

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.11053/5GL.2012 | Parcel number: 158136109001 |
| 2. Temporary resource number: | Not Applicable | |
| 3. County: | Boulder (portions possibly in Gilpin) | |
| 4. City: | Wondervu | |
| 5. Historic building name: | Louis and Bertha Langer Cabin | |
| 6. Current building name: | Marvin R. and Sue Vajda Miner Cabin | |
| 7. Building address: | 194 Wonder Trail | |
| 8. Owner name: | Marvin R. and Sue Vajda Miner | |
| Owner organization: | | |
| Owner address: | PO Box 7373
Golden, CO 80403-0102 | |

- | | | | | |
|-----------------------------------------------------|------------------------------------------------|--------------------------------------------------|------------------------------------|--------------------------------------------|
| 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 NE 1/4 NE 1/4 NW 1/4 of section **36** Grid aligned on **northwest** corner of section.
10. UTM Reference Zone: **13**
Easting: **465942** Northing: **4419641**
11. USGS quad name: **Tungsten** Scale: **7.5**
Year: **1972**
12. Lot(s): **Lots 3 and 4 and the part of Lot 2 in Boulder County; Block 6**
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: **615 square feet**
16. Number of stories: **1**
17. Primary external wall material(s): **Wood/Horizontal Siding**
Stone/Cobble
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: **Chimney**
Porch
21. General architectural description:
Oriented to the southwest, this cabin rests on a combination of dry-laid granite and concrete foundations. The granite foundation is situated beneath the original, front-gabled core. Concealing the concrete foundation is a cobblestone veneer. That veneer also covers the front-gabled (southeastern) portion of the asymmetrical front (southwest) façade. Cladding the rest of the exterior walls is horizontal, unpainted, rough-planed wood siding, with an unfinished bottom edge. Windows are generally paired, 6-light casement, with brown-painted wood frames and unpainted wood surrounds. The southwest end of the southeast elevation hosts 3, 4-light hopper, awning, or fixed-frame windows. A small 1-beside-1-light, sliding-sash window opens in the northeast end of the southwest elevation. The front (southwest-facing) gable has an octagonal, fixed-frame window. The principal doorway opens near the center of the gabled portion of the façade. It hosts a paneled wood door. This doorway provides access to a small, pent-roof porch, with wood supports. Extending the porch southwestward and northwestward is an

unsheltered wood deck, with a wood balustrade. A secondary doorway and another small, pent-roof porch are located on the rear (northeast) elevation. Brown sheets of asphalt cover the cross-gabled main roof and all other roof surfaces. A random-coursed granite chimney, with a hearth, is engaged northeast of center to the southeast elevation.

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 vary greatly, with this cabin set back very shallowly from the road. The terrain slopes downward from south to north. Covering it are pines and aspens. The lot is elaborately landscaped with terraces and a sandstone fire pit. An unpaved parking area is situated at the southeast corner of the lot.

24. Associated building, features or objects:

Privy

A privy is located on the northeast corner of the lot. Oriented to the west, the building appears to lack a formal foundation and is listing southward, against a tree trunk. Covering the exterior walls is vertical, unpeeled split-log siding. Green sheets of asphalt cover the side-gabled roof.

Shed

A storage shed is located near the southeastern corner of the property. Oriented to the south, the building rests on wood piers. The walls consist of unpainted sheets of particleboard. A doorway opens east of center in the front (south) elevation. It hosts an unpainted, vertical-plank door, with outside bracing and metal strap hinges. Sheets of asphalt cover the shed roof, and the eaves are boxed.

IV. ARCHITECTURAL HISTORY

25. Date of Construction: **1931** Actual Estimate
Source of Information: **Deed 90292319. Boulder County Clerk and Recorder.**

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

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

28. Original Owner: **Louis and Bertha Langer**
Source of Information: **Deed 90292319. Boulder County Clerk and Recorder.**

29. Construction history:
According to Boulder County assessor records, this cabin was constructed in 1949. However, the building form and materials suggest that this building is considerably older, most likely dating to the original deed, made in 1931. An analysis of the style, materials, and other historical records corroborates a 1931 date of construction. Modifications since that time include the construction of the south addition, new exterior wall cladding, and the replacement of almost all windows. All of these changes 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/Single Dwelling**

34. Site type(s): **Residence**

35. Historical background:

The original owners of this cabin, constructed around 1931, were Louis and Bertha Langer, who acquired the property from Wondervu developers Otto Friedrichs and Charles E. Hollingsworth. Louis Langer was born on February 16, 1877, in New York state. His wife, Bertha Langer, was born in Switzerland around 1887. They married circa 1905 and had a daughter, Annaleah, born in Indiana around 1906. By 1910, the family resided in Trinidad, where Louis was a salesman at a clothing store. Later that year the family relocated to Denver, where Louis worked as a department store salesman. Around 1928, Annaleah married Leonard Charvonia, an English-born tailor of Polish descent. They had a son, David Charvonia, born in 1929. By 1930 the Charvonias lived in Denver next door to the Langers, at 640 and 644 Lowell Street respectively. By 1956, both Louis and Bertha Langer had died, leaving this cabin to Annaleah Charvonia.

