

HISTORITECTURE LLC

architectural history | preservation planning | digital preservation media



Wondervu

Architectural and Historical Survey, 2009-2010



COLORADO HISTORICAL SOCIETY

Section 1

Project Area

Project Area



- Western half of the northeast quarter of Section 36, Township 1 south, Range 72 west
- Tungsten quadrangle
- Approximately 80 acres

64°00' E.

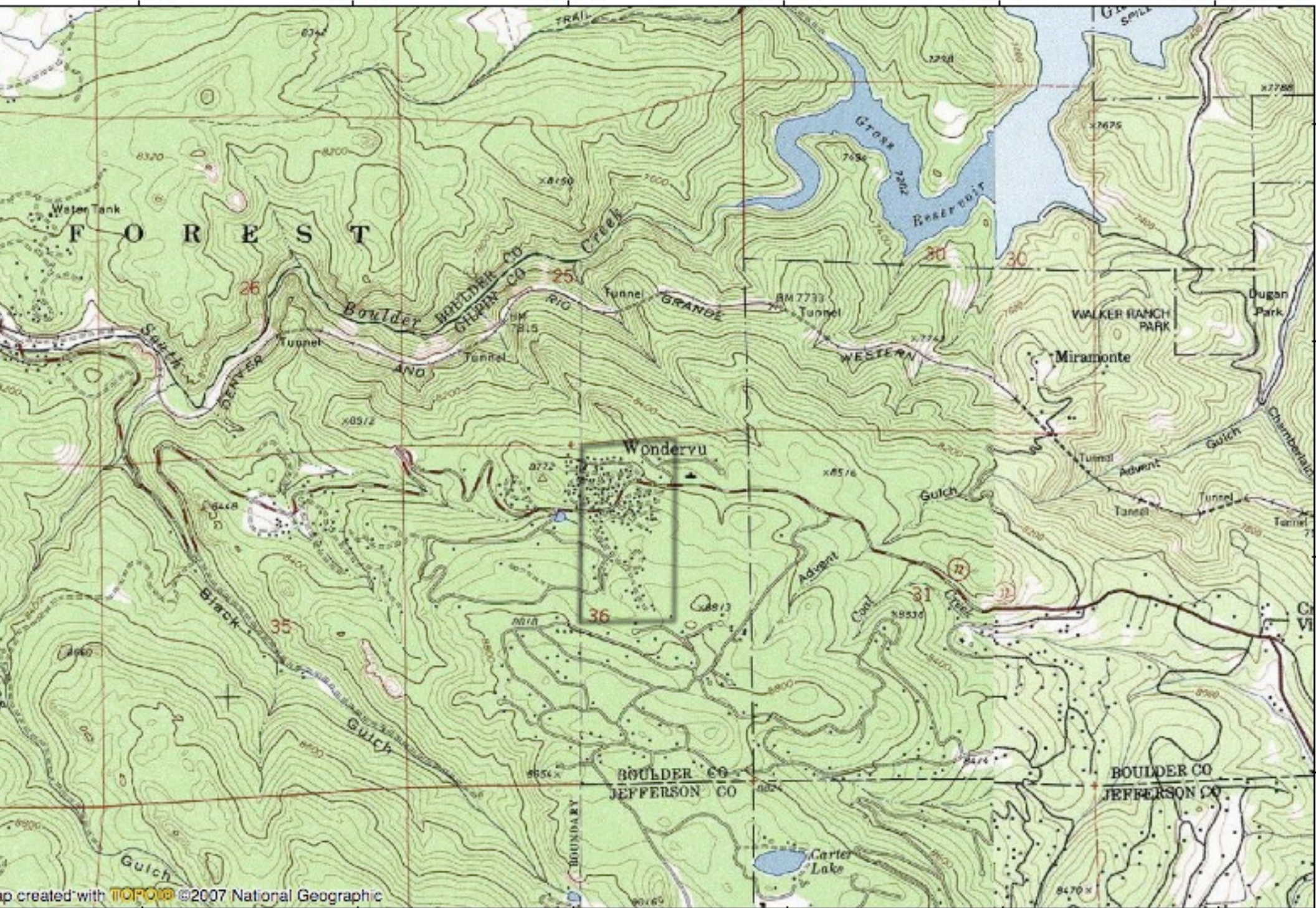
65°00' E.

66°00' E.

67°00' E.

68°00' E.

NAD27 Zone 13S 69°00' E.



64°00' E.

65°00' E.

66°00' E.

67°00' E.

68°00' E.

NAD27 Zone 13S 69°00' E.



Section 2

Research Design and Methods

Overall Project Goal



Acquire preservation planning information about selected resources in the Wondervu area.

Project Specific Goals



- Develop an historical and architectural context about a little-researched area.
- Intensively survey 45 selected properties.
- Determine individual property eligibility for National Register, State Register, and Boulder County Landmark.
- Determine contributing/non-contributing status of properties related to any potential historic districts.

Scope of Work



A. Survey

1. 45 properties (architecture and history)

B. Products

1. 5 draft forms with photos for County and CHS/OAHP review
2. Submit remaining draft forms, photos, and survey report
3. Submit USGS 7.5-minute quad map plus a planning map
4. Submit final forms, report, and photographs

Scope of Work (continued)



C. Meetings

1. Continuously consult with Boulder County staff
2. Meet with CHS/OAHP to discuss methodology
3. Present to Boulder County HPAB at beginning and end
4. Present final results to community
5. Consult with CHS/OAHP concerning eligibility

D. Reports

1. Submit three progress reports

File Search and Previous Work



- Only three properties had been previously surveyed in all of Section 36
 - ▣ Beland Cabin, 33442 Coal Creek Canyon Drive
 - ▣ Hayner Residence, 59 Circle Road
 - ▣ Stroud Cabin, 149 Wonder Trail
- No property eligible for listing in the National Register, State Register, or as a Boulder County Landmark
- No historic districts

Methods



- Fieldwork
 - ▣ Capture geographical data, architectural information and photographs
 - ▣ Conduct oral history interviews when possible
- Archival Research
 - ▣ Recorded property records
 - ▣ Obituaries
 - ▣ Census data
- Form Completion
 - ▣ Colorado Cultural Resource Architectural Inventory Form (OAHP 1403)

Determination of Significance



- Individual **field** eligibility for listing in National Register, State Register, or Boulder County Landmark
 - Must meet at least one criterion
 - Generally must be older than 50 years
 - Must have adequate physical integrity
- Determination of district eligibility

