Colorado Cultural Resource Survey Report

Wondervu Historical and Architectural Survey, 2009-2010

Prepared by:

Adam Thomas,
HISTORITECTURE, L.L.C.

Historical Context by Sierra Standish

Prepared for:

Boulder County Parks and Open Space

Certified Local Government Grant
Project CO-09-013

July 2010

HISTORITECTURE LLC
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WONDERVU

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Introduction

Wondervu Survey 2009-2010

Wondervu is, quite simply, spectacular. The collection of small cabins enjoys one of the most breathtaking mountain vistas in Colorado. Yet before the improvement of Coal Creek Canyon Drive (Colorado State Highway 72), the place was relatively inaccessible, especially when compared to nearby Pinecliffe and Miramonte, which enjoyed daily train service via the Denver & Salt Lake Railway. While the improved highway and automobiles opened Wondervu to development in the late 1920s, it also more closely connected this place with Denver. Its developers came from the city and the vast majority of its residents were Denverites.

Yet what set Wondervu apart from its older and more exclusive neighbors was the market it served and the residents it attracted. Established by Denver attorney Otto Friedrichs, Wondervu was meant to be a mountain retreat for the working class. Its residents included laborers and farmers, salesman and secretaries, rather than bankers, doctors, and lawyers. As a result, most of the cabins in Wondervu were very small and unornamented. Yet they enjoyed truly wonderful views of the Continental Divide.

Spearheaded by Carol Beam, Historic Preservation Planner, Boulder County Open Space pursued a Certified Local Government (CLG) grant to conduct an intensive-level survey of forty-five properties in Wondervu. Because the area is a geographical anomaly–an appendix of Boulder County accessible only by traveling through neighboring counties–the community was never previously surveyed. The county reviewed proposals from a variety of cultural resource contractors and selected Historitecture, an Estes Park-based architectural history consulting firm. Architectural Historian and Managing Principal Adam Thomas conducted the survey.

The goals of the intensive-level survey were to:

- Inventory forty-five of over sixty-two possible properties;
- Determine the significance and eligibility of all properties surveyed; and
- Develop a report summarizing the findings of the survey.

Of the forty-five properties, four (or 8.9 percent of the total) were field determined eligible for individual listing in the National Register of Historic Places, five (or 11.1 percent) were field determined eligible for listing in the Colorado State Register of Historic Properties, and eight (or 17.8 percent) were field determined eligible as Boulder County Landmarks. One property, 51 Signal Rock Road (5BL.11046/5GL.2015), may be eligible for individual listing in the National Register, the State Register, or as a County Landmark but requires additional data beyond the scope of this survey to determine its significance. Because this was a selective rather than comprehensive survey, district eligibility was not considered.

Based on these results, Historitecture made the following recommendations to Boulder County:

1. Nominate eligible properties;
2. Complete the survey; and
3. Conduct further research.

The following report is organized as stipulated in the *Colorado Cultural Resource Survey Manual,* as revised in 2006.

Section 1

Project Area

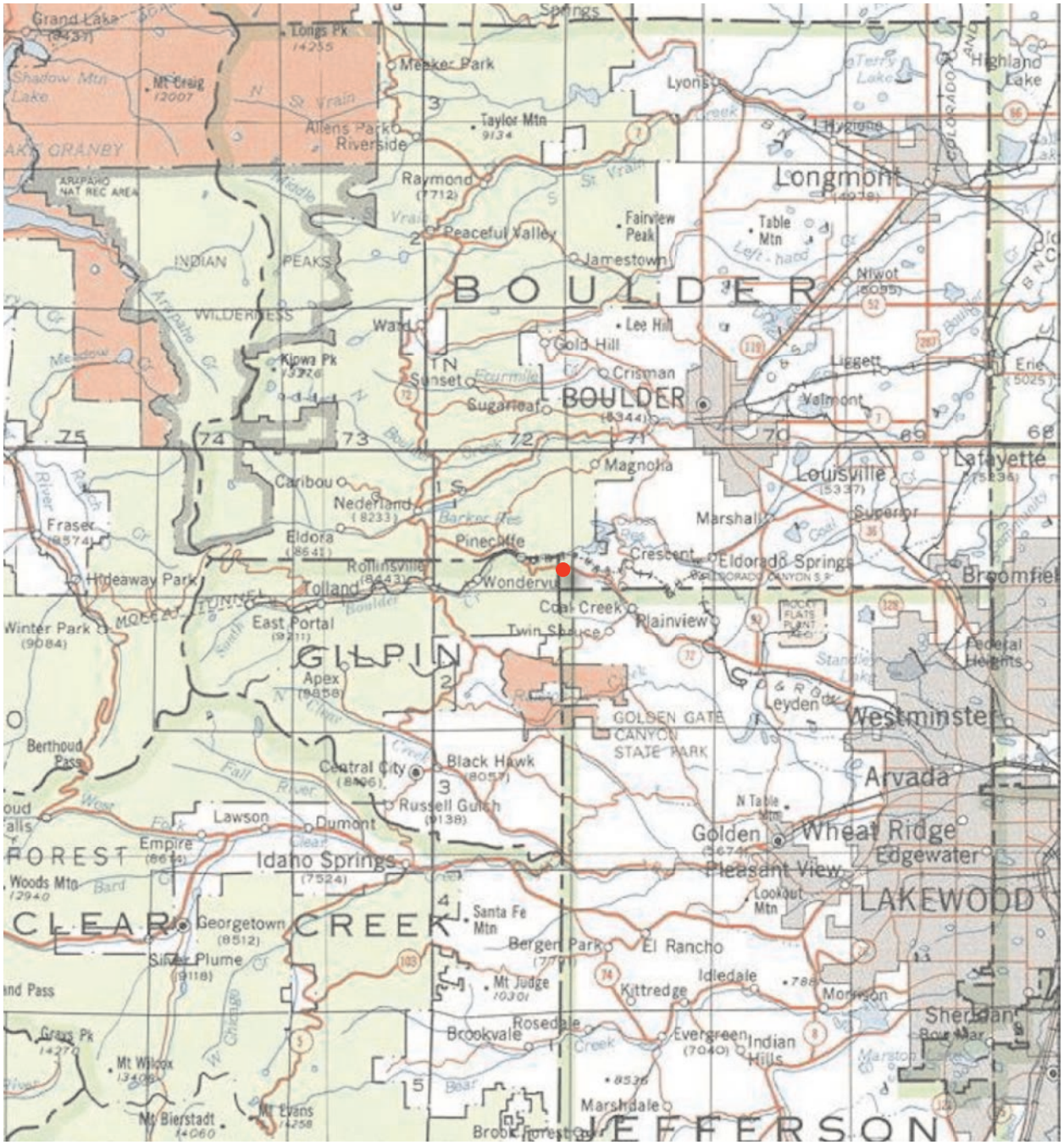
The unincorporated community of Wondervu is situated at the top of a generally east-west-oriented ridge top, separating the drainages of South Boulder Creek, to the north, from Coal Creek, to the south. The elevation of the settlement ranges from around 8,600 to 8,800 feet above mean sea level. Punctuating the relatively flat ridge top are large, granite outcroppings. To the south is Mt. Thorodin, a 10,480-foot peak. To the north and west are spectacular views of the Continental Divide.

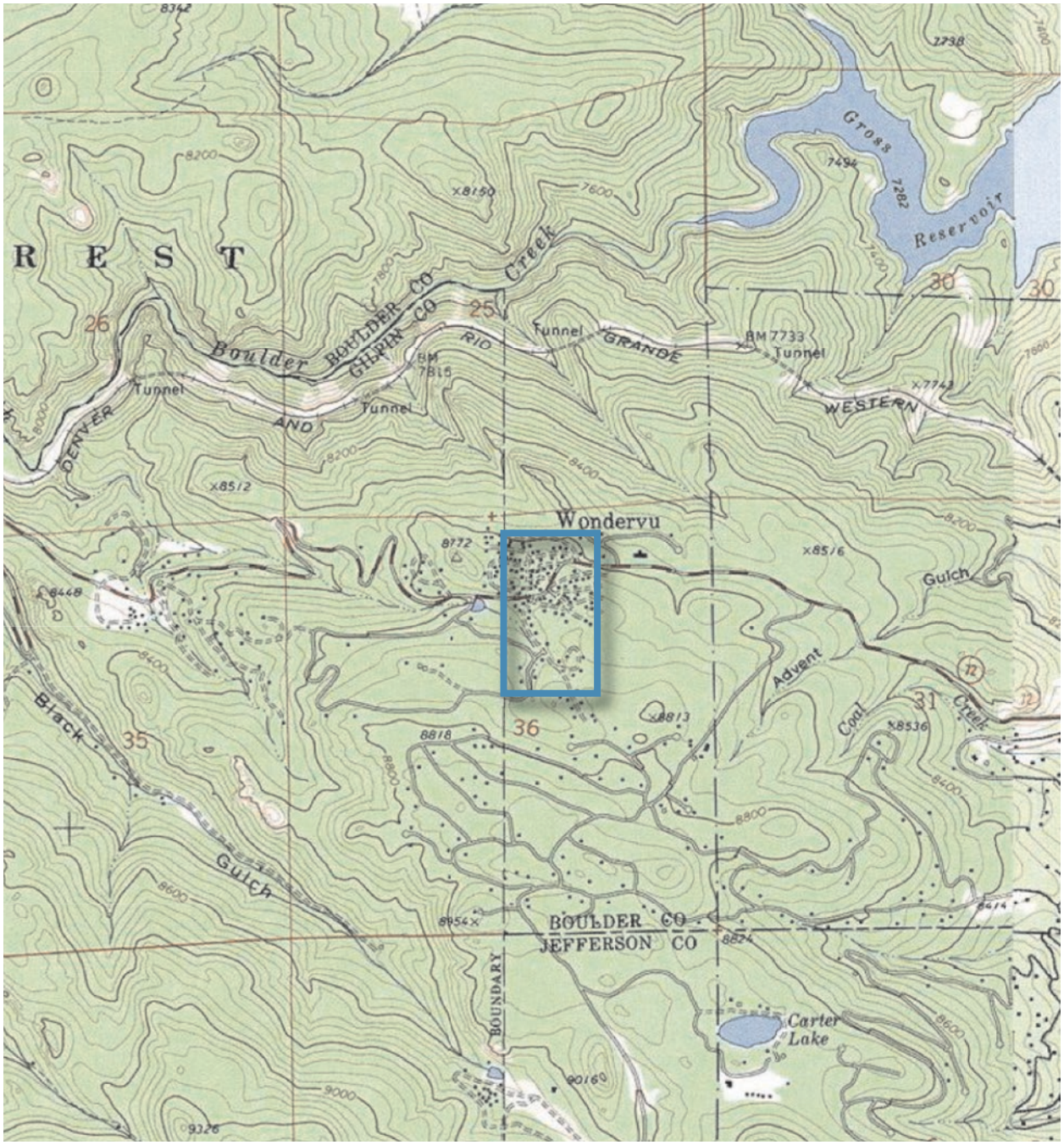
The village occupies an "s" curve at the highest point along Colorado State Highway 72, also known in the proximity of Wondervu as Coal Creek Canyon Drive. The macadam-paved highway connects Arvada and Wheatridge, to the southeast, with Allenspark, to the northwest. The largest concentration of buildings in Wondervu is located within a few hundred feet of Highway 72, along a network of winding, interconnected dirt "streets." However, many cabins are also situated along Olde Carter Lake Road and Indian Peak Road, unpaved roads extending southward from the highway.

The survey area was situated entirely within section thirty-six, township one south, range seventy-two west, of the sixth principal meridian, depicted on the United States Geological Survey (USGS) 7.5-minute topographic map of the Tungsten quadrangle (1972). Almost all surveyed properties were located in the northeast quarter of the section, with a few situated on the far eastern edge of the northwest quarter. The project area covered approximately eighty acres.

Maps of the survey area are included on the following pages.

Map 1.1. This map depicts Wondervu's relationship to the larger Coal Creek Canyon community and Colorado State Highway 72. Interestingly, this circa 1972 map places Wondervu at the wrong location, on the Denver & Rio Grande Railroad west of Pinecliffe rather than on Highway 72 east of Pinecliffe. The red dot approximates the actual location of the town. This mistake is a testament to the village's existence in a geographical netherworld. *(USGS.)*





Map 1.2. This segment of the USGS 7.5-minute topographic map for the Tungsten quadrangle (1972) shows the geographic context of the Wondervu area. The box represents the farthest extent of surveyed properties. *(USGS.)*

Section 2

Research Design and Methods

GOALS AND OBJECTIVES

The overall goal of this project was to collect and analyze architectural and historical data for properties in Wondervu, an area that has never been systematically inventoried or researched. Candidates for survey included any property associated with Wondervu that was fifty years old or older. This accounted for at least sixty-two properties. The contract required Historitecture to survey forty-five properties. Most of the properties not selected for survey either lacked physical integrity or were so inaccessible that they could not be surveyed without accessing private property.

More specifically, the project was intended as an intensive-level, selective survey of forty-five Wondervu properties. Subordinate to this goal were several objectives:

- Determine the significance of surveyed resources and National Register, Colorado State Register, and Boulder County Landmark eligibility of all properties surveyed;
- Analyze historic district potential and boundaries; and
- Develop a report summarizing the findings of the survey.

SCOPE OF WORK

Boulder County developed the following scope of work for the Wondervu survey:

A. Survey Work

1. Complete an intensive-level historical and architectural survey for forty-five selected properties in the Wondervu community.
2. Meet the standards and requirements set forth in the *Colorado Cultural Resource Survey Manual* (revised 2006) and meet the Secretary of the Interior's Standards and Guidelines for Identification and Evaluation (48 FR 44716).

B. Products

1. The contractor shall submit five draft architectural inventory forms with black and white photos for review and comment by both Boulder County and the Colorado Historical Society. In addition to the required field determinations of eligibility for the National Register of Historic Places, Boulder County landmark determination of eligibility, either individual or landmark district, should also be included in the architectural inventory forms.
2. Upon approval of the revised five draft architectural inventory forms the contractor shall submit the remaining forty draft architectural inventory forms and draft survey report for review and comment by both Boulder County and the Colorado Historical Society.
3. The contractor shall submit with the draft survey report a USGS 7.5-minute quad map plus a city plat or planning map outlining the boundaries of the survey area with a

key that identifies the boundaries of eligible districts (if any), contributing and non-contributing properties and individually eligible properties for the National Register of Historic Places. Each resource recorded during the project should be clearly identified on the map by appropriate site number.

4. The contractor shall submit six hard copies of the final survey report, two sets of final forty-five architectural inventory forms with properly processed, sleeved and labeled black & white photos, one digital copy of final survey report in each Microsoft Word and Portable Document Format (PDF) and one digital copy of final architectural inventory forms in each Microsoft Word or Portable Document Format to Boulder County.

C. Meetings

1. The contractor agrees to consult with Boulder County Parks and Open Space staff through email, phone, or if necessary, in person, to develop final list of properties to be surveyed prior to start of field work.
2. The contractor agrees to consult with the Office of Archaeology and Historic Preservation in person to discuss the methodology of the project prior to July 20, 2009.
3. The contractor shall attend the August 6, 2009 Boulder County Historic Preservation Advisory Board meeting to introduce the project.
4. The contractor shall attend one yet to be scheduled neighborhood meeting with Wondervu residents at the Coal Creek Canyon Community Improvement Association building at 31528 Coal Creek Canyon Drive to discuss the results of the project prior to June 30, 2010.
5. The contractor agrees to consult with the Office of Archaeology and Historic Preservation to discuss concurrence on eligibility and contributing/non-contributing status of surveyed properties and any other issues concerning the project prior to June 7, 2010.
6. The contractor shall attend the May 6, 2010, Boulder County Historic Preservation Advisory Board meeting to discuss the results of the project.

D. Reports

1. The consultant shall submit three progress reports to Boulder County on October 21, 2009, January 20, 2010 and April 21, 2010.

FILE SEARCH AND PREVIOUS WORK

The first step in this survey project was to determine the extent and results of previous surveys and nominations within the survey area. Historitecture requested an official search of OAHP files, which was conducted on April 6, 2010.

The file search determined that only three properties had ever been previously inventoried in all of section thirty-six. While all three properties were in Wondervu, the results of this file search proved the need for this current survey. The results of the file search are summarized in Table 2.1.

METHODS

This survey was organized in three major steps: fieldwork, archival research, and form completion.

Fieldwork

The first step was to physically visit each property to

TABLE 2.1: FILE SEARCH RESULTS

Site Number	Property Name	Address	National Register Eligibility	Date of Survey
5BL.7491	Beland Cabin	33442 Coal Creek Canyon Drive	Field not eligible	September 2000
5BL.9112	Hayner Residence	59 Circle Road	Officially not eligible 10/31/07	October 31, 2007
5BL.9603	Stroud Cabin/Gibb Cabin	149 Wonder Trail	Field not eligible	May 10, 2005

NOTE: *Determinations of National Register eligibility are subject to change, particularly if the determination was made prior to extensive yet unrecorded modifications, which would affect physical integrity, or the revelation of further historical and architectural data, which would affect significance.*

record its architectural features, photograph as many elevations of each building as possible, and interview the property owner or resident, when practical. A hand-held global positioning satellite receiver was used to pinpoint universal transmercator (UTM) coordinates.

During the fieldwork, archaeological potential was not considered because this was an architectural survey. However, some building ruins, clearly visible above the ground, were included as associated buildings or structures on the survey forms.

