Memorandum

To: James Hewat, Historic Preservation Planner, City of Boulder, Planning and Development Services
From: Thomas H. Simmons and R. Laurie Simmons, Historians
Re: University Hill Commercial Area: Historic District Re-evaluation, 2008
Date: 18 March 2008 (Revised)

This memorandum summarizes the methodology and results of a project undertaken to re-evaluate the eligibility of the University Hill commercial area as a potential Boulder Landmark and/or National Register of Historic Places historic district. The contributing/noncontributing evaluations of twenty-one resources in the identified district were also re-examined. Each resource's individual potential eligibility for listing in the National Register and as a Boulder Landmark was assessed.

Conclusions of the 1994 Study

In 1994, Front Range Research Associates examined the University Hill commercial area to evaluate its potential as a Boulder Landmark historic district. The earlier survey reached the following principal conclusions:

Boulder Landmark District. The commercial area studied was evaluated as containing a potential Boulder Landmark historic district. The study identified a twenty-one resource district containing 17 contributing buildings (81 percent) and 4 noncontributing buildings (19 percent), with a period of significance extending from 1906 through 1954 (See Map 1).

National Register Historic District. Front Range concluded that the University Hill commercial area did not display the historic integrity necessary for National Register designation. This was due to the substantial alteration of some buildings and the construction of newer buildings after the general fifty year limit for National Register properties. However, the study concluded that the commercial area was an integral part of the potential University Hill Historic District, which included large numbers of residential resources. The National Register ordinarily does not consider properties that have achieved significance in the past 50 years eligible unless they are of "exceptional importance." It should be noted that by applying the fifty-year rule in 1994, all buildings constructed after 1944 were rendered noncontributing. Those that had received substantial commercial additions after that date were also noncontributing.

Front Range Research Associates, Inc.
3635 West 46th Avenue
Denver, Colorado 80211
303-477-7597 • FAX 303-433-4609
Building numbers on map correspond to those used in Table 1. The dashed line indicates the boundary of the potential Boulder Landmark district identified in 1994. SOURCE: Simmons and Simmons, "University Hill Commercial District: Historic Overview and Historic District Evaluation," prepared for the University Hill General Improvement District, Front Range Research Associates, Inc., Denver, Colorado, 2 November 1994, following p. 32.
Individual Eligibility. The question of individual eligibility was not addressed in the earlier study.

Survey Methodology

The current project re-examined and produced Colorado Historical Society Re-evaluation forms (Form 1405) for 20 buildings identified in the “University Hill Commercial District: Historic Overview and Historic District Evaluation” (2 November 1994) that had been identified as comprising a potential local Boulder Landmark district. Resources outside the previously identified district were not included in the study. A survey form was not completed for the Fox Theater because it is now an individual Boulder Landmark. The scope of Field 13 on the form (National Register Eligibility Assessment) was broadened to include assessments of Boulder Landmark individual eligibility, district potential, and contributing status. Particular emphasis was placed on addressing changes to the buildings since 1994, including additional information about architectural features, and including historical information not on the older forms.

Photography. Photography included two or more views of each building. Two 4" X 6" prints were produced for each view from digital JPG images, printed on Fuji Crystal Archive paper and labeled in accord with Colorado Historical Society standards.

Sketch and Location Maps. Sketch and location maps were produced for each resource, using an extract of the City GIS system and a digital USGS quadrangle map.

Submission of Completed Survey Forms. Completed forms with photographs attached were submitted to the City for review and comment. Final versions of the forms were prepared incorporating City comments. Copies of the digital photos, survey form PDFs, and the survey memorandum were provided on CD-ROM to the City. A second set of the final version of the hardcopy forms with original photographs attached was provided to the City for transmission to the Colorado Historical Society.

Memorandum. This memorandum summarizes the findings of the 1994 study and reports on the methodology and results of the current project. A listing and map of the surveyed buildings showing the contributing status of each resource is included.