Section 3

Historical Context

Wondervu: The Workingman's Mountain Retreat

Thesis

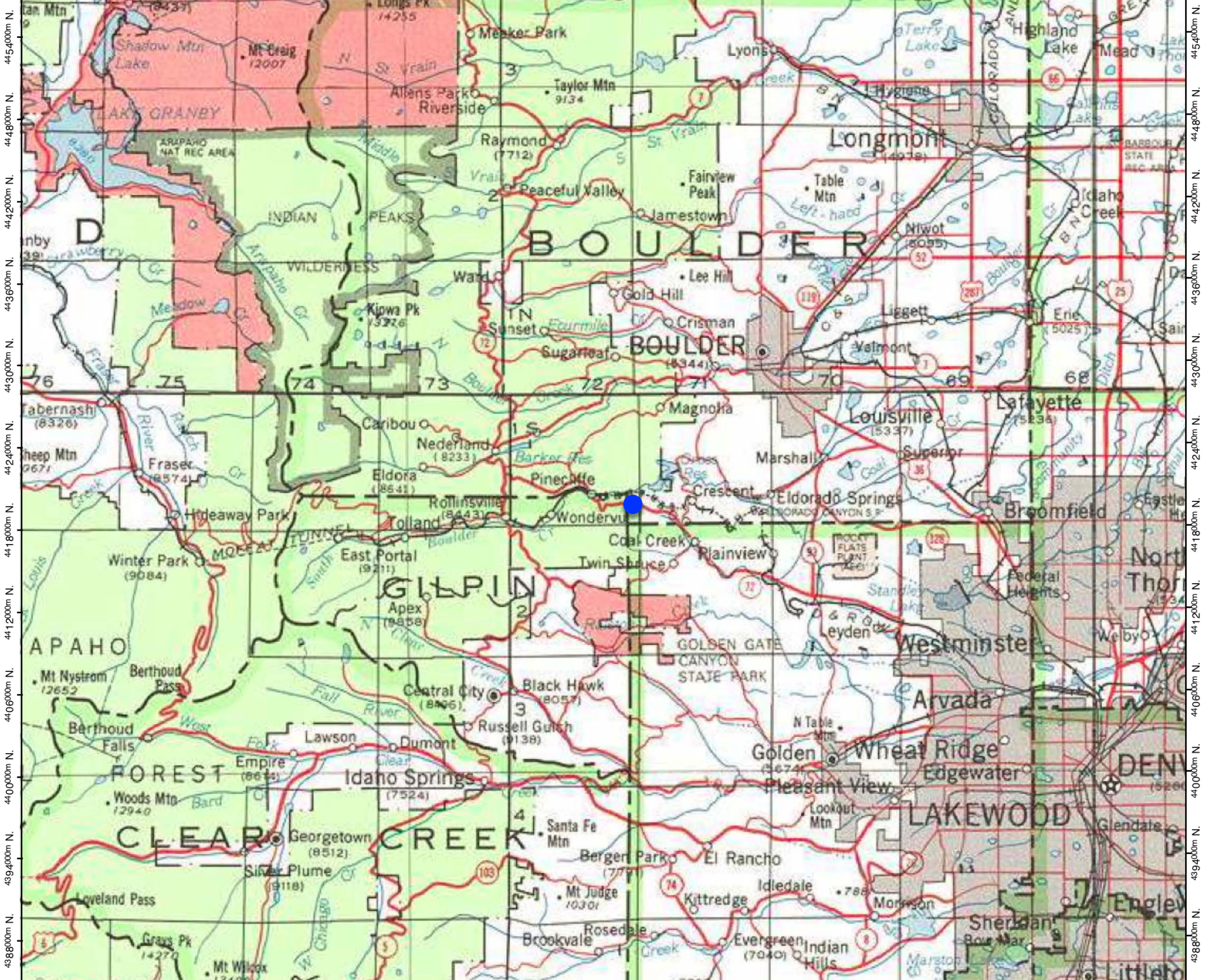


- Wondervu developed as an affordable mountain resort for the working class
 - ▣ Subordinate theme: Wondervu was marginal place, always between the law and jurisdictions. Its residents also tended to be people living marginal lives
- Two distinct eras of development:
 - ▣ Little Cabin and Big Views, 1920s-1930s
 - ▣ Modern Pioneers, 1940s-1970s

Geographical Anomaly



- An appendix of Boulder County with no direct highway access without going through Jefferson or Gilpin counties
- Part of the larger Coal Creek community, with portions in Jefferson, Boulder, and Gilpin counties
- Border between Boulder and Gilpin counties, at the west end of Wondervu, is an “indefinite boundary.”



Denver & Salt Lake (Moffat Road)



- Penetrated South Boulder Creek and Coal Creek canyons
- Opened the area to tourism and permanent settlement
- Mountain resorts developed at station stops
 - ▣ Miramonte
 - ▣ Pinecliffe
 - ▣ Carter Lake (required grueling carriage ride from Crescent)
- Hilltop locations remained relatively inaccessible

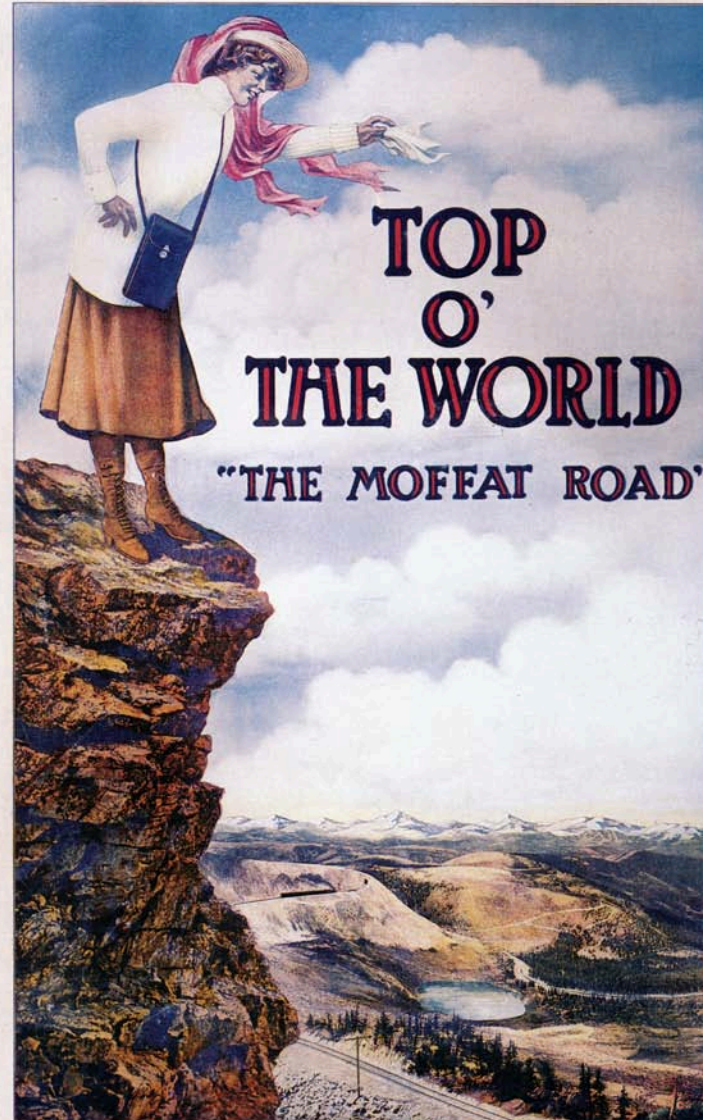
FIRST DISTRICT DENVER AND SULPHUR SPRINGS.

