

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.11051** Parcel number: **158136124001**
2. Temporary resource number: **Not Applicable**
3. County: **Boulder**
4. City: **Wondervu**
5. Historic building name: **William H. Martin Cabin; Georgia E. Mastin Cabin**
6. Current building name: **Joseph J. and Mary E. Lischka Cabin (South)**
7. Building address: **144 Wonder Trail**
8. Owner name: **Joseph J. and Mary E. Lischka**
- Owner organization:
- Owner address: **5140 Main Street**
- #303-119**
- Williamsville, NY 14221**

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

Wondervu Historical and Architectural Survey

HISTORITECTURE

II. GEOGRAPHIC INFORMATION

9. P.M.: **6th** Township: **1S** Range: **72W**
 SW 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: **466024** Northing: **4419639**
11. USGS quad name: **Tungsten** Scale: **7.5**
 Year: **1972**
12. Lot(s): **Lots 7 through 12; 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: **520 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: **Porch**
21. General architectural description:
Oriented to the south, this cabin lacks a formal foundation, resting instead on wood piers. A skirt of vertical, split-logs conceals the piers. They are set at 45-degree angles beneath the south porch. Vertical, unpeeled split-log siding clads the exterior walls. Covering the gables are sheets of asphalt, colored green on the east and brown on the west. Windows are generally 6-light casement, with unpainted wood frames. The center of the asymmetrical front (south) façade hosts an identical casement sash, turned sideways, and opening as a hopper or awning window. Single-light hopper or awning windows open within a shed-roofed addition protruding from the north elevation. The south end of the east elevation has a very small, 2-light casement window. The principal doorway opens east of center in the façade. It hosts an unpainted, vertical plank door, opening behind a brown-painted, wood-frame screen door. A secondary doorway opens in the north elevation of the west addition. It also hosts a vertical plank door and provides access to a shed-roofed porch spanning the north elevation and wrapping around the northwest corner of the cabin. The porch features a horizontal, split-log kneewall and log supports. Brown sheets of asphalt cover the side-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 vary greatly, with this cabin having a relatively moderate setback from the unpaved road. A driveway and parking area is located immediately in front (south) of the cabin. The terrain slopes downward from south to north. Covering it are mature pines.

24. Associated building, features or objects:

There are no other buildings associated with this property.

IV. ARCHITECTURAL HISTORY

25. Date of Construction: **ca. 1931** Actual Estimate
Source of Information: **Deed 90481736. Boulder County Clerk and Recorder.**

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

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

28. Original Owner: **William H. Martin**
Source of Information: **Deed 90481736. Boulder County Clerk and Recorder.**

29. Construction history:
According to Boulder County assessor records, this cabin was constructed in 1920. However, this year would mean that the cabin predates the Wondervu development and contradicts property records, which date to around 1931. An analysis of the style, materials, and other historical records corroborates a circa 1931 date of construction. It is unclear whether the west wing and south porch are original features. If they are not, then they were certainly constructed early in the building's history, certainly before 1950.

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 around 1931, was William H. Martin. He was born around 1895. His wife, Loretta Martin, was born in Colorado around 1897. They married circa 1920 and adopted a daughter, Kathryn Martin, who was born around 1916 in Colorado. By 1930 the family resided in Edgewater, Colorado, where William was a shipping clerk for a tire firm, perhaps the Gates Rubber Company.

In 1949, Georgia E. Mastin acquired this property from William Martin. She was born around 1889 in Nebraska. Her husband, Hugh E. Mastin, was also born in Nebraska, around 1891. They appear to have had no children. By 1920 they resided in Omaha, where Hugh was a letter carrier for the United States Postal Service and Georgia worked as a waitress.

The Mastins owned this property only a few years, selling it in 1956 to Mary Adelaide Robinson. She sold the cabin and lots to Secure & Company in 1983. That entity transferred the property to Colstab & Company in 1998. Joseph J. Lischka and Mary E. Granica acquired the cabin and lots from Colstab & Company in 1990. Lischka and Granica married in 1989 and remain the owners.

36. Sources of information:

Boulder County Assessor Records.

Deeds 02759486, 02759485, 01074009, 00952472, 00074838, 90578404, and 90481736. Boulder County Clerk and Recorder.

U.S. Census of 1930. Edgewater, Jefferson County, Colorado. Roll 243; Page: 4B; Enumeration District: 29; Image: 929.0.

U.S. Census 1920. Omaha Ward 3, Douglas County, Nebraska. Roll T625_988; Page: 3B; Enumeration District: 31; Image: 219.