Historitecture generally surveyed properties north and east of Highway 72, working southwesterly. Recording every elevation of every building and structure was, in general, extremely difficult because of inaccessibility, dense foliage, and precipitous drop-offs or rises. Because much of the foliage was comprised of weedy, young aspens, views did not improve even when the trees dropped their leaves. Historitecture was, however, able to record at least the principal elevation of each major building.

Archival Research

Developing the property histories was based on constructing a chain of title for each property through legal records recorded at the office of the Boulder County Clerk and Recorder. Historic tax and ownership lists reinforced this research. Historitecture also gathered information from current and historic Boulder County Tax Assessor records.

Biographical information came from a variety of sources, including U.S. Census records, obituaries, and oral histories both previously conducted and gathered at the time of this survey. Unfortunately, unlike many other Boulder County mountain communities, Wondervu has always lacked a specific community organization and the kinds of newsletters and publications those organizations create, making research difficult.

Form Completion

The final step, form completion, was to combine the fieldwork and archival research onto the Colorado Cultural Resource Survey Architectural Inventory Form (OAHP 1403, revised September 1998). A form was generated for each property, with the appropriate photographs and maps attached.

THE PROCEDURE

Historitecture Architectural Historian Adam Thomas began this intensive-level, selective survey on September 18, 2009, and completed the fieldwork on December 21, 2009.

Photographs were captured on a Nikon D90 digital camera with 12.1 megapixel resolution. They were printed according to the National Register's 75-year archival standard by way of an Epson Stylus Photo 1400 inkjet printer. This included Epson Claria high-definition inks on four-by-six-inch Epson ultra premium glassy photo paper. The photos were saved as four-by-six-inch, 300 pixel-per-inch images, in tagged image file format (TIF) and burned onto a 300-year, archival compact disc.

Forms were compiled and generated in Archbase, a FileMaker database.

Determination of Significance

Historitecture assessed Wondervu properties for their historical and architectural significance and, thus, their individual eligibility for listing in the National Register of Historic Places, the Colorado State Register of Historic Properties, and as Boulder County landmarks. Initially, in consideration of National Register eligibility, Historitecture ranked each parcel on a scale that considered the combined levels of historical significance and physical integrity, based on the four National Register criteria of significance, the five State Register criteria of significance, and seven standards of integrity. In turn, Historitecture applied local criteria for local landmark eligibility. Those rankings were, from low (not significant, low physical integrity) to high (very significant, high physical integrity):

- Not individually eligible
- Individually eligible, local landmark;
- Individually eligible, State Register; and
- Individually eligible, National Register.

Local Landmark Eligibility. Boulder County standards for landmark designation are found in article 15-501, section A, of the Boulder County Land Use Code:

In determining whether a structure, site, or district is appropriate for designation as a historic landmark, the Historic Preservation Advisory Board (HPAB) and the Board of County Commissioners shall consider whether the landmark proposed for designation meets one or more of the following 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.

State Register Eligibility. The Colorado General Assembly established the Colorado State Register of Historic Properties

by statute in 1975. The State Register became an active program in 1991 and is a listing of the state's significant cultural resources worthy of preservation for the future education and enjoyment of Colorado's residents and visitors. The State Register program is administered by the Office of Archaeology and Historic Preservation (OAHP) within the Colorado Historical Society. The Society maintains an official list of all properties included in the State Register. Properties that are listed in the National Register of Historic Places are automatically placed in the State Register. Properties may also be nominated separately to the State Register without inclusion in the National Register. The criteria for listing are as follows:

Significance in history, architecture, archeology, and culture is present in buildings, sites, structures, objects, districts, and areas that possess integrity of location, setting, design, materials, workmanship, feeling, and association, and that meet one or more of the following criteria:

A. The property is associated with events that have made a significant contribution to history; or
B. The property is connected with persons significant in history; or
C. The property has distinctive characteristics of a type, period, method of construction or artisan; or
D. The property has geographic importance; or
E. The property contains the possibility of important discoveries related to prehistory or history.

National Register Eligibility. The National Historic Preservation Act of 1966, as amended, created the National Register of Historic Places, which the National Park Service administers. Criteria for National Register eligibility are set forth in Title 36, Part 60, of the Code of Federal Regulations and are summarized as follows:

The quality of significance in American history, architecture, archeology, engineering, and culture is present in districts, sites, buildings, structures, and objects that possess integrity of location, design, setting, materials, workmanship, feeling, and association, and:

A. That are associated with events that have made a significant contribution to the broad patterns of our history; or
B. That are associated with the lives of persons significant in our past; or
C. That embody 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; or
D. That have yielded, or may be likely to yield, information important in prehistory or history.

In addition to the criteria listed above, the National Register requires some additional considerations before a property can be listed:

Ordinarily cemeteries, birthplaces, graves of historical figures, properties owned by religious institutions or used for religious purposes, structures that have been moved from their original locations, reconstructed historic buildings, properties primarily commemorative in nature, and properties that have achieved significance within the past 50 years shall not be considered eligible for the National Register. However, such properties will qualify if they are integral parts of districts that do meet the criteria or if they fall within the following categories:

a. A religious property deriving primary significance from architectural or artistic distinction or historical importance; or

b. A building or structure removed from its original location but which is primarily significant for architectural value, or which is the surviving structure most importantly associated with a historic person or event; or
c. A birthplace or grave of a historical figure of outstanding importance if there is no appropriate site or building associated with his or her productive life; or
d. A cemetery that derives its primary importance from graves of persons of transcendent importance, from age, from distinctive design features, or from association with historic events; or
e. A reconstructed building when accurately executed in a suitable environment and presented in a dignified manner as part of a restoration master plan, and when no other building or structure with the same association has survived; or
f. A property primarily commemorative in intent if design, age, tradition, or symbolic value has invested it with its own exceptional significance; or
g. A property achieving significance within the past 50 years if it is of exceptional importance.In general, properties achieving significance within the past 50 years are not considered eligible for individual listing in the National Register.

DETERMINATION OF DISTRICT ELIGIBILITY

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

Section 3

Historical Context

WONDERVU: THE WORKINGMAN'S MOUNTAIN RETREAT

In Wondervu, all eyes look northwestward. The collection of small, rustic cabins is situated at the top of an 8,600-foot-high pass, a high ridge top from which to view the real summit–the spectacularly craggy crest of the Continental Divide. From the warmth of the Wondervu Café, the best-known landmark in the community, diners can comfortably watch the sun set over icy peaks, which exceed 13,000 feet in elevation. Despite this northwestern orientation, Wondervu's origins lie to the southeast–in Denver. It was Denver developers who planned the subdivision. Denver residents bought the properties and built the cabins. This link was forged in gravel and asphalt; Wondervu was barely thirty highway miles from downtown Denver. Thus over the decades an increasing number of residents begin living here year-round.

The story of this high, piney retreat spans and connects to two significant trends in the history of Denver itself: the socioeconomic tensions of the 1920s and '30s and the suburban and exurban expansion of the mid and late twentieth century. Yet unlike its more storied neighbors, places like Pinecliffe, Miramonte, and Lincoln Hills, Wondervu was a mountain resort intended for the urban lower middle class and even the working class. Indeed, most of its residents were Denver laborers, wage earners, and small business owners. Wondervu was a place where everyone could afford a mountaintop retreat.

Beyond its spectacular views, Wondervu is a geographical anomaly, a political netherworld. The community straddles two counties–Boulder and Gilpin–yet is rarely mentioned in the histories of either. Ironically, Wondervu is tied most closely to community life in Coal Creek Canyon, an area located primarily in yet another county, Jefferson. It is not an accident that the 1959 phone directory for the canyon lists sheriffs for all three counties.[1]

Wondervu's primary geographic advantage is evident to anyone driving along Colorado State Highway 72, also known as Coal Creek Canyon Drive. Located at the highest point along the road, residents are perched on a relatively flat plateau, to the south of and approximately 1,000 feet above the drainage of South Boulder Creek. Thus Wondervu residents enjoy views in three general directions: westward (toward the divide), northward (over the canyon carved by South Boulder Creek) and eastward (downhill towards Denver and the Great Plains). To the south rises the bulk of Mt. Thorodin, a 10,480-foot peak crowned by an historic fire watchtower.

The historical and modern heart of Wondervu is the highway. Small cabins cluster both sides of the road. The community's commercial establishments–variously a grocery store, gas station, and restaurant–have historically located alongside the wide curve where the thoroughfare reaches its highest point. Today, a Denver Regional Transportation District bus stop in Wondervu acknowledges the site as a gathering spot

Figure 3.1. The Wondervu Café is the commercial and cultural heart of Wondervu, as well as its most recognized landmark. Director Jeb Stuart used the restaurant for a scene in his 1997 film *Switchback*, starring Dennis Quaid, Danny Glover, and Jared Leto. *(Photograph by Adam Thomas.)*

along a rural stretch of highway–a connection between the mountains and the city.[2]

As though to highlight the neighborhood's unique setting, no other community in the United States formally claims the spelling "Wondervu." Abbreviated and whimsical, the name invokes a place to which to escape and relax. It remains unclear who actually devised the name "Wondervu" and when the place received the name. Some sources suggest that it first appeared in 1914, but the earliest legal records mentioning the place date to 1928. The appellation is consistent with the early and mid-twentieth century pattern of naming mountain cabins and retreats for the recreational experience visitors were seeking.[3]

Despite its rugged terrain, the Wondervu area could not have escaped some early European-American exploration, particularly after the start of Colorado Gold Rush in 1859. A map of the state's earliest and most significant mining districts places Wondervu in the middle of a mineral-rich region. The proximity of celebrated mining towns like Blackhawk, Central City, Eldora, Nederland, Caribou, Gold Hill, and Ward pulled a spotlight onto the mountains of Boulder and Gilpin counties, and nineteenth-century prospectors no doubt eyed the Wondervu site for gold or silver. Indeed, the corridor along Highway 72 did experience some minor mineral development. However, no known wealth emerged from beneath the pines and granite of Wondervu.[4]

The area also attracted a small number of nineteenth- and twentieth-century ranching families. But the craggy landscape and mountain weather made cattle raising a formidable challenge, forcing ranchers to find supplementary income to make ends meet. Some hauled timber and others sold milk to a new and increasingly common mountain visitor: the summer vacationer.[5]

Figure 3.2. Wondervu's wonderful view. *(Photographic panorama by the Adam Thomas.)*

LITTLE CABINS AND BIG VIEWS, 1920S-1930S

Wondervu was established as one of several summer resort communities in the Coal Creek Canyon area. Developers made their first sales in 1929, the same year they platted the Wondervu Subdivision. Given this timing, Wondervu emerged relatively late; cabin communities with similarly sentimental names like Pinecliffe, Miramonte, and Lincoln Hills had already raised a generation of vacationers.

These earlier resorts capitalized on the construction of the "Moffat Road," a railroad that was an engineering marvel, a tourist's delight, and for decades a financial failure. David H. Moffat, Jr., the railroad's principal promoter and financier, intended his enterprise to heal a wound that had festered in Denver since the mid 1860s. At the time, Denver was the largest population and commercial center between the Missouri River and the Pacific coast. But the first transcontinental railroad, constructed westward by the Union Pacific Railroad, forsook Denver for Cheyenne and a much easier crossing of the Continental Divide at South Pass. Denver had to be satisfied with a branch line connecting it to its much smaller rival in Wyoming. Attempts to breach the mountains west of Denver with steel rails remained elusive until 1902, when Moffat decided that a direct rail route from Denver to the west would be the crowning achievement to his ambitious and successful life. Moffat, his engineers, and surveyors proposed a route that was a vast departure from standard mountain railroad construction. Instead of surveying canyons west of Denver for both easy grades and a feasible summit of the Continental Divide, an approach that continually stymied previous railroad engineers, the Moffat Road would gain elevation by climbing the face of the foothills northward between Golden and Boulder. In the process it would span the mouth of Coal Creek Canyon, enter Eldorado Canyon high above Eldorado Springs,

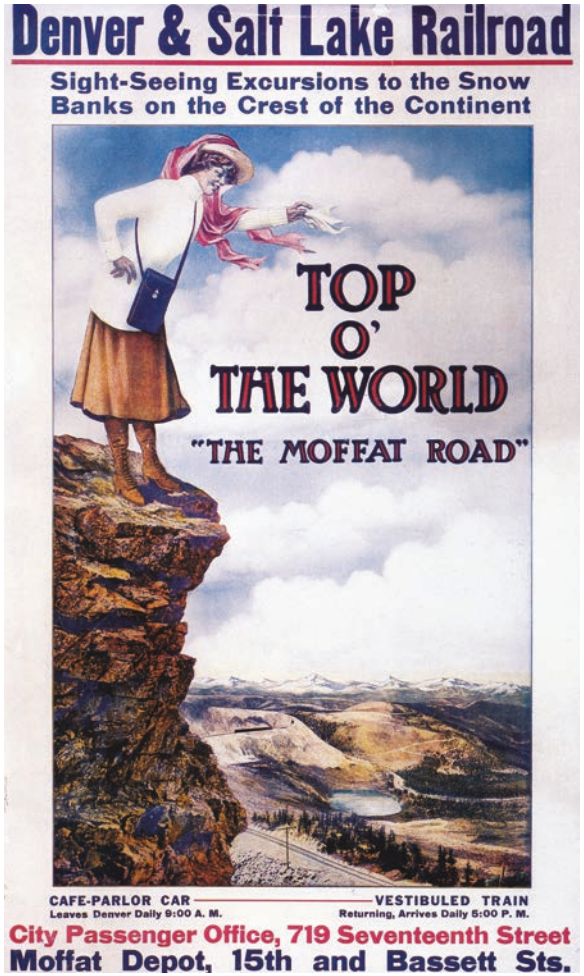


Figure 3.3. The Moffat Road opened to tourists the high country west of Denver. This particular image seems to promote places like Wondervu, which were distant from the tracks themselves but rich in spectacular scenery just waiting to be explored. *(Colorado Railroad Museum.)*

and continue westward following both Coal Creek and South Boulder Creek. But this route required the construction of numerous tunnels, cuts, fills, and trestles. Although Moffat planned to tunnel under the Continental Divide west of Rollinsville, financial difficulties forced him to build a "temporary" line over the mountains, summiting at 11,680-foot Rollins Pass. The great expense constructing the railroad; the lack of any notable markets or commodities along its route; and the closure of the railroad over Rollins Pass each winter financially ruined Moffat. The stress of his defeat was often blamed for his death in 1911. In July 1912, the new directors of the Moffat Road reorganized the company as the Denver & Salt Lake Railroad. Desperate for cash, they completed construction of the route to the coalfields near Craig, Colorado, via Steamboat Springs, and gave up any hope of reaching Salt Lake City. Moffat's dream of a railroad to the west remained stalled until the 1928 completion of the Moffat Tunnel, a six-mile bore under the Continental Divide, and the construction of a rail link along the Colorado River between Dotsero, on the Denver & Rio Grande Railroad, and Orestod, on the Denver & Salt Lake. The thirty-eight-mile route, completed in 1934, at last gave Denver a direct railroad route to the west and became the Rio Grande's principal east-west mainline through the Rockies.[6]

Despite its financial difficulties, the Moffat Road's fabulously scenic route enabled Denverites to ride comfortably into rugged country in a relatively short time. By June of 1904, the railroad was sufficiently completed to bring a sightseeing excursion to the high country east of the divide. On their journey upward and westward, passengers wound through the canyon of South Boulder Creek. Some Denver passengers must have looked out at the passing meadows, lodge pole pine forests, and steep cliffs and envisioned a peaceful respite from urban life. Prospective developers and vacationers seized the new opportunity. Over the next couple of decades, small summer resorts sprouted next to or relatively near the small stations stops. The typical Denver resident's interest in the nearby mountains was not surprising; the 1920 U.S. Census revealed that for the first time more Americans lived in cities than in the country. Thus it follows that urbanites sought rural recreation in increasing numbers. The mountain slopes near Denver offered a beautiful and convenient escape from the city. By 1924, passenger service made morning and evening trips both ways, and the ride from Denver took about an hour and a half. The cost of a round-trip weekend ticket was $2.40–an affordable expense within even the most meager vacation budget.[7]

In this loose cluster of summer communities, individual resorts developed at the behest of specific groups. Urban social circles effectively reproduced themselves in the mountains. For example, the Pinecliffe Resort and Investment Company endeavored to market themselves as the pious home of the Colorado Summer Assembly for the Colorado Christian Missionary Society. Pinecliffe's early marketing brochure advertised the resort's programs as being on a "high plane of merit," focusing upon the Bible, nature, and education. Clearly Pinecliffe's founders wanted to attract like-minded Christians to buy property in their summer retreat. Meanwhile, "the beautiful colony of Miramonte" was "dreamed" up by a more secular but similarly exclusive group of Denverites. "In the fall of 1903 six gentlemen and their wives came up on the train to choose their home sites," and the tight-knit social group returned year after year, bringing their growing families. While Miramonte summer residents considered their accommodations rustic, they still enjoyed the lifestyle of a

2

FIRST DISTRICT

DENVER AND SULPHUR SPRINGS.

