NPS Form 10-900 OMB No. 1024-0018 (Expires 5/31/2012)

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NAT. REGISTER OF HISTORIC PLACES
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United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form.* If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. **Place additional certification comments, entries, and narrative items on continuation sheets if needed (NPS Form 10-900a).**

1. Name of Property

historic name Martha Weiser House

other names/site number Foxhills; Windhover Ranch; 5BL.11943

2. Location

street & number 4020 N 75th Street | n/a | not for publication

city or town Boulder | x | vicinity

state Colorado code CO county Boulder code 013 zip code 80301

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,

I hereby certify that this _x_ nomination ___ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

In my opinion, the property _x_ meets ___ does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:

___ national ___ statewide _x_ local

Signature of certifying official/Title State Historic Preservation Officer Date 8/21/13

Office of Archaeology and Historic Preservation, History Colorado
State or Federal agency/bureau or Tribal Government

In my opinion, the property ___ meets ___ does not meet the National Register criteria.

Signature of commenting official Date

Title State or Federal agency/bureau or Tribal Government

4. National Park Service Certification

I hereby certify that this property is:

✓ entered in the National Register

___ determined eligible for the National Register

___ determined not eligible for the National Register

___ removed from the National Register

___ other (explain:)

per Edson H. Beall 10.16.13

Signature of the Keeper Date of Action

United States Department of the Interior

NATIONAL PARK SERVICE
1849 C Street, N.W.
Washington, DC 20240

October 22, 2013

Notice to file:

This property has been automatically entered in the National Register of Historic Places

on October 16, 2013

This is due to the fact that there was a lapse in appropriations by Congress and our offices were closed from October 1-16, 2013. "Nominations will be included in the National Register within 45 days of receipt by the Keeper or designee unless the Keeper disapproves a nomination" (30CFR60.(r). If the 45th day falls on a weekend or Federal holiday, the property will be automatically listed the next business day.

The documentation is technically sufficient, professionally correct and meets the National Register criteria for evaluation. Thus, this property is automatically listed in the National Register of Historic Places.

Martha Weiser House
Name of Property

Boulder County, Colorado
County and State

5. Classification

Ownership of Property
(Check as many boxes as apply.)

- [ ] private
- [X] public - Local
- [ ] public - State
- [ ] public - Federal

Category of Property
(Check only **one** box.)

- [X] building(s)
- [ ] district
- [ ] site
- [ ] structure
- [ ] object

Number of Resources within Property
(Do not include previously listed resources in the count.)

Contributing	Noncontributing	
1	0	buildings
		district
		site
		structure
		object
1	0	**Total**

Name of related multiple property listing
(Enter "N/A" if property is not part of a multiple property listing)

N/A

Number of contributing resources previously listed in the National Register

N/A

6. Function or Use

Historic Functions
(Enter categories from instructions.)

DOMESTIC: Single Dwelling

Current Functions
(Enter categories from instructions.)

DOMESTIC: Single Dwelling

7. Description

Architectural Classification
(Enter categories from instructions.)

MODERN MOVEMENT

Materials
(Enter categories from instructions.)

foundation: CONCRETE
walls: WOOD
roof: Asphalt
other:

Narrative Description

Summary Paragraph

The Weiser House is located northeast of the City of Boulder, within the White Rocks State Natural Area. The area gets its name from its distinctive outcroppings of pale Fox Hills sandstone. The Weiser house is situated on a bluff between two outcroppings; Boulder Creek and its floodplain lie below. This is a semi-arid region with a plains grassland setting. Martha "Ricky" Weiser, her husband and two sons moved to Boulder in 1956. After purchasing a 240-acre farm property near 75th Street, the Weisers asked family friend and local architect L. Gale Abels to design a home for them. Completed in 1963, the result was a distinctive modern building that maximized views of the surrounding landscape and the Rocky Mountains. The Weiser House is an excellent example of the Contemporary style that developed in the 1950s through early 1970s[i]. Key Contemporary features evident in the Weiser house include integration into the landscape, expansive windows, open floor plan, interior courtyard, minimal ornamentation, contrasting wall materials, and unusual roof design. The house features a rectangular plan with an asymmetrical butterfly roof. It is one and a half stories tall; the front living room area is single story with the angled roof rising to the rear to accommodate a two story bedroom area. Ricky Weiser lived in the house from its completion until her death in 2002. The house retains a remarkably high degree of integrity with the only significant alteration the closing of a loft area in the rear downstairs bedroom to create an additional bedroom. Boulder Open Space and Mountain Parks (OSMP) purchased the property in 2011 in order to protect and preserve the surrounding natural habitat. OSMP sensitively rehabbed the property in summer/fall 2012, and a tenant currently resides in the house.

Narrative Description

SITE

Though the nomination includes only the Weiser House and the land immediately surrounding it integral to its design, the natural setting is an important part of the character of the property. The Weiser House is set among the sandstone outcroppings of the White Rocks State Natural Area in rural Boulder County, around eight miles northeast of the City of Boulder. The topography of the area is varied, and ranges in elevation from 5,095 feet at the creek bed to 5,229 feet at the highest point. When the Weisers purchased the 240-acre property, the area was evolving from agricultural use (dryland farming and stock grazing) to residential development, with several new subdivisions constructed during the 1960s. The Weiser property had previously been farmed, but after a couple of unsuccessful farming attempts, the Weisers leased the land for cattle grazing. The Weisers also allowed a family friend to graze several horses on the property. Martha Weiser was a member of the Society for Creative Anachronism (SCA) with an interest in falconry. She kept several falcons on the property and hosted SCA events until the mosquitos along the creek were determined too annoying[ii]. An activist interested in preserving Colorado's natural areas, Martha Weiser supported the creation of the White Rocks State Natural Area on her property in 1979. As a result of the designation and the purchase by OSMP, the area surrounding the Weiser House remains undeveloped.

Weiser was careful in her selection of the house site, choosing a dramatic location where the house could be surrounded by the White Rocks, but would rest on dirt so that the outcroppings would not be directly impacted[iii]. The house is set into the slope of the landscape, with the rear second story accessible at ground level. Set above the creek at an elevation of 5,141 feet, the house was also sited so that the trees along Boulder Creek would block views of the stacks of the city power plant. The site measures approximately 557' on its north-south long side, 300' on its north-south short side, 62' east-west on its short side, and 382' east-west on its short side.

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[i] This nomination uses the definition of Contemporary established by Virginia and Lee McAlester in *A Field Guide to American Houses*, pages 477, 482-483.
[ii] From email correspondence between Chris Weiser (son of Martha Weiser) and Michelle Chichester, December 4, 2012. Weiser recounted the reasons as to why the SCA met at the Weiser House only a few times.
[iii] Ibid.

The Weiser House is accessed from North 75th Street. A gravel drive runs east of North 75th Street for 0.5 miles, and then turns north for another 0.41 miles to reach the house, with a steel bridge crossing over Boulder Creek. The drive ends in a circle with one side passing through a carport on the northwest side of the house.

Martha Weiser allowed researchers to conduct a large number of biological and environmental studies on her property. There has never been formal landscaping on the property, and most plants are native to the area. Some naturalized, non-native plant species are also present. Several rare plants have been found on the site and studied extensively. According to studies by OSMP, the area at the top of the sandstone cliffs, where soil has collected between rocks, contains habitat for the forktip three-awn grass (listed by the Colorado Natural Heritage Program as critically imperiled in Colorado) along with an unusual mix of tallgrass prairie and sand prairie plant species. Crevices on the cliff face harbor the black spleenwort fern, which is one of the rarest ferns in North America. Seeps in the White Rocks cliff face provide habitat for moisture-loving tallgrass species including great blue lobelia as well as an uncommon liverwort. Sandy soils at the base of the cliffs support some of the farthest western occurrences in Colorado of sand prairie species including sand sage, narrowleaf four o'clock, silky sophora, lemon scurfpea, and the plains black nightshade. Native shrub stands and a large grove of western hackberry add to the plant diversity and provide important structure and food for birds and other wildlife species.

EXTERIOR

The Weiser House features many characteristic elements of the Contemporary or Mid-century Modern house design, including integration with the landscape, unusual roof design with wide eave overhangs, large expanses of glass, and contrasting wall materials and textures. The frame house rests on a concrete foundation. The house is clad in unpainted, vertical board-and-batten siding with low sandstone walls on the front and around the west porch adding contrast. The same stone is used at the base of the northwest side of the carport and for the chimney and fireplace. The use of unpainted vertical board-and-batten siding (most commonly used for barns and other agricultural outbuildings) along with unfinished sandstone gives the house a rustic feel that helps it blend into the surrounding landscape.

The most distinctive feature is the butterfly roof, which is composed of two roof slopes descending inward from the southwest (front) and northeast (rear) sides of the house. The pitch of the roof is uneven, with the front slope shallow in pitch while the rear slope is more steeply pitched. The roof area measures approximately 55' (SW-NE) x 90' (NW-SE). There are three large cutouts in the roof: over the interior courtyard, at the front of the carport, and at the rear of the carport. The cutouts over the carport are placed close to the edge of the roof, creating a dramatic effect of angular beams projecting into the sky and giving the roof an aerodynamic appearance. The beams, soffits, and fascia are clad in unpainted wood siding. The house is rectangular in plan except for a few extensions at the rear, a garage/screened porch at the north corner and a shed at the east corner.

