

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.11050 | Parcel number: 158136105005 |
| 2. Temporary resource number: | Not Applicable | |
| 3. County: | Boulder | |
| 4. City: | Wondervu | |
| 5. Historic building name: | Albert D. and B. Pearl McConnell Cabin; Hazel A. Riddick Cabin; Hazel A. Riddick King Cabin | |
| 6. Current building name: | Jeffrey Gene and Nancy Jean Palmie Cabin | |
| 7. Building address: | 30 Wonder Trail | |
| 8. Owner name: | Jeffrey Gene and Nancy Jean Palmie | |
| Owner organization: | | |
| Owner address: | 931 St. Andrews Lane
Louisville, CO 80027 | |

- | | | | | |
|---|---|--|------------------------------------|--|
| 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 checked="" 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**
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: **466196** Northing: **4419626**
11. USGS quad name: **Tungsten** Scale: **7.5**
 Year: **1972**
12. Lot(s): **Lots 10 and 11; Block D**
 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: **440 square feet**
16. Number of stories: **1**
17. Primary external wall material(s): **Wood/Log**
 Other wall materials:
18. Roof configuration: **Gabled Roof/Front 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:
Oriented to the west, this cabin rests on a random-coursed granite foundation. Vertical, unpeeled split-log siding clads the exterior walls. Red sheets of asphalt cover the gables. Windows are 4-over-4-light, double-hung sash, with blue-green-painted wood frames and unpainted wood surrounds. A window opening in the rear (east-facing) gable is a 2-light hopper or awning. The principal doorway opens in the center of the asymmetrical front (west) façade. It hosts a 2-panel, 9-light wood door, opening behind a blue-green-painted, wood-frame screen door. The doorway provides access to a small, shed-roofed porch projecting from the façade. The porch has a concrete floor and blue-green-painted wood supports. An integral porch consumes the western half of the north elevation. It has a vertical, split-log kneewall and square wood supports. Red, interlocking asphalt shingles cover the front-gabled main roof and all other roof surfaces. The rafter ends are exposed.
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. Setbacks from Wonder Trail, an unpaved street, vary greatly, with this cabin having a shallow setback, its south elevation parallel to the road. The terrain slopes steeply downward from south to north. Covering it are mature pines.

24. Associated building, features or objects:

Privy

A privy is located northeast of the cabin. Oriented to the west, the building rests on a concrete slab. The walls consist of blue-green-painted, flush-set horizontal planks, with cornerboards. The side elevations feature lively artwork, including flowers on the south elevation and a skull-and-crossbones with storm clouds on the north elevation. The doorway opens in the south end of the front (west) façade. It hosts a blue-green painted, vertical-plank door, opening on metal strap hinges. The door hosts a crescent-moon-shaped void. Vents punctuate the side elevations. The rafter ends are exposed but capped by a broad fascia board. Wood shingles cover the shed roof.

Shed

A storage shed is located immediately northwest of the cabin. Oriented to the south, the building rests on a concrete foundation. Broad, horizontal, unpainted wood siding clads the exterior walls. Opening in the center of the front (south) façade is an unpainted, vertically scored plywood door. The rafter ends are exposed but capped by a blue-green-painted wood fascia board. Gray sheets of asphalt cover the shed roof.

IV. ARCHITECTURAL HISTORY

25. Date of Construction: 1932 ☐ Actual ☒ Estimate
Source of Information: Deed 90375246. Boulder County Clerk and Recorder.

26. Architect: Unknown
Source of Information:

27. Builder: Unknown
Source of Information:

28. Original Owner: Albert D. and B. Pearl McConnell
Source of Information: Deed 90375246. Boulder County Clerk and Recorder.

29. Construction history:
According to Boulder County assessor records, this cabin was constructed in 1920. However, this year would predate any legal development of this area. Construction most likely dates to shortly after the developers sold these lots to their first owners, around 1932. An analysis of the style, materials, and other historical records corroborates a 1932 date of construction. Originally the building consisted of just the front-gabled core. The shed-roofed addition along the north elevation, including the porch, is a very early modification. Otherwise, this cabin has not been notably altered since its construction.