Martin Joseph and Rose M. Gorman, of Denver, purchased this cabin from Annaleah Charvonia in 1957. Martin died prior to 1984, when Rose sold this property to Patrick Thomas Wall. He remained the owner until 1991, when Marvin R. Miner acquired the cabin and lots. In 1999, he quit-claimed this property to himself and M. Sue Vajada Miner. They remain the owners and occupy the cabin as their full-time residence.

36. Sources of information:

Boulder County Assessor Records.

Deeds 01933046, 01138243, 00642478, 90602762, 90588625, and 90292319. Boulder County Clerk and Recorder.

U.S. Census of 1910. Trinidad Ward 3, Las Animas County, Colorado. Roll T624_122; Page: 12A; Enumeration District: 117; Image: 264.

U.S. Census of 1930. Denver, Denver County, Colorado. Roll 234; Page: 1B; Enumeration District: 39; Image: 184.0.

World War I Draft Registration Card for Louis Langer.

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, ca. 1931; Social History, ca. 1931-1957**

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 of this cabin was a salesman. The cabin is also architecturally significant as an example of the Rustic style. Character-defining features include unpainted, rough-planed wood siding; divided-light windows; and a native-stone hearth and chimney. However, because of its moderately low 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 around 1931, this cabin exhibits a moderately 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 and other modifications have concealed or removed character-defining features. This building does not retain 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.**

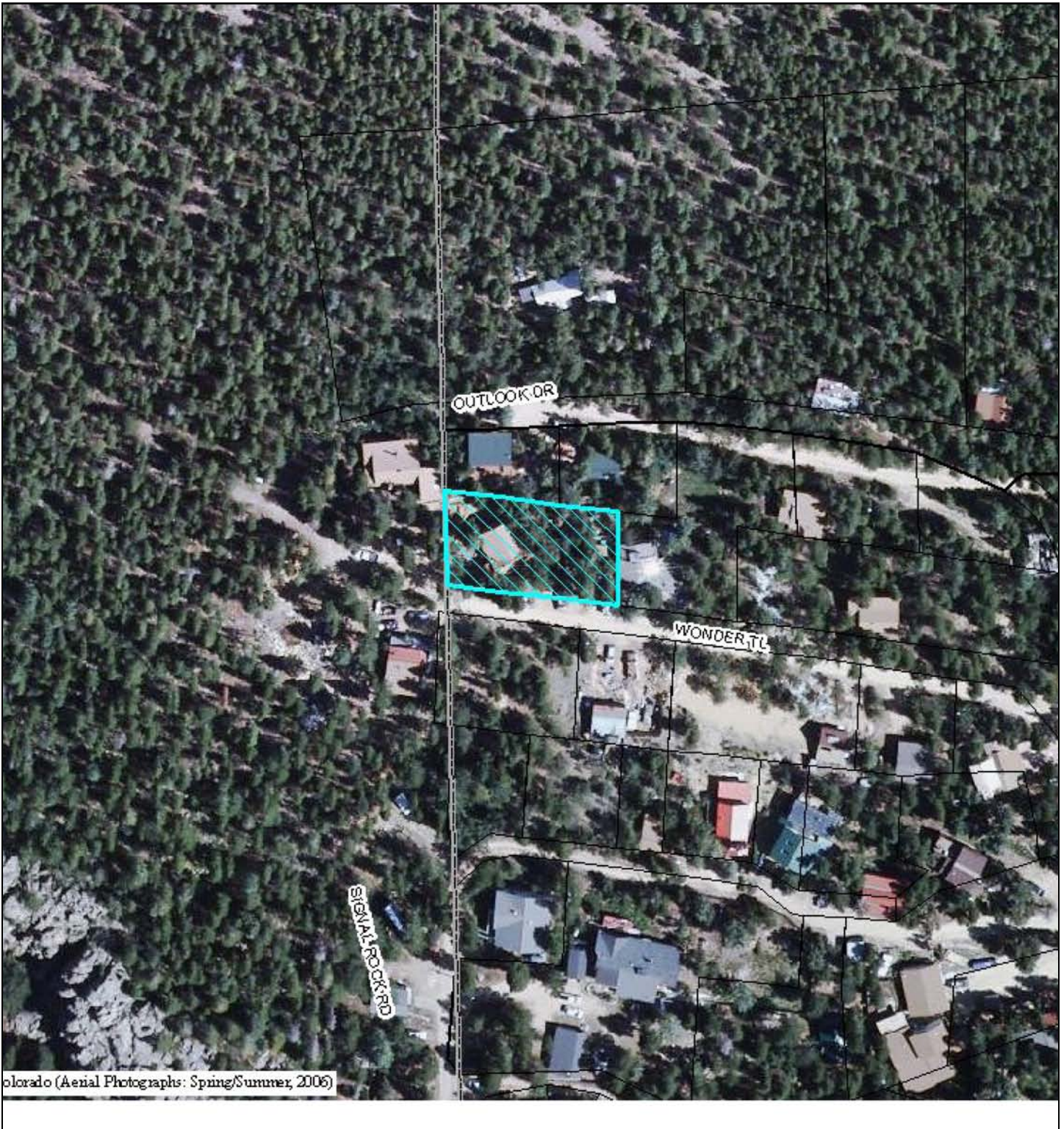
If there is National Register district potential, is this building contributing: Yes No N/A