TIME TABLE No. 31

JULY 1, 1911

STATION NUMBERS	ALTITUDE	WESTWARD FIRST CLASS: 107 D.L.&N.W. Pass. Leave Sunday Only P.M.	105 D.L.&N.W. Pass. Leave Daily Except Sunday P.M.	103 D.L.&N.W. Pass. Leave Daily P.M.	101 D.L.&N.W. Pass. Leave Daily A.M.	7 Fisher-men's Special Leave Saturday Only P.M.	5 Scenic Special Leave Daily A.M.	3 Passen-ger Lv. Daily Except Saturday & Sunday P.M.	1 Mail and Express Leave Daily A.M.	MILES FROM DENVER		STATIONS AND SIDINGS		MILES FROM STEAMBOAT SPRINGS	EASTWARD FIRST CLASS: 2 Mail and Express Arrive Daily P.M.	4 Passen-ger Ar. Daily Except Sunday & Monday A.M.	6 Scenic Special Arrive Daily P.M.	8 Fisher-men's Special Arrive Monday Only A.M.	102 D.L.&N.W. Pass. Arrive Daily Except Sunday A.M.	104 D.L.&N.W. Pass. Arrive Daily P.M.	106 D.L.&N.W. Pass. Arrive Daily Except Sunday P.M.	108 D.L.&N.W. Pass. Arrive Sunday Only A.M.	110 D.L.&N.W. Pass. Arrive Sunday Only P.M.	Car capacity of sidings; location of scales, water, fuel, turning, register, time & bulletin stations.
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		0.51												
												C. & S. BELT LINE CROSSING		213.62										
										2.65		2.14												
												C. & S. GEORGETOWN CROSSING		211.48										
3	5215	7.13	5.38	1.28	8.24	s 2.03	s 8.43	s 5.07	s 8.14	3.30		0.65												
											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	T.B.R.Y. ○ ● §
7	5268	Arrive Sunday Only P.M.	Arrive Daily Except Sunday P.M.	Arrive Daily P.M.	Arrive Daily A.M.	f 2.10	8.50	f 5.14	f 8.22	6.83		3.53												45
											P	RALSTON		207.30	f 6.10	f 8.50	5.40	f 7.31	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.	
13	5687					f 2.21	9.02	f 5.28	f 8.35	12.85		6.02												○ 56
											P	LEYDEN JUNCTION		201.28	f 5.57	f 8.35	5.28	f 7.20						
18	6162					f 2.32	9.13	f 5.42	f 8.46	17.76		4.91												42
											P	ARENA		196.37	f 5.42	f 8.23	5.16	f 7.10						
24	6783					s 2.50	9.31	s 6.00	s 9.06	24.35		6.59												37
											□P	PLAINVIEW	PA	189.78	s 5.26	s 8.08	4.58	s 6.53						
27	7040					f 2.58	9.38	f 6.09	f 9.14	27.10		2.75												15
											P	CRAGS		187.03	f 5.17	f 7.59	4.51	f 6.44						
32	7457					f 3.11	9.51	f 6.22	‖f 9.27	31.50		4.40												50
											□P	CRESCENT		182.63	‖f 5.04	f 7.46	4.38	f 6.30						
34	7650					f 3.18	9.57	f 6.29	f 9.33	33.52		2.02												Spur 2
												MIRAMONTE		180.61	f 4.57	f 7.39	4.31	f 6.22						
37	7958					f 3.29	10.07	f 6.40	f 9.45	35.85		3.33												44
											□P	PINE CLIFF		177.28	‖f 4.46	f 7.29	4.21	f 6.10						
42	8367					s 3.40	10.19	s 6.51	s 9.57	41.70		4.85												62
											D.P	ROLLINSVILLE	R	172.43	s 4.33	s 7.17	4.09	s 5.58						
47	8889					3.56 4.15	10.32 10.42	7.05	10.10 10.20	46.90		5.20												R. Y. ○ ● 4
											N.P	TOLLAND	MN	167.23	4.20 4.15	7.05	3.56 3.46	s 5.45						
52	9380					f 4.28	10.56	Arrive Daily Except Saturday and Sunday P.M.	f 10.34	52.07		5.17												Spur 3 Spur 6
											P	LADORA		162.06	f 4.00	Leave Daily Except Sunday and Monday A.M.	3.32	f 5.29						
56	9905					f 4.44	11.12		f 10.50	55.81		3.74												40
											P	ANTELOPE		158.32	f 3.48		3.19	f 5.15						
61	10860					f 5.08	11.35		s 11.18	60.86		5.05												○ 32
											□P	JENNY LAKE	AK	153.27	f 3.28		2.59	f 4.55						
65	11660					s 5.34	11.57 12.05		s 11.45	65.36		4.50												R. Y. ○ ● 36
											N.P	CORONA	RA	148.77	s 3.10		2.40 2.27	s 4.36						
69	10980					f 5.49	12.20		f 12.01	69.13		3.77												39
											□P	LOOP		145.00	f 2.50		2.09	f 4.13						
73	10158					f 6.06	12.37		f 12.20	73.45		4.32												Spur 20
											P	FAWN CREEK		140.68	f 2.27		1.49	f 3.52						
76	9585					6.19 6.29	12.50		12.35 12.40	76.49		3.04												● Y. 34
											D.P	ARROW	HD	137.64	2.13 2.08		1.35	s 3.38						
77	9510					f 6.32			12.43	77.13		0.64												26
												PACIFIC		137.00	2.05			f 3.35						
81	8935					f 6.45			f 1.00	80.85		3.72												42
											P	VASQUEZ		133.28	f 1.46			f 3.16						
85	8560					s 6.55			s 1.12	85.12		4.27												Y. 64 ● R. B.
											N.P	FRASER	Z	129.01	s 1.35			s 3.04						
89	8310					f 7.02			‖f 1.25	88.86		3.74												○ 42
											P	TABERNASH		125.27	‖f 1.25			f 2.55						
99	7935					s 7.25			s 1.50	98.75		9.89												87
											D.P	GRANBY	B	115.38	s 1.00			s 2.28						
109	7665					7.45			2.20	109.14		10.39												T.B.R.Y. ○ ● 131
											N.P	SULPHUR SPRINGS	GS	104.99	12.35			2.00						
						Ar. Sat. Only P.M.	Ar. Daily P.M.		Ar. Daily P.M.			109.14			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 trs. 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.

privileged class; besides the support of a full-time groundskeeper, families also brought along domestic servants and had access to a stable of riding horses, a tennis court, a piano, and an amphitheatre where they produced their own Shakespearean comedies.

Although Miramonte's developers made their resort

Figure 3.3. This 1911 Moffat Road employee's timetable shows many of the resort towns that neighbored and preceeded Wondervu, such as Crescent, Miramonte, and Pinecliffe. *(Colorado Railroad Museum.)*

sound exclusive, Lincoln Hills, near the Pinecliffe station, represented an even more conscious attempt to recreate a specific community. Surveyed in 1922, Lincoln Hills Country Club was envisioned by its African-American founders as a mountain haven for black vacationers. Through the 1920s and '30s, the resort attracted thousands of middle- and upper-class blacks, including musical performers and literary celebrities. The Phyllis Wheatley branch of the YWCA adopted Lincoln Hills as its summer camp, and girls traveled from all over the country to stay in the mountains of Colorado and play in South Boulder Creek.[8]

Wondervu arrived well after these first decades of construction and community building. Indeed, its very existence relied on the development of an entirely different transportation system than its rail-bound predecessors–automobiles and highways. By the late 1920s, Denver residents made Coal Creek Canyon a favored mountain destination: not only did three railroad stops serve the locals, but a passable road allowed motorists to drive in a relatively short time from Denver up into the piney hills. In the 1920s, property owners in Pinecliffe initiated a letter-writing campaign to convince the state highway department to improve the route between Denver and the high country around Rollinsville. The success of these efforts opened the area to smoother automobile travel. In fact, Wondervu's very formation indicates that the dirt road was a relatively easy drive by the late 1920s. The three local railroad stops–Crescent, Miramonte, and Pinecliffe (originally "Gato")–were significantly down slope and northward of the Wondervu site, difficult to reach but not impossible. For years the proprietor at Carter Lake, a resort of rental cabins located even further south of the railroad tracks than Wondervu, ferried guests from the Crescent stop to the lake in a horse-drawn "taxi." Yet this kind of transportation would have been only available to a community that had a horse and driver for hire–neither of which Wondervu appears to have possessed. It is likely that Wondervu's early residents relied completely upon the highway and their own automobiles for transportation rather than the railroad.[9]

Although it materialized later than neighboring resorts, Wondervu also catered to a specific and, compared to most other mountain resorts, unusual demographic. The developers, Otto and Helen Friedrichs, of Denver, platted hundreds of tiny sites, tracts, and lots along the highway and network of small roads at the top of the ridge. The modesty of scale and accessibility to a public thoroughfare fostered a kind of everyman's vacation community. Wondervu became a cluster of summer homes accessible to people who did not necessarily enjoy the resources, high-minded ideals, or flash of the nearby resorts. Buyers were typically urbanites, hailing from the lower middle class and even the working class. Early owners included a barber, tire repairman, typist, shoe salesman, policeman, and a mail carrier. This was not the resort of doctors, lawyers, financiers, and successful entrepreneurs that characterizes many of Boulder County's mountain retreats.

Indeed, the Friedrichses were themselves products of the working class. Otto F. Friedrichs was born on August 3, 1895, in Brooklyn, New York, the only child of August and Selma Friedrichs, who had both emigrated from Germany. August Friedrichs was a brass worker in Brooklyn and later labored among the famed brass craftsman in Providence, Rhode Island. Otto attained his childhood education in the New York and Providence public schools, and he later worked as a legal stenographer in New York City. Between 1917 and 1920, the family moved to Denver, where August soon gained a reputation

as a skilled architectural and decorative iron craftsman. It is also in Colorado where Otto demonstrated his ambition to rise above his working-class roots. He swiftly climbed Denver's legal ladder, working first as a stenographer, then as a court reporter, and after taking a short course in law at the University of Denver, earned admission to the Colorado bar in 1920. By the mid 1920s, Otto served as Assistant Colorado State Attorney General. He then entered private practice in Denver and remained one of the city's most prominent attorneys. With Otto established as a member of Denver's legal elite, the Friedrichses were poised to access capital and use Otto's professional savvy to initiate a unique real estate venture at a unique place.[10]

Helen Friedrichs's intimate knowledge of the area probably directed Otto's interest in Wondervu. She was born Helen Loveland Sherman and grew up as the daughter of a clay mine operator, most likely associated with the porcelain factory in Golden. She passed her girlhood on Rocky Flats, the dusty, rocky, rattlesnake-infested expanse just east of Coal Creek Canyon–a place often noted for the punctured tires pioneering motorists experienced in their quest to cross the flats and reach the high country. Perhaps Helen's childhood living close to but never in the cool, quiet mountain meadows planted within her a desire to move into them. Certainly Helen would have been aware of the road that led up into Coal Creek Canyon and understood where it went. When the state highway department substantially improved the road in the 1920s, Helen and Otto Friedrichs took notice and acted to their advantage.[11]

Otto Friedrichs was a man who often took advantage of situations. The couple's interest in the particular location of Wondervu–officially, the northeast quarter of section thirty-six, township one south, range seventy-two west, of the sixth principal meridian–linked to an important case in Otto's early legal career. While serving as assistant attorney general in the mid 1920s, Otto represented the state in a dispute between Colorado and the federal government regarding claims to "school lands." In 1875, the United States Congress set aside two sections in every township in Colorado Territory "for the support of the common schools." Typically sections sixteen and thirty-six were reserved for either the construction of schools or to be sold for the financial benefit of schools elsewhere in the township. In 1927, with Otto Friedrichs making the case for the State of Colorado, federal legislation confirmed that these sections did indeed belong to the state. With title cleared, Otto Friedrichs promptly acquired unclaimed land in one of these sections, and moved forward with plans to subdivide. If nothing else, Friedrich's actions reflect a man who sensed opportunity and perhaps even created opportunities for himself.[12]

As the school section and a place that historically saw very little mineral prospecting, especially when compared to the rest of the foothills and mountains, section thirty-six would have been relatively pristine. Undoubtedly some settlers lived or recreated in this wilderness before Friedrichs ever acquired the section, but they would have been squatters, lacking any legal claim to the land. Some of the roads, however, certainly existed before the subdivision of Wondervu, as evidenced by the way they are depicted on plat maps. Otto Friedrichs acquired the section in 1927 and the next spring sold off much of it to William L. Hess. Clearly Friedrichs was interested in only the northeast quarter of the section, which contained both the state road and spectacular views. He then made an agreement with Gerald F. Stevens to act as his on-site real estate salesman.

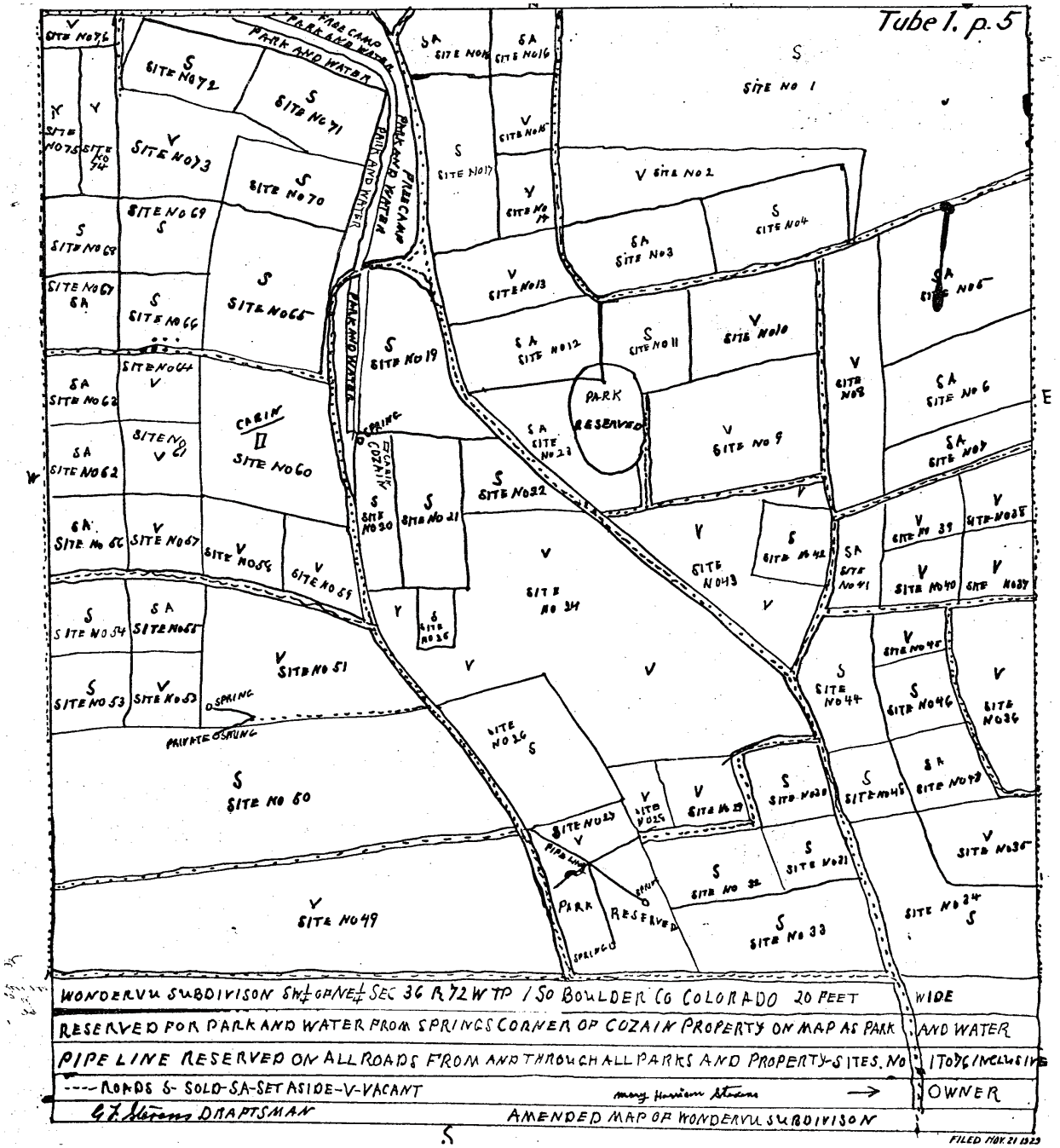
The agreement is the earliest document recorded by the Boulder County Clerk to mention the name "Wondervu." (Earlier documents with the name may exist, but were not recorded.) The agreement orders Stevens to "subdivide and plat said land into mountain homesites," and then "enter into contracts with purchasers for the conveyance of such homesites." In essence, Stevens would receive a percentage for each parcel he sold. The agreement also stipulated strict regulations and covenants that would come to characterize early Wondervu. Stevens immediately transferred the agreement to Mrs. Mary Harrison, a widow whom he soon married.[13]

By the time Stevens filed his crude, self-drawn plat map of the "Wondervu Subdivision" on November 21, 1929, some of the area's seventy-six sites had already been sold and a few had cabins. Strangely, the area Friedrichs and Stevens subdivided was the portion of Wondervu south of the highway, containing few of the breathtaking views available north of the highway. The original Wondervu Subdivision stretched southward along Olde Carter Lake Road and Indian Peak Road. The map was quite specific about the location of springs and potential pipeline rights of way, includes camping sites along the drainages and roadways, and even features an oval park or open space near the center of the subdivision.[14]

