

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.11059** Parcel number: **158136103003**
- 2. Temporary resource number: **Not Applicable**
- 3. County: **Boulder**
- 4. City: **Wondervu**
- 5. Historic building name: **Mabel S. Rilling Cabin; Fred E. and Mary E. Baldwin Cabin**
- 6. Current building name: **Edward J. and Catherine J. Walter Cabin**
- 7. Building address: **119 Wonderland Avenue**
- 8. Owner name: **Edward J. and Catherine J. Walter**
- Owner organization:
- Owner address: **6338 Secrest Way
Arvada, CO 80403-7476**

- | | | | | |
|---|--|--|------------------------------------|--|
| 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 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**
SE 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: **466104** Northing: **4419637**
11. USGS quad name: **Tungsten** Scale: **7.5**
Year: **1972**
12. Lot(s): **Easterly 25 feet of Lot 4 and all of Lots 5 through 9 inclusive; Block E**
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: **716 square feet**
16. Number of stories: **1**
17. Primary external wall material(s): **Wood/Log**
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**
Porch
21. General architectural description:
Oriented to the south, this cabin appears to lack a formal foundation. Dry-laid granite stones fill the void between the ground and the bottom plate of the building. Vertical, unpeeled split-log siding clads the exterior walls. It is set horizontally in the subordinate (south-facing) gable. Green sheets of asphalt cover the main (east- and west-facing) gables. Concealing the large window openings in the west elevation and west end of the front (south) façade are brown-painted, louvered wood shutters. Other windows have been boarded shut (for the season), with brown-painted sheets of plywood. Opening in the west elevation of the front-gabled bay, protruding near the center of the façade, is a single-light casement window, with brown-painted wood frames and surrounds. Piercing the east end of the façade are a 1-beside-1-light, sliding-sash window and a small, 1-over-1-light window, with an aluminum frame. The principal doorway opens in the western half of the façade, just west of the protruding bay. It hosts a brown-painted wood slab door. Sheltering the doorway is a small, shed roof, supported on a single knee bracket. A secondary doorway opens in the east elevation of a shed-roofed addition to the east elevation. It hosts a brown-painted, 3-panel wood door, with

its light boarded shut. Approaching the doorway are red-painted wood steps, with railings. Spanning the entire north elevation is a shed-roofed porch. It has log supports and kneewall of horizontal, unpeeled split logs. Gray sheets of asphalt cover the side-gabled main roof and all other roof surfaces. The rafter ends are exposed. Engaged to the center of the west elevation is a random-coursed granite chimney, with a hearth.

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 located in the most densely settled portion of Wondervu, along Wonderland Avenue, an unpaved, north-south street. This property's terrain slopes steeply downward from south to north. This property hosts mature spruces and aspens as well as very tall pine trees. An unpaved driveway is parallel to the façade.

24. Associated building, features or objects:

Privy

A privy is located northeast of the house. Oriented to the west, the building lacks a formal foundation. Green sheets of asphalt cover the exterior walls and the doorway, which opens in the center of the front (west) façade. It also covers the shed roof.

IV. ARCHITECTURAL HISTORY

25. Date of Construction: **1931** Actual Estimate
Source of Information: **Boulder County Assessor Records.
Deed 90441863. Boulder County Clerk and Recorder.**

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

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

28. Original Owner: **Mabel S. Rilling**
Source of Information: **Deed 90441863. Boulder County Clerk and Recorder.**

29. Construction history:
According to Boulder County assessor records, this cabin was constructed in 1931. An analysis of the style, materials, and other historical records corroborates a 1931 date of construction. It is unclear whether the rear addition of south porch were original features. If they are later modifications, then they were constructed quite early in the building's history (certainly before 1950). While most of the windows were concealed, those that were not had all been replaced, probably after 1970.

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 1931, was Mabel Sophie Rilling. She was born on March 10, 1883, in Johnson Creek, Wisconsin, to Edward E. and Aurilla May "Rilla" (Harrington) Rilling. By 1920 Mabel was living in Denver and identified herself as an "athletics" teacher. At the time, she resided with her widowed mother. Mabel remained unmarried and died in July 1972, in Denver.

Fred E. and Mary E. Baldwin purchased this property from Mabel Rilling in 1948. Fred Baldwin was born around 1878 in Illinois. His wife, the former Mary E. Thomas, was born around 1891 in Missouri. They married in October 1912 in Missouri. By 1920 they resided in Greensburg, Missouri, where Fred was a timekeeper for a railroad. A decade later they were in Princeville, Illinois, where again Fred was a timekeeper, this time for a pipeline company. They appear to have moved to Boulder County around 1940.

