

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.11057 | Parcel number: 158136111002 |
| 2. Temporary resource number: | Not Applicable | |
| 3. County: | Boulder | |
| 4. City: | Wondervu | |
| 5. Historic building name: | Phyllis Shafer Cabin; James L. and Bess White Cabin | |
| 6. Current building name: | Mitson Family Cabin | |
| 7. Building address: | 63 Wonderland Avenue | |
| 8. Owner name: | Mitson Family Revocable Trust | |
| Owner organization: | | |
| Owner address: | PO Box 7217
Golden, CO 80403 | |

- | | | | | |
|---|--|--|------------------------------------|--|
| 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**
NE 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: **466060** Northing: **4419547**
11. USGS quad name: **Tungsten** Scale: **7.5**
 Year: **1972**
12. Lot(s): **Lot 3; 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): **Irregular Plan**
 Other building plan descriptions:
15. Dimensions in feet: **720 square feet**
16. Number of stories: **1**
17. Primary external wall material(s): **Wood/Plywood/Particle Board**
 Other wall materials:
18. Roof configuration: **Gabled Roof/Cross Gabled Roof**
 Other roof configuration:
19. Primary external roof material: **Asphalt Roof/Composition Roof**
 Other roof materials:
20. Special features: **Porch**
21. General architectural description:
 This cabin is oriented to the east and consists of a front-gabled core with additions to the south and west. The core rests on a random-coursed granite foundation. Additions lack formal foundations, resting instead on wood piers. Sheets of vertically scored plywood, with cornerboards, clad the exterior walls. The plywood covering the original core and west addition is painted white and has narrow bands. The south addition has plywood painted blue-green, with wider bands. Windows are generally 4- to 6-light casement, with green painted wood frames and surrounds. The western half of the north elevation hosts 1-over-1-light windows, with aluminum frames and unpainted wood surrounds. Opening in the east end of the same elevation is a 1-beside-1-light, sliding-sash window, with a green-painted wood frame. Dominating the south end of the asymmetrical front (south) façade is a 1-beside-1-light, sliding-sash window, with an aluminum frame. A larger, multiple-light window, with an arched header, pierces the center of the south-facing gable end. The principal doorway opens in the southern half of the façade. It hosts an unpainted, single-light wood slab door. The doorway provides access to a small, shed-roofed porch, which also shelters wood steps. A secondary doorway opens in the eastern end of the north elevation. It also hosts an unpainted wood slab door. A third doorway opens at the extreme

western end of the south elevation, into a bathroom contained within a shed-roofed projection. It hosts a white-painted, wood slab door, with a frosted, 1-over-1-light, double-hung sidelight. Red sheets of asphalt cover the roof's north-facing slope. Green asphalt shingles cover the rest of the roof surfaces. The rafter ends are exposed but capped by a green-painted fascia board.

22. Architectural style: **No Style**

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. The cabin is shallowly setback from the unpaved street. This property's terrain is relatively flat, lacking any formal landscaping. It is largely open, with a few mature pine trees.

24. Associated building, features or objects:

Shed

A shed is located immediately west of the house. Oriented to the east, the building appears to lack a formal foundation. Unpainted particleboard clads the exterior walls. A doorway opens in the north end of the front (east) façade, but appears to lack an actual door. Gray asphalt shingles cover the side-gabled roof.

IV. ARCHITECTURAL HISTORY

25. Date of Construction: **1930** Actual Estimate

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

Deed 9049411. Boulder County Clerk and Recorder.

26. Architect: **Unknown**

Source of Information:

27. Builder: **Unknown**

Source of Information:

28. Original Owner: **Phyllis Shafer**

Source of Information: **Deed 9049411. Boulder County Clerk and Recorder.**

29. Construction history:

According to Boulder County assessor records, this cabin was constructed in 1930. An analysis of the style, materials, and other historical records corroborates a 1930 date of construction. The expansion of the front-gabled core was an early modification. According to the current resident, Steve Mitson, the previous owner, Martha A. Matthews, constructed the south and bathroom additions, to the west, between 2001 and 2005.

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/Single Dwelling

34. Site type(s): Residence

35. Historical background:

The original owner of this cabin, constructed in 1930, was Phyllis Shafer, who purchased the property from Wondervu developers Otto and Helen Friedrichs. Phyllis M. Shafer was born on August 7, 1908. By the 1930s she was residing in Denver, where she worked as a stenographer. She died on November 24, 1993, in Kansas City, Missouri.

In 1950, Shafer sold this property to James L. and Bess White. James Lee White was born in February 1891 in Texas. His wife, Bess "Bessie" White was born around 1898 in Missouri. They married circa 1924 and appear to have had no children. In 1930 the couple resided in Albuquerque, New Mexico, where James was a government services agent. He died in 1955, leaving Bess as the sole owner.