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

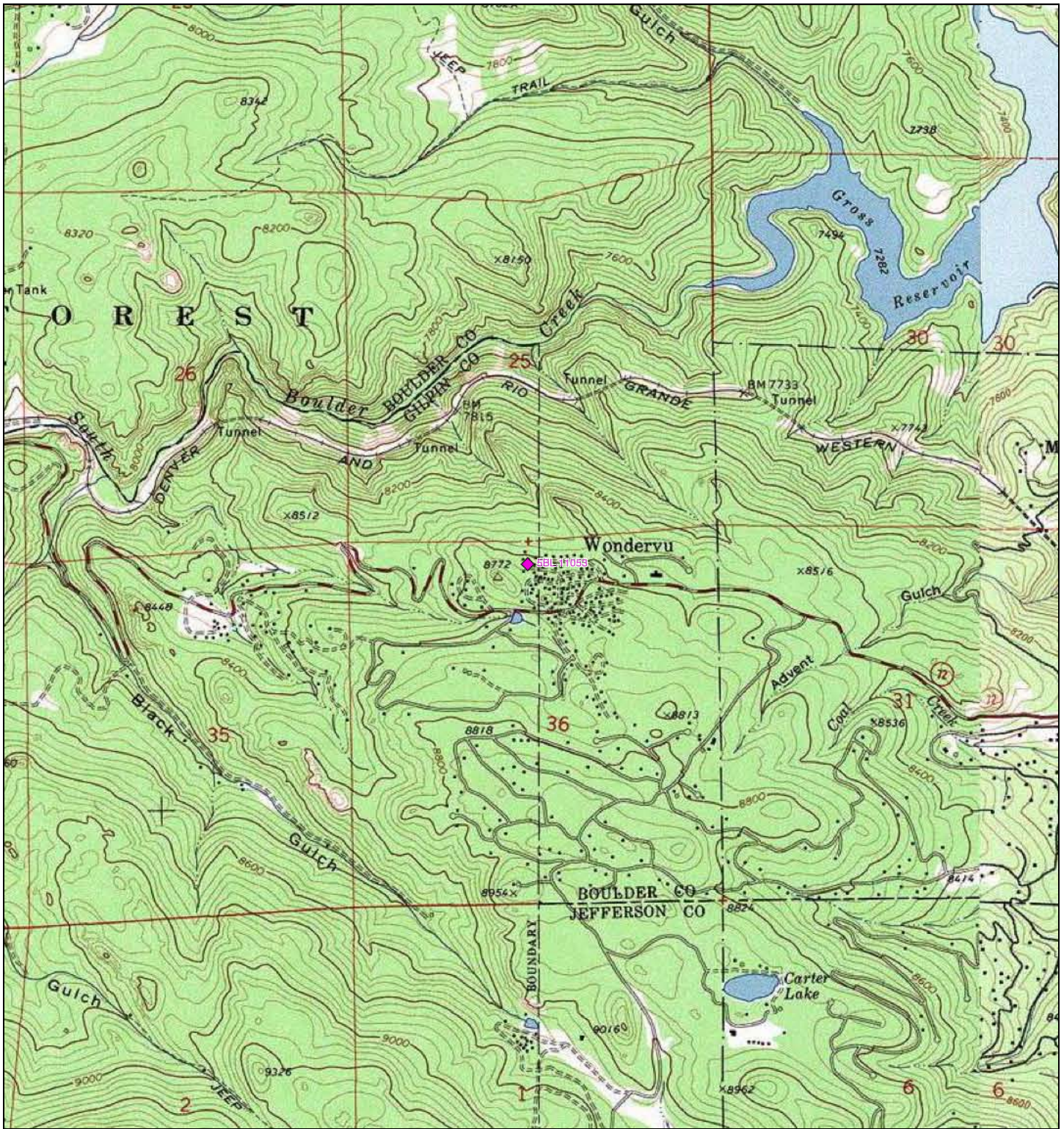
VIII. RECORDING INFORMATION

47. Digital photograph file name(s): **wondertr0194 - 1.tif to wondertr0194 - 4.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