Fred Baldwin died prior to 1959, when Mary sold this property to Byron Eugene and Marguerite Morgan. Between 1962 and 1964, the Morgans sold the cabin and lots to Verla Lee Garner and Margaret M. Rhodes as well as Harold W. Rhodes and Joslyn Rhodes. Through a series of transactions, the property transferred to William H. Vaught in 1970. In 2007, Vaught transferred the property into the W.H. Vaught Trust. The trust then sold the property to Edward J. and Catherine J. Walter, the current owners, in 2009.

36. Sources of information:

Boulder County Assessor Records.

Deeds 03012425, 02872185, 00162373, 00054588, 90947989, 90947988, 90756149, 90747404, 90707780, 90639845, 90532003, 90473057, and 90441863. Boulder County Clerk and Recorder.

Social Security Death Index Record for Mabel S. Rilling

U.S. Census of 1920. Denver, Denver County, Colorado. Roll T625_158; Page: 1A; Enumeration District: 39; Image: 660.

U.S. Census of 1920. Greensburg, Knox County, Missouri. Roll T625_917; Page: 12A; Enumeration District: 45; Image: 1038.

U.S. Census of 1930. Princeville, Peoria County, Illinois. Roll 547; Page: 4A; Enumeration District: 88; Image: 13.0.

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, 1931; Social History, 1931-1959**

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 owners of this cabin included an athletics teacher and a wage timekeeper. The cabin is also architecturally significant as an example of the Rustic style. Character-defining features include log siding, a native-stone hearth and chimney, 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 1936, this cabin exhibits a moderately 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. While many of the original features remain intact, the original windows appear to have been replaced. Nonetheless, 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.**

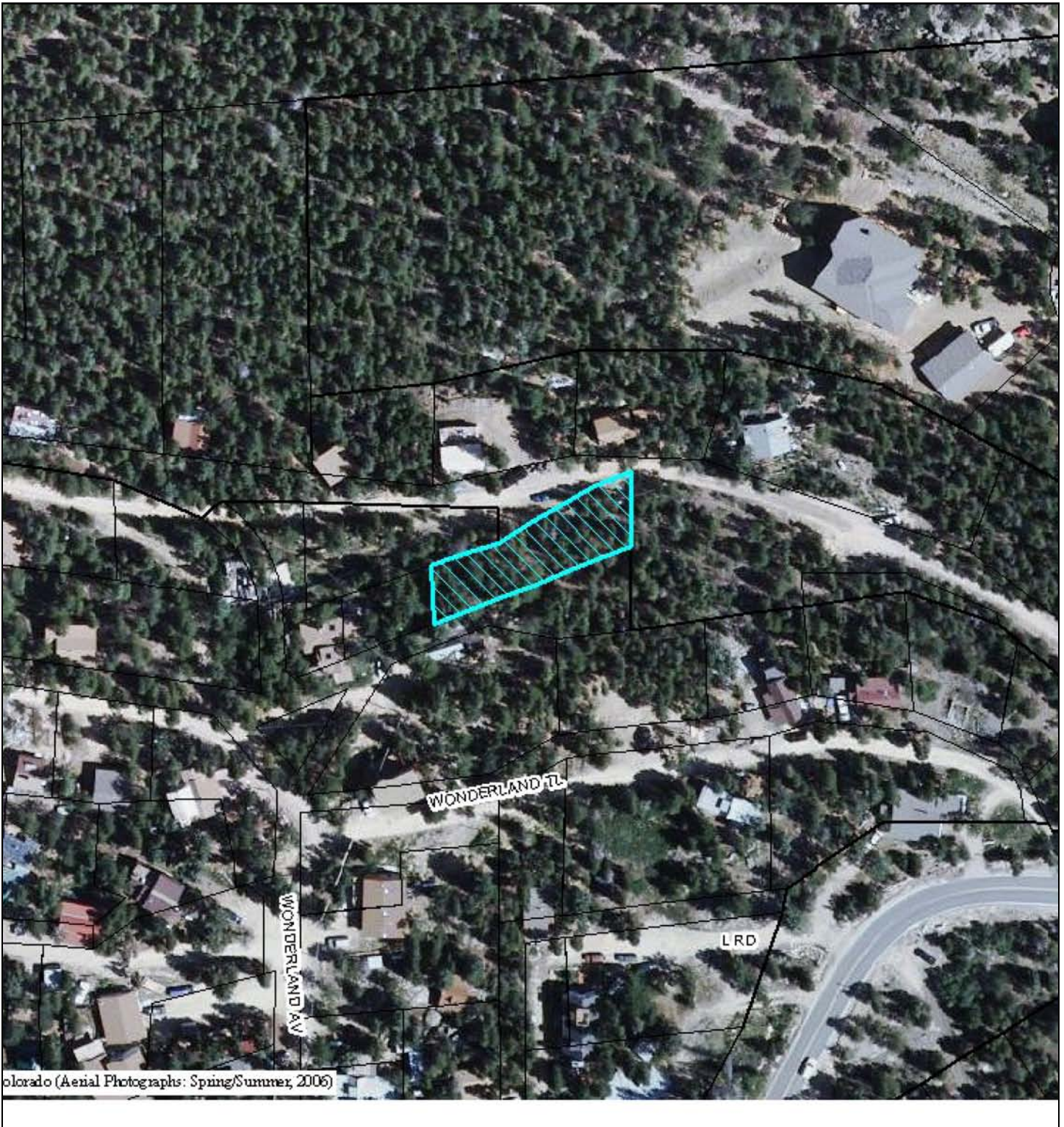
If there is National Register district potential, is this building contributing: Yes No N/A