STATION NUMBERS	ALTITUDE	WESTWARD								MILES FROM DENVER	TIME TABLE No. 31 JULY 1, 1911		MILES FROM STEAMBOAT SPRINGS	EASTWARD										Our capacity of sidings, location of scales, water, fuel, turning, register, time & bulletin stations.
		FIRST CLASS												FIRST CLASS										
		107 D.L.&N.W. Pass.	105 D.L.&N.W. Pass.	103 D.L.&N.W. Pass.	101 D.L.&N.W. Pass.	7 Fisher- men's Special	5 Scenic Special	3 Passen- ger	1 Mail and Express					2 Mail and Express	4 Passen- ger	6 Scenic Special	8 Fisher- men's Special	102 D.L.&N.W. Pass.	104 D.L.&N.W. Pass.	106 D.L.&N.W. Pass.	108 D.L.&N.W. Pass.	110 D.L.&N.W. Pass.		
0	5170	7.00	5.25	1.15	8.10	1.50	8.30	4.55	8.00		D.P	DENVER	DI	214.13	6.30	9.10	6.00	7.50	9.45	12.20	5.50	8.00	8.00	R. ...
										0.51	O. & S. BELT LINE CROSSING			218.62										
										2.65	C. & S. GEORGETOWN CROSSING			211.48										
3	8215	7.13	5.38	1.28	8.24	s 2.03	s 8.43	s 5.07	s 8.14	3.30	N.P	UTAH JUNCTION	N	210.83	s 6.17	s 8.57	s 5.47	s 7.38	9.30	12.05	5.38	7.45	7.47	I.B.R. 1. 3.
7	8268					f 2.10	8.50	f 5.14	f 8.22	6.83	P	RALSTON		207.30	f 6.10	f 8.50	5.40	f 7.31						45
13	8687	Arrive Sunday Only P. M.	Arrive Daily Except Sunday P. M.	Arrive Daily P. M.	Arrive Daily A. M.	f 2.21	9.02	f 5.28	f 8.35	12.85	P	LEYDEN JUNCTION		201.28	f 5.57	f 8.35	5.28	f 7.20	Leave Daily Except Sunday A. M.	Leave Daily P. M.	Leave Daily Except Sunday P. M.	Leave Sunday Only A. M.	Leave Sunday Only P. M.	56
18	6162					f 2.32	9.13	f 5.42	f 8.46	17.76	P	ARENA		196.37	f 5.42	f 8.23	5.16	f 7.10						42
24	6783					s 2.50	9.31	s 6.00	s 9.06	24.35	CP	PLAINVIEW	PA	189.78	s 5.28	s 8.08	4.58	s 6.53						37
27	7040					f 2.58	9.38	f 6.09	f 9.14	27.10	P	CRAGS		187.03	f 5.17	f 7.59	4.51	f 6.44						15
32	7457					f 3.11	9.51	f 6.22	f 9.27	31.50	CP	CRESCENT		182.63	f 5.04	f 7.46	4.38	f 6.30						50
34	7650					f 3.18	9.57	f 6.29	f 9.33	33.82		MIRAMONTE		180.61	f 4.57	f 7.39	4.31	f 6.22						Spur 2
37	7958					f 3.29	10.07	f 6.40	f 9.45	35.85	CP	PINE OLIFF		177.28	f 4.46	f 7.29	4.21	f 6.10						44
42	8367					s 3.40	10.19	s 6.51	s 9.57	41.70	D.P	ROLLINSVILLE	R	172.43	s 4.33	s 7.17	4.09	s 5.58						62
47	8839					3.56 4.15	10.32 10.42	7.05	10.10 10.20	45.90	N.P	TOLLAND	MN	167.23	4.20 4.15	7.05	3.56 3.46	s 5.45						R. Y. 4 Spur J 6
52	9380					f 4.28	10.56	Arrive Daily Except Saturday and Sunday P. M.	f 10.34	52.07	P	LADORA		162.08	f 4.00	Leave Daily Except Sunday and Monday A. M.	3.32	f 5.29						40
56	9905					f 4.44	11.12		f 10.50	55.81	P	ANTELOPE		158.32	f 3.48		3.19	f 5.15						32
61	10860					f 5.08	11.35		s 11.18	60.86	CP	JENNY LAKE	AK	153.27	f 3.28		2.59	f 4.55						36
65	11660					s 5.34	11.57 12.05		s 11.45	65.36	N.P	CORONA	RA	148.77	s 3.10		2.40 2.27	s 4.36						39
69	10980					f 5.49	12.20		f 12.01	69.13	CP	LOOP		146.00	f 2.50		2.09	f 4.13						20
73	10158					f 6.06	12.37		f 12.20	73.45	P	FAWN CREEK		140.58	f 2.27		1.49	f 3.52						34
76	9555					6.19 6.29	12.50		12.35 12.40	76.49	D.P	ARROW	HD	137.64	2.13 2.09		1.35	s 3.38						26
77	9510					f 6.32			12.43	77.13		PACIFIC		137.00	2.05			f 3.35						42
81	8935					f 6.45			f 1.00	80.85	P	VASQUEZ		133.28	f 1.46			f 3.16						64
85	8560					s 6.55			s 1.12	85.12	N.P	FRASER	Z	129.01	s 1.35			s 3.04						42
89	8310					f 7.02			f 1.25	88.66	P	TABERNASH		125.27	f 1.25			f 2.55						87
99	7935					s 7.25			s 1.50	98.75	D.P	GRANBY	B	115.38	s 1.00			s 2.28						131
109	7665					7.45			2.20	109.14	N.P	SULPHUR SPRINGS	GS	104.99	12.35			2.00						131
						Ar. Sat. Only P. M.	Ar. Daily P. M.		Ar. Daily P. M.						Lv. Daily P. M.		Lv. Daily P. M.	Lv. Mon. Only A. M.						
		(0.13)	(0.13)	(0.13)	(0.14)	(5.55)	(4.20)	(2.10)	(6.20)						(5.55)	(2.05)	(4.25)	(5.50)	(0.15)	(0.15)	(0.12)	(0.15)	(0.13)	

Pactolus, M. P. 38.86; Newcomb, M. P. 49.86; excepting tra. 5 & 6; Elk, M. P. 93.21; Willows, M. P. 104.14, are Flag Stops. Water Stations at Coal Creek, M. P. 22.41, Ranch Creek, M. P. 72.94 and Irvings Spur, M. P. 80.20
No. 4 will take siding at meeting points with trains 1 and 5. Telephone at Tunnel 32.

Denver & Salt Lake Railroad

Sight-Seeing Excursions to the Snow
Banks on the Crest of the Continent



**TOP
O'
THE WORLD**
"THE MOFFAT ROAD"

CAFE-PARLOR CAR
Leaves Denver Daily 9:00 A. M.

VESTIBULED TRAIN
Returning, Arrives Daily 5:00 P. M.

City Passenger Office, 719 Seventeenth Street
Moffat Depot, 15th and Bassett Sts.

Wondervu: Late to the Scene

- The development of Wondervu was dependant of the development of two related innovations
 - ▣ Improved roads
 - ▣ Affordable and reliable automobiles



Section 36: Terra Incognita



- ❑ In 1875, the U.S. Congress set aside two sections in every township “for the support of the common schools.”
- ❑ In the early 1920s, the federal government sought to reclaim unsold school sections.
- ❑ Western states maintained the school sections belong to the states.
- ❑ Assistant Colorado Attorney General Otto Friedrichs brought the state’s cause before Congress.
- ❑ States given clear title in 1927.