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. 1931-1956**

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 the development of Wondervu, a collection of mountaintop summer cabins marketed to and owned by members of the working and middle classes. Early owners of this cabin included a shipping clerk, waitress, and mail carrier. The cabin is also architecturally significant under Boulder County Landmark Criterion 4 as an example of the Rustic style. Character-defining features include the split-log siding, multiple-light windows, and exposed rafter ends. It is also one of the oldest and best preserved cabins in Wondervu. While its lack of notable historical or architectural significance may not make this property eligible for individual listing in the National Register of Historic Places or the Colorado State Register of Historic Properties, it could be eligible as a Boulder County Landmark.

43. Assessment of historic physical integrity related to significance:

Constructed in 1937, 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. The only clear modifications have been the replacement of two windows. All other character defining features remain intact. 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.**

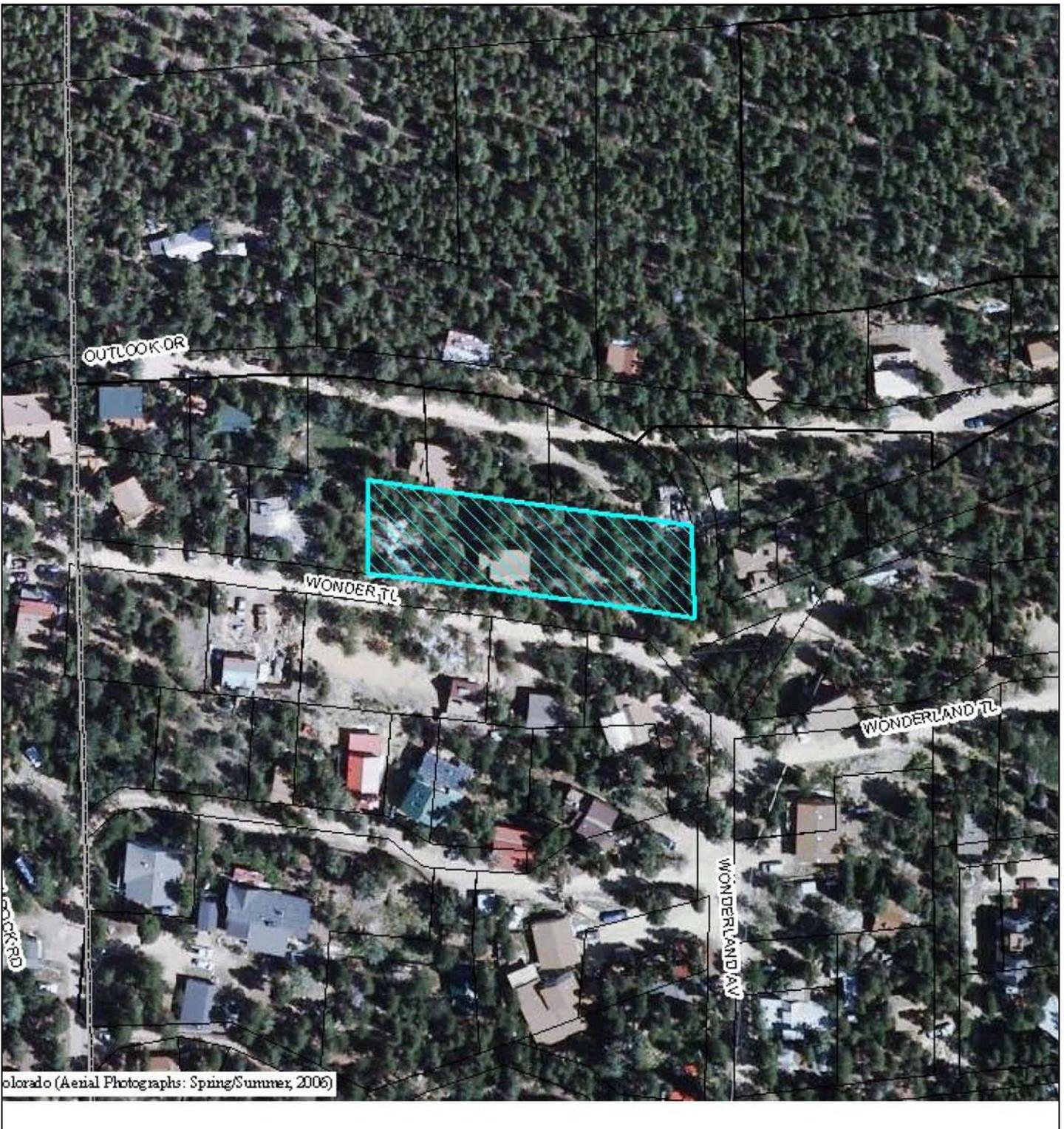
If there is National Register district potential, is this building contributing: Yes No N/A