NORTHWEST FAÇADE

The northwest side contains an entrance, carport, and garage. The main entrance is located on the western end of the elevation. Three flagstone steps lead up to a screened, solid wood door; the entrance is inset from the northwest wall by 5'. Above the window is a trapezoid opening (36" x 40"). It is currently filled with wood; this may have originally contained a window. To the right of the door are two stacked, fixed windows. The windows extend from floor to ceiling. The lower window measures 28"x16", and the window above, a trapezoid as it reaches the ceiling, measures 28" x 96". A porch fills the west corner of the house. North of the entrance a single horizontal sash window (36" x 48") is located on the first floor; the second floor contains a grouping of windows at the north corner. The grouping consists of two rectangular windows with a trapezoidal window above. The left side rectangular window (36" x 42") is a horizontal sash window, the right side window (48" x 48") and trapezoid window (84" x 42") are fixed.

The garage is set back from the main elevation by 16" and built into the slope of the landscape. The single-story garage has a flat roof which functions as a porch. The screened porch was originally an open deck, but a shed roof and screens

have been added. The screens are set back from the edge of the garage walls and are held in place by a grid of wooden mullions. Double doors are centered on the garage; they are clad in the same unpainted board-and-batten siding as the rest of the house and blend into the wall.

The roof extends to the northwest to create a carport approximately 26' wide. The northwest end of the roof rests on three rectangular supports (4' x 4'8"). A storage area (16' x 7') is located between the center and northern supports. Four top-hung wooden sliding doors (each 4' wide) are located on the southeast side of the storage area. Several of the original doors had been damaged, and OSMP recently installed three replacement doors that match the original. The other walls are blank and clad in the same unpainted board-and-batten siding as the main house. The western roof support sits atop a rectangular stacked stone pier.

SOUTHWEST FAÇADE

The southwest or main façade faces out towards Boulder Creek with views of the Front Range beyond. The roof overhangs on the southwest side significantly, shading the glazing from direct sunlight in the summer. Beneath the overhang are tapered, exposed rafter tails. The fascia is angled towards the foundation of the house. A porch, living room, and bedroom are located on this side of the house. The porch (12' x 14') occupies the west corner of the house. It features a raised wooden plank floor, no railing, and three simple wood-clad columns supporting the roof. Below the porch, it can be seen that these columns consist of a metal pole sitting on a concrete pier. The northwest side of the porch is bordered by a stacked stone wall.

The living room was designed with mountain views in mind, projecting forward on the southwest with glass on three sides. The northwest side of the living room consists of a sliding glass door (70" x 77"), with fixed trapezoid windows above (70" x 40") and to the west (54" x 85"). The sliding door opens to the west porch. The southwest wall of the living room is composed of three large fixed windows (90" x 85") resting on a stacked stone wall. The stone wall tapers on the west and south ends. The southeast side of the living room consists of a single glazed door that is accessed by five stone steps. A rectangular grouping of windows is located to the south of this entrance, composed of a fixed bottom window (36" x 28"), a sash center window (36" x 48"), and a fixed top window (36" x 12").

SOUTHEAST FAÇADE

The concrete foundation is clearly visible on this side, as is the slope of the land. Bedrooms are located on this side. A deck, connected to the south bedroom, is located at the south corner. The deck is wood, with wood steps leading to ground level. There is a small crawlspace storage area located beneath the deck. Sliding glass doors (70" x 77") lead from the bedroom to the deck. There is no window in the south bedroom. Two windows are located on the first floor of this side; a bathroom window with a fixed lower segment (24" x 44") and operable upper segment (24" x 36") and a southeast bedroom window consisting on a fixed lower segment (35" x 25") and an upper operable segment (35" x 55"). At the east end a metal, half-light door leads to the laundry room. Above the door, on the second floor, is a window grouping for the second floor bedroom consisting of two rectangular windows with a trapezoid window (84" x 44") above. The left bottom window (48" x 46") is fixed and the right window (36" x 46") is operable.

A small concrete enclosure (12 ½' x 9') is attached to the east corner of the northeast (rear) side. Martha Weiser originally used the space as a dog run and later to keep falcons. The enclosure is built into the slope with wire mesh gates across the southeast side and a partially exposed concrete wall on the northeast side. The enclosure was originally roofless, but a shed roof covered with asphalt shingles was added at an unknown date. Wooden framing clad in unpainted board-and-batten siding fills the space between the shed roof and concrete wall.

NORTHEAST FAÇADE

The house is built into a slope so that only the partial second story is exposed on the northeast or rear elevation. The roof does not overhang on the northeast side, but the fascia slopes up and away from the house. Paired windows are located above the dog run, aligning with those on the southeast façade to create a corner window at the second-floor bedroom.

The bottom window (36" x 46") is operable while the top window (36" x 40") is fixed. A group of five fixed windows is located near the center of the façade , arranged to form an upside down "U". The center window (88" x 39") runs along the roofline; the paired windows on either side are composed of a larger bottom window (35' x 72") and smaller top window (35" x 39"). The screened porch is located to the north. It was added several years after the house was constructed, at the request of Martha's son, Scott. L.Gale Abels returned to design the porch. On the east side of the porch, two wooden steps lead from ground level to the deck of the porch/ roof of the garage. The screened walls of the porch are set back 25" from the edge of the garage. The northeast side of the garage is partially banked andpartially exposed. Stairs run along the exterior of the garage, running from the second floor to the first floor. A single flush wooden door is located at the base of the stairs, leading into the garage.

At the north corner above the garage is a grouping of windows that connect to the windows on the northeast side to create a corner window in the office. The window consists of a bottom fixed window (48" x 46"), a bottom operable window (36" x 46", and an upper fixed trapezoid window (84" x 44").

INTERIOR

The interior exhibits many characteristic features of the Contemporary style including an informal, open floor plan with a centrally located kitchen; sliding doors; indoor/outdoor space with patios, decks, and an interior courtyard; a living room focused around a large stone fireplace; sloped ceilings and exposed ceiling beams; extensive use of natural wood; and expansive windows to allow light penetration (as well as mountain views). The interior retains a high degree of integrity including much of its original cabinetry, fixtures, and built-in shelving. With the exception of a loft converted to a second floor bedroom, it also retains its original layout and flow. The interior courtyard is located at the center of the house with the flow of the house around the courtyard. Interior hallways form a box around the courtyard, with the northeast, southwest, and kitchen hallways featuring floor-to-ceiling windows looking onto the courtyard. The emphasis on indoor/outdoor space is also evident in the numerous entrances to the house. The first floor interior can be accessed by six entrances: from the carport to the vestibule, from the west porch, from stairs at the south corner of the living room, from the deck off the south bedroom, from the laundry room, and through the garage. The second level can be accessed via the screened porch.

OSMP recently made repairs and updates to the house to prepare it for a new tenant; original materials were retained whenever possible and new materials were matched to originals as closely as possible following Boulder County preservation guidelines. The house had not received regular maintenance since Martha Weiser's death in 2002, and OSMP completed much needed general repairs and maintenance to features including the outdoor stairs, roof of the dog run, screened porch, storage area doors, closet doors, and furnace. Work also included electrical and plumbing repairs and upgrades and a new septic system. All of the original window glass was replaced with more energy efficient glazing (matching the original window configurations) and four sliding glass doors were replaced in-kind. The interior wood was cleaned and conditioned. Carpet and vinyl flooring was replaced.

VESTIBULE – First Floor
The vestibule (8' x 10") on the northwest side is the primary entrance, providing access from the carport. The floor is flagstone, a continuance of the flagstone at the exterior entrance. Unpainted wood paneling covers the walls and ceiling. The ceiling slants with the slope of the roof (9'-3" at the low point and 9'-11" at the highest). The vestibule contains several storage areas. The southwest wall features a built-in bench with storage below as well as a closet with two top-hung sliding wood doors (28" x 7"). Above the closet is a small storage space (28" high) with similarly designed closet doors. The vestibule leads to the southwest hallway/ living room and the kitchen. A swinging door may have originally separated the vestibule from the kitchen.

LIVING ROOM – First Floor

The vestibule leads into the southwest hallway (27' x 3') which provides access to the living room, interior courtyard, and south bedroom. Floor-to-ceiling sliding glass doors and windows line the northeast side of the hallway. Three steps down on the northwest side of the hallway lead to the sunken living room (17' x 21'). There is no wall separating the hallway from the living room but the stone fireplace and a low built-in cabinet (35" tall) define the living room space. The fireplace hearth is L-shaped, a foot high and topped with flagstones. The large stone, rectangular chimney extends to the ceiling. A stone wall (6'-5" tall) projects from the chimney on the northwest side. The wooden cabinet is divided into five compartments which are accessed via hinged panels on the top of the cabinet. Built-in shelves line much of the northwest wall, with the shelves cut to follow the three steps leading down to the living room. A large window and sliding glass doors leading to the west porch fill the remainder of the northwest wall. Large windows fill the southwest wall of the living room. The southeast wall is blank except for a door at the south corner. Originally, an L-shaped couch was installed at the east corner of the room, but has since been removed. The walls are covered in unpainted wood paneling; the ceiling is composed of unpainted tongue-and-groove wood paneling. The ceiling slants with the slope of the roof (8'-9" at the low point and 11'-0" at the highest). The floor is covered in new green carpet, similar to the original carpet.

The living room was the center of the home and the room Martha Weiser spent the most time in. The bookshelves were filled with Martha Weiser's collection of medieval history books. Abels was asked to design the room to accommodate a 12' x 18' Persian rug from Martha Weiser's father, Seth Richardson. Unfortunately, the roof often leaked, and the carpet had to be moved. The roof was eventually fixed, but the rug remained in storage until being passed on to Martha Weiser's son Chris.