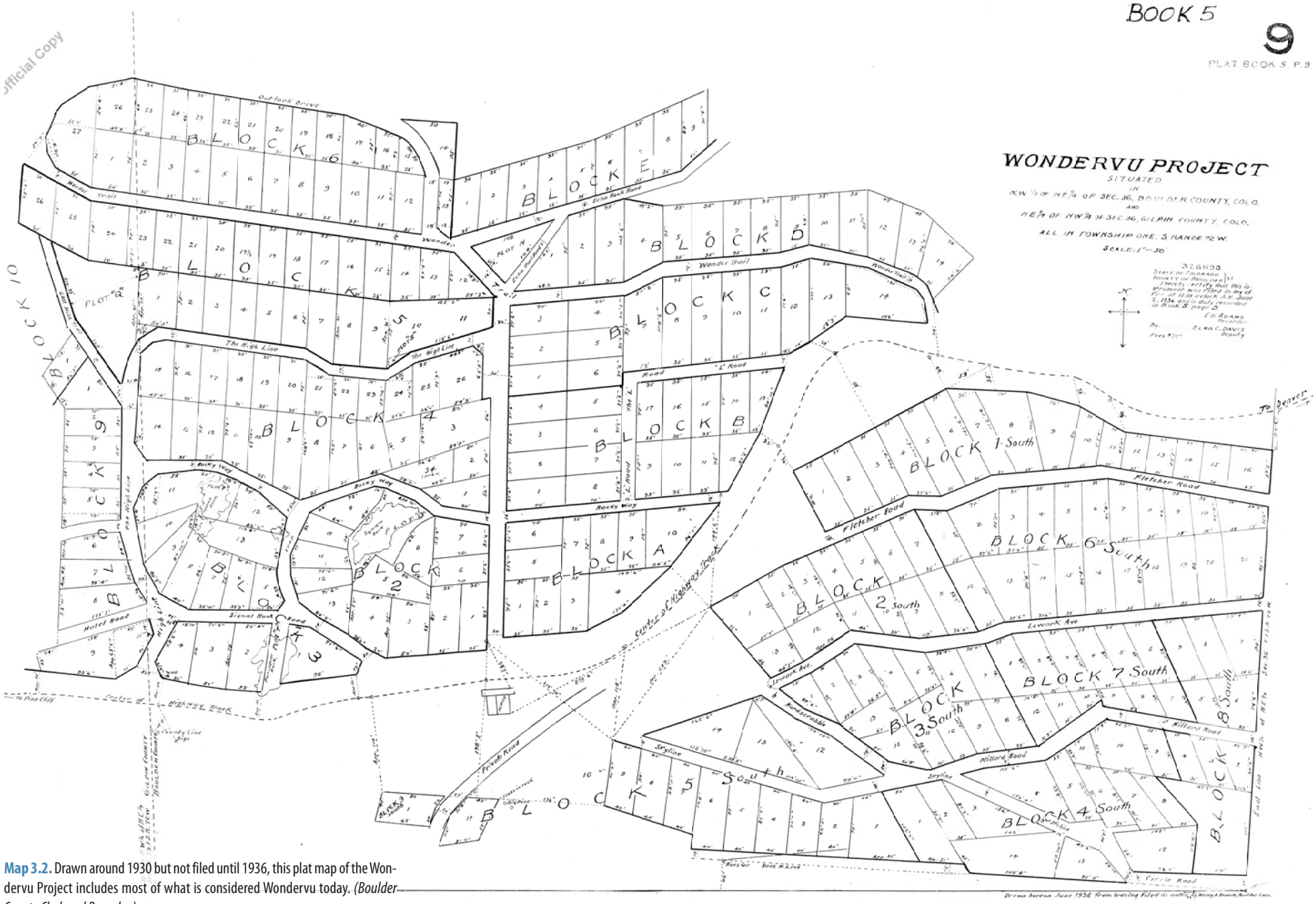
Friedrich's choice of business partner may have been evidence that he wanted Wondervu to be a working-class retreat from the beginning. His salesman appears to have been the same Gerald F. Stevens who was a champion of workers' rights, an avowed progressive socialist, and a labor agitator. He twice ran to represent Colorado in the United States Senate, first as a member of the Progressive Party (at that time President Theodore Roosevelt's "Bull Moose" Party), and then as the candidate for the Farmer-Labor Party, of which he was the Colorado chairman. He became an outspoken proponent of the union and its workers during Denver's violent tramway strike in 1920. Stevens apparently organized and may have participated in the events leading to the August 6, 1920, East Side car barn riots, which resulted in several deaths, placed Denver under martial law, and forced union leaders to abandon their strike. A grand jury indicted Stevens for his involvement in the riots, and he surrendered himself to police on September 2, 1920. It is unclear whether he was ever convicted and, if so, received any formal punishment.[15]

Stevens's relationship with Mary Harrison is also an unusual aspect of the Wondervu agreement. She was born Mary A. Swick in April 1863 in Mason City, Illinois. On March 27, 1879, when she was only sixteen, Mary married William M. Harrison, in Menard County, Illinois. He was twenty-two. Immediately after their marriage, the couple moved to Deer Creek Township, Allen County, Kansas, where William was a farmer. In 1900 the family was farming in Middlefork Township, Worth County, Missouri. By 1920 Mary Harrison was widowed and, despite having at least six children, lived alone in Denver. She married Gerald Stevens prior to 1930, when she identified herself in the U.S. Census as Mary Harrison Stevens. At that time she lived in Nederland and reported her occupation as a real estate dealer. Strangely, Gerald is not identified as residing with her nor does he show up anywhere in the 1930 U.S. Census of Colorado.[16]

That same year, 1930, also marks the end of Friedrich's brief relationship with Gerald and Mary Stevens. It is unclear how or why the partnership ended, but recorded deeds suggest that sales in the Wondervu Subdivision were tepid at best. Thus Otto Friedrichs forged a new partnership with C.E. Hollingsworth, who acted as Friedrich's on-site agent and helped develop a new Wondervu subdivision, christened the



Map 3.1. Gerald F. Stevens's crude 1929 plat map of the original Wondervu Subdivision. Present-day Colorado State Highway 72 would be located at the very top of the map. The road stretching through the center of the map is Olde Carter Lake Road. *(Boulder County Clerk and Recorder.)*



Map 3.2. Drawn around 1930 but not filed until 1936, this plat map of the Wondervu Project includes most of what is considered Wondervu today. *(Boulder County Clerk and Recorder.)*

Wondervu Project. Charles E. Hollingsworth was born around 1861 in Illinois. He was the oldest of Irvin Hollingsworth's three children. Irvin later married Sarah Coyle, who had a daughter from a previous marriage. Together Irvin and Sarah had three more children. By 1880 the family had relocated to Baker Township, Crawford County, Kansas, where Irvin and sons Charles, Jefferson, and Henry farmed together. In 1884 Charles married and later moved to Nebraska before finally settling in Denver. His wife, Mary A. Hollingsworth, was born in Indiana around 1863. Charles and Mary had three children: Burr P., Phyllis, and Francis. In 1910 Charles Hollingsworth was a commercial traveler (traveling salesman) for a dry goods company. A decade later he remained a traveling salesman, specializing in women's apparel. In 1930, when Charles Hollingsworth had entered his 70s, he identified himself as working in advertising. Phyllis appears to have never married, living with her parents and working as a railroad stenographer.[17]

C.E. Hollingsworth's Wondervu Project was a vast departure from Gerald Stevens's original Wondervu Subdivision. Wondervu Project's plat map, developed as early as 1930 but not filed until 1936, was professionally drafted and shows lots carefully arranged to take advantage of the spectacular views to the north and west while preserving the rock formations that characterize the ridge-top locale. With the Wondervu Project, Friedrichs opened the land north of the highway, with plats of the higher portions south of the road. An analysis of recorded deeds shows that sales increased dramatically with Hollingsworth and the Wondervu Project. C.E. and Mary Hollingsworth remained involved with Wondervu for years to come. However, their participation appears limited to paper; there is no evidence that the couple wielded much influence or maintained a personal connection to the venture.[18]

Perhaps the most notable aspect of Otto Friedrichs's involvement with the development of Wondervu was the strict covenants and regulations he placed on each property sold, whether it was through Stevens or Hollingsworth. The first iteration of these restrictions appears in section six of the 1928 agreement between Friedrichs and Stevens. The final clause is the most shocking and intriguing:

> All deeds to be executed by Vendor shall be subject to the reservations contained in the Certificate of Purchase issued to Vendor by the State of Colorado and patent to be executed pursuant thereto; all deeds shall contain provisions that water on the land shall be used for domestic purposes only, and that Vendor or his successors in interest shall retain the rights to develop such water for the use of any or all residents of Wondervu, and for that purpose shall have the right of ingress or egress and the necessary right of way in easement for pipes and equipment; that the use of the land shall be restricted to mountain homes for white persons, with a reversion clause.

In other words, buyers were legally bound to exclude non-whites from the use of their Wondervu properties. Violation of this covenant carried a severe penalty: the offending property owner would forfeit his or her Wondervu real estate back to Otto Friedrichs or his agents without any compensation.

Although Friedrichs, a lawyer, likely wrote these covenants, it is unclear whether a Colorado court would have upheld them. Certainly other states sanctioned property dis-

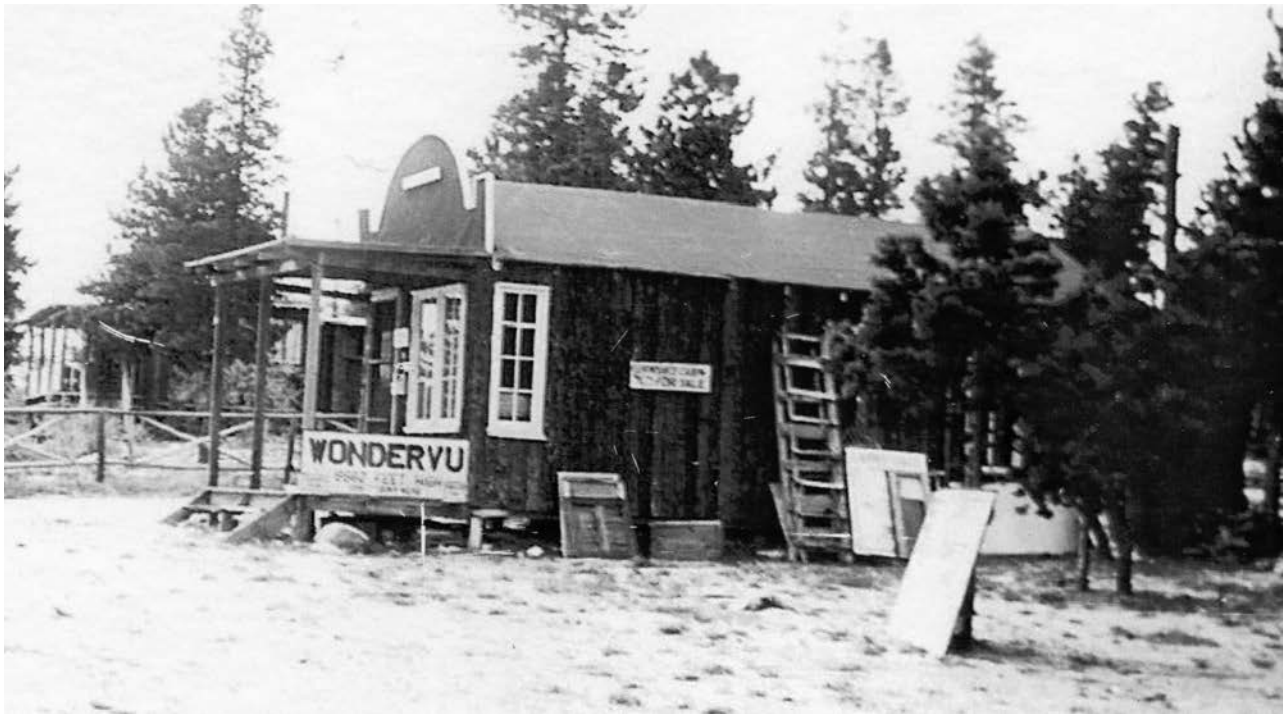


Figure 3.4. This building was probably the Wondervu land office as depicted on the Wondervu Project plat map (Map 3.2). The image probably dates to the 1930s. *(Adeline Ortiz, Wondervu Café.)*

crimination in the 1920s. However, Colorado gained statehood in 1876; its constitution reflected late Reconstruction-era civil rights guarantees. For this reason, the state's 1920's racial struggles have often been characterized as a battle over maintaining, rather than establishing, certain rights to non-whites. Yet the era's political and legal climate appears to have been sympathetic to segregationist and racist policies. At least one case argued before the Colorado Supreme Court, *Chandler v. Ziegler,* grants a nod of approval toward exclusivity in property ownership. In this 1930 decision, a real estate agent was held responsible for falsely representing a neighborhood as "restricted against colored people"–a designation that would have prevented non-whites from moving in and supposedly bringing down property values. The decision goes on to declare exclusive covenants "valid and enforceable." While the Stevens agreement and Wondervu's earliest deeds actually predate the adjudication of this case, they remain consistent with the spirit of the times.[19]

Perhaps more important than the mere presence of racially exclusive covenants in Wondervu deeds was their ultimate purpose. Why did Otto Friedrichs and his partners include these restrictions? Such covenants were rare, if not unheard of, as applied to mountain properties. At least two explanations exist: first, that this was a business-motivated decision meant to protect the investments of prospective buyers. After all, Friedrichs sought to attract a market that had very little disposable income (which would have declined even further during the Great Depression). He had to guarantee that their meager investment in his development would appreciate. Moreover, while most mountain resorts could restrict minority ownership simply through their higher real estate prices, Wondervu lots may have been affordable for many minorities. And prospective white buyers certainly had reasons to be concerned. The close proximity of Lincoln Hills threatened to bring black buyers to Wondervu. Indeed, in an apparent violation of the covenants, a woman named Hazel Riddick, from Richmond, Virginia, owned the cabin at 30 Wonder Trail between 1938 and 1942. Census records identify her race as black. Emily Griffith, famed advocate for immigrant and minority education, maintained a summer home in nearby Pinecliffe, helping fuel a sense of risk.

The second possible explanation for the covenants is personal: Friedrichs opposed neighborhood integration. Whether a product of his times or a deeply held conviction, Friedrichs may have been racially biased, even blatantly racist. Circumstantial evidence surrounding his career does not eliminate

this possibility. In the mid 1920s, Friedrichs served as assistant to Colorado Attorney General William L. Boatright, who was elected to the position in 1924 with the overt support of the Ku Klux Klan. Moreover Friedrichs belonged to organizations like the Masons and the Colorado Athletic Club, which during the 1920s maintained covert and overt links to the Klan. Yet just as much evidence suggests that Friedrichs was not racially biased. For instance, while Boatright enjoyed the support of the KKK for his election, he actually came out against the Klan's interests in at least two cases. Moreover, in 1976 Otto and Helen Friedrichs donated $100,000 to fund a gigantic mural decorating the new Colorado Judicial Building, home of the Colorado Supreme Court, just south of the state capitol. Painted by Angelo di Benedetto, the mural entitled *Justice Through the Ages* (also called *The Lawgivers*) depicted a number of individuals associated with the evolution of law in the United States and the world. Prominent among the depicted lawgivers were many people of color, including African-American leaders Frederick Douglass, Harriet Tubman, Sojourner Truth, and Martin Luther King, Jr.[20]

Regardless of the intentions behind the original covenants, the cultural tone of Colorado and the rest of the country shifted. By the middle of the century, blatant racial discrimination was increasingly unacceptable. Meanwhile, Otto and Helen Friedrichs became embroiled in a flurry of legal maneuvers related to their investments in Wondervu. For instance, Helen systematically quitclaimed several properties in the 1930s, a seemingly unnecessary step since her husband had already sold these properties and the owners retained clear title. But the quitclaim may have been an attempt to clear the covenants. In 1965, a group of Wondervu residents sued Helen Friedrichs over ownership and maintenance of the community's streets. She remained active in Wondervu property transactions through the 1990s. The explanation for the Friedrichs' extended involvement in Wondervu remains uncertain; however, the racially colored deeds–being so unusual and incendiary–may have played a role.