Opal S. Malone bought this property from Bess White in 1955. The following year she sold it to H.B. Munson, who immediately transferred it to Henry W. and Lena E. Krause. They owned the property for a decade, selling it in 1956 to Orville E. and Opal F. Roll. Scott D. Kelly acquired the cabin and lot from the Rolls in 1974, only to sell it in 1980 to Philip D. and Irene E. Rood. The Roods sold the property in 1992 to Rick D. and Susan B. Gabler. Larry and Patricia Kennard then purchased the cabin and lots from the Gablers in 1995, only to sell it months later to Robert E. White. The property eventually passed to Robert E. and Corinne E. White, who sold it to Martha A. Matthews in 2001. Four years later, in 2005, Matthews sold the property to the Mitson Family Revocable Trust, with John Robert and Anne Veronica Mitson as trustees. The trust remains the current owner and Steve Mitson is the cabin's full-time resident.

36. Sources of information:

Boulder County Assessor Records.

Deeds 2735233, 2150916, 2103748, 1621432, 01583610, 01541316, 01177861, 00416412, 00102397, 90827353, 90580338, 90580337, 90559405, 0497666, and 9049411. Boulder County Clerk and Recorder.

Hill's Richmond, Virginia, City Directory. Richmond: Hill's Directory Company, various years. Consulted 1937 to 1941.

Denver Directory. Denver: Gazetteer Publishing & Printing, Co., consulted 1937-1941.

Social Security Death Index Record for Phyllis M. Shafer.

Mitson, Steve. Interview by Adam Thomas, 28 September 2009.

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: **Social History**

40. Period(s) of Significance: **1930-1955**

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. Early owners included a secretary (stenographer) and a government agent. This cabin is also one of the oldest in the Wondervu Project subdivision. However, because of its low level of physical integrity and 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 1930, this cabin exhibits a 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. Additions have greatly altered the original plan and are incompatible in design and materials. Also, many character-defining features have been removed, including windows and wall cladding. This building does not retain sufficient physical integrity to convey its historical and architectural significance.

VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

Wondervu Historical and Architectural Survey

HISTORITECTURE

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): **wonderlandave0063 - 1.tif to wonderlandave0063 - 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): **09/28/2009**