SOUTH BEDROOM and MASTER BATHROOM – First Floor

The south bedroom (11'-7" x 17'-9") was the master bedroom. The northeast wall contains the bedroom entrance as well as doors leading to the master bathroom. A closet (with 32" double sliding doors) is located on the southeast wall along with a sliding glass door leading to a deck. Additional closets fill the northwest wall. The floor is covered with new green carpet, similar to the original carpet. The walls are a combination of wood paneling and drywall, while the ceiling is tongue-and-groove wood paneling. The ceiling slants with the slope of the roof (7'-11" at the low point and 9'-6" at the high point).

The master bathroom consists of paired sink/toilet rooms (total dimensions 11'-8" x 5'-3") with a shared tub/shower room. The tub/shower room can be accessed from the south bedroom (through the paired sink/toilet rooms) or from the southeast hallway. The sink/toilet rooms are the same layout, but opposite, and include vanities with their original sinks and cabinetry. The tub/shower room includes the original tub in the east corner and a tiled shower in the north corner. The southeast wall has a single window while the northwest wall contains a door to the southeast hallway. The floor is linoleum and the walls are drywall. The ceiling is a grid pattern of 2"x 4"s containing plastic opaque panels that diffuse the light from fluorescent tubes mounted above the grid. Martha Weiser shared the tub/shower room with her sons since it contains the only tub and shower in the house. According to Chris Weiser, the two bathrooms of the house were designed entirely too small with his mother still in "1940's thinking" when she was helping with the design of the bathrooms[iv].

SOUTHEAST HALLWAY – First Floor

The southeast hallway is 30' long, extending from the entrance to the south bedroom to the entrance of the laundry room/indoor kennel. The northwest side of the hallway is lined with three closets. Each closet door is 32" wide. The southeast side of the hallway is blank with the exception of doors to the master bathroom and east bedroom. The floor is covered in carpet, and the walls in wood paneling.

[iv] From email correspondence between Chris Weiser (Martha Weiser's son) and Michelle Chichester, December 4, 2012. Weiser was asked to describe what he did not like about the design, and living in the house.

SOUTHEAST BEDROOM – First Floor

The southeast bedroom (15' x 13') is located between the master bathroom and laundry room and accessed via the southeast hallway. Paired closets fill the northeast wall, the four sliding doors measure 36" each. The southeast wall contains a single window. The southwest wall is blank. Originally the bedroom was open to a loft located on the second floor. The loft opening was enclosed with drywall circa 2000, but the ladder connecting the two spaces remains. The floor is covered in new green carpet, similar to the original carpet. The walls and ceiling are painted drywall. The ceiling slants with the slope of the roof (12'-8" at the low point and 14'-11" at the high point). Martha Weiser's son Scott used the southeast bedroom and her son Chris used the loft as a bedroom.

LAUNDRY ROOM/INDOOR KENNEL – First Floor

The laundry room/indoor kennel (6' x 21') is located at the east corner. A door on the southeast wall leads outside. A small dog door is located on the northeast wall, connecting to the exterior dog run. The floor is covered in vinyl. The northeast wall is concrete, functioning as a retaining wall where the house is built into the slope. The other walls and ceiling are painted drywall. This room held a washer and dryer. It was also used as an indoor kennel, with a dog door leading to the outdoor dog run. In later years, Martha Weiser stored her extensive collection of *Architectural Digest* and her falconry materials in the room.

EAST BATHROOM – First Floor

The east bathroom (5'-4" x 5'0") is located at the southeast end of the northeast hallway. It contains a toilet, vanity, and cabinetry. The entrance is located on the southeast wall. The floor is wood and the walls and ceiling are painted drywall.

NORTHEAST HALLWAY – First Floor

The southeast hallway (25' long) extends from the kitchen to the southeast hallway. The northeast side of the hallway is lined with two floor-to-ceiling pocket doors (6' wide) that slide open to reveal the theater room. The southwest side of the hallway contains floor-to-ceiling windows looking out on the interior courtyard and a sliding glass door. The floor is covered in carpet, and the walls are unpainted wood paneling. The ceiling is covered in painted drywall.

THEATER ROOM – First Floor

The theater room (10'-2" x 18'-9") is located at the rear of the house, which is banked into the slope. The room contains a single below grade window that opens onto a window well and does permit much light into the room. The room was used for films, television, books, and games. Built-in bookshelves line the northeast and southeast walls. The west corner contains a walk-in closet (3'-0" x 5'-7") which was used to store games. The floor is carpeted and the walls are painted drywall, except for the northeast wall which is concrete. The ceiling is drywall and is 7'-5" tall. Before the divorce, Bruce Weiser used this room as a library. Originally books filled the shelves up to the ceiling but after some shelves collapsed, only the lower shelving was used. Bruce Weiser was a photographer and cinematographer and also used this room to show some of his films.

FURNACE/TOOL ROOM and GARAGE– First Floor

The furnace/tool room (7'-4" x 12'-4") is located in the north corner, between the kitchen and garage. The furnace/tool room features a work bench on the northwest wall. A door on the northeast wall leads to the garage and a door on the southwest wall to the kitchen. The floors are wood and the walls are a combination of concrete and unfinished framing. The ceiling is also unfinished with exposed floor joists.

The garage (12'-6" x 19'-9") is attached to the north corner of the house. Double garage doors are located on the northwest wall and a pedestrian door leads to the outside on the northeast side. The garage is unfinished with concrete walls. According to Martha Weiser's son, the garage was too small for parking cars, and therefore the carport was used instead.

The stairs to the second floor are located between the furnace room and the theater room.

KITCHEN – First Floor
The kitchen (22'-0" x 15'-6") fills most of the northwest side of the house. The kitchen has a light and airy feeling due to the ceiling extending to the second story and floor-to-ceiling windows looking out to the interior courtyard on the southeast side. A sliding glass door provides access to the courtyard. The kitchen feels central to the house due to its visibility from across the courtyard and the absence of doors. The northwest side of the kitchen is lined with kitchen cabinets, which are original. There is a sink on the left side, with a window above it. The upper cabinets extend the full length of the kitchen. The lower cabinets on the right side of the northwest wall are different, and it is unclear as to why or whether they are original to the kitchen. The southwest wall holds a pantry that appears to have held food as well as kitchen tools. The pantry consists of two sets of cabinets, each with double doors, and a separate cabinet above. A large island (3'-4" x 8'-0") is located on the southwest side of the kitchen. The island is straddled on the northwest and southeast sides by tall, shallow shelves that are reminiscent of the roof supports on the northwest side of the carport. These supports extend to the ceiling. The floor is covered in vinyl. The walls and ceiling are painted drywall. The ceiling slants with the slope of the roof (10'-2" at the low point and 14'-5" at the highest). The northeast end of the kitchen was used as an eating area for the family.

COURTYARD – First Floor
The interior courtyard (16'-7" x 21'-3") is located at the center of the house. The courtyard has glass on three sides with a combination of sliding glass doors and large windows on each side. The southeast side is the only side devoid of fenestration, and simply consists of a blank wall clad in board-and-batten siding. The southwest side is completely glazed, and separated into five sections. The three left sections consist of a bottom window measuring 47" x 83", and a top window measuring 47" x 32". All windows are fixed and stretch from floor to ceiling. The remaining two sections have a sliding glass door on the bottom, measuring 86" x 83". Above the sliding door are windows similar to the others, but a bit smaller, measuring 44" x 32". The northwest side has fewer windows. The left portion of the wall is blank and clad in board-and-batten siding. To the right is a floor-to-ceiling, fixed set of windows. The bottom measuring 41" x 63" and the top is trapezoidal with a width of 41". To the right is a sliding glass door measuring 86" x 83". Above the door are two more trapezoid windows that extend to the roof line. They are both fixed and have a width of 43". The northeast wall has a group of glazing in the center with board-and-batten on either side. This side of the courtyard extends from the first floor to the second. The first floor consists of a fixed window, measuring 47" x 84", on the left, and a sliding glass door, measuring 84" x 87" on the right. The six second-story windows, with two windows stacked per section, align with those on the first. The bottom windows are all fixed; the left window measures 48" x 24", while the two right windows measure 43" x 24". The left upper window is a sliding window and measures 48" x 48". The two right windows are fixed, and measure 43" x 48".

The courtyard features a polygonal shaped concrete patio. The courtyard is partially covered on the northwest side. Two roof beams extend over the courtyard opening, running northeast to southwest, and are aligned with the windows below. The courtyard was rarely used by the family. A variety of animals called the courtyard home over the years. According to Chris Weiser, the courtyard had a terrible ant problem, and after rescuing a toad from the Theater Room's window well one day, his mother decided to set it free in the courtyard. For quite some time, the toad lived in the courtyard feasting on ants. Eventually, the toad disappeared and the ants returned. Shortly after, another toad fell into the window well and eventually found a new home in the courtyard as well. Several raptors also called the courtyard home. The architect's daughter, Betsy Abels Messerschmidt, remembers tame raptors living in the courtyard on several occasions when she visited as a child[v].

OFFICE – Second Floor
The office (14'-8" x 9'-0") is located in the north corner of the second floor. The room is accessed from a landing at the top of the stairs. A group of windows wraps around the north corner. A drywall covered corner column is located in the east corner of the room. The southwest side originally featured a half wall which provided views onto the kitchen below. After Ricky Weiser passed away in 2002, tenants moved into the house, and the office was converted into a bedroom, and a

[v] From phone interview of Betsy Abels-Messerschmidt (daughter of L. Gale Abels) conducted by Michelle Chichester, December 6, 2012.

fixed picture window was inserted in the opening. The floor is covered in green carpeting. The walls and ceiling are painted drywall. The ceiling slants with the slope of the roof (6'-1" at the low point and 10'-2" at the highest).