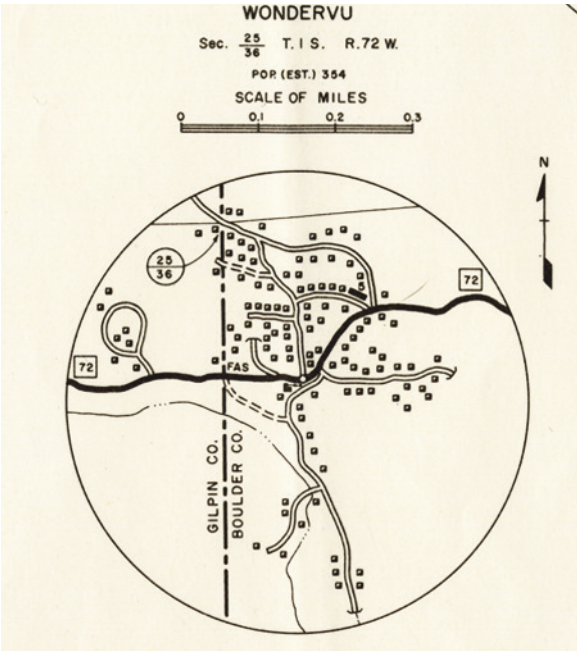
MODERN PIONEERS, 1940S-1970S

> What used to be just a pretty, dusty canyon for Sunday outings and family picnics is turning into a settlement of year-round homes for those who want to live in the mountains but who have to earn their livelihoods in Arvada and Denver. Here, some eighteen miles from Arvada, where until very recently only summer cabins are maintained, a progressive group of 'modern pioneers' are dwelling.[21]

In the middle of the twentieth century, Coal Creek Canyon–and Wondervu itself–transformed from an outpost of summer residents (and a few struggling ranchers) into an organized, extended neighborhood. "Modern pioneers" rode the wave of post-war suburban expansion and planted permanent rather than seasonal roots in the canyon. The swelling highway system, the availability of jobs at the Rocky Flats Nuclear Weapons Plant (opened in 1952), and an overall increased national prosperity made possible full-time mountain living.[22]

At first, the former urbanites and suburbanites found canyon living isolated and limited. Neighbors rapidly collaborated to bring their lifestyle up to twentieth-century standards. In 1948, a group of male property owners formed the Coal Creek Canyon Improvement Association (CCCIA) and started a volunteer fire department. In the same year, people began to

Figure 3.5. Segment of the mural *Justice Through the Ages* depicting early African-American leaders (left to right) Sojourner Truth, Frederick Douglass, and Harriet Tubman. *(Photograph by Adam Thomas.)*



Map 3.3. By 1955, Wondervu was prominent enough to receive its own detailed "city" map as part of the official Boulder County Highway Map. *(Colorado Historical Society.)*

switch on electric lights in their mountain homes. The CCCIA lobbied for phone service and acquired "adequate" coverage in 1950. In 1949, a Women's Club augmented the CCCIA and pressed for a better canyon road; between 1948 and 1955, Colorado State Highway 72 evolved from a "gravel surfaced road" to a "high-type paved road." In testimony to the organization's significance in this newly modernized community, the CCCIA erected a meeting hall adjacent to Highway 72, and hosted a Thanksgiving dinner on November 18, 1951.[23]

The improvement association's 1948 articles of incorporation define Coal Creek Canyon as the area from Wilson Ranch on Highway 72 (at the mouth of the canyon) up "to and including Wondervu."[24] Thusly classified, Wondervu belongs formally, but barely, within the greater canyon community. But even though residents were welcome to embrace their canyon identity, Wondervu, as it had always done, operated on the fringes. Straddling two counties and bumping up against a third, the community occupied (and continues to occupy) a shadowy jurisdictional junction, distant from any county seat. Government services are not fully assumed by any one entity. In the mid twentieth century, children living in Boulder County traveled to Nederland for school while their neighbors down the road attended Jefferson County schools. Even today, zip codes associated with the Wondervu are either for Pinecliffe (Gilpin County) or Golden (Jefferson County). None have a Boulder County mailing address, even those properties clearly in Boulder County paying Boulder County property taxes.[25]

Through the second half of the twentieth century, the community's indistinct status lent Wondervu an extra degree of independence. Perhaps these mountain residents truly fulfilled the label "modern pioneers." The neighborhood's physical structures fit the image: most cabins were extremely simple and small, constructed with local materials, and even today are accompanied by the time-tested privy out back. In contrast, resorts like Miramonte hauled their building materials from Denver on the train. Miramonte, Pinecliffe, and Lincoln Hills also erected common facilities like lodges, community buildings, stables and tennis courts. In Wondervu, however, shared space was never part of the plan.[26]

Not surprisingly, Wondervu's personality also exhibited a greater degree of individualism. Wondervu does not possess a strong collective memory. Residents were free to live in isolation; even road maintenance was, officially, the responsibility of the county, and required no combined action on the part of cabin owners. This arrangement is consistent with Wondervu's development. From its inception, Wondervu was a commercial venture. The buyer-seller relationship did not suggest any expectations beyond what the covenants dictated. Unlike the developers of Miramonte, Pinecliffe, and Lincoln Hills, Otto Friedrichs was not designing an intimate summer escape for his family and friends.

If property owners had been living separate lives, they soon came to share a common problem: water. Although Wondervu's first known plat map of the 1929 Wondervu Subdivision indicated the existence of at least three separate springs, this was apparently not enough water to supply the dense collection of little cabins. Perhaps the series of drought years in the 1950s, combined with the growing number of permanent residents, placed too much demand on a once sufficient water source. Regardless of the reason, Wondervu inhabitants took action. In 1960, Albert Smith donated property for a well and locals chipped in to pay for the drilling and pump installation. Water was reached at 170 feet. In order to regulate the use of this new source of a highly valued commodity, residents or-

ganized a formal charter and well association. The arrangement appears to have been designed to keep water use at quite modest levels, obliging shareholders to carry all water back to their cabins by hand. Pumps, hoses and other mechanical means of transport were not allowed. Indeed, the well's output appears to have been too small to be of use during a 1963 house fire:

> The cabin, built several years ago, went up so fast it was already a heap of burning logs when the first firemen arrived and the trees nearby were ablaze, threatening the entire community. Every drop of water had to be hauled from the storage tank at the firehouse, three miles down the canyon, since Wondervu has no water storage and no community well…

However, the well did not go entirely unnoticed:

> …Another hazard which came to light during the Wondervu fire was the discovery of an open well. Had the fire occurred at night, some of the men would probably have been badly hurt by falling in. It is also against the law to leave an open well or pit. They should be securely covered with stout timbers and firmly secured, according to [Fire Chief] Andy."[27]

Although Wondervu may have appealed to privacy-seeking individuals, its commercial establishments have long offered a public face. Mid-century maps reveal businesses hugging the south side of the road as the highway crosses between Boulder and Gilpin counties. Certainly this high point in the road–both scenic and fairly flat–could have functioned as a logical point of service for many decades prior. Wondervu's businesses appear to have consisted of mostly stores and restaurants, advantageous to both the highway travelers and locals. In 1960, a wayward visitor to Coal Creek Canyon drove all over Gilpin County, and eventually blundered into a helpful soul. A special "mountain folks" section of the *Golden Transcript* describes how "he stopped at the Wondervu store, where Olivia (The Hot-Rodder) Price sent him down the right trail to his waiting family." Both a resident and business owner in Wondervu, Olivia Price appears to have cultivated a public reputation in the canyon; a couple months after assisting the lost traveler, she again made the paper: "Olivia Price had the misfortune to fall and fracture her ankle, so she is hot-rodding a wheel chair these days. You just can't keep a good gal down, you know!"[28]

The greater canyon community valued new businesses, and kept track of advancing commercialization. In 1963, a canyon group touted its new offerings: "The community is served by a fine garage and mechanics, several gas stations, a good lumber yard and hardware store, several excellent eating places, a very good grocery, and market and liquor store."[29] Within this spread of eating-places fits the Wondervu Coffee Shop–progenitor to today's Wondervu Café–"under the ownership of Loretta and Roscoe Ridgeway. Dropping in to sample the coffee and inspect the place was a real pleasure. The view of the Divide is spectacular, and the house specialty of broasted [sic] chicken smelled delicious. The chicken is cooked in just six minutes under pressure."[30]

In the same year, another writer pointed to Wondervu's contribution to canyon expansion: "Proof that the area is growing is the building of a lodge, to consist of 10 units plus living

quarters for the owner which is being built on the north side of the highway just east of Wondervu…Mrs. Ada Munzberg, Roscoe Ridgeway's sister, who recently moved here form Chicago, is the owner."[31] Although now bearing the name "Eldora Lodge," the same establishment continues to greet drivers coming westward up the canyon.

Despite the increasing permanent population, Wondervu still ebbed and flowed with the seasons. For example, by mid-October of 1960, Olivia and Wavel Price had left for vacation; the "tourist season" past, and business at their roadside store had evidently slowed down. The area retained the air of a summery recreational destination. After all, the highway provided a scenic and now relatively smooth route for city dwellers to access the high country around Rollinsville and Nederland–and the decline of railroad passenger service meant that Wondervu occupied a spot along an increasingly important thoroughfare. Additionally, the canyon itself continued to lure visitors for the summer; those who did not own summer homes could vacation in places like Carter Lake. Gross Reservoir, a large Denver water project constructed in the South Boulder Creek drainage in 1954, offered fishing and boating nearby. Winter weekends brought motorists bound for ski slopes or the ice rink at Pactolus Lake beyond Pinecliffe.[32]

Growth and an improved highway also brought some unwanted attention. In the mid-60s, local neighborhoods experienced a slew of break-ins and vandalism. At nearby Pinecliffe, trespassers targeted summer homes and well equipment. The Pinecliffe Board of Directors arranged a reward for the discovery of the trespassers in 1968; by then, however, "the worst was over for the mountain communities."[33]

Even if the "worst was over" with the perceived trespassing problem, Wondervu remained a tucked-away corner of the Front Range. No single law enforcement authority claimed responsibility for the neighborhood. Here, more than in Denver, or even in some nearby mountain communities, increased independence could facilitate extra-legal activity. In 1958, for example, a Wondervu resident named Francis M. Parton shot his "drinking companion" in "an argument over wine." Similar stories of tragic murder and dumped bodies emerge in conversations with locals.[34]

As the century progressed, Otto and Helen Friedrichs assumed an increasingly personal connection to the area. Initially they spent relatively little time in the mountain community they helped create, but they did own a cabin here. Yet in 1951 they moved their primary residence from a posh house on Denver's Monaco Parkway and appear to have settled fulltime in Wondervu. Thus the couple exemplified the mid-century exurban lifestyle of Coal Creek Canyon: the husband traveled to the city for work; the wife engaged in canyon social activities, taking the role of chief of the Women's auxiliary for the canyon volunteer fire department in 1952. They lived here with two individuals named Berman Lilly and, confusingly, Friedrichs–possibly grown children–and remained in the canyon until at least the early 1960s.[35]

After the 1920s, the nature of Otto Friedrichs' legal career remains largely a mystery. Nonetheless the Friedrichses appear to have accumulated a significant amount of wealth, especially considering the $100,000 mural they gave to the people of Colorado. At the time, 1976, the couple had retired to Arizona and most likely expected their mural to be their lasting memorial in Colorado. Yet fate chose a different course. In May 2010, workers began demolishing the Colorado Judicial Center in preparation for the construction of the much larger Ralph L. Carr Colorado Judicial Complex. The fate of the

Friedrichs' mural remained uncertain, with only assurance that it would be removed and stored. There were no plans to reinstall it. Worse, during removal one of the panels broke and tests confirmed that it contained thirty percent asbestos. The epic mural could not be saved and was disposed of as "hazardous waste." Thus, Otto and Helen Friedrich's enduring gift to the people of Colorado and the couple's lasting memorial was not *Justice Through the Ages* but was a small collection of cabins along a curve on a mountain road. In Wondervu they gave Denver's working class an affordable opportunity to summer in the mountains and to enjoy one of the most wonderful views in Colorado.[36]

Figure 3.5. Despite their apparent intentions, Otto and Helen Freidrichs's gifts to the people of Colorado fell to the wrecking ball with the demolition of the Colorado Justice Center in May 2010. In the end, their enduring contribution to the state was the working-class retreat they created in the foothills of Boulder County. *(Photograph by Adam Thomas.)*

WONDERVU ARCHITECTURE

Most of Wondervu's historic cabins are quite small and unornamented. This is not surprising given that most property owners came from the working class. Also, they constructed the majority of cabins during the material and financial shortages of the Great Depression. Most cabins make almost exclusive use of materials found on site, particularly granite stones and rough-hewn pine and spruce. By far the most common wall-cladding material is unpeeled, split-log siding, generally set vertically, but found horizontally and in angled patterns.

The original cabins were also quite small. Most were one- or two-room buildings, with gabled roofs. Few cabins constructed before 1945 would have exceeded 500 square feet, with some as small as 200 square feet. While additions and new construction have made most Wondervu cabins considerably larger, a majority are still smaller than 1,000 square feet and a no higher than one and half stories.

Stylistically, most cabins are a very minimal expression of the Rustic style. Character-defining features of the style are na-

Figure 3.6. This cabin at 33436 Coal Creek Canyon Drive (5BL.11016) is atypical of most of Wondervu's Rustic-style cabins because it has decorative split-log siding as well as a stone hearth and chimney. *(Photograph by Adam Thomas.)*

Figure 3.7. The only true log building inventoried as part of the survey, this cabin on Olde Carter Lake Road (5BL.11028), has hog-trough corners with decorative log cornerposts. *(Photograph by Adam Thomas.)*

tive-stone foundations, hearths, and other stonework; log siding; decorative stickwork; multi-paned, divided-light windows; and exposed rafter ends. In Wondervu, however, most historic cabins lack foundations and, more notably, any kind of stone hearth and chimney. Presumably most must have been heated with stoves vented with metal flues. The cabins also lack any kind of decorative stickwork, with decoration limited to the arrangement of the split-log siding. Beginning in the mid 1930s but built especially after 1945, most cabins used simulated log siding, but continued to express minimally the Rustic style.

This survey included only one true log cabin, located at an unaddressed location along Olde Carter Lake Road (5BL.11028). The cabin features unpeeled logs set between hog-trough corners. To complete the rustic feel of the cabin, the builders included decorative log cornerposts within the hog troughs.

Figure 3.8. This tiny, front-gable cabin is typical of those constructed in Wondervu during the late 1920s through the 1930s. It is located at 30 Wonder Trail (5BL.11050). *(Photograph by Adam Thomas.)*

NOTES

1. Articles of Incorporation, Coal Creek Canyon Improvement Association, signed 31 August 1948, Frederickson Collection, Thomas and Mary, Box 6, Denver Public Library Western History Collection; 1959 Coal Creek Canyon Telephone Directory. Also see references to Wondervu in historic Coal Creek Canyon publications such as *Tasty Tidbits Through the Times: A Collection of Recipes and Remembrances Gathered from Families and Friends Throughout the Coal Creek Canyon and Surrounding Areas, The Coal Creek Canyon* section of *The Transcript,* (Golden, Colorado), *The Outlook,* and *The Mountain Messenger.*
2. "General Highway Map, Boulder County, Colorado," prepared by the Colorado Department of Highways Planning and Research Division in cooperation with the U.S. Department of Commerce, Bureau of Public Roads, 1948; "General Highway Map, Boulder County, Colorado," Prepared by the Colorado Department of Highways Planning and Research Division in cooperation with the U.S. Department of Commerce, Bureau of Public Roads, 1955.
3. Benchmark Realty, LLC, "Wondervu CO real estate;" available from http://www.benchmarkrealtyllc.com/wondervu-co-real-estate.php; Internet; accessed 1 June 2010; Gerald F. Stevens, Plat Map of the Wondervu Subdivision, filed for record 1 November 1929, Boulder County Clerk and Recorder.
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6. "Denver & Salt Lake Railway," in *The Historical Guide to North American Railroads,* 5th printing, George H. Drury (Waukesha, Wisc.: Kalmbach Publishing, 1992), pp. 114-116; Edward T. Bollinger, *Rails That Climb: A Narrative History of the Moffat Road* (Golden, Colo.: Colorado Railroad Historical Foundation, 1994), pp. 3, 9-22.
7. Jim Wolf, *The Hill: A Hundred Years of the Pinecliffe Association* (no date [circa 2003]), p.14; "The Route of The Colorado & Northwestern Railroad, Later Named the Denver, Boulder & Western Railroad," drawn from government surveys of 1902, pp. 3, 12-15, 1961; Manuel Weiss, Colorado Cultural Resource Survey Architectural Inventory Form for the Pinecliffe Depot, Romelo Report, 6 October 1980, p. 4; *Miramonte Reminisces,* p. 2.
8. Pinecliffe promotional brochure, circa1911; *Miramonte Reminisces* pp. 1, 11, 14; "Winks Lodge and the Lincoln Hills Country Club," *Weekly Register-Call/Gilpin County News,* 15 October 2009.
9. United State Geological Survey, map of the "Blackhawk," quadrangle 7.5 minute series, edition of 1906, reprinted 1916; *Clason's Guide Map of Colorado,* (Denver: Clason Map Company, 1916); Wolf, 14; *Tasty Tidbits Through the Times*, 152.
10. "Otto Friedrichs," in *History of Colorado,* vol. 5, James H. Baker and LeRoy R. Hafen, eds (Denver: Linderman Co., 1927), p. 43.
11. "Helen Loveland Sherman Friedrichs," in *Tasty Tidbits Through the Times,* p. 13; Wolf, p. 14; *Miramonte Reminisces,* pp. 2-3.

12. William L. Boatright, *Biennial Report of the Attorney General of the State of Colorado,* 1925 and 1926 (Denver: Bradford-Robinson Printing Company, 1927), pp. 9-10.
13. Agreement between Otto Friedrichs and Gerald F. Stevens, filed for record 17 March 1928, Boulder County Clerk and Recorder.
14. Stevens, Wondervu Subdivision plat map.
15. W. H. Grattan, "Strikebreakers Turn Deadly Fire on Crowd at East Side Car Barn," *Denver Post,* 7 August 1920, pp. 1-2; "Farmer-Labor Main Under Riot Charge, Walks Into Court," *Denver Post,* 3 September 1920, p. 1.
16. U.S. Census of 1870; Mason City, Mason County, Illinois; Roll M593_255; Page: 126B; Image: 258; Family History Library Film: 545754; U.S. Census of 1880; Deer Creek, Allen County, Kansas; Roll T9_372; Family History Film: 1254372; Page: 14.2000; Enumeration District: 2; Image: 0031; U.S. Census of 1900; Middlefork, Worth County, Missouri; Roll T623_908; Page: 3B; Enumeration District: 146; U.D. Census of 1920; Denver, Denver County, Colorado; Roll 31109_4294429; Page: 3B; Enumeration District: 101; Image: 421; U.S. Census of 1930; Nederland, Boulder County, Colorado; Roll 230; Page: 1B; Enumeration District: 15; Image: 863.0.
17. U.S. Census of 1880; Baker, Crawford County, Kansas; Roll T9_378; Family History Film: 1254378; Page: 7.2000; Enumeration District: 53; Image: 0121; U.S. Census of 1910; Denver Ward 12, Denver County, Colorado; Roll T624_116; Page: 2A; Enumeration District: 157; Image: 1211; U.S. Census of 1920. Denver, Denver County, Colorado. Roll T625_159; Page: 1B; Enumeration District: 85; Image: 86; U.S. Census of 1930. Denver, Denver County, Colorado; Roll 236; Page: 10B; Enumeration District: 81; Image: 21.0.
18. Agreement between Otto Friedrichs and Gerald F. Stevens.
19. *Chandler v. Ziegler et. al.,* no. 12378, 16 June 1930, Supreme Court of Colorado; Phil Goodstein, *In the Shadow of the Klan: When the KKK Ruled Denver, 1920-1926,* vol. III (Denver: New Social Publications, 2006), p. 61; Robert Alan Goldberg, *Hooded Empire: The Ku Klux Klan in Colorado,* (Urbana, Ill.: University of Illinois Press, 1981), pp. 22-26.
20. Jennie Rucker, interview by Sierra Standish, 13 January 2010; Goldberg, 26; "Otto Friedrichs;" Debra Faulkner, *Touching Tomorrow: The Emily Griffith Story* (Palmer Lake, Colo.: Filter Press, 2005), pp. 54-55; "Judicial Building mural to show outstanding group," *Rocky Mountain News,* 20 November 1976.
21. T*asty Tidbits Through the Times,* p. 17, quotes *The News,* 30 November 1950.
22. *The Transcript,* 22 June 1961.
23. "Articles of Incorporation, Coal Creek Canyon Improvement Association," Box 6, Thomas B. Frederickson Manuscript Collection, Denver Public Library; Tasty Tidbits Through the Times, pp. 143-5, 148; Boulder County Highway Maps, 1948 and 1955.
24. "Articles of Incorporation, Coal Creek Canyon Improvement Association."
25. *The Transcript,* Thursday, June 22, 1961.