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

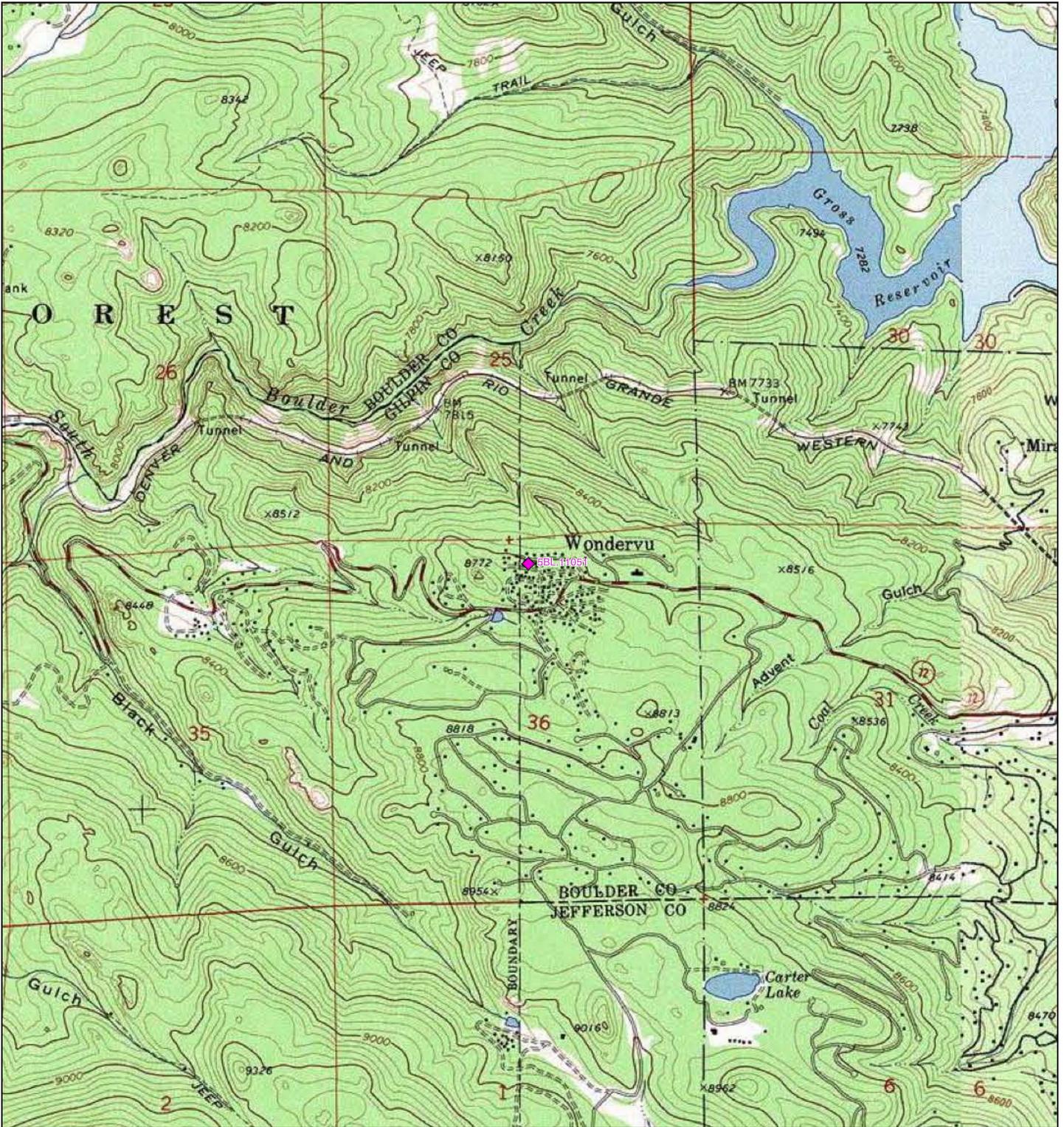
VIII. RECORDING INFORMATION

47. Digital photograph file name(s): **wondertr0144 - 1.tif to wondertr0144 - 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): **10/13/2009**
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