Otto Friedrichs: Father of Wondervu



- Born August 3, 1895, to German parents in Brooklyn, New York
- Worked as a legal stenographer and court clerk
- Arrived in Denver with his parents between 1917 and 1920
- Attended a special program at the University of Denver and admitted to bar on November 1, 1920
- Served as Assistant Attorney General under William Boatright (served 1925 to 1928)

Otto Friedrichs: Father of Wondervu



- ❑ In 1925 bought section 36 from the State of Colorado
- ❑ Probably knew of the place because of his wife, Helen, who grew up on Rocky Flats
- ❑ Sells off all but the northeastern quarter of the section
- ❑ Plats the original Wondervu Subdivision in 1925-1926
- ❑ Contracts Gerald F. Stevens and Mary Harrison Stevens to sell the lots

64°00' E.

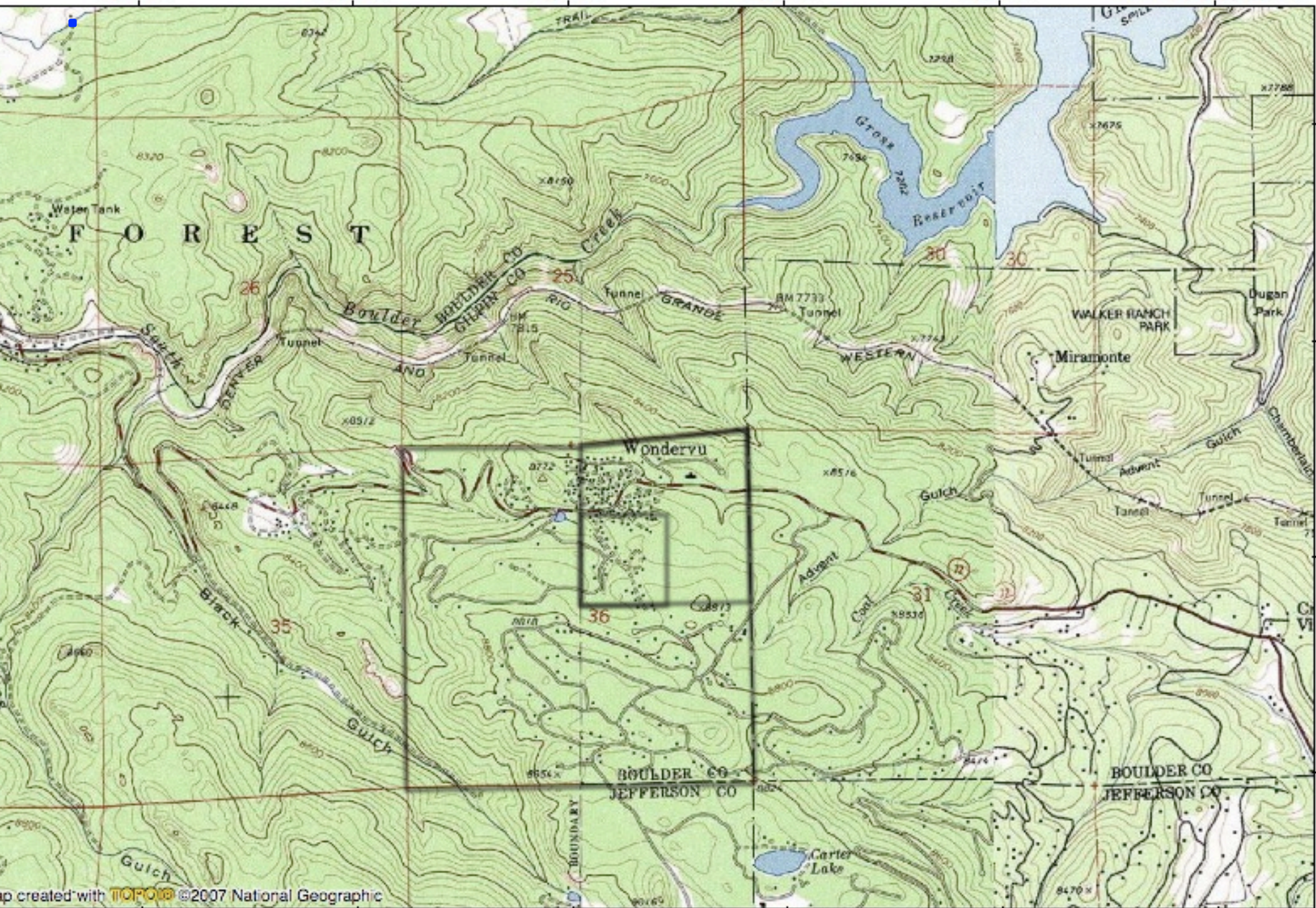
65°00' E.

66°00' E.

67°00' E.

68°00' E.

NAD27 Zone 13S 69°00' E.



64°00' E.

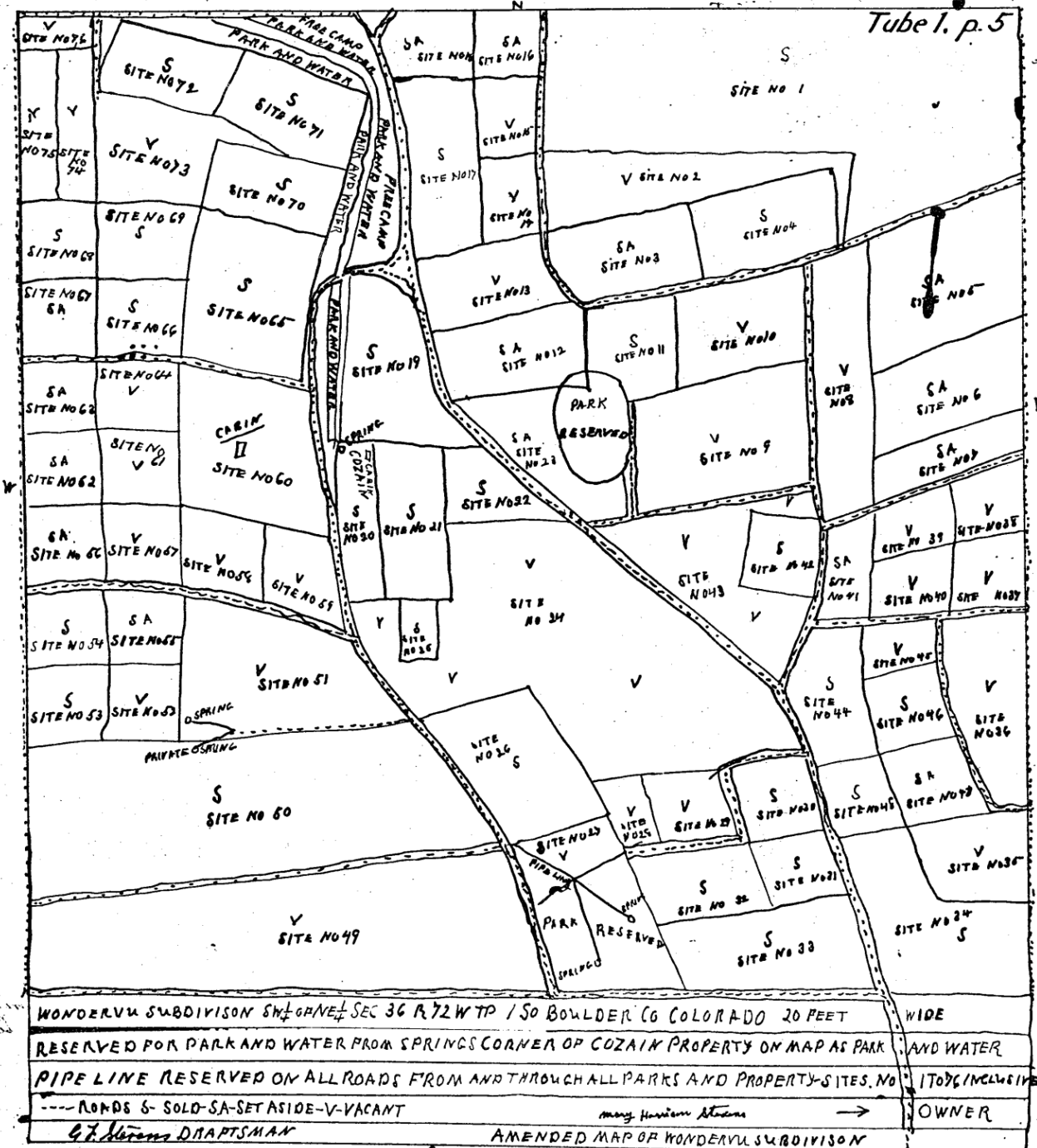
65°00' E.