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 around 1932, were Albert D. and B. Pearl McConnell, who acquired the property from Wondervu developers Otto Friedrichs and Charles E. Hollingsworth. Albert McConnell was born around 1869 in Ohio. His wife, the former Bertha Pearl Basye, was born in Missouri around 1879. They were married circa 1904 and had no children. In 1910, the couple was living with Pearl's parents, George W. and Cora B. Basye, who operated a dry cleaning business in Boulder. At the same time Albert worked as a butcher. By 1920 and continuing through the 1930s, the McConnells farmed near Sullivan, Arapahoe County (now part of southwestern Aurora).

Prior to 1938 Mary A. Hollingsworth, wife of Wondervu developer Charles Hollingsworth, acquired this property from the McConnells; she sold it that year to Hazel A. Riddick, of Richmond, Virginia. This may have created a very unusual situation. According to census records and city directories, the only Hazel A. Riddick residing in Richmond during the 1930s was a registered nurse working at an industrial school. She was born in December 1882 (some sources say 1885) in Virginia. Most notably, she was black. Wondervu covenants expressly forbade people of color from owning property in the settlement. Moreover, the deed between Hollingsworth and Riddick states: "The use of any part of the premises hereby transferred or of any buildings or structures thereon at any time...for any other purpose than the orderly, private residence by white people... [shall] constitute a full and legal forfeiture [to Hollingsworth]." While this may not have been the same Hazel Riddick, her relative affluence as well as having free summers working at a school make her ownership plausible. Riddick married by 1941, when she sold the property as Hazel A. Riddick King. This deed retains the covenants, stating that the agreement was "subject to all the reservations, privileges, restrictions, and agreements contained in deed from M.A. Hollingsworth to Hazel A. Riddick...."

Purchasing the property in 1942 from Riddick-King were Marvin L. and Evelyn A. Saunders, of Denver. They owned the property for over a quarter of a century, quit-claiming it in 1969 to Ivadene M. Adducci. She later died, leaving the property to Paul Adducci. He died prior to or in 2005, when his estate sold this cabin and lots to Jeffrey Gene Palmie and Nancy Jean Palmie, the current owners.

36. Sources of information:

Boulder County Assessor Records.

Deeds 02715175, 90922970, 90396037, 90375248, 90375247, and 90375246. Boulder County Clerk and Recorder.

U.S. Census of 1910. Boulder Ward 4, Boulder County, Colorado. Roll T624_113; Page: 2B; Enumeration District: 45; Image: 686.

U.S. Census of 1920. Sullivan, Arapahoe County, Colorado. Roll 31109_4294425; Page: 7B; Enumeration District: 23; Image: 975.

U.S. Census of 1930. Sullivan, Arapahoe County, Colorado. Roll 230; Page: 2A; Enumeration District: 36; Image: 464.0.

U.S. Census of 1900. Richmond, Jackson Ward, Richmond City, Virginia. Roll T623_1739; Page: 7B; Enumeration District: 107.

U.S. Census of 1930. Richmond, Richmond (Independent City), Virginia. Roll 2478; Page: 11A; Enumeration District: 60; Image: 628.0.

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

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**
Ethnic Heritage/Black
Social History

40. Period(s) of Significance: **Architecture, ca. 1932; Ethnic Heritage/Black, 1938-1942; Social History, ca. 1932-1942**

41. Level of Significance: ☐ National ☐ State ☒ Local ☐ Not Applicable

42. Statement of Significance:

This property is historically significant under Boulder County Landmark Criterion 1 for its association with black history in the mountains of Boulder County. An African-American woman owned this cabin from 1938 to 1941, despite Wondervu's racial covenants restricting ownership to

whites only. The property is also historically significant for its association with the development of Wondervu, a collection of mountaintop summer cabins largely marketed to and owned by working- and middle-class families. Owners included a butcher and farmer as well as a registered nurse. The cabin is also architecturally significant under Boulder County Landmark Criterion 4 as an example of the Rustic style. Character-defining features include unpeeled, split-log siding; multiple-light windows; porches; and exposed rafter ends. While the property may not possess the historical and architectural significance necessary to be considered for individual listing in the National Register of Historic Places or the Colorado State Register of Historic Properties, it may be individually eligible as a Boulder County Landmark.