26. *Miramonte Reminisces,* p. 2.
27. "Brief History of Squaw Rock Well, Inc.;" Wolf, 20; Marty Gooch, "Wondervu Home Destroyed by Fire," in "News & Nonsense About Mountain Folks," *Outlook*, 7 March 1963.
28. *The Transcript,* Thursday, August 11, 1960; 1959 telephone directory; *The Transcript,* October 6, 1960.
29. *Tasty Tidbits Through the Times,* p. 65.
30. *The Transcript,* 6 October 1960.
31. Marty Gooch, "Coal Creek Area Growing, New Lodge Offers Proof," *Outlook*, 16 July 1963.
32. *The Transcript,* 13 October 1960; *Tasty Tidbits Through the Times,* p. 133; Denver Water, "Gross Reservoir;" available from http://www.denverwater.org/Recreation/GrossReservoir/; Internet; accessed 1 June 2010.
33. Wolf, 21.
34. "Murder charges filed against Francis Partin," *Greeley Tribune,* 7 April 1958.
35. *Denver Directory* (Denver: Gazetteer Co., consulted 1930 through 1960; "Tri-County to Meet at Coal Creek August 23, Present Chief Started Organization," *The Tri-County Fireman* 3, no. 8 (August 1953), p. 5; "CAP Checks Reports of Place Wreckage West from Boulder," *Greeley Tribune,* 12 February 1963.
36. "Judicial Building mural to show outstanding group;" Ken Schroeppel, "Inside the Colorado State Judicial Building," "Commemorating "Justice Through the Ages," and "Judicial Building Mural Surprise: Asbestos Panels," *DenverInfill Blog;* available from http://denverinfill.com/blog/category/downtown-districts/civic-center; Internet; accessed 1 June 2010; Tom McGhee, "Asbestos-tainted mural from judicial building will be destroyed," *Denver Post,* 11 June 2010; available from http://www.denverpost.com/search/ci_15272993; Internet; accessed 15 July 210

Section 4

Results

The Wondervu Historical and Architectural Survey, 2009-2010, resulted in the inventory of forty-five properties, creating over 350 pages of geographical, architectural, and historical information, and 225 photographs. Of these properties, four parcels (or 8.9 percent of the properties surveyed) were field determined as individually eligible for listing in the National Register of Historic Places. Five properties (or 11.1 percent), including the four National Register-eligible properties, were field determined individually eligible for listing in the Colorado State Register of Historic Properties. As for Boulder County Landmarks, eight properties (or 17.8 percent) were field determined as eligible, including the five State Register-eligible properties.

The study area lacked the distribution and density of resources necessary to constitute a district. The period of significance for the study area in general begins with the establishment of the subdivision in 1928 and extended to 1960, as property development continued to follow the trends developed in the context but within the fifty-year period generally required for listing in the National Register.

The results of this survey are summarized in the following table and map. In general, the property naming convention used in the tables is first name, last name, and building type (e.g. cabin or house). Because Historitecture assigned site numbers in address order, the following table should be considered sorted simultaneously by both site number and address.

SITE NUMBERS

Historitecture assigned six of the properties both Boulder County and Gilpin County site numbers. The north-south line dividing the counties in the area of Wondervu is an indefinite boundary. Since the Boulder County tax assessor generated the list of properties to be potentially surveyed, some portion of these six properties must be located in Boulder County. However, some of the parcels may also extend into Gilpin County, particularly since the border is so unclear. The properties with dual resource numbers are listed below:

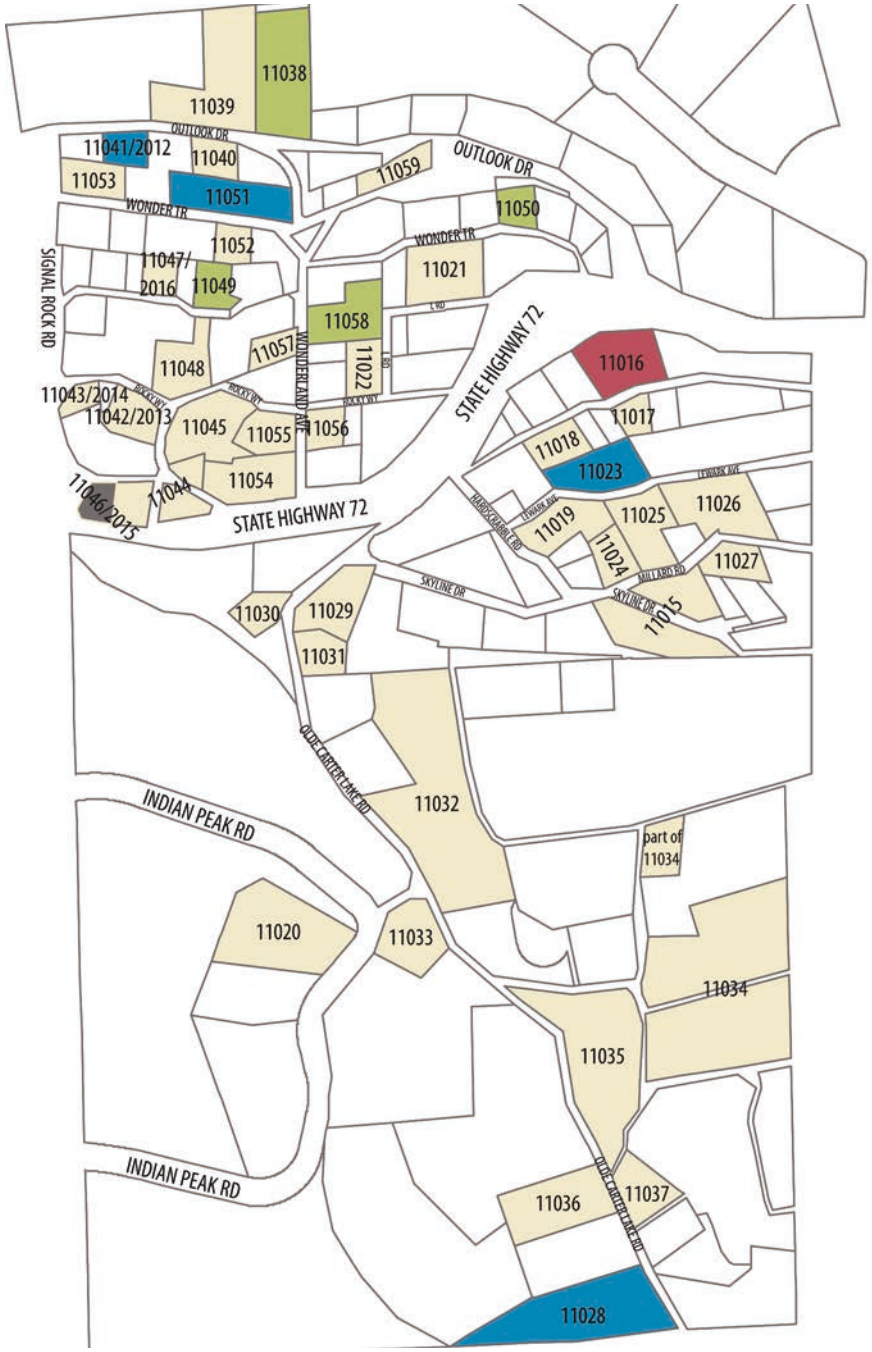
Boulder County	Gilpin County
5BL.11041	5GL.2012
5BL.11042	5GL.2013
5BL.11043	5GL.2014
5BL.11046	5GL.2015
5BL.11047	5GL.2016
5BL.11053	5GL.2017

TABLE 4.1: SURVEY LOG SORTED BY SITE NUMBER AND ADDRESS

Site Number	Address	Historic Property Name	Current Property Name	Nat. Reg. Eligibility	State Reg. Eligibility	Local Ldmk Eligibility
5BL.11015	43 Circle Road	Fredrick Ford Jr. and Grace Brown Ford Cabin; Bertha A. Ford and Nellie Pauline Carter Cabin	Robert Perkins Cabin	Not eligible	Not eligible	Not eligible
5BL.11016	33436 Coal Creek Canyon Drive	Roscoe and Maude Seward Cabin	Linda Lee Wood Cabin	Not eligible	A and C	1 and 4
5BL.11017	33440 Coal Creek Canyon Drive	Primo "Pete" Gilli Cabin; William G. and Ruby E. Taylor Cabin	"Frying Pan" Cabin Burnett Cabin	Not eligible	Not eligible	Not eligible
5BL.11018	0 Fletcher Road	Royce L. Dreyfus Cabin; Clarence C. and Alma W. Brierly Cabin	John and Marian Nett Cabin	Not eligible	Not eligible	Not eligible
5BL.11019	37 Hardscrabble Road	William Albert "Bert" Cloud Cabin	Lydia Grey Cabin	Not eligible	Not eligible	Not eligible
5BL.11020	1410 Indian Peak Road	John H. Robinson Cabin	Stokes-Giandoni Cabin	Not eligible	Not eligible	Not eligible
5BL.11021	10 L Road	Edith Costello Sanders Cabin; Geraldine Tyler Zachrison Kaus Cabin	Joseph and Patricia Hawley Cabin	Not eligible	Not eligible	Not eligible
5BL.11022	56 L Road	Ralph Wymore Cabin	Dewey Montez Jr. Cabin	Not eligible	Not eligible	Not eligible
5BL.11023	21 Lewark Avenue	George R. and Anna P. Haffey Cabin	Barbara A. and Christy A. Hassey Cabin	Not eligible	Not eligible	1 and 4
5BL.11024	3 Millard Road	Lester and Ethel Potter Cabin	"Some Vu" Cabin; Carol and Thomas Clerkin Cabin	Not eligible	Not eligible	Not eligible
5BL.11025	13 Millard Road	Ralph B. Olson Cabin; Fonta I. Davis Cabin	Prayer Cabin in the Rockies; Roy & Vivian White Cabin	Not eligible	Not eligible	Not eligible
5BL.11026	27 Millard Road	Harold and Loraine Millard Cabin	Eugene and Virginia Caranci Cabin	Not eligible	Not eligible	Not eligible
5BL.11027	28 Millard Road	Robert E. and Lela M. Michaelis Cabin	"Bleu Vu" Cabin	Not eligible	Not eligible	Not eligible
5BL.11028	0 Olde Carter Lake Road	Eber J. and Mabel H. Molby Cabin	Casita con Vista; Earl S. and Helen M. Barrent Cabin	Not eligible	Not eligible	1 and 4
5BL.11029	25 Olde Carter Lake Road	Riggle Cabin; Jewel C. Howard Cabin	Michael A. Slingsby Cabin	Not eligible	Not eligible	Not eligible
5BL.11030	40 Olde Carter Lake Road	Elizabeth L. Farrow Cabin	John W. Moore Cabin	Not eligible	Not eligible	Not eligible
5BL.11031	61 Olde Carter Lake Road	Jewel L. Howard Cabin	Gladys M. Dodd Cabin	Not eligible	Not eligible	Not eligible
5BL.11032	125 Olde Carter Lake Road	Miles and Emily Crawford Cabin	Marc Minion Cabin	Not eligible	Not eligible	Not eligible
5BL.11033	154 Olde Carter Lake Road	Mary Cozian Cabin; Gus J. Cozian Cabin	Diane K. Koch Cabin	Not eligible	Not eligible	Not eligible
5BL.11034	272 Olde Carter Lake Road	H. Hohn Warner Cabin	Paul Gonzales Jr. and Frank Myron Gonzales Cabin	Not eligible	Not eligible	Not eligible
5BL.11035	274 Olde Carter Lake Road	"Brown's Nook" Cabin	"Brown's Nook" Cabin	Not eligible	Not eligible	Not eligible
5BL.11036	282 Olde Carter Lake Road	Floyd A. White and Elmer M. Kolassa Cabin	Wayne C. and Alberta J. Perry Cabin	Not eligible	Not eligible	Not eligible
5BL.11037	291 Olde Carter Lake Road	Berenice H. Vopat Cabin; Berenice H. Shaffer Cabin; William F. Splan Jr. and Roberta J. Splan Cabin	"The Lazy Bee's" Cabin; Roberta J. Bray Cabin	Not eligible	Not eligible	Not eligible
5BL.11038	160 Outlook Drive	Herman and Agnes Zwiers Cabin; Frederick J. and Josephine Burkle Cabin	Donald and Dorolyn Griebenaw Cabin	A and C	A and C	1 and 4
5BL.11039	182 Outlook Drive	Rudolph and Mary Jelniker Cabin; James W. and Iona I. Diener Cabin	Harriet A. Thompson Cabin	Not eligible	Not eligible	Not eligible
5BL.11040	193 Outlook Drive	Bierwirth Cabin; Mike and Madelyn Phillips Cabin	Joseph J. and Mary E. Lischka Cabin (North)	Not eligible	Not eligible	Not eligible
5BL.11041/5GL.2012	213 Outlook Drive	Ivan Hebel Cabin	Jerome and Nicole Kress Cabin	Not eligible	Not eligible	1 and 4
5BL.11042/5GL.2013	35 Rocky Way	Ola and Mary Pedigo Cabin	"Rocky Knoll" Cabin Whitledge Cabin	Not eligible	Not eligible	Not eligible
5BL.11043/5GL.2014	215 Rocky Way	Burton and Alma Kuykendall Cabin; Herbert and Doris Clark Cabin; James and Minka Glade Cabin	Michael Glade Cabin	Not eligible	Not eligible	Not eligible
5BL.11044	24 Signal Rock Road	Ralph B. Thompson Cabin; Thomas J. Murray Cabin	Graziana Lazzarino Cabin (Northeast)	Not eligible	Not eligible	Not eligible
5BL.11045	34 Signal Rock Road	George R. and Anna P. Haffey Cabin; Albert F. and Mabel G. Smith Cabin	Patrick F. Nelson Cabin	Not eligible	Not eligible	Not eligible
5BL.11046/5GL.2015	51 Signal Rock Road	Chester E. Smedley Cabin; Gladys Poe Waters Cabin; G. Poe Smedley Cabin	Graziana Lazzarino Cabin (Southwest)	Needs Data	Needs Data	Needs Data
5BL.11047/5GL.2016	167 Signal Rock Road	Rickard Smits Cabin	Timothy J. Kelly Cabin (Northwest)	Not eligible	Not eligible	Not eligible
5BL.11048	184 Signal Rock Road	Edwards Cabin	Timothy J. Kelly Cabin (Southeast)	Not eligible	Not eligible	Not eligible
5BL.11049	187 Signal Rock Road	O'Herron-Morrato Cabin Palsgrove Cabin West Cabin	Fairchild-Ritterbusch Cabin	A and C	A and C	1 and 4
5BL.11050	30 Wonder Trail	Albert D. and B. Pearl McConnell Cabin; Hazel A. Riddick Cabin; Hazel A. Riddick King Cabin	Jeffrey Gene and Nancy Jean Palmie Cabin	A and C	A and C	1 and 4
5BL.11051	144 Wonder Trail	William H. Martin Cabin; Georgia E. Mastin Cabin	Joseph J. and Mary E. Lischka Cabin (South)	Not eligible	Not eligible	1 and 4

Site Number	Address	Historic Property Name	Current Property Name	Nat. Reg. Eligibility	State Reg. Eligibility	Local Ldmk Eligibility
5BL.11052	145 Wonder Trail	Maurice & Rhedis Toupard Cabin; Tom Rapue Cabin; Earl Shaffer Cabin; James & Bess White Cabin	Pillar of Fire Cabin	Not eligible	Not eligible	Not eligible
5BL.11053/5GL.2017	194 Wonder Trail	Louis and Bertha Langer Cabin	Marvin R. and Sue Vajda Miner Cabin	Not eligible	Not eligible	Not eligible
5BL.11054	11 Wonderland Avenue	George W. and Irene V. Wendt Cabin	Julia Mitchell Cabin	Not eligible	Not eligible	Not eligible
5BL.11055	25 Wonderland Avenue	Florence L. Cooter Cabin; Florence C. Henderson Cabin	David Miller-Masslich and Lisa Dawn Masslich Cabin	Not eligible	Not eligible	Not eligible
5BL.11056	30 Wonderland Avenue	Glen and Blanche A. Higgins Cabin	Judy Muniz Cabin	Not eligible	Not eligible	Not eligible
5BL.11057	63 Wonderland Avenue	Phyllis Shafer Cabin; James L. and Bess White Cabin	Mitson Family Cabin	Not eligible	Not eligible	Not eligible
5BL.11058	68 Wonderland Avenue	Ralph Henry Wymore Cabin	Charles Willis Hughes Cabin	A and C	A and C	1 and 4
5BL.11059	119 Wonderland Avenue	Mabel S. Rilling Cabin; Fred E. and Mary E. Baldwin Cabin	Edward J. and Catherine J. Walter Cabin	Not eligible	Not eligible	Not eligible

Map 4.1. Wondervu area, depicting all surveyed properties and their potential National Register, State Register, or Boulder Landmark eligibility. All site numbers depicted on the map should be assumed to include the Boulder County resource number prefix (5BL). For those properties with two numbers, the first refers to Boulder County (5BL) and the second to Gilpin County (5GL).