66°00' E.

67°00' E.

68°00' E.

NAD27 Zone 13S 69°00' E.



WONDERVUL SUBDIVISION 8 1/2 ACRES SEC 36 R. 72 W. T. P. 1 SO BOULDER CO COLORADO 20 FEET WIDE
 RESERVED FOR PARK AND WATER FROM SPRINGS CORNER OF COZAIN PROPERTY ON MAP AS PARK AND WATER
 PIPE LINE RESERVED ON ALL ROADS FROM AND THROUGH ALL PARKS AND PROPERTY-SITES. NO. 1 TO 60 INCLUSIVE
 ---ROADS S- SOLD-SA-SET ASIDE-V-VACANT
 G. F. Stevens DRAFTSMAN
 AMENDED MAP OF WONDERVUL SUBDIVISION
 OWNER

G.F. Stevens: Working-Class Connection



- Champion of workers' rights, avowed progressive socialist, and labor agitator
- Twice ran to represent Colorado in U.S. Senate
 - ▣ Progressive Party (Bull Moose Party)
 - ▣ Farmer-Labor Party
- Indicted in the deadly Denver Tramway strike riot of August 6, 1920

FARMER-LABOR MAN, UNDER RIOT CHARGE, WALKS INTO COURT

G. F. Stevens, Chairman of Colorado Party, Wanted
On a Grand Jury Indictment, Surrenders
Himself as Officers Search Thru City.

Wondervu Project



- ❑ Original Wondervu Subdivision appears to have been unsuccessful and Friedrichs ended his relationship with Stevens
- ❑ Around 1930 Friedrichs plats the northern section of his landholdings as “Wondervu Project”
- ❑ Hires Charles E. and Mary A. Hollingsworth to sell lots
- ❑ The effort proves very successful

64°00' E.

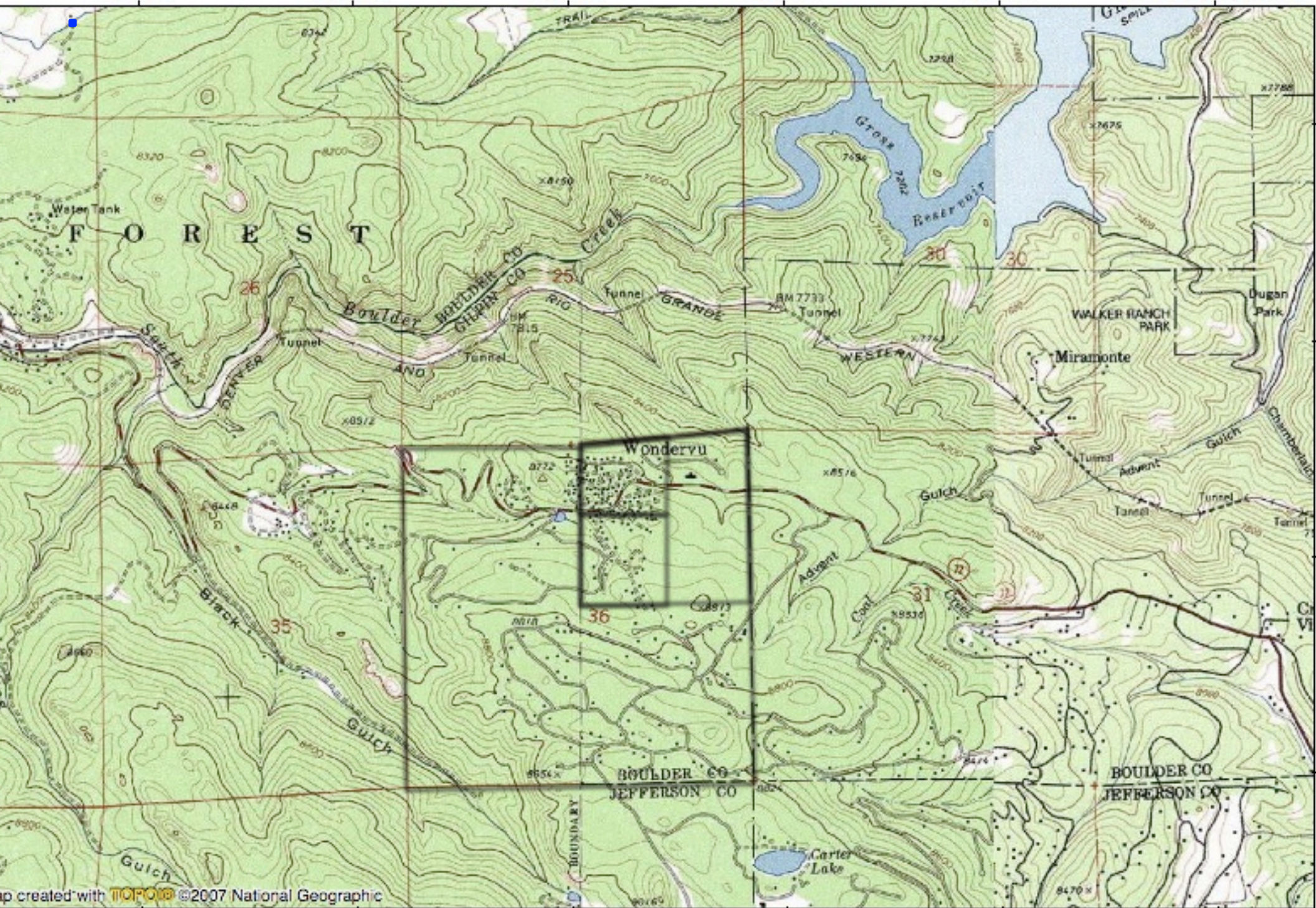
65°00' E.

66°00' E.

67°00' E.

68°00' E.

NAD27 Zone 13S 69°00' E.