SITTING ROOM – Second Floor
The sitting room is L-shaped in plan, due to a closet (5'-5" x 11'-0") in the south corner. Inside, there is a small door that leads to an attic space (19'-5" x 5'-3"). The southwest wall is blank where the closet is, and has three groups of windows overlooking the courtyard on the right. The northwest wall is blank, with the exception of a door that leads to the landing of the stairs. The northeast wall has the only second floor entrance from the outside on the left. To the right of the door is an upside down U-shaped configuration of windows. The southeast wall is blank, with the exception of a single door leading to the second floor east bedroom. The floor is wood. The walls and ceiling are painted drywall. The two roof beams visible in the courtyard extend through the sitting room. The ceiling slants with the slope of the roof (6'-1" at the low point and 10'-2" at the highest). The sitting room and office did not serve their intended function. They were instead used as long-term storage spaces, with the exception of a time after Martha Weiser's death when Scott Weiser invited a friend/business associate and his family to live upstairs. According to Chris Weiser, the closet was likely used as a dark room early on. At the end of Martha Weiser's life, she had a regular caretaker. There was a plan to convert the second floor into an apartment for the caretaker. The only part of the plan completed was the closure of the loft in the east bedroom.

EAST BEDROOM – Second Floor
The east bedroom (16'-4" x 11'-6") occupies the east corner. A group of windows wraps around the east corner. The floor is wood. The walls and ceiling are painted drywall. The ceiling slants with the slope of the roof (6'-1" at the low point and 10'-2" at the highest). The east bedroom was originally used as storage, until Chris Weiser moved his bedroom here from the first floor. Chris went to live with his father following the divorce and the room became storage for toys. Originally this room was a loft space overlooking the first-floor southeast bedroom. The loft space was enclosed in recent years as part of a plan to create a separate living space for Martha Weiser's caretaker.

INTEGRITY

The Weiser House retains a high degree of integrity. With regards to location and setting, the surrounding landscape appears as it did when the house was built. The house also retains a high degree of design integrity. Martha Weiser lived in the house from 1963 until her death in 2002 and made very few alterations to its original form. Small, practical changes such as the screening in of the northeast deck and construction of a roof over the dog run do not adversely impact the house's integrity. These alterations are small in scale and located on the rear side of the house. OSMP recently completed a rehabilitation project. All original window glazing has been replaced, with new windows custom-cut to match the original configurations. The house also retains excellent integrity of materials, including many original interior features such as cabinetry, built-ins, and fixtures. The exterior materials are original, and modifications have respected the original, maintaining integrity of materials. The integrity of feeling is enhanced by the continued use of the house as a residence, and the preservation of the setting which conveys the relationship between nature and the house envisioned by Martha Weiser and L. Gale Abels. The Weiser house maintains a strong sense of association with the architect, L. Gale Abels, and the owner, Martha Weiser, both of whom are well known locally.

8. Statement of Significance

Applicable National Register Criteria
(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- [ ] A Property is associated with events that have made a significant contribution to the broad patterns of our history.
- [ ] B Property is associated with the lives of persons significant in our past.
- [x] C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- [ ] D Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations
(Mark "x" in all the boxes that apply.)

Property is:

- [ ] A Owned by a religious institution or used for religious purposes.
- [ ] B removed from its original location.
- [ ] C a birthplace or grave.
- [ ] D a cemetery.
- [ ] E a reconstructed building, object, or structure.
- [ ] F a commemorative property.
- [ ] G less than 50 years old or achieving significance within the past 50 years.

Areas of Significance
(Enter categories from instructions.)

Architecture

Period of Significance

1963

Significant Dates

Significant Person
(Complete only if Criterion B is marked above.)

Cultural Affiliation

Architect/Builder

Lewis Gale Abels

Period of Significance (justification)

The period of significance for architecture is 1963, the year the house was completed.

Criteria Considerations (explanation, if necessary)

N/A

Statement of Significance Summary Paragraph

The Weiser House is locally significant under Criterion C in the area of Architecture for the year 1963, the year of its completion. The house is an excellent example of an architect-designed modern Contemporary residence in Boulder County. Boulder County experienced rapid population growth during the 1950s and 1960s which created a need for new housing, much of it influenced by Modern design trends. The Martha Weiser House is an outstanding example of the Contemporary Style popular during the 1950s through the early 1970s. Key character-defining features include the low-pitched butterfly roof, visible roof beams, relatively open floor plan, combination of wood and stone, lack of applied ornamentation, attached carport, strong horizontal emphasis, interior courtyard, large and often unusually shaped window expanses, and deep overhanging eaves. In Boulder, the Contemporary housing type is most often seen in custom-designed homes, such as the Weiser home. The Martha Weiser House is also significant as a representative work of a master architect, L. Gale Abels (1927-1995).

Narrative Statement of Significance

L. Gale Abels was one of several prominent architects in Boulder County who were experimenting with Mid-century Modern design. The *Historic Context and Survey of Modern Architecture in Boulder, Colorado 1947-1977* identifies Abels as a master of local architecture along with Charles A. Haertling, James M. Hunter, Hobart D. Wagener, Roger J. Easton, Thomas Nixon, and Art Everett. Abels' architectural pedigree is exceptional, having trained with two of the leading figures of Modern design. He received his master's degree in architecture from the Harvard Graduate School of Design in 1952, where he studied under Walter Gropius. His first job was with the firm of Earo Saarinen. Abels moved to Colorado in 1958 and worked for locally prominent architect William Muchow until opening his own firm, L. Gale Abels and Associates. Martha Weiser hired Abels to construct a home on her rural Boulder County property in 1962. The house was completed in 1963 and features many key architectural elements of Mid-century Modern design, including clean geometric lines, integration with nature, ample windows, exposed structural elements, contrasting wall materials, and an open, airy interior. The Weiser House is an excellent example of the prominent role of Modern design in Boulder during the mid-twentieth century. A rapidly growing metropolitan area with a highly educated population, Boulder embraced modernism, building more Modern landmarks than any other Colorado community. In the following decades, however, many of Boulder's Modern buildings have lost integrity due to insensitive alterations, making integrity of the Weiser House exceptional.

Developmental history/additional historic context information

BOULDER AT MIDCENTURY

Rapid growth (with a corresponding need for new buildings) and an educated and progressive professional class, combined to make Boulder a hub of Modern design in the mid-twentieth century. According to U.S. census records, between 1950 and 1970, the population of the city of Boulder grew from 19,999 to 66,870. Jobs at the University of Colorado and several large government and private research facilities drew many new residents to the area. Many of the highly educated academic and scientific professionals coming to Boulder were open to architecture that explored Modern styles, including International, Contemporary, Expressionism, New Formalism, and Brutalism. The University of Colorado created a new Department of Architecture and Architectural Engineering in 1952 and many of Boulder's leading modern designers lectured at the university, including L.Gale Abels.

Housing was in high demand and many of Boulder's Modern architects focused on residential designs. Key residential building trends included increased dialogue between clients and architects; flexible interior spaces where a sense of functional division was created without physical barriers; the extensive use of glass to bring the outdoors indoors; an increased acceptance of variety, asymmetry, and spontaneity in design; an emphasis on individual expression; and designs that appear lighter, airier, and more aerodynamic. Demographic growth and development also spread out of the

city of Boulder into the surrounding area. The population of Boulder County more than doubled between 1950 and 1970, with U.S. census records showing an explosion from 48,296 to 131,889. Locations outside of city limits appealed to those like Martha Weiser who wanted large lots as well as those seeking affordable ranch houses. Many new subdivisions were developed on the fringes of the city. Several of these were in the vicinity of White Rocks and the Martha Weiser House, including Gunbarrel Green (established in 1963) and Heatherwood Estates (with the first home completed in 1967). Without Martha Weiser's purchase of 240 acres surrounding the White Rocks, this area would likely also have been developed. A subdivision runs along the northwest boundary of the White Rocks Preserve, and measures approximately 1,500 feet from the Weiser House.

LEWIS GALE ABELS

According to census records, Lewis Gale Abels was born on August 18, 1927 to a farming family in Sutherland, Iowa. Bernard Abels and Marian Adelade Culp had three children, Lewis, Gordon, and Janice. Lewis rarely used his full name, instead known as L. Gale Abels or simply Gale Abels[vi]. In 1932, the family moved to a farm near Cherokee, Iowa. L. Gale Abels developed a fascination for planes at a young age, taking his first airplane ride around the age of 13. Less than five years later, Abels decided to join for the Air Corps, enlisting at Fort Leavenworth, Kansas on February 1, 1945. Abels was only 17 at the time, and would not turn 18 for another six months. He lied about his age, listing his birth date as 1926 so he could join. On September 6, 1947, after returning from active duty at the age of 20, he married Marilyn Joyce Troupe in Minneapolis, Minnesota. Gale and Marilyn had three daughters: Betsy, Vicky, and Jenny.

After the war, Abels attended the University of Minnesota, where he was also a part of the school's wrestling team. The team traveled the country for wrestling matches and after a wrestling trip to Colorado, Abels decided that he would one day live in Colorado[vii]. After graduating cum laude in 1950, Abels was torn between pursuing advanced studies in architecture or aeronautical engineering. He chose architecture, and was accepted to the master's program of architecture at the Harvard Graduate School of Design, which was under the direction of Walter Gropius. One of the icons of Modern architecture, Gropius is celebrated as the director of the Bauhaus School in Germany, which he ran from 1919 to 1928. Gropius' work was inspired by modern technology, looking for ways to utilize new materials and construction methods. As an architect, Gropius is known for helping to develop an iconic Modern design—the steel frame building encased in walls of glass. As an educator, Gropius sought to make architectural instruction less intellectual and theoretical and more practical and experiential. The Harvard program emphasized collaboration, with architecture students working with those in the city planning and landscape architecture departments on real world projects. Gropius placed equal emphasis on function and aesthetics, and highlighted the importance of spatial perception including volume, light, color, and scale. Instruction stressed three-dimensional design over drawings on paper and experimental materials workshops and manual training were a key part of coursework.