National/State Register eligible

State Register eligible

Boulder Landmark eligible

Needs Data

Surveyed but not eligible

Section 5

Recommendations

RECOMMENDATION 1: NOMINATE ELIGIBLE PROPERTIES

Many of the properties determined field eligible for listing in the National Register or as Boulder County Landmarks have been fastidiously maintained and preserved by the families who own them. They have managed to preserve their beloved cabins against brutal winters, the lure of modern materials, and the drive to expand and improve. In contrast, most other historic Wondervu properties express poor physical integrity. National Register and Boulder County Landmark designations would not only appropriately recognize these property owners for their efforts, but also would provide incentives, financial and otherwise, to continue their preservation efforts.

RECOMMENDATION 2: COMPLETE THE SURVEY

This project surveyed forty-five of at least sixty-two possible properties that had not been previously surveyed and were over fifty years old. Historitecture recommends completing the survey of the remaining seventeen properties. Other properties may also be eligible for survey. The remaining properties include:

- 63 Circle Road
- 33421 Coal Creek Canyon Drive
- 33485 Coal Creek Canyon Drive
- 46 Hardscrabble Road
- 1380 Indian Peak Road
- 87 Olde Carter Lake Road
- 268 Olde Carter Lake Road
- 306 Olde Carter Lake Road
- 100 Outlook Drive
- 122 Outlook Drive
- 140 Outlook Drive
- 214 Outlook Drive
- 62 Signal Rock Road
- 149 Wonder Trail
- 183 Wonder Trail
- 41 Wonderland Avenue
- 109 Wonderland Avenue

Many of these properties were not selected for this survey because they were particularly inaccessible, especially during the winter. Thus, they should be surveyed in the late spring, summer, or early fall.

RECOMMENDATION 3: CONDUCT FURTHER RESEARCH

The lack of research about Wondervu specifically and Coal Creek Canyon in general stymied the development of the historical context. Historitecture recommends developing an intercounty historical and architectural context to address the Coal Creek Canyon, Wondervu, and Pinecliffe areas, which share a common heritage, development patterns, and archi-

tectural styles, despite their locations in Boulder, Gilpin, and Jefferson counties.

Another area requiring further research and analysis is the history of the Friedrichs family. Obviously Otto and Helen Friedrichs had obtained both affluence and wealth. Yet unusually little biographical information exists about them. Indeed, Historitecture researchers were unable to locate even an obituary for Otto Friedrichs. The couple may have living descendants, who would represent keys to unlocking the mysteries surrounding Otto and Helen Friedrichs and, in particular, help explain Wondervu's racial covenants.

Perhaps most importantly, Historitecture recommends further scholarship addressing race relations in the mountains, particularly in the resort communities. Were racial covenants like those uncovered in Wondervu more common than presently understood? Were people of color generally welcomed in these resort towns or were they primarily restricted to their own communities, places like Lincoln Hills? What was the role of the Ku Klux Klan and other white supremacist organizations in the mountains as opposed to the cities of Colorado? Certainly an exploration of Wondervu's history uncovers more questions than it answers.

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Appendix A

Photograph Log

The following tables contain information for each of the digital images recorded on the CD-ROM accompanying this report. They are stored as 300 dots-per-inch, four-by-six-inch images in Tagged Image File Format (TIFF). The disc itself is formatted in a generic Unix-based file hierarchy compatible with any Windows- or Macintosh-based operating system. The photographers were Adam Thomas and Emily Gubler, Historitecture, L.L.C.

Address	Site Number	File Name	View To	Object	Elevations	Notes	Date
43 Circle Road	5BL.11015	circlerd00043 - 1.tif	south	cabin	north	northwest (principal) and northeast elevations	10/13/09
43 Circle Road	5BL.11015	circlerd00043 - 2.tif	east	cabin	west	northwest (principal) and southwest elevations	10/13/09
43 Circle Road	5BL.11015	circlerd00043 - 3.tif	north	cabin	south	southwest and southeast (rear) elevations	10/13/09
33436 Coal Creek Canyon Drive	5BL.11016	coalcreekcanyondr33436 - 1.tif	northeast	cabin	south and west		12/21/09
33436 Coal Creek Canyon Drive	5BL.11016	coalcreekcanyondr33436 - 2.tif	northwest	cabin	south and east		12/21/09
33436 Coal Creek Canyon Drive	5BL.11016	coalcreekcanyondr33436 - 3.tif	north	cabin	south	detail of chimney	12/21/09
33436 Coal Creek Canyon Drive	5BL.11016	coalcreekcanyondr33436 - 4.tif	east	cabin	west	detail of siding	12/21/09
33436 Coal Creek Canyon Drive	5BL.11016	coalcreekcanyondr33436 - 5.tif	northwest	privy	south and east		12/21/09
33440 Coal Creek Canyon Drive	5BL.11017	coalcreekcanyondr33440 - 1.tif	south	cabin	north	northeast (principal) and northwest elevations	9/28/09
33440 Coal Creek Canyon Drive	5BL.11017	coalcreekcanyondr33440 - 2.tif	south	cabin	north	northeast (principal) and northwest elevations	9/28/09
33440 Coal Creek Canyon Drive	5BL.11017	coalcreekcanyondr33440 - 3.tif	east	privy	west		9/28/09
37 Hardscrabble Road	5BL.11019	hardscabblerd0037 - 01.tif	northeast	cabin	south and west		10/13/09
37 Hardscrabble Road	5BL.11019	hardscabblerd0037 - 02.tif	north	cabin	south		10/13/09
37 Hardscrabble Road	5BL.11019	hardscabblerd0037 - 03.tif	northwest	cabin	south and east		10/13/09
37 Hardscrabble Road	5BL.11019	hardscabblerd0037 - 04.tif	southeast	cabin	north and west		10/13/09
37 Hardscrabble Road	5BL.11019	hardscabblerd0037 - 05.tif	southeast	cabin	north and west		10/13/09
37 Hardscrabble Road	5BL.11019	hardscabblerd0037 - 06.tif	northeast	cabin	south and west	detail of dormer	10/13/09
37 Hardscrabble Road	5BL.11019	hardscabblerd0037 - 07.tif	northeast	cabin	south and west	detail of south elevation stickwork	10/13/09
37 Hardscrabble Road	5BL.11019	hardscabblerd0037 - 08.tif	north	cabin	south	detail of south elevation	10/13/09
37 Hardscrabble Road	5BL.11019	hardscabblerd0037 - 09.tif	east	privy	west		10/13/09
37 Hardscrabble Road	5BL.11019	hardscabblerd0037 - 10.tif	north	privy	south		10/13/09
37 Hardscrabble Road	5BL.11019	hardscabblerd0037 - 11.tif	northeast	privy	south and west		10/13/09
1410 Indian Peak Road	5BL.11020	indianpeakrd1410 - 1.tif	southwest	cabin	north and east		10/13/09
1410 Indian Peak Road	5BL.11020	indianpeakrd1410 - 2.tif	southwest	cabin	north and east		10/13/09
1410 Indian Peak Road	5BL.11020	indianpeakrd1410 - 3.tif	southwest	cabin	north and east	detail of shed-roofed wing	10/13/09
1410 Indian Peak Road	5BL.11020	indianpeakrd1410 - 4.tif	southwest	guest cabin	north and east		10/13/09
1410 Indian Peak Road	5BL.11020	indianpeakrd1410 - 5.tif	southwest	privy	north and east		10/13/09
10 L Road	5BL.11021	lrd0010 - 1.tif	northwest	cabin	south and east		9/18/09
10 L Road	5BL.11021	lrd0010 - 2.tif	north	cabin	south	detail of façade	9/18/09
10 L Road	5BL.11021	lrd0010 - 3.tif	north	cabin	south	detail of front doorway and deck	9/18/09
10 L Road	5BL.11021	lrd0010 - 4.tif	south	cabin	north		9/18/09
10 L Road	5BL.11021	lrd0010 - 5.tif	southeast	cabin	north and west		9/18/09
10 L Road	5BL.11021	lrd0010 - 6.tif	southwest	privy	north and east		9/18/09
56 L Road	5BL.11022	lrd0056 - 1.tif	northwest	cabin	south and east		9/18/09
56 L Road	5BL.11022	lrd0056 - 2.tif	southwest	cabin	north and east		9/18/09
56 L Road	5BL.11022	lrd0056 - 3.tif	northwest	cabin	south and east		9/18/09
56 L Road	5BL.11022	lrd0056 - 4.tif	north	cabin	south		9/18/09
56 L Road	5BL.11022	lrd0056 - 5.tif	north	cabin	south	detail of doorway in west end of south elevation	9/18/09
56 L Road	5BL.11022	lrd0056 - 6.tif	northwest	shed 2 (foregrnd left) shed 1 (backgrnd, right)	south and east		9/18/09
56 L Road	5BL.11022	lrd0056 - 7.tif	northwest	outdoor fireplace	south and east	shed 2 in background, left shed 1 in background, right	9/18/09
21 Lewark Avenue	5BL.11023	lewarkave0021 - 01.tif	north	cabin	south		10/13/09

Address	Site Number	File Name	View To	Object	Elevations	Notes	Date
21 Lewark Avenue	5BL.11023	lewarkave0021 - 02.tif	northwest	cabin	south and east		10/13/09
21 Lewark Avenue	5BL.11023	lewarkave0021 - 03.tif	northeast	cabin	south and west	privy in foreground	10/13/09
21 Lewark Avenue	5BL.11023	lewarkave0021 - 04.tif	northwest	privy	south and east	southwest corner of cabin in foreground, right	10/13/09
21 Lewark Avenue	5BL.11023	lewarkave0021 - 05.tif	northwest	shed	south and east		10/13/09
21 Lewark Avenue	5BL.11023	lewarkave0021 - 06.tif	southwest	shed	north and east		10/13/09
21 Lewark Avenue	5BL.11023	lewarkave0021 - 07.tif	northeast	shed	south and west		10/13/09
21 Lewark Avenue	5BL.11023	lewarkave0021 - 08.tif	east	garage/barn	west	northwest (principal) and southwest elevations	10/13/09
21 Lewark Avenue	5BL.11023	lewarkave0021 - 09.tif	west	garage/barn	east	southeast (rear) and northeast elevations	10/13/09
21 Lewark Avenue	5BL.11023	lewarkave0021 - 10.tif	west	privy/shed	east	northeast (principal) and southeast elevations garage/barn in background	10/13/09
3 Millard Road	5BL.11024	millardrd0003 - 1.tif	northwest	cabin	south and east		10/13/09
3 Millard Road	5BL.11024	millardrd0003 - 2.tif	northwest	cabin	south and east	south and east elevations of privy in foreground	10/13/09
3 Millard Road	5BL.11024	millardrd0003 - 3.tif	northwest	privy	south and east	east elevation of house in background	10/13/09
3 Millard Road	5BL.11024	millardrd0003 - 4.tif	northeast	cabin	south and west		10/13/09
3 Millard Road	5BL.11024	millardrd0003 - 5.tif	southwest	cabin	north and east		10/13/09
13 Millard Road	5BL.11025	millardrd0013 - 1.tif	north	cabin	south		10/13/09
13 Millard Road	5BL.11025	millardrd0013 - 2.tif	southwest	cabin	north and east		10/13/09
13 Millard Road	5BL.11025	millardrd0013 - 3.tif	southwest	cabin	north and east		10/13/09
13 Millard Road	5BL.11025	millardrd0013 - 4.tif	southeast	cabin	north and west	detail of hearth and chimney	10/13/09
13 Millard Road	5BL.11025	millardrd0013 - 5.tif	northwest	privy	south and east		10/13/09
27 Millard Road	5BL.11026	millardrd0027 - 1.tif	northeast	cabin	south and west		9/28/09
27 Millard Road	5BL.11026	millardrd0027 - 2.tif	east	cabin	west		9/28/09
27 Millard Road	5BL.11026	millardrd0027 - 3.tif	southeast	cabin	north and west		9/28/09
27 Millard Road	5BL.11026	millardrd0027 - 4.tif	west	cabin	east		9/28/09
27 Millard Road	5BL.11026	millardrd0027 - 5.tif	south	privy	north	northwest (principal) and northeast elevations	9/28/09
27 Millard Road	5BL.11026	millardrd0027 - 6.tif	north	privy	south	southwest and southeast (rear) elevations	9/28/09
28 Millard Road	5BL.11027	millardrd0028 - 1.tif	east	cabin	west		9/28/09
28 Millard Road	5BL.11027	millardrd0028 - 2.tif	southeast	cabin	north and west	west elevation of guest cabin in foreground, left	9/28/09
28 Millard Road	5BL.11027	millardrd0028 - 3.tif	southeast	cabin	north and west	detail of north elevation of rear (east) addition	9/28/09
28 Millard Road	5BL.11027	millardrd0028 - 4.tif	northeast	guest cabin	south and west		9/28/09
0 Olde Carter Lake Road	5BL.11028	fletcherrd0 - 1.tif	south	cabin	north		10/13/09
0 Olde Carter Lake Road	5BL.11028	fletcherrd0 - 2.tif	southeast	cabin	north and west		10/13/09
0 Olde Carter Lake Road	5BL.11028	fletcherrd0 - 3.tif	northeast	cabin	south and west		10/13/09
0 Olde Carter Lake Road	5BL.11028	fletcherrd0 - 4.tif	northwest	privy	south and east		10/13/09
0 Olde Carter Lake Road	5BL.11028	oldecarterlakerd0000 - 1.tif	northwest	cabin	south and east		10/13/09
0 Olde Carter Lake Road	5BL.11028	oldecarterlakerd0000 - 2.tif	southwest	cabin	north and east		10/13/09
0 Olde Carter Lake Road	5BL.11028	oldecarterlakerd0000 - 3.tif	southwest	cabin	north and east		10/13/09
0 Olde Carter Lake Road	5BL.11028	oldecarterlakerd0000 - 4.tif	north	privy	south	southwest (principal) and southeast elevations	10/13/09
0 Olde Carter Lake Road	5BL.11028	oldecarterlakerd0000 - 5.tif	north	privy	south	southwest (principal) and southeast elevations	10/13/09
40 Olde Carter Lake Road	5BL.11030	oldecarterlakerd0040 - 1.tif	northwest	cabin	south and east		10/13/09
40 Olde Carter Lake Road	5BL.11030	oldecarterlakerd0040 - 2.tif	north	cabin	south		10/13/09
40 Olde Carter Lake Road	5BL.11030	oldecarterlakerd0040 - 3.tif	northeast	cabin	south and west	detail of west elevation privy and shed in background	10/13/09

