boulder County Clerk and Recorder.

U.S. Census of 1930. Curtis, Frontier County, Nebraska. Roll 1280; Page: 1B; Enumeration District: 3; Image: 364.0.

Social Security Death Index for James E. Rhyno.

Social Security Death Index for Alice D. Rhyno.

VI. SIGNIFICANCE37. 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, 1950; Social History, 1950-1956**

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 owner was a locomotive fireman. The cabin is also architecturally significant as a post-World War II example of the Rustic style. Character-defining features include simulated log siding with spike-butt corners; divided-light windows; and a prominent, native-stone hearth and chimney. However, because of its moderate 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 1950, 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. An addition altered the original plan of the building, and the replacement of original windows removed character-defining features. However, many other features remain intact, including the wall cladding, some windows, and the engaged 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): **wonderlandave0030 - 1.tif to wonderlandave0030 - 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**

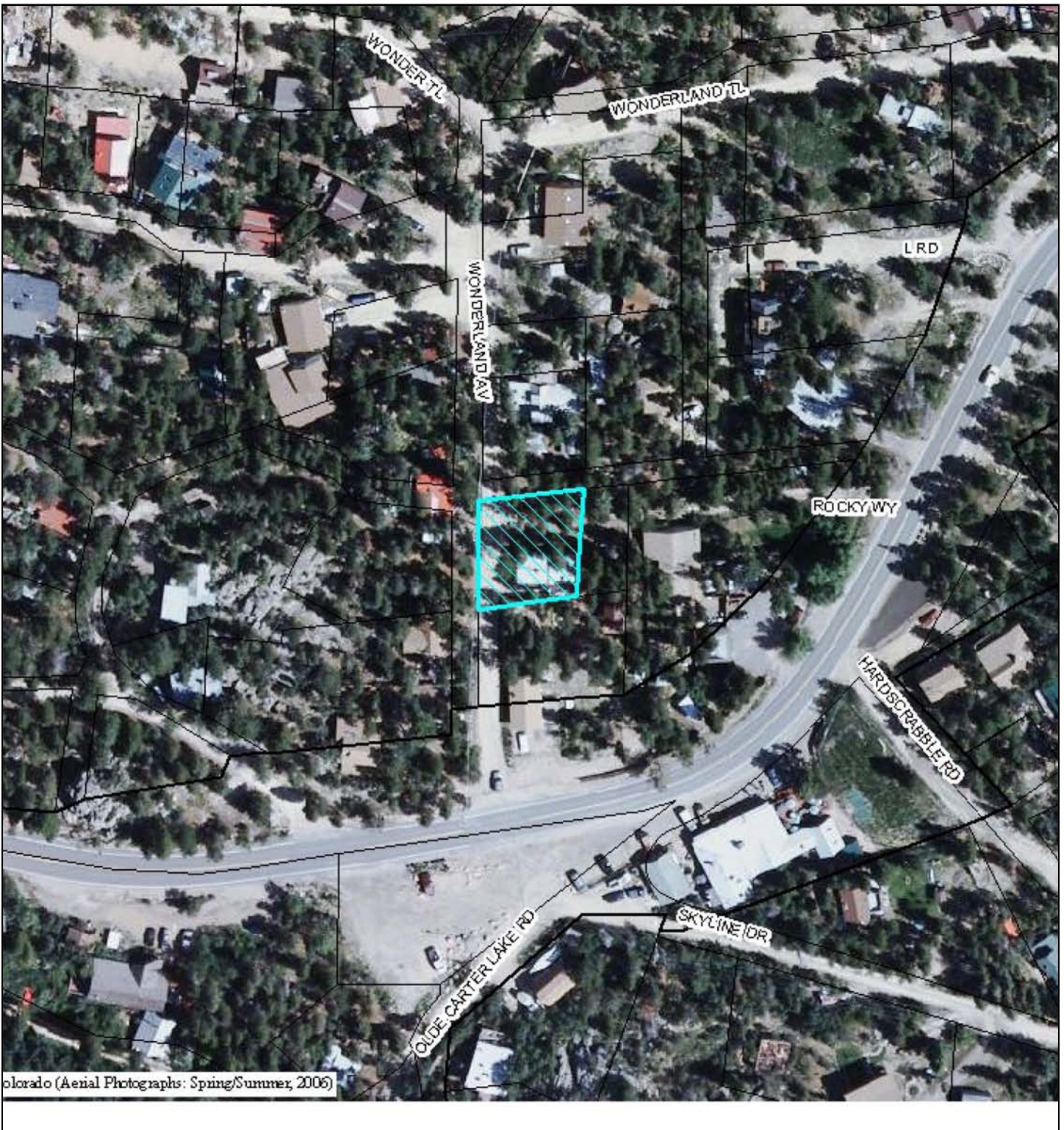
50. Recorder(s): **Adam Thomas**

51. Organization: **Historitecture, LLC**

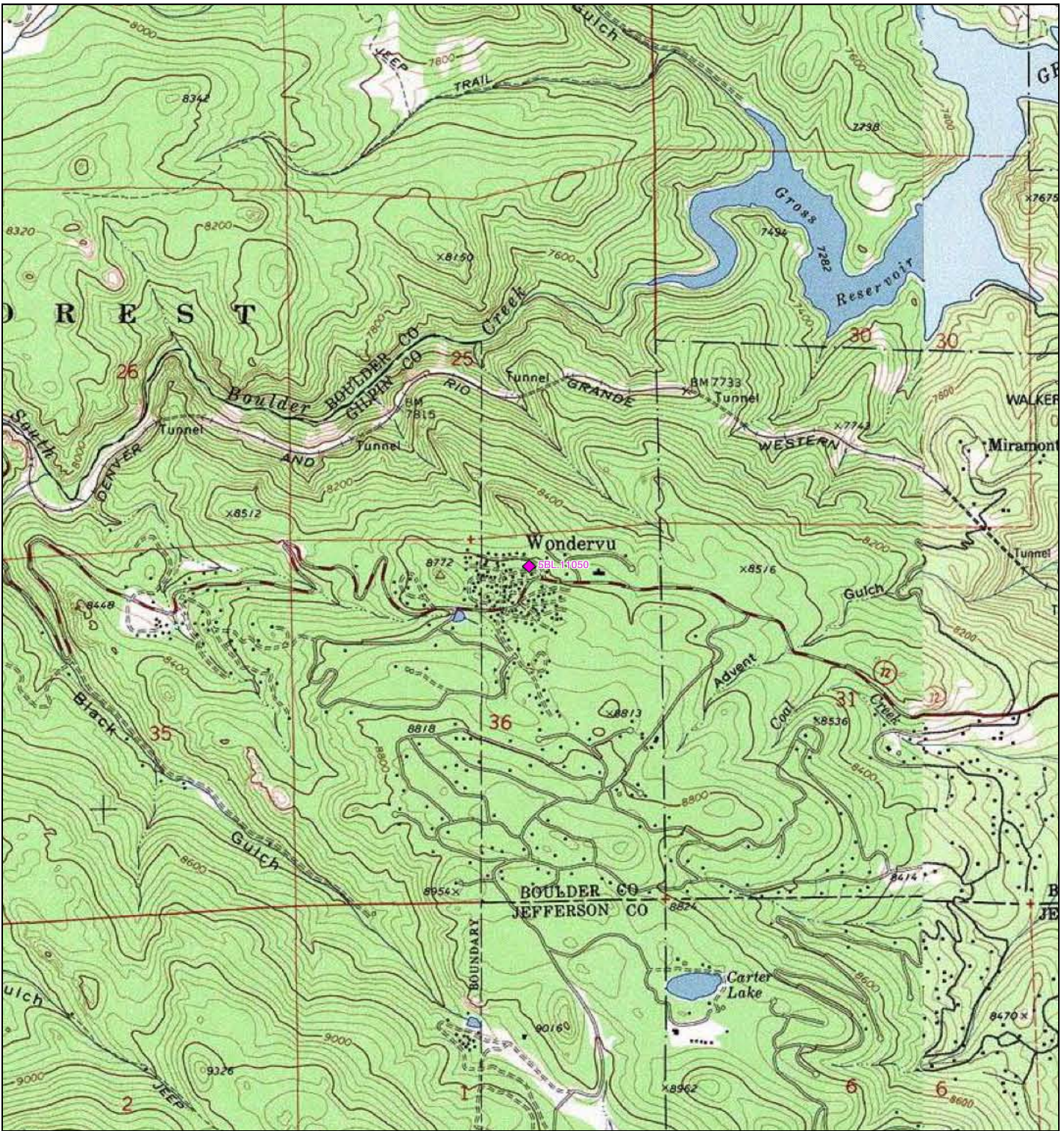
52. Address: **PO Box 419
Estes Park, CO 80517-0419**

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

SKETCH MAP



LOCATION MAP



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