Abels graduated from Harvard in 1952, and two years later started working for the firm of Eero Saarinen, FAIA in Detroit, Michigan. Saarinen is considered a master of American 20th century architecture and furniture design, known for his dynamic sculptural forms and structural innovations. Celebrated firm projects included the Gateway Arch in St. Louis, the TWA terminal John F. Kennedy International Airport in New York, and the main terminal of Dulles International Airport in Washington, D.C. Abels worked for Saarinen for four years, from 1954 to 1958. Ongoing projects during this time included the General Motors Technical Center (1949-1956 – Warren, Michigan), Kresge Auditorium and Chapel (1955 - Cambridge, Massachusetts) and the Yale University Hockey Rink (1958 – New Haven, Connecticut). Abels' primary project at the firm appears to have been the Concordia Senior College in Fort Wayne, Indiana. According to his daughter, Betsy, Abels loved working for Saarinen.

[vi] Abels-Messerschmidt, Betsy. December 6, 2012.

[vii] Ibid.

After leaving Saarinen in 1958, Abels moved to Boulder, Colorado with his family. Abels went to work for prominent Denver architect, William Muchow, FAIA at his firm, Muchow Associates Architects. The firm opened in 1950 and closed shortly after the death of William C. Muchow in 1991. During that time over eight hundred and thirty-three projects came out of the office. Muchow's firm worked on a broad range of architectural projects including schools, churches, residential and multi-family houses, prisons, office buildings, financial institutions, municipal, and recreational facilities. Abels stayed with Muchow until he decided to open his own practice.[viii]

L. GALE ABELS AND ASSOCIATES

L. Gale Abels and Associates opened in 1963 in Boulder, Colorado. The size of Abels' firm varied in size, depending on the amount of projects, but averaged six employees. Abels was also a lecturer at the University of Colorado at Boulder's School of Architecture and used students in the architecture program as interns at the firm. Abels projects included residential design, commercial buildings, historic preservation, and airports. His designed is a variety of Modern subtypes including Contemporary, Formalism, and Late Modernism. Many of Abels' house designs can be found in the mountain/foothill communities, including Pinebrook Hills Community, Coal Creek Canyon, and of course Boulder. Abels' own home (1964) located at 6th Street and Evergreen Avenue in Boulder, Colorado is a great example of Abels' work.

While Boulder's Modern architecture and architects are celebrated locally, they are not well documented. This makes it difficult to place the Martha Weiser House in a larger context, both within Abels' career and the larger development of Modern architecture in Boulder. No comprehensive history or survey of Boulder's Modern architecture has been completed. The best source of information is the *Historic Context and Survey of Modern Architecture in Boulder, Colorado 1947-1977* prepared for the City of Boulder Planning Department in 2000. This was a selective survey that identified sixty-six buildings within Boulder city limits that were representative of local design trends and architects. The survey identified Abels' as a master of local architecture along with Charles Haertling, James M. Hunter, Hobart D. Wagener, Roger Easton, Thomas Nixon, and Art Everett. Three of Abels' buildings were included in the survey: Tye Dental Offices at 1150 Maxwell Avenue, built 1967 (5BL.8268); the Tippit House at 525 Aurora Avenue, built 1975 (5BL.8230); and Art Hardware at 1135 Broadway, built 1977 (5BL.8242). The Martha Weiser House is not within city limits, and thus was outside of the survey area.

Following is a list of known works by L. Gale Abels. This list is very likely incomplete, as few records of Abels' work have been located, although he is believed to have worked extensively in the Boulder area. No firm records could be located and building permits in Boulder do not include the name of the architect. This list was compiled from a number of sources including real estate advertisements, web searches, and History Colorado's COMPASS files. The Tippit House, Tye Medical Arts Building, and Art Hardware have been determined as Field-Eligible for designation, but none of Abels' buildings have been listed to the State or National Registers. Based on this list of known works, the Martha Weiser House appears to be Abels' first project in Colorado. An informal windshield survey was conducted of some of Abels' works in October 2012; of the buildings surveyed, the Martha Weiser House appeared to have retained the highest degree of integrity.

[viii] Biographical information on Abels from several sources including a phone interview with Abels' daughter Betsy Abels-Messerschmidt, an AIA Directory of Architects, articles in the *Daily Camera*, and a clippings file from the Carnegie Branch Library for Local History.

Works by L. Gale Abels

* Buildings surveyed during windshield survey on October 14, 2012 by Michelle Chichester and Abbey Christman

Building Name	Address	City, State	Year Constructed
Martha Weiser Residence	**4020 N 75th Street**	**Boulder, CO**	**1963**
*Gale Abels Residence	3100 6th Street	Boulder, CO	1964
William Schemmel Residence (remodel)	1235 Baseline Road	Boulder, CO	1966
Frederick Waterman Residence	Lot 52 Hangen Ranch	Evergreen, CO	1966
Rehabilitation of the Fine Arts Building - CU Boulder –(demolished, 2008)	On campus	Boulder, CO	1967
*Dr. Ellen Tye Medical Arts Building (5BL.8268)	1150 Maxwell	Boulder, CO	1967
*Rovert Tisserat Commercial Building	1711 15th Street	Boulder, CO	1967
Deane Valentine Residence	County Road 77	Boulder County, CO	1967
George Woodman Storage Building	575 Euclid Ave.	Boulder, CO	1968
Wave Flights	Unknown	Colorado Springs, CO	1968
Olson-Willyard Insurance	15th and Walnut	Boulder, CO	1968
Tennis Mahoney Residence (addition)	7010 Laura Lane	Ft. Wayne, IN	1968
Emmanuel Gallery, Emmanuel Episcopal Church (rehabilitation)	1201 10th Street	Denver, CO	c.1970s
*Tippit House (5BL.8230)	525 Aurora Ave	Boulder, CO	1975
*Art Hardware - Meininger's on the Hill (5BL.8242)	1135 Broadway	Boulder, CO	1977
*Goose Creek Clinic/Goose Creek Office	2880 Folsom	Boulder, CO	1979
Kinko's Remodel	1715-1717 Walnut	Boulder, CO	1982
Mattson's on the Hill (as built and remodel)	1143 13th Street	Boulder, CO	1982
Aero Associates - Jeffco Airport	Unknown	Broomfield, CO	1982-83

Kenneth Garry Residence (addition)	1046 Grandview Avenue	Boulder, CO	1983
Boulder Enterprise, Inc. (BEI)	3550 Frontier Ave.	Boulder, CO	1984-1993
*Arapahoe County Airport Control Tower	7800 South Peoria Street	Centennial, CO	1984
Lawrence Coval, Shop at Tabor Center	Unknown	Denver, CO	1984
Rudolph Haas, Jr. Residence	552 Watonga Way	Evergreen, CO	Unknown
Pruett Publishing	Pearl St between 20th and 28th	Boulder, CO	Unknown
Residence	33201 Coal Creek Canyon Drive	Boulder, CO	Unknown

GLIDING AND AERONAUTICS

Abels was an avid glider, building gliders as well as flying them. He won numerous awards and set records. He was the first to fly a glider across the Rocky Mountains and was a founding member of the Soaring Society of Boulder in 1959. The June 1962 issue of *Soaring Magazine* documents a flight that Abels took from Boulder to Wray, Colorado, traveling 230 miles, without an engine, at high altitude, and with no oxygen. Abels wrote articles on numerous occasions for *Soaring Magazine*. Abels also traveled often to gliding competitions, and later in life for similar competitions featuring airplanes. Abels love for flight appears to have strongly influenced the design of his buildings. Abels is known for designing several buildings at airports across the Front Range, including the Jefferson County Airport, now known as Rocky Mountain Metropolitan Airport, as well as the Airport Traffic Control Tower and Administration Complex at Centennial Airport, southeast of Denver. The butterfly roof of the Weiser House appears to be an early design connection with Abels' passion for aeronautics, as the roof appears to take flight.

MARTHA "RICKY" WEISER

Martha Weiser was born on June 15, 1924 in North Dakota. She was the only daughter of Seth W. Richardson, who was born in Vermont, and Nina B. Richardson, who was born to Swedish parents in Illinois. Seth Richardson served as Assistant US Attorney General from 1929-1933, appointed by President Hoover. Martha Weiser attended Wellesley College in the 1940s and earned a theatrical degree from Yale. Martha married Bruce Weiser and they settled in Ames, Iowa. They had two sons, Chris and Scott. The family moved to Boulder in 1956. Martha and Bruce Weiser divorced a few years after the completion of the house.

Soon after arriving in Boulder, Martha Weiser became involved in the Colorado Shakespeare Festival. She performed in the inaugural festival, in 1958, as well as thirteen other performances. In 1947, Weiser became the first woman director of the festival. Weiser was a passionate activist, who once explained that her theatrical training was extremely useful when fighting for a cause, including speaking at city council meetings or in front of planning commissions. Martha Weiser made frequent appearances at local government meetings. Her involvement began in the 1950s, opposing plans to expand a water and sewer plant just outside of the city limits. Weiser became a well-known fixture at City Council meetings. Once asked to run for office, she declined, saying that she would rather be the "burr under the saddle."[ix] Martha Weiser was integral in the development and implementation of a comprehensive plan for the City of Boulder in the 1970s. Weiser had

[ix] Weiser, Chris (son of Martha Weiser). December 4, 2012.

a number of unique hobbies as well, including participation in the Society for Creative Anachronism (SCA) in Boulder. The SCA organization was established in 1966, and is dedicated to "researching and re-creating the arts, skills, and traditions of pre-17th century Europe."[x] On several occasions, the SCA practiced their passion for the medieval arts on the property with full costumes and reenactments. Ricky also practiced falconry.