64°00' E.

65°00' E.

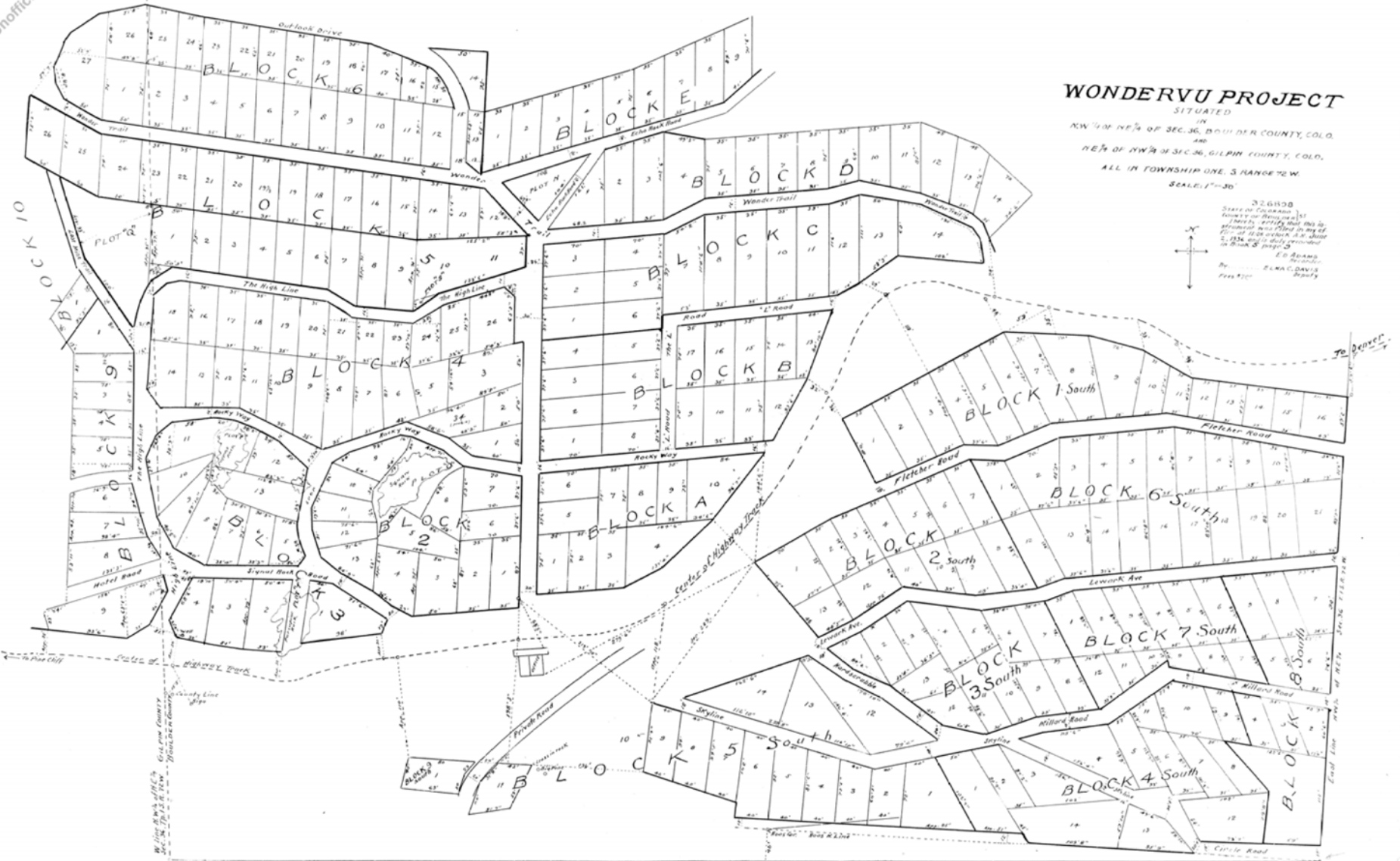
66°00' E.

67°00' E.

68°00' E.

NAD27 Zone 13S 69°00' E.

Unofficial Copy



WONDERVU PROJECT
 SITUATED
 IN
 NW 1/4 OF NE 1/4 OF SEC. 36, BOWLER COUNTY, COLO.
 AND
 NE 1/4 OF NW 1/4 OF SEC. 36, GULPIN COUNTY, COLO.
 ALL IN TOWNSHIP ONE, S RANGE 72 W
 SCALE: 1"=30'

3261508
 STATE OF COLORADO
 COUNTY OF BOWLER
 ED BEARD
 Recorder
 BY: ELNA C. DAVIS
 Clerk

Survey begun June 1926 from bearing filed in 1920; by Henry B. ...



Wondervu Covenants



- All deeds contained strict restrictions concerning the use of water and sanitary disposal.
- Gave the developer generous rights to access properties at any time.
- Forbade ownership and use of Wondervu properties by any person who was not “white.”