- 46. If the building is in existing National Register district, is it contributing: Yes No N/A

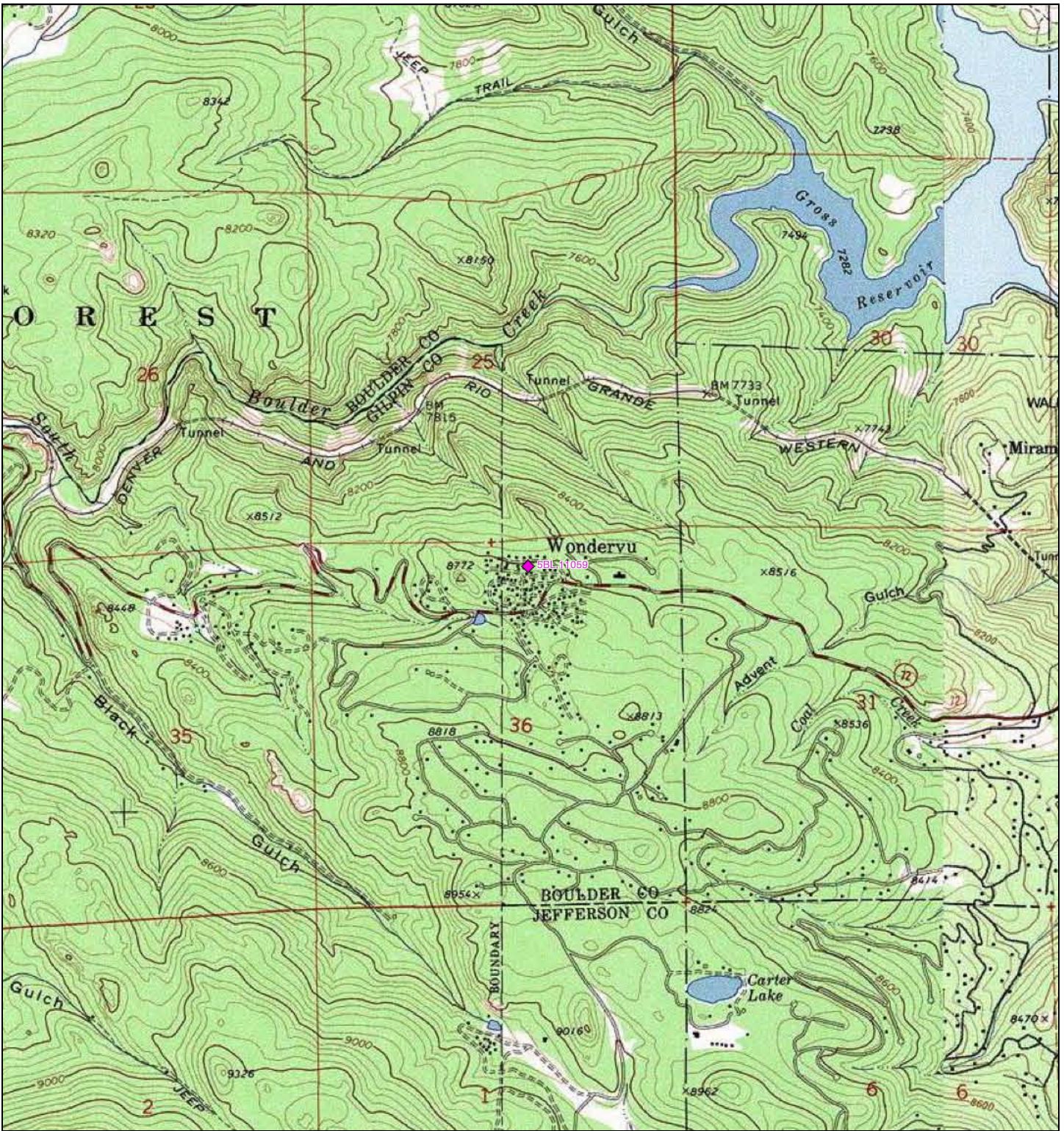
VIII. RECORDING INFORMATION

- 47. Digital photograph file name(s): **wonderlandave0119 - 1.tif to wonderlandave0119 - 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



LOCATION MAP



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

Wondervu Historical and Architectural Survey

HISTORITECTURE