THE WEISER HOUSE

After living off of Baseline Road in Boulder for several years, the Weiser Family purchased some farm land in the Boulder vicinity, approximately three miles northeast of Boulder, in an area commonly referred to as White Rocks. Martha Weiser was extremely interested in architecture and was an avid reader of *Architectural Digest*. She had strong ideas for what she wanted in a home. Weiser carefully selected a site that would both complement and respect the natural landscape. Weiser wanted to choose a spot that incorporated the White Rocks, but did not disturb any of the rock. Nestled between a small outcropping to the south, and a much larger one to the north, lies the Weiser House. Construction completed in 1963.

Many of the house's elements are direct responses to the landscape and Martha Weiser's design requirements. The elevation of the home played directly into the views and vistas achieved from the living room. A direct view of the Flatirons and Front Range can be enjoyed, while the trees lining Boulder Creek block out the stacks of the city's power plant. The unique butterfly roof may have been inspired by Abels' passion for airplanes and gliders. The roof structure, which has some wing-like qualities, is aerodynamic in combating fierce Chinook winds that have been known to remove entire roofs from buildings. The slope of the roof generally follows the slope of the land allowing for the wind to pass above without endangering the house. According to Chris Weiser, during a particularly fierce windstorm sometime in the 1970s, a gauge with a bracket rated for 125 mph was torn from the building, while the house remained secure. The use of unpainted wood and unfinished stone also enhances the buildings connection to the surrounding landscape, giving the house a somewhat rustic feel.

Abels and Weiser remained friends, and he returned to design a screened in porch over the garage not long after construction was complete. Besides designing their home, the Weisers had several connections to the prominent local architect. Bruce Weiser was also a gliding enthusiast. Abels' wife, Marilyn, served on the board of citizens' organization, PLAN Boulder, in 1975.

The White Rocks State Natural Area was created in 1979, the fourth natural area designated in the state. OSMP acquired a conservation easement on the entire parcel in 1993 for $1,000,000 and secured a Right of First Refusal to acquire the remaining fee interest at a future time, if and when the fee interest would be offered for sale. The Conservation Easement terms allowed for the property to be subdivided into four 60-acre parcels with a residential unit on each parcel within a defined building envelope. In 2011, the Weiser heirs, who owned and managed the land through the Windhover Ranch Limited Partnership, secured a contract for this type of development for the price of $4,000,000.00. This development would have permanently altered this unique natural landscape. On April 12, 2011, a Boulder City Council Special Meeting was called to discuss the possible purchase of the Weiser property to halt the new development. Arguments in support included the area's natural area designation, its use for eagle nesting, and the need to preserve important ecological and biological features. The purchase was approved and OSMP and the City of Boulder exercised their right of first refusal and purchased the property for $4,000,000 in 2011. OSMP has been working to preserve and protect the Martha Weiser House as well as the surrounding landscape.

[x] What is the SCA? http://www.sca.org/officers/chatelain/sca-intro.html

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Previous documentation on file (NPS):

____preliminary determination of individual listing (36 CFR 67 has been requested)
____previously listed in the National Register
____previously determined eligible by the National Register
____designated a National Historic Landmark
____recorded by Historic American Buildings Survey #_____
____recorded by Historic American Engineering Record # _____
____recorded by Historic American Landscape Survey # _____

Primary location of additional data:

__x__State Historic Preservation Office
____Other State agency
____Federal agency
____Local government
____University
____Other
Name of repository: History Colorado

Historic Resources Survey Number (if assigned): 5BL.11943

10. Geographical Data

Acreage of Property 1.951 acres
(Do not include previously listed resource acreage.)

The UTM reference point was derived from heads up digitization on Digital Raster Graphic (DRG) maps provided to OAHP by the U.S. Bureau of Land Management.

UTM References
(Place additional UTM references on a continuation sheet.)

(NAD 83)

	Zone	Easting	Northing		Zone	Easting	Northing
1	13S	485647	4433689	3			
2				4			

Verbal Boundary Description

The boundary encloses the Martha Weiser House and immediately surrounding landscape. On the west, the boundary follows the dirt drive leading to the house. On the north and south, the boundary follows the natural topography as indicated by topographic lines on the Niwot USGS map (see figure 1a).

Boundary Justification

The boundary includes the Weiser House and all key landscape features directly associated with it. The building site was selected both for the views that its elevated location provided and for the dramatic outcropping of sandstone above which the house was placed. The boundary follows topographic lines and includes the rise on which the house is located.

Martha Weiser House
Name of Property

Boulder County, Colorado
County and State

11. Form Prepared By

name/title Michelle Chichester (UCD graduate student); Abigail Christman (CoPR); Melanie Short (CoPR)
organization Center of Preservation Research, UCD date January 2013
street & number 1512 Larimer Street, Suite 750 telephone 303-315-5323
city or town Denver state CO zip code 80202
e-mail Abigail.Christman@ucdenver.edu

Additional Documentation

Submit the following items with the completed form:

- **Maps:** A **USGS map** (7.5 or 15 minute series) indicating the property's location.

  A **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.

- **Continuation Sheets**

- **Additional items:** (Check with the SHPO or FPO for any additional items.)

Photographs:

Name of Property: Weiser Residence
City or Vicinity: Boulder
County: Boulder County
State: CO
Name of Photographer: Brian Thompson, Ethan James Foundation
Date of Photographs: October 2012
Location of Original Digital Files: Digital tifs on file with the Office of Archaeology and Historic Preservation
Number of Photographs: 14

Photo #1
East corner from a distance, camera facing southwest.

Photo #2
East corner close-up, camera facing southwest.

Photo #3
Northeast façade with carport, camera facing southwest.

Photo #4
West façade , camera facing east.

Photo #5
View from carport, camera facing southwest.

Photo #6
South corner from a distance, camera facing northwest.

Photo #7
South corner close-up, camera facing northwest.

Photo #8
Southeast façade , camera facing northwest.

Photo #9
Southwest façade and overall setting, camera facing northeast.

Photo #10
West corner, camera facing northeast.

Photo #11
Fireplace in living room along courtyard wall, camera facing northwest.

Photo #12
East corner of the east bedroom, camera facing northeast.

Photo #13
North corner of the office, camera facing northeast.

Photo #14
View into courtyard from Kitchen, camera facing east.