43. Assessment of historic physical integrity related to significance:

Constructed in 1930, 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. It has not been notably altered since its construction. 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

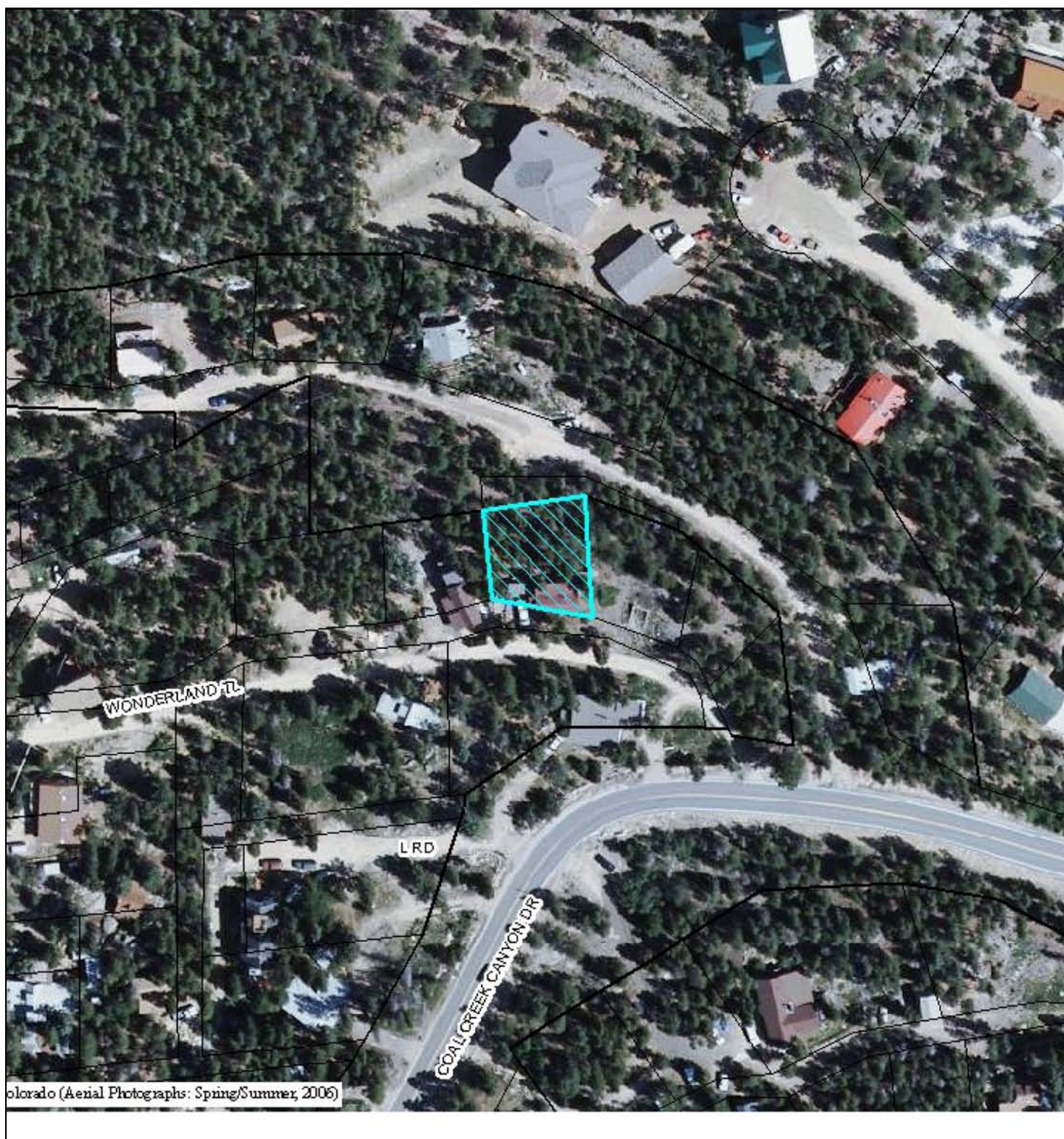
Discuss: **This inventory was conducted as an intensive-level selective survey and therefore lacks the continuity of resource data necessary to recommend the creation of an historic district.**