Wondervu Race Restrictions

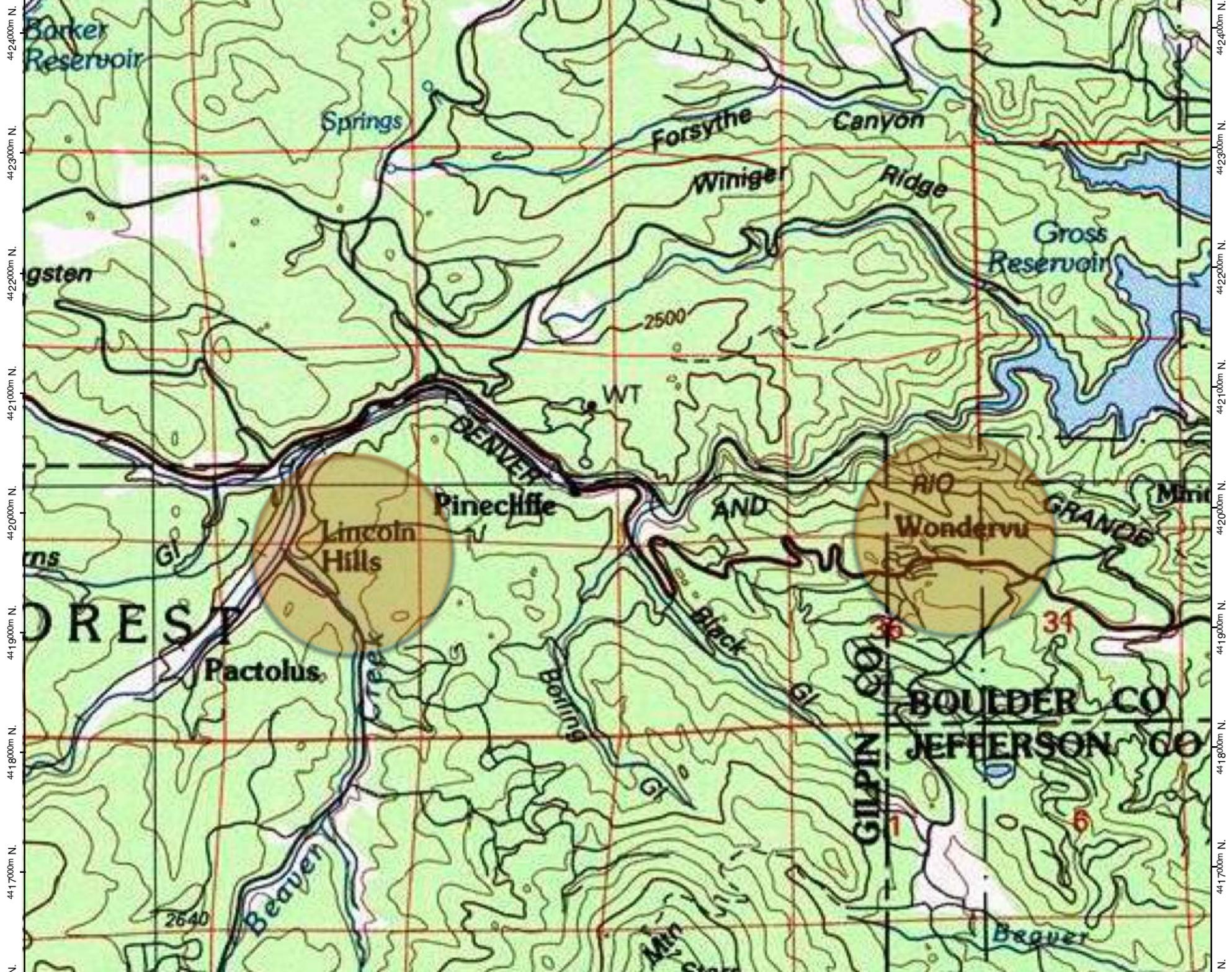


- Original contract: “All deeds shall contain provisions...that the use of the land shall be restricted to mountain homes for white persons, with a reversion clause.”
- Every deed from the Wondervu developers to the first buyers included this restriction.
- Race-exclusive covenants rare in the mountains.
- Big question: Why were they necessary?
 - ▣ Simply a business decision
 - ▣ Based on personally held racial biases

Race Restrictions: Business Decision



- Building lots would have been affordable for minorities/people of color.
- Friedrichs needed to guarantee the investments of people who had very little disposable income as the economy tanked (entering the Great Depression).
- Wondervu was close to Lincoln Hills.
 - African-American resort
- Presence of Emily Griffith in Pinecliffe



442,400m N
442,300m N
442,200m N
442,100m N
442,000m N
441,900m N
441,800m N
441,700m N
441,600m N

442,400m N
442,300m N
442,200m N
442,100m N
442,000m N
441,900m N
441,800m N
441,700m N
441,600m N

Race Restrictions: Personal Bias



- The Golden area was a hotbed of Klan activity.
- Friedrichs served as assistant to Colorado State Attorney General William Boatright, the KKK's candidate for the position.
- Friedrichs was a member of organizations with ties to the Klan during the 1920s.
- Race-exclusive covenants were questionably constitutional, and Friedrichs probably knew this.
 - ▣ Colorado's "Reconstruction" constitution
 - ▣ *Chandler v. Ziegler*, 1930

On the Other Hand...



- Few could achieve elected office in Colorado in the 1920s without overt Klan support.
- Boatright ruled against the KKK on several important cases.
- In 1976, Otto and Helen Friedrichs funded the creation of a mural, *Justice Through the Ages*, at the new Colorado Judicial Center.
 - ▣ Included many people of color

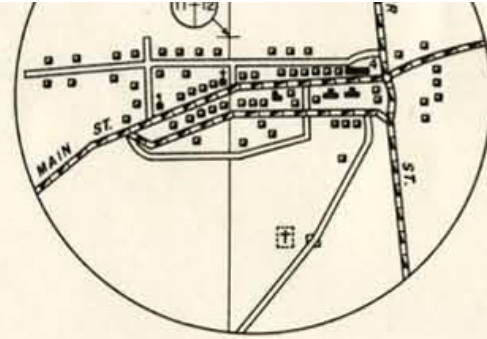
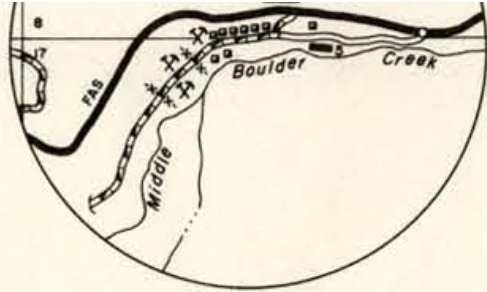




The Workingman's Resort



- Working-class families originally owned almost all of the surveyed properties
- Included farmers and ranchers, industrial employees, clerks and secretaries, and various craftspeople
- All cabins were extremely modest, generally not exceeding 500 square feet as originally built and often lacked rustic ornamentation (e.g. fireplaces)
- Village lacked a lodge or community gathering place

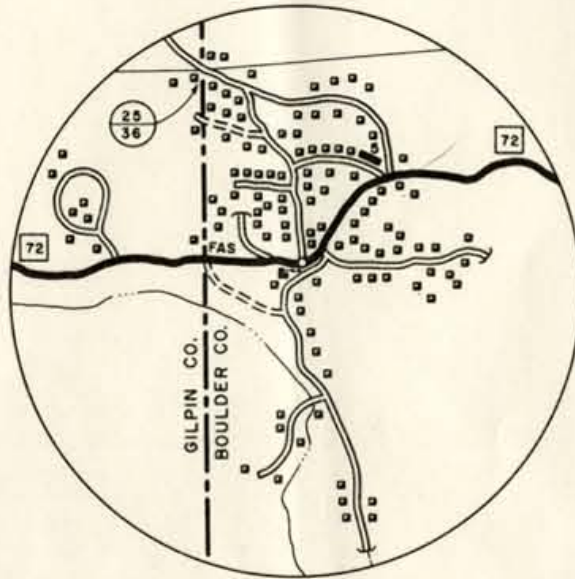
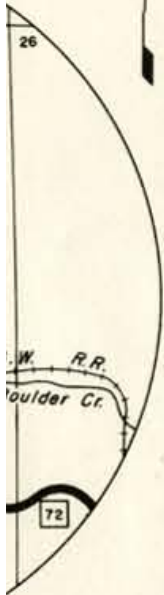


WONDERVU

Sec. $\frac{25}{36}$ T. 1 S. R. 72 W.

POP. (EST.) 354

SCALE OF MILES



COPPERDALE

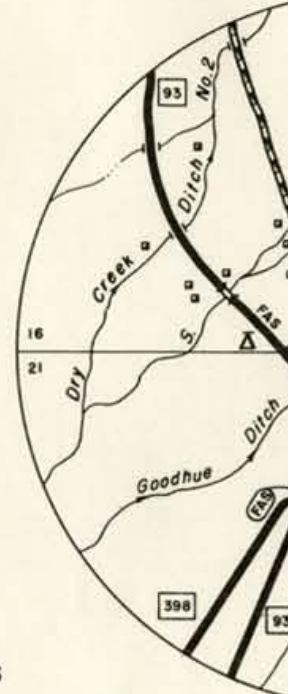
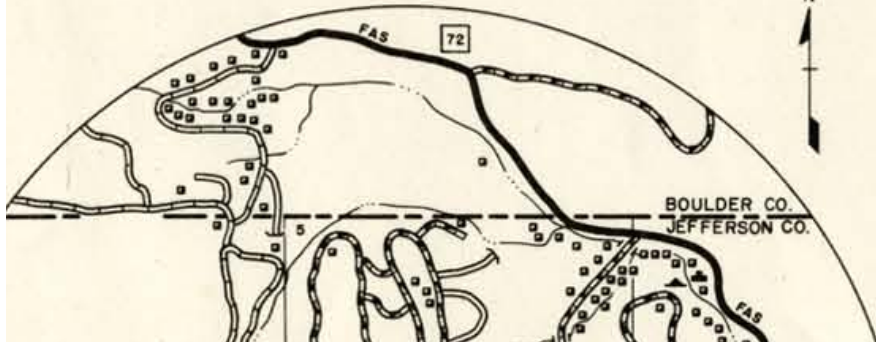
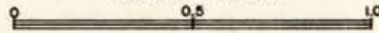
Sec.