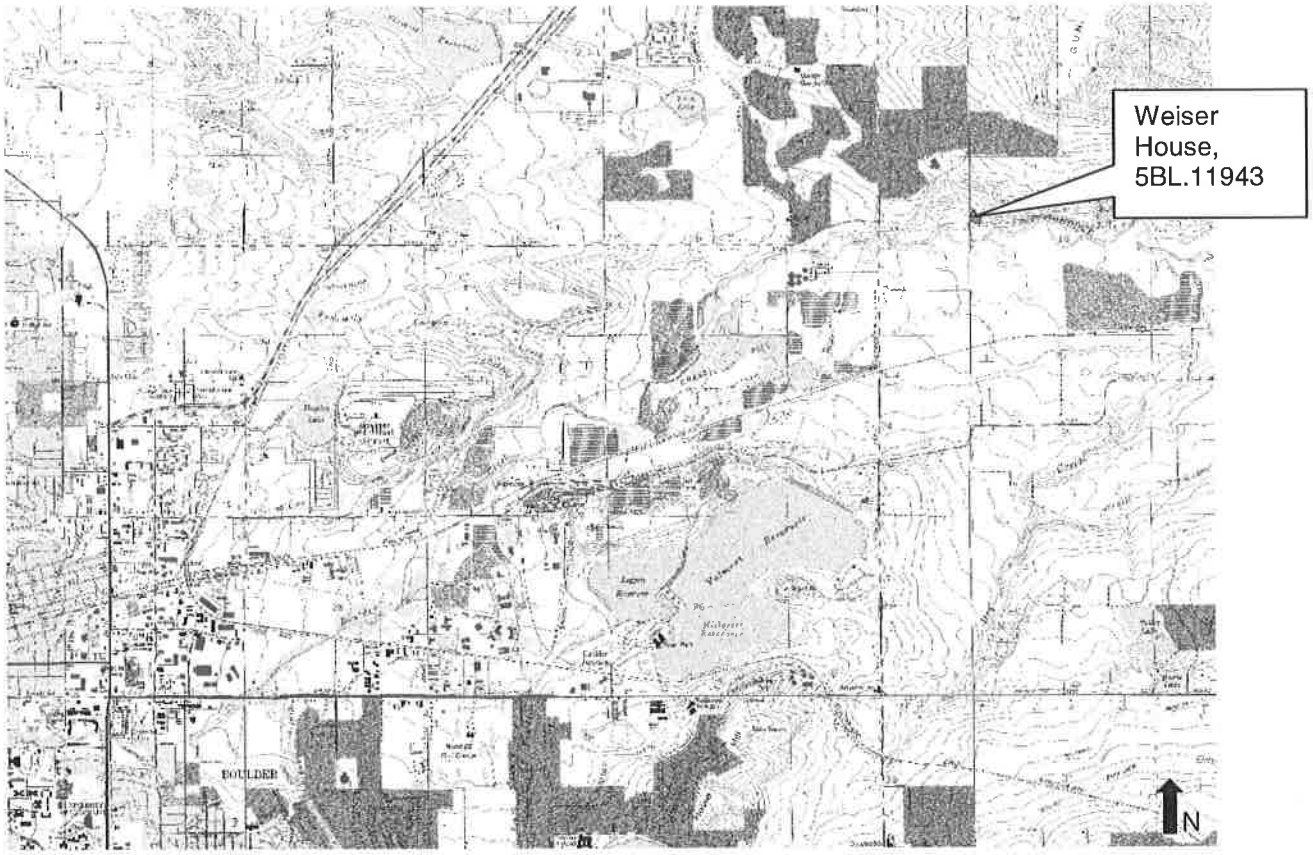


Figure 1. Overview of Weiser House location

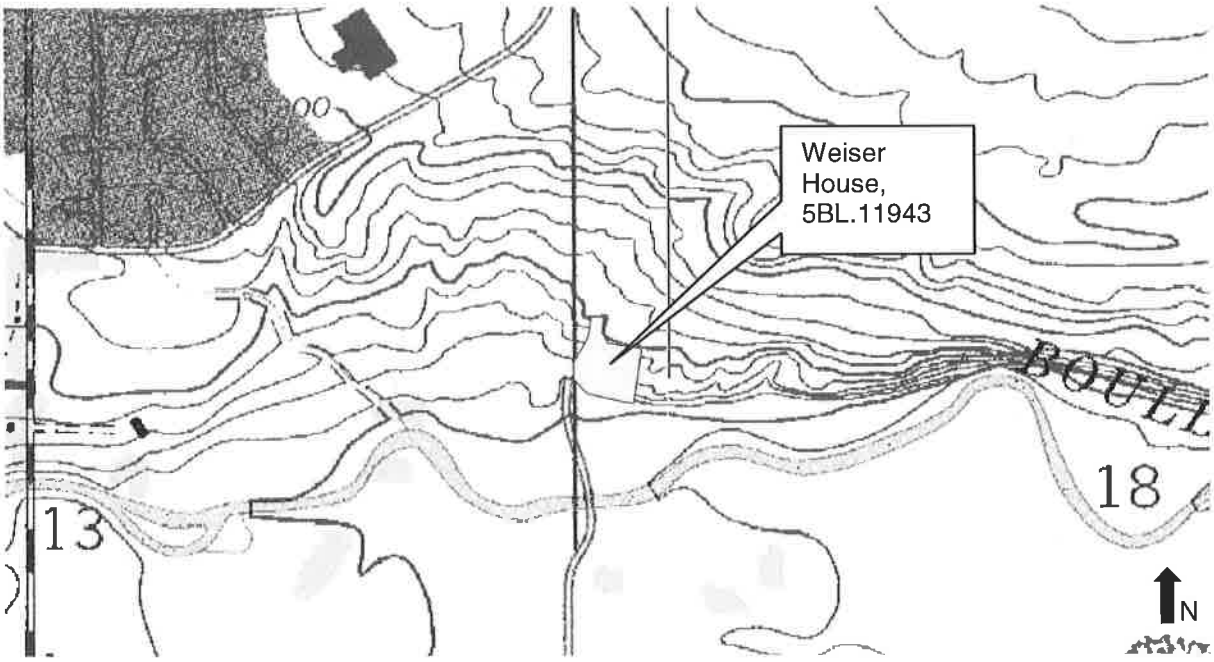
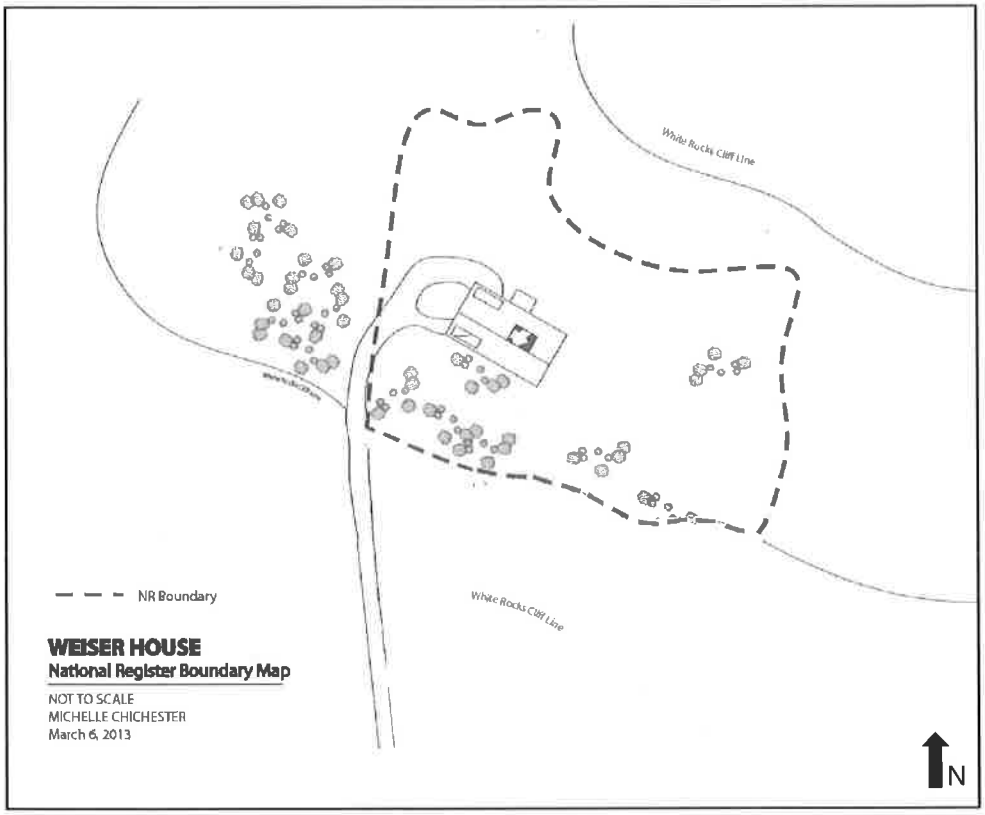
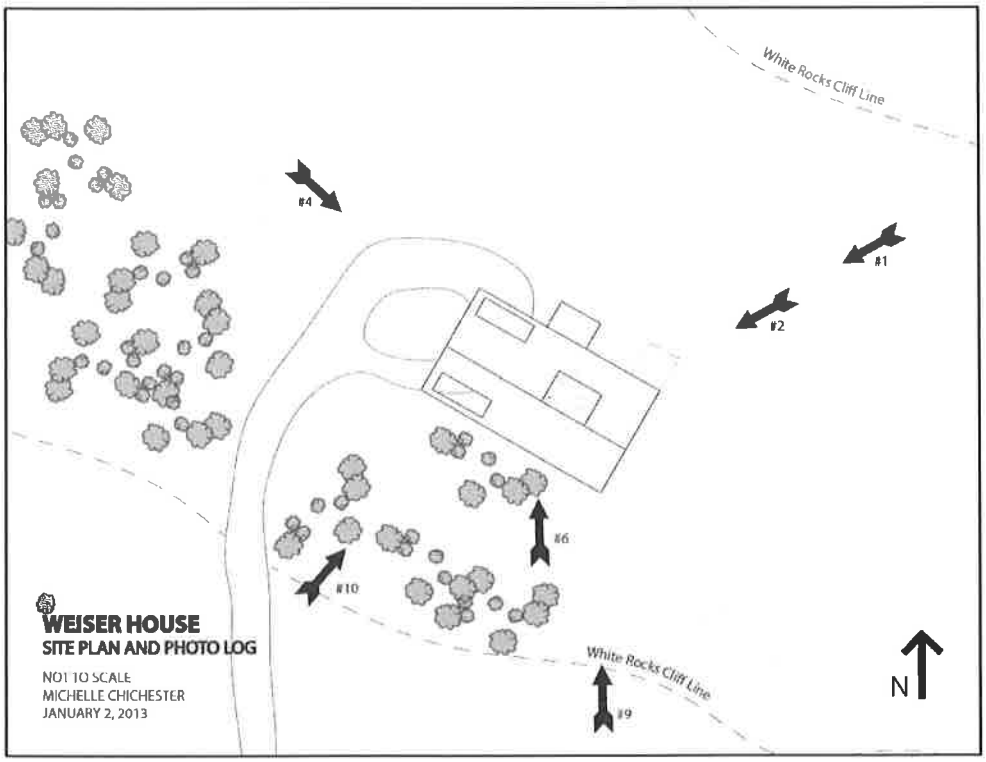


Figure 1a. Detail of map, with the nomination boundaries shaded.





Figures 2 and 3. Boundary sketch map and site plan with photo log.