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

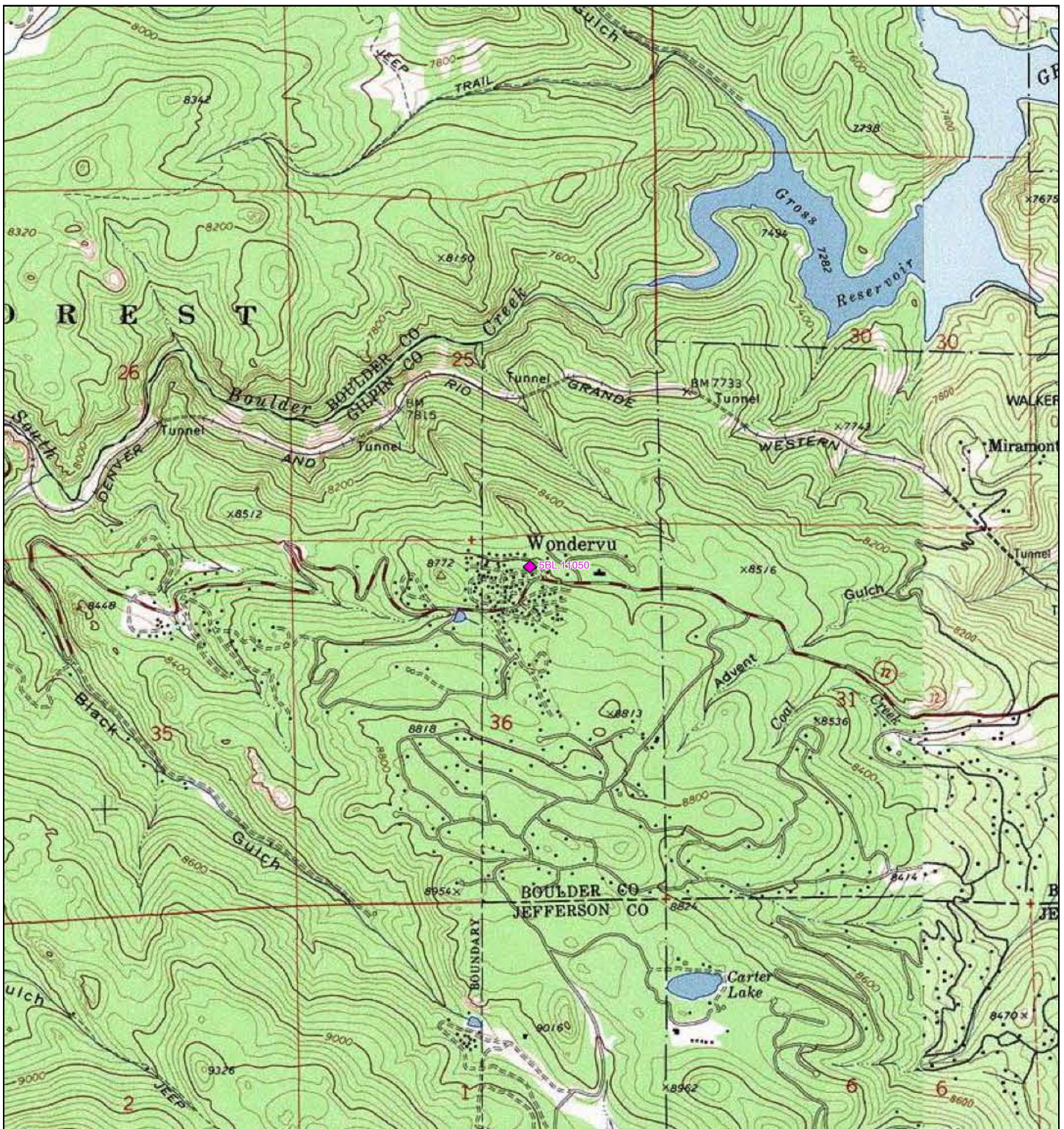
46. If the building is in existing National Register district, is it contributing: ☐ Yes ☐ No ☒ N/A

VIII. RECORDING INFORMATION

47. Digital photograph file name(s): **wondertr0030 - 1.tif to wondertr0030 - 6.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

Wondervu Historical and Architectural Survey

HISTORITECTURE