Address	Site Number	File Name	View To	Object	Elevations	Notes	Date
40 Olde Carter Lake Road	5BL.11030	oldecarterlakerd0040 - 4.tif	west	shed (left) privy (right)	east	detail of west elevation privy and shed in background	10/13/09
61 Olde Carter Lake Road	5BL.11031	oldecarterlakerd0061 - 1.tif	east	cabin	west		10/13/09
61 Olde Carter Lake Road	5BL.11031	oldecarterlakerd0061 - 2.tif	southeast	cabin	north and west		10/13/09
61 Olde Carter Lake Road	5BL.11031	oldecarterlakerd0061 - 3.tif	southeast	cabin	north and west	detail of principal doorway	10/13/09
61 Olde Carter Lake Road	5BL.11031	oldecarterlakerd0061 - 4.tif	northeast	cabin	south and west		10/13/09
61 Olde Carter Lake Road	5BL.11031	oldecarterlakerd0061 - 5.tif	northeast	shed	south and west		10/13/09
61 Olde Carter Lake Road	5BL.11031	oldecarterlakerd0061 - 6.tif	northeast	woven stickwork retaining wall	south and west		10/13/09
125 Olde Carter Lake Road	5BL.11032	oldecarterlakerd0125 - 1.tif	northeast	cabin	south and west		10/13/09
125 Olde Carter Lake Road	5BL.11032	oldecarterlakerd0125 - 2.tif	east	shed	west		10/13/09
125 Olde Carter Lake Road	5BL.11032	oldecarterlakerd0125 - 3.tif	northeast	cabin	south and west		10/13/09
125 Olde Carter Lake Road	5BL.11032	oldecarterlakerd0125 - 4.tif	north	cabin	south		10/13/09
154 Olde Carter Lake Road	5BL.11033	oldecarterlakerd0154 - 1.tif	southwest	cabin	north and east	shed in foreground	10/13/09
154 Olde Carter Lake Road	5BL.11033	oldecarterlakerd0154 - 2.tif	southeast	cabin	north and west		10/13/09
154 Olde Carter Lake Road	5BL.11033	oldecarterlakerd0154 - 3.tif	northeast	cabin	south and west		10/13/09
154 Olde Carter Lake Road	5BL.11033	oldecarterlakerd0154 - 4.tif	north	cabin	south		10/13/09
154 Olde Carter Lake Road	5BL.11033	oldecarterlakerd0154 - 5.tif	northwest	cabin	south and east	detail of hearth and chimney	10/13/09
154 Olde Carter Lake Road	5BL.11033	oldecarterlakerd0154 - 6.tif	northwest	cabin	south and east	detail of principal doorway	10/13/09
154 Olde Carter Lake Road	5BL.11033	oldecarterlakerd0154 - 7.tif	west	cabin	east	detail of doorway at south end of façade	10/13/09
154 Olde Carter Lake Road	5BL.11033	oldecarterlakerd0154 - 8.tif	southeast	privy	north and west		10/13/09
154 Olde Carter Lake Road	5BL.11033	oldecarterlakerd0154 - 9.tif	southwest	shed	north and east		10/13/09
272 Olde Carter Lake Road	5BL.11034	oldecarterlakerd0272 - 1.tif	northeast	cabin	south and west		12/21/09
272 Olde Carter Lake Road	5BL.11034	oldecarterlakerd0272 - 2.tif	west	cabin	east		12/21/09
272 Olde Carter Lake Road	5BL.11034	oldecarterlakerd0272 - 3.tif	southeast	cabin	north and west		12/21/09
272 Olde Carter Lake Road	5BL.11034	oldecarterlakerd0272 - 4.tif	northwest	privy	south and east		12/21/09
272 Olde Carter Lake Road	5BL.11034	oldecarterlakerd0272 - 5.tif	northeast	privy	south and west		12/21/09
274 Olde Carter Lake Road	5BL.11035	oldecarterlakerd0274 - 1.tif	north	cabin	south	southwest and southeast (principal) elevations	10/13/09
274 Olde Carter Lake Road	5BL.11035	oldecarterlakerd0274 - 2.tif	north	cabin	south	detail of principal doorway and hearth, southeast elevation	10/13/09
274 Olde Carter Lake Road	5BL.11035	oldecarterlakerd0274 - 3.tif	west	cabin	east	southeast (principal) and northeast elevations	10/13/09
274 Olde Carter Lake Road	5BL.11035	oldecarterlakerd0274 - 4.tif	northwest	shed	south and east		10/13/09
274 Olde Carter Lake Road	5BL.11035	oldecarterlakerd0274 - 5.tif	southeast	shed	north and west		10/13/09
282 Olde Carter Lake Road	5BL.11036	oldecarterlakerd0282 - 1.tif	west		east		10/13/09
282 Olde Carter Lake Road	5BL.11036	oldecarterlakerd0282 - 2.tif	northwest		south and east		10/13/09
282 Olde Carter Lake Road	5BL.11036	oldecarterlakerd0282 - 3.tif	northeast		south and west		10/13/09
291 Olde Carter Lake Road	5BL.11037	oldecarterlakerd0291 - 1.tif	east	cabin	west	northwest (principal) and southwest elevations	10/13/09
291 Olde Carter Lake Road	5BL.11037	oldecarterlakerd0291 - 2.tif	north	cabin	south	southwest and southeast (rear) elevations	10/13/09
291 Olde Carter Lake Road	5BL.11037	oldecarterlakerd0291 - 3.tif	southwest	cabin	north and east	northeast elevation	10/13/09
291 Olde Carter Lake Road	5BL.11037	oldecarterlakerd0291 - 4.tif	southeast	privy	north and west	northwest elevation	10/13/09
160 Outlook Drive	5BL.11038	outlookdr0160 - 1.tif	north	cabin	south		9/18/09
160 Outlook Drive	5BL.11038	outlookdr0160 - 2.tif	northwest	cabin	south and east		9/18/09
160 Outlook Drive	5BL.11038	outlookdr0160 - 3.tif	northeast	cabin	south and west		9/18/09
160 Outlook Drive	5BL.11038	outlookdr0160 - 4.tif	southeast	cabin	north and west		9/18/09

Address	Site Number	File Name	View To	Object	Elevations	Notes	Date
160 Outlook Drive	5BL.11038	outlookdr0160 - 5.tif	north	privy	south		9/18/09
182 Outlook Drive	5BL.11039	outlookdr0182 - 1.tif	northwest	cabin	south and east		9/18/09
182 Outlook Drive	5BL.11039	outlookdr0182 - 2.tif	southwest	cabin	north and east		9/18/09
182 Outlook Drive	5BL.11039	outlookdr0182 - 3.tif	southeast	cabin	north and west		9/18/09
182 Outlook Drive	5BL.11039	outlookdr0182 - 4.tif	northeast	cabin	south and west		9/18/09
182 Outlook Drive	5BL.11039	outlookdr0182 - 5.tif	northeast	privy (east)	south and west		9/18/09
182 Outlook Drive	5BL.11039	outlookdr0182 - 6.tif	northwest	privy (west)	south and east		9/18/09
193 Outlook Drive	5BL.11040	outlookdr0193 - 1.tif	southwest	cabin	north and east		10/13/09
193 Outlook Drive	5BL.11040	outlookdr0193 - 2.tif	northeast	cabin	south and west		10/13/09
193 Outlook Drive	5BL.11040	outlookdr0193 - 3.tif	northwest	cabin	south and east		10/13/09
193 Outlook Drive	5BL.11040	outlookdr0193 - 4.tif	north	cabin	south		10/13/09
193 Outlook Drive	5BL.11040	outlookdr0193 - 5.tif	northwest	privy	south and east		10/13/09
213 Outlook Drive	5BL.11041/5GL.2012	outlookdr0213 - 1.tif	southwest	cabin	north and east		9/28/09
213 Outlook Drive	5BL.11041/5GL.2012	outlookdr0213 - 2.tif	southeast	cabin	north and west		9/28/09
213 Outlook Drive	5BL.11041/5GL.2012	outlookdr0213 - 3.tif	south	privy	north		9/28/09
35 Rocky Way	5BL.11042/5GL.2013	rockyway0035 - 1.tif	southwest	cabin	north and east		10/13/09
35 Rocky Way	5BL.11042/5GL.2013	rockyway0035 - 2.tif	southeast	cabin	north and west		10/13/09
35 Rocky Way	5BL.11042/5GL.2013	rockyway0035 - 3.tif	southeast	cabin	north and west	detail of hearth and chimney	10/13/09
35 Rocky Way	5BL.11042/5GL.2013	rockyway0035 - 4.tif	northwest	cabin	south and east		10/13/09
35 Rocky Way	5BL.11042/5GL.2013	rockyway0035 - 5.tif	southwest	shed	north and east		10/13/09
215 Rocky Way	5BL.11043/5GL.2014	rockyway0215 - 1.tif	southeast	cabin	north and west		9/28/09
215 Rocky Way	5BL.11043/5GL.2014	rockyway0215 - 2.tif	northeast	cabin	south and west		9/28/09
215 Rocky Way	5BL.11043/5GL.2014	rockyway0215 - 3.tif	southwest	cabin	north and east		9/28/09
215 Rocky Way	5BL.11043/5GL.2014	rockyway0215 - 4.tif	southeast	privy	north and west		9/28/09
24 Signal Rock Road	5BL.11044	signalrockrd0024 - 1.tif	north	cabin	south		9/28/09
24 Signal Rock Road	5BL.11044	signalrockrd0024 - 2.tif	southeast	cabin	north and west		9/28/09
24 Signal Rock Road	5BL.11044	signalrockrd0024 - 3.tif	northwest	cabin	south and east		9/28/09
24 Signal Rock Road	5BL.11044	signalrockrd0024 - 4.tif	northeast	privy	south and west		9/28/09
34 Signal Rock Road	5BL.11045	signalrockrd0034 - 1.tif	east	cabin	west		9/28/09
34 Signal Rock Road	5BL.11045	signalrockrd0034 - 2.tif	southwest	cabin	north and east		9/28/09
34 Signal Rock Road	5BL.11045	signalrockrd0034 - 3.tif	northeast	cabin	south and west		9/28/09
34 Signal Rock Road	5BL.11045	signalrockrd0034 - 4.tif	southwest	privy	north and east		9/28/09
51 Signal Rock Road	5BL.11046/5GL.2015	signalrockrd0051 - 1.tif	northeast	cabin	south and west		12/21/09
51 Signal Rock Road	5BL.11046/5GL.2015	signalrockrd0051 - 2.tif	northwest	cabin	south and east		12/21/09
51 Signal Rock Road	5BL.11046/5GL.2015	signalrockrd0051 - 3.tif	southwest	cabin	north and east		12/21/09
51 Signal Rock Road	5BL.11046/5GL.2015	signalrockrd0051 - 4.tif	south	cabin	north		12/21/09
51 Signal Rock Road	5BL.11046/5GL.2015	signalrockrd0051 - 5.tif	southeast	privy	north and west		12/21/09
51 Signal Rock Road	5BL.11046/5GL.2015	signalrockrd0051 - 6.tif	southwest	privy	north and east		12/21/09
167 Signal Rock Road	5BL.11047/5GL.2016	signalrockrd0167 - 1.tif	northwest		south and east		10/13/09
167 Signal Rock Road	5BL.11047/5GL.2016	signalrockrd0167 - 2.tif	northeast		south and west		10/13/09
167 Signal Rock Road	5BL.11047/5GL.2016	signalrockrd0167 - 3.tif	southwest		north and east		10/13/09

Address	Site Number	File Name	View To	Object	Elevations	Notes	Date
167 Signal Rock Road	5BL.11047/5GL.2016	signalrockrd0167 - 4.tif	south		north		10/13/09
167 Signal Rock Road	5BL.11047/5GL.2016	signalrockrd0167 - 5.tif	southeast		north and west		10/13/09
184 Signal Rock Road	5BL.11048	signalrockrd0184 - 1.tif	south	cabin	north		10/13/09
184 Signal Rock Road	5BL.11048	signalrockrd0184 - 2.tif	southwest	cabin	north and east		10/13/09
184 Signal Rock Road	5BL.11048	signalrockrd0184 - 3.tif	northwest	cabin	south and east		10/13/09
184 Signal Rock Road	5BL.11048	signalrockrd0184 - 4.tif	northeast	cabin	south and west		10/13/09
184 Signal Rock Road	5BL.11048	signalrockrd0184 - 5.tif	southeast	shed	north and west		10/13/09
187 Signal Rock Road	5BL.11049	signalrockrd0187 - 1.tif	northwest		south and east		9/18/09
187 Signal Rock Road	5BL.11049	signalrockrd0187 - 2.tif	northeast		south and west		9/18/09
187 Signal Rock Road	5BL.11049	signalrockrd0187 - 3.tif	south		north		9/18/09
30 Wonder Trail	5BL.11050	wonderlandave0030 - 1.tif	northeast		south and west		9/18/09
30 Wonder Trail	5BL.11050	wonderlandave0030 - 2.tif	southeast		north and west		9/18/09
30 Wonder Trail	5BL.11050	wonderlandave0030 - 3.tif	southwest		north and east		9/18/09
30 Wonder Trail	5BL.11050	wondertr0030 - 1.tif	northeast	cabin	south and west		9/18/09
30 Wonder Trail	5BL.11050	wondertr0030 - 2.tif	northwest	cabin	south and east		9/18/09
30 Wonder Trail	5BL.11050	wondertr0030 - 3.tif	southwest	cabin	north and east		9/18/09
30 Wonder Trail	5BL.11050	wondertr0030 - 4.tif	southeast	privy	north and west		9/18/09
30 Wonder Trail	5BL.11050	wondertr0030 - 5.tif	northeast	privy	south and west		9/18/09
30 Wonder Trail	5BL.11050	wondertr0030 - 6.tif	northwest	shed	south and east		9/18/09
144 Wonder Trail	5BL.11051	wondertr0144 - 1.tif	northwest		south and east		10/13/09
144 Wonder Trail	5BL.11051	wondertr0144 - 2.tif	northeast		south and west		10/13/09
144 Wonder Trail	5BL.11051	wondertr0144 - 3.tif	east		west		10/13/09
144 Wonder Trail	5BL.11051	wondertr0144 - 4.tif	southeast	cabin	north and west		10/13/09
144 Wonder Trail	5BL.11051	wondertr0144 - 5.tif	west	cabin	east		10/13/09
145 Wonder Trail	5BL.11052	wondertr0145 - 1.tif	southeast	cabin	north and west		9/18/09
145 Wonder Trail	5BL.11052	wondertr0145 - 2.tif	southwest	cabin	north and east		9/18/09
145 Wonder Trail	5BL.11052	wondertr0145 - 3.tif	north	cabin	south		9/18/09
145 Wonder Trail	5BL.11052	wondertr0145 - 4.tif	south	privy	north		9/18/09
194 Wonder Trail	5BL.11053/5GL.2017	wondertr0194 - 1.tif	northeast	cabin	south and west	southwest (principal) elevation	9/18/09
194 Wonder Trail	5BL.11053/5GL.2017	wondertr0194 - 2.tif	north	cabin	south	southwest (principal) and southeast elevations	9/18/09
194 Wonder Trail	5BL.11053/5GL.2017	wondertr0194 - 3.tif	northeast	privy	south and west		9/18/09
194 Wonder Trail	5BL.11053/5GL.2017	wondertr0194 - 4.tif	northeast	shed	south and west		9/18/09
11 Wonderland Avenue	5BL.11054	wonderlandave0011 - 1.tif	northeast	cabin	south and west		12/21/09
11 Wonderland Avenue	5BL.11054	wonderlandave0011 - 2.tif	southwest	cabin	north and east		12/21/09
11 Wonderland Avenue	5BL.11054	wonderlandave0011 - 3.tif	north	privy	south	northwest and southwest elevations	12/21/09
11 Wonderland Avenue	5BL.11054	wonderlandave0011 - 4.tif	southeast	privy	north and west	northwest elevation	12/21/09
25 Wonderland Avenue	5BL.11055	oldecarterlakerd0025 - 1.tif	south	cabin	north		9/18/09
25 Wonderland Avenue	5BL.11055	oldecarterlakerd0025 - 2.tif	southeast	cabin	north and west		9/18/09
25 Wonderland Avenue	5BL.11055	oldecarterlakerd0025 - 3.tif	northeast	cabin	south and west		9/18/09
25 Wonderland Avenue	5BL.11055	oldecarterlakerd0025 - 4.tif	east	garage	west	southwest (principal) and northwest elevations	9/18/09
25 Wonderland Avenue	5BL.11055	oldecarterlakerd0025 - 5.tif	south	garage	north	northwest and southeast (rear) elevations	9/18/09

Address	Site Number	File Name	View To	Object	Elevations	Notes	Date
25 Wonderland Avenue	5BL.11055	oldecarterlakerd0025 - 6.tif	southwest	garage	north and east	northeast (rear) elevation	9/18/09
25 Wonderland Avenue	5BL.11055	oldecarterlakerd0025 - 7.tif	east	shed	west	northwest and southwest (principal) elevations	9/18/09
25 Wonderland Avenue	5BL.11055	oldecarterlakerd0025 - 8.tif	south	shed	north	northeast (rear) and northwest elevations garage in background	9/18/09
25 Wonderland Avenue	5BL.11055	wonderlandave0025 - 1.tif	southwest	cabin	north and east		9/18/09
25 Wonderland Avenue	5BL.11055	wonderlandave0025 - 2.tif	southwest	cabin	north and east		9/18/09
25 Wonderland Avenue	5BL.11055	wonderlandave0025 - 3.tif	northwest	garage	south and east		9/18/09
63 Wonderland Avenue	5BL.11057	wonderlandave0063 - 1.tif	northwest	cabin	south and east		9/28/09
63 Wonderland Avenue	5BL.11057	wonderlandave0063 - 2.tif	southwest	cabin	north and east		9/28/09
63 Wonderland Avenue	5BL.11057	wonderlandave0063 - 3.tif	northwest	cabin	south and east		9/28/09
63 Wonderland Avenue	5BL.11057	wonderlandave0063 - 4.tif	northwest	cabin	south and east	detail of bathroom addition to west elevation	9/28/09
63 Wonderland Avenue	5BL.11057	wonderlandave0063 - 5.tif	southwest	shed	north and east		9/28/09
68 Wonderland Avenue	5BL.11058	wonderlandave0068 - 1.tif	northeast	cabin	south and west		9/18/09
68 Wonderland Avenue	5BL.11058	wonderlandave0068 - 2.tif	northwest	cabin	south and east		9/18/09
68 Wonderland Avenue	5BL.11058	wonderlandave0068 - 3.tif	southwest		north and east		9/18/09
68 Wonderland Avenue	5BL.11058	wonderlandave0068 - 4.tif	northwest	privy	south and east	southeast (principal) elevation	9/18/09
119 Wonderland Avenue	5BL.11059	wonderlandave0119 - 1.tif	northeast	cabin	south and west		9/28/09
119 Wonderland Avenue	5BL.11059	wonderlandave0119 - 2.tif	northwest	cabin	south and east		9/28/09
119 Wonderland Avenue	5BL.11059	wonderlandave0119 - 3.tif	south	cabin	north		9/28/09
119 Wonderland Avenue	5BL.11059	wonderlandave0119 - 4.tif	southeast	privy	north and west		9/28/09
119 Wonderland Avenue	5BL.11059	wonderlandave0119 - 5.tif	northeast	privy	south and west		9/28/09

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