6	5	4
7	8	9
17		

 T. $\frac{1}{2}$ S. R. 71 W.

POP. (EST.) 171

SCALE OF MILES

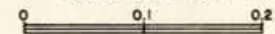


ELDORADO SPRINGS

Sec. 30 T. 1 S. R. 71 W.

POP. (EST.) 195

SCALE OF MILES



Exurban Community



- With the improvement of the highway, water and sanitary access, and utility infrastructure, more people live in Wondervu and work in Denver.
 - ▣ Highway 72 paved between 1948 and 1955
 - ▣ In 1951, Otto and Helen Friedrichs move their permanent residence from a posh Monaco Boulevard house to a Wondervu cabin.

Wondervu Architecture

1. All built between 1930 and 1955, most in the 1930s
2. Very small and unornamented
3. Mostly minimal Rustic style
4. Many still-functioning privies













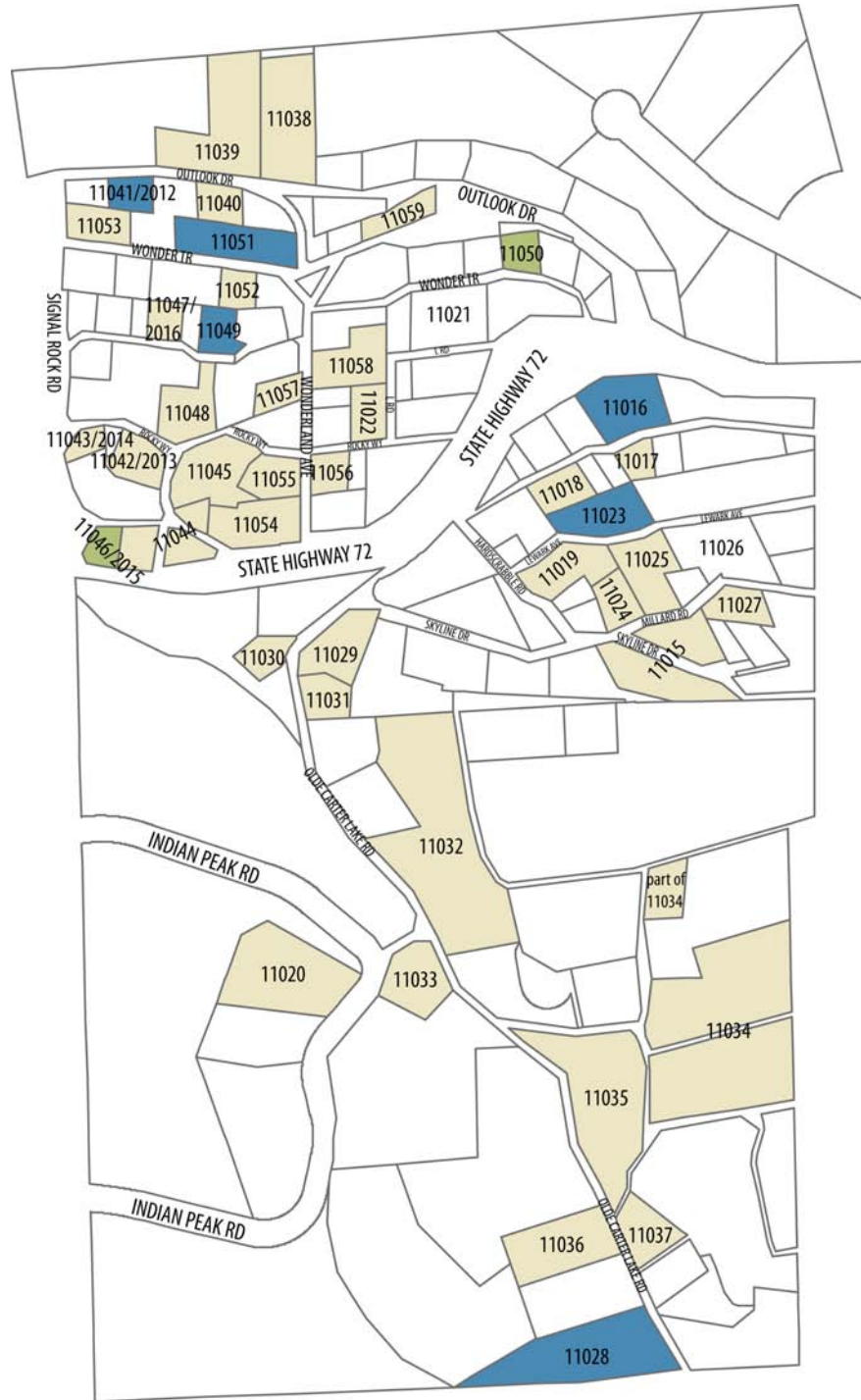
Section 4

Results

Wondervu Survey Results



- ❑ Surveyed 45 properties
- ❑ Created over 350 pages of geographical, architectural, and historical information
- ❑ Generated 225 photographs
- ❑ 2 properties (4.4 percent) eligible for the National Register and Colorado State Register
- ❑ 8 properties (17.8 percent) eligible as Boulder County landmarks
- ❑ No identified historic districts







Section 5

Recommendations

Recommendations



- Nominate eligible properties
- Complete the survey
- Conduct further research
 - ▣ Friedrichs family
 - ▣ Race relations in the mountains

MURAL AND FOUNTAIN
A GIFT TO THE PEOPLE OF COLORADO
FROM
OTTO AND HELEN FRIEDRICHS

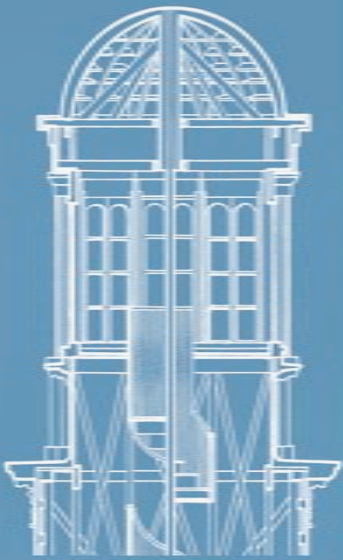
For More Information



Draft survey report and individual property forms
available for download at:

www.historitecture.com

Final documents will be posted when they are
approved and revised.



HISTORITECTURE LLC

architectural history | preservation planning | digital preservation media