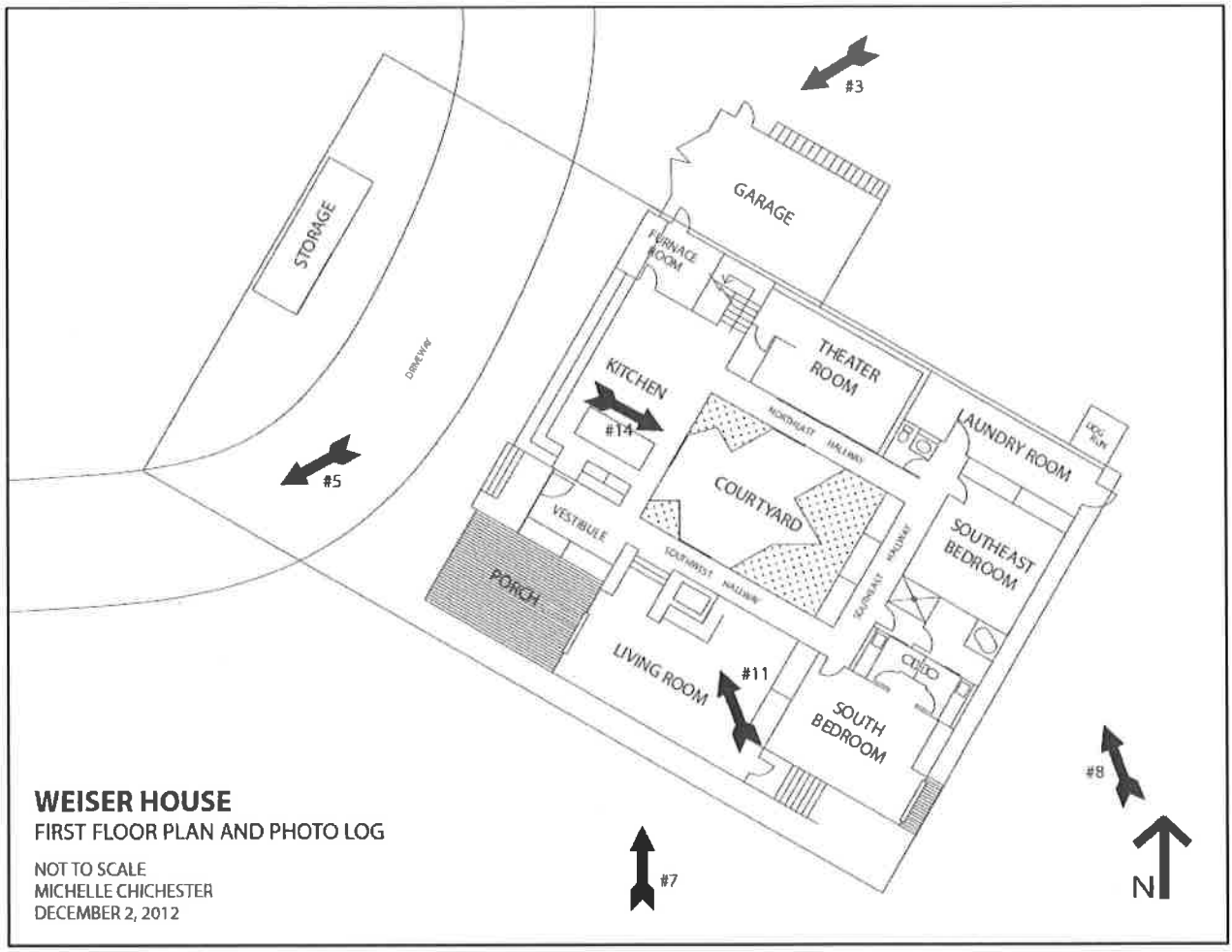


Figure 4. First floor plan with photo log.

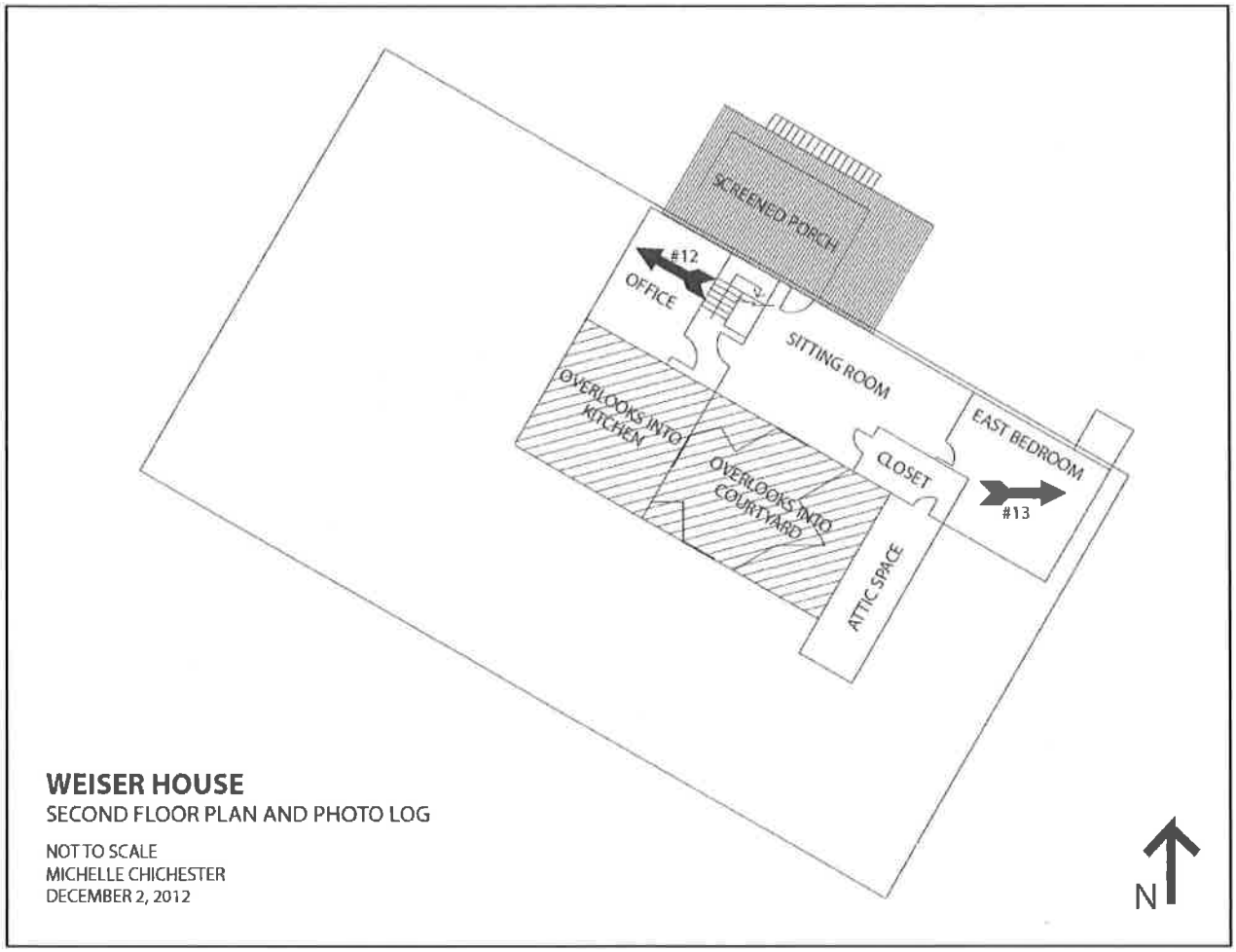


Figure 5. Second floor plan with photo log.

Martha Weiser House
Name of Property

Boulder County, Colorado
County and State

Property Owner:

(Complete this item at the request of the SHPO or FPO.)

name City of Boulder – Open Space and Mountain Parks (contact: Julie Johnson)

street & number 2777 Broadway telephone

city or town Boulder state CO zip code 80306

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.).
Estimated Burden Statement: Public reporting burden for this form is estimated to average 18 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management. U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.

UNITED STATES
DEPARTMENT OF THE INTERIOR
GEOLOGICAL SURVEY

NIWOT QUADRANGLE
COLORADO–BOULDER CO.
7.5 MINUTE SERIES (TOPOGRAPHIC)

4964 II NE (LYONS)
4964 II NW (HYGIENE)
4964 II NE (LONGMONT)
4964 I NE (BOULDER)
4964 I SE (ERIE)
(ELDORADO SPRINGS) 4963 I V NE
(LOUISVILLE) 4963 I NW
(LAFAYETTE) 4963 I NE

105°15' 105°07'30" 40°07'30" 40°00'
479 000m. E. 488 000m. N. 4441 000m. N. 4428 000m. N.
2 100 000 FEET 280 000 FEET 250 000 FEET 2 080 000 FEET
T. 2 N. T. 1 N.
R. 70 W. R. 69 W.

Mapped, edited, and published by the Geological Survey
Revised in cooperation with the Inter-County Regional Planning Commission

Control by USGS and NOS/NOAA

Topography by photogrammetric methods from aerial photographs taken 1948 and planetable surveys 1949–1950. Revised from aerial photographs taken 1966. Field checked 1967

Polycentric projection. **1927 North American Datum**
10,000-foot grid based on Colorado coordinate system, north zone
1000-meter Universal Transverse Mercator grid ticks, zone 13, shown in blue

Red tint indicates areas in which only landmark buildings are shown

Fine red dashed lines indicate selected fence lines

GN MN 0°07' 2 MILS 12½° 222 MILS
UTM GRID AND 1979 MAGNETIC NORTH DECLINATION AT CENTER OF SHEET

To place on the predicted North American Datum 1983 move the projection lines 5 meters north and 48 meters east as shown by dashed corner ticks

SCALE 1:24 000
1 0 1 MILE
1000 0 1000 2000 3000 4000 5000 6000 7000 FEET
1 .5 0 1 KILOMETER

CONTOUR INTERVAL 10 FEET
NATIONAL GEODETIC VERTICAL DATUM OF 1929

THIS MAP COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS
FOR SALE BY U. S. GEOLOGICAL SURVEY, DENVER, COLORADO 80225, OR RESTON, VIRGINIA 22092
A FOLDER DESCRIBING TOPOGRAPHIC MAPS AND SYMBOLS IS AVAILABLE ON REQUEST

COLORADO
QUADRANGLE LOCATION

ROAD CLASSIFICATION
Heavy-duty — Light-duty
Medium-duty — Unimproved dirt
State Route

Revisions shown in purple compiled from aerial photographs taken 1978 and other source data. This information not field checked. Map edited 1979

Purple tint indicates extension of urban areas

NIWOT, COLO.
40105–A2–TF–024

1967
PHOTOREVISED 1979
DMA 4964 II SW – SERIES V877

INTERIOR-GEOLOGICAL SURVEY, RESTON, VIRGINIA—1988

USGS NMD HISTORICAL MAP
MAY 31 1988
REC'D FILE COPY

Weisen House
5BL.11943
UTM (NAD 27)
13;
485647 e
4433689 n
elevation 5,140'