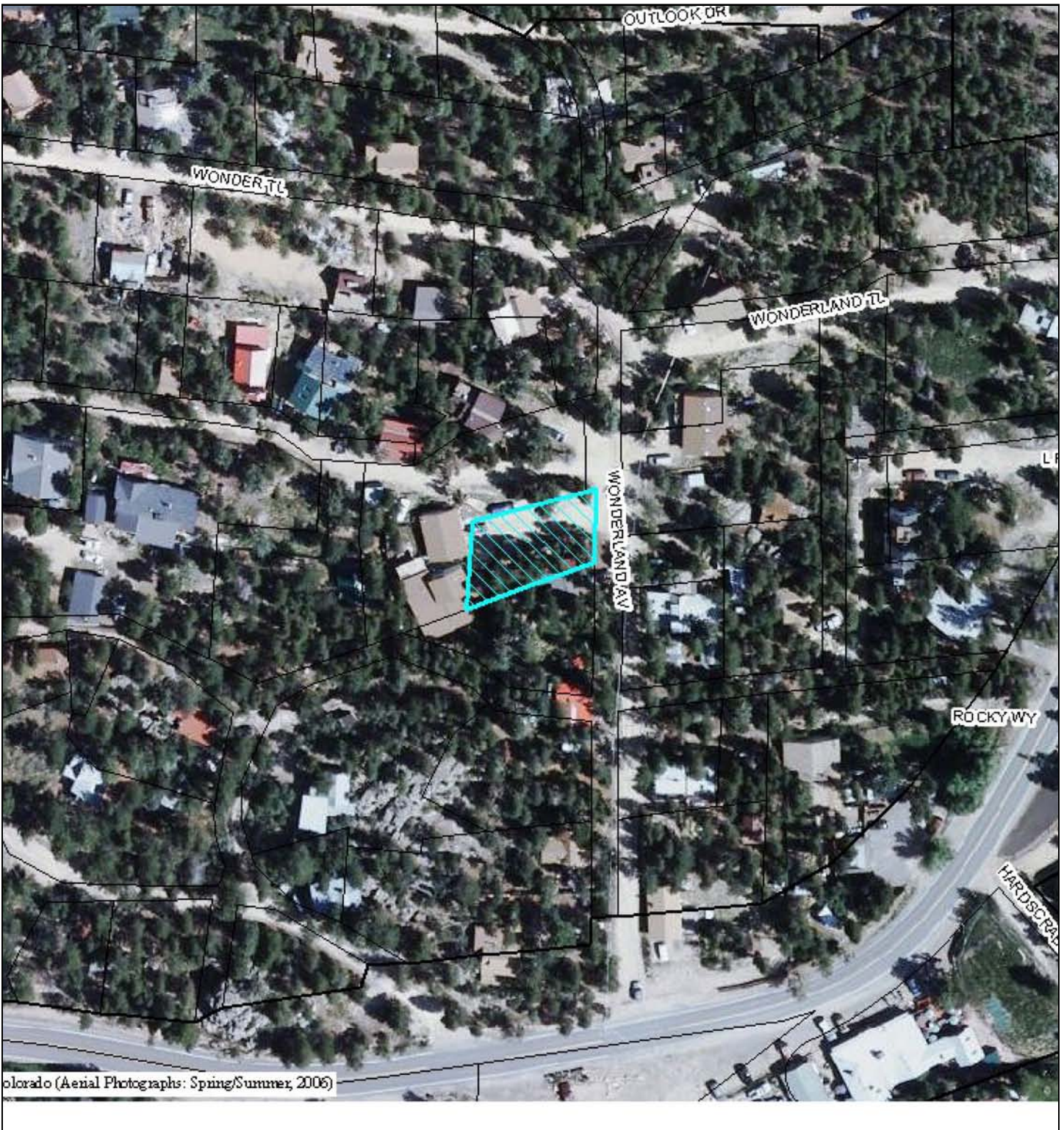
50. Recorder(s): **Adam Thomas**

51. Organization: **Historitecture, LLC**

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

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

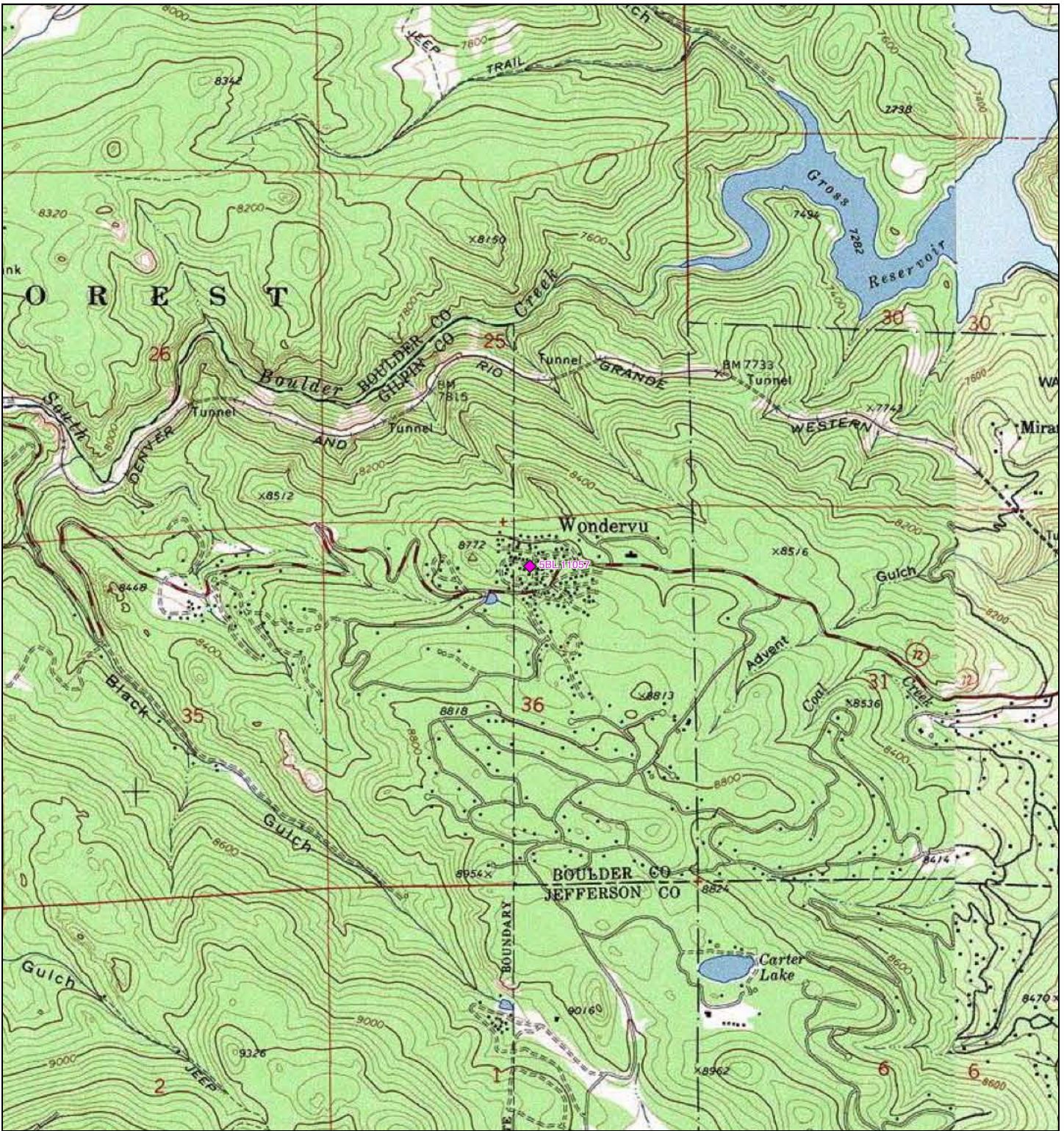
SKETCH MAP



Wondervu Historical and Architectural Survey

HISTORITECTURE

LOCATION MAP



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

Wondervu Historical and Architectural Survey

HISTORITECTURE