Results of the Current Study

The current study, undertaken in February and March 2008, came 14 years after the initial project. The passage of time, alterations to buildings, and some subsequent changes in how historic resources are evaluated resulted in revised conclusions regarding the University Hill commercial area. Conclusions of the project and supporting discussion follow.
Boulder Landmark District

The current study identified a district with 20 resources, including 15 contributing buildings (75 percent) and 5 noncontributing buildings (25 percent). The period of significance for the district extends from 1908 through 1958 (See Table 2 and Map 2). The period begins with the construction of the first expressly-commercial building in the district, the McConnell and Crane drugstore at 1301 Pennsylvania Avenue. Given the passage of time and the fact that Boulder's landmark ordinance does not have an explicit age requirement for designation, it is appropriate to extend the end-year of the period of significance from 1954 to 1958, a date 50 years ago. This follows the 50-year rule generally used for the National Register. Having the same period of significance for the potential local and National Register districts should also facilitate planning and management of the resources. During the extended period, the Hill commercial area continued to be an important commercial, social, and entertainment venue for the larger neighborhood and for University of Colorado students. Two new buildings (1119 13th Street and 1155 13th Street) were erected during the 1955-58 era. The district is significant for its history, architecture, and geography. Criteria used to determine the contributing/noncontributing status of the resources included their presence within the district during the period of significance, association with University Hill commercial activities, and retention of historic physical integrity.

Changes between 1994 and 2008. One building evaluated as noncontributing in 1994 (1155 13th Street, Kinsley and Company, built 1956) was assessed as contributing in the current study, as it was constructed during the extended period of significance. One building changed from contributing to noncontributing due to rebuilding of its commercial storefronts since 1994: 1101-07 13th Street, Espresso Roma. A second building (1124-28 13th Street) also moved from contributing to noncontributing, as it appears to have attained its current appearance after the Colorado Book Store moved from the building in 1964, after the period of significance. One building that had been included in the potential district boundary in 1994 (1119-21 Pennsylvania Avenue) was dropped from the district because it subsequently experienced changes that diminished its historic physical integrity. It is located on the edge of the district (west of the alley between 12th and 13th streets) and would be categorized as noncontributing if it was retained in the district.

National Register Historic District

The commercial area studied also comprises a potential National Register of Historic Places historic district. The 20-resource potential district contains 15 contributing buildings (75 percent) and 5 noncontributing buildings (25 percent). The classification

---

1 In a 1974 photograph of the streetscape, the original shaped parapet of 1124-28 13th Street is no longer present and the present upper façade treatment is in place. After the bookstore moved in 1964, the building housed two businesses, and it seems likely the façade change occurred at that time. No definitive evidence of the date of alteration was located. There have been further alterations to the south storefront since the 1994 survey.
of contributing and noncontributing status is the same as that determined for the local district. The period of significance for the district extends from 1908 through 1958 (See Map 2). As discussed above, the National Register generally employs a 50 year rule for listing, thus 1958 was chosen to end the period of significance.

Changes between 1994 and 2008. Several factors influenced the conclusion that the University Hill commercial area constitutes a potential National Register historic district. Some buildings were re-classified from noncontributing to contributing due to the passage of time and the application of the 50-year rule. Buildings erected or receiving commercial storefront additions in the period 1945-58 were re-evaluated. Secondly, in the past decade there has been a growing recognition that storefront alterations are a common occurrence in the evolution of viable commercial districts as merchants engage in a continuing effort to attract customers. The National Register has become more flexible in evaluating buildings that have storefront alterations but otherwise display considerable historic fabric as contributing. Finally, it is generally no longer considered desirable to include commercial and residential areas in the same historic district. The National Park Service in Guidelines for Completing National Register of Historic Places Forms (1997) directs that "clearly differentiated patterns of historical development, such as commercial versus residential or industrial" are factors that should be considered in drawing historic district boundaries.

Ms. Chris Geddes, National and State Register Historian with the Colorado Historical Society, joined the consultants in a field visit to the Hill in March 2008 and concurred in the assessment that the University Hill commercial district was potentially eligible to the National Register under Criterion A (history) and C (architecture). Ms. Geddes also discussed contributing/noncontributing evaluations and individual eligibility for specific resources.

Individual Eligibility

Two resources in the district are potentially eligible for listing in the National Register of Historic Places: 1089 13th Street, Flatirons Theater and 1211-15 13th Street, Murphy Building/Varsity Hall/Ellwood Building. Both buildings are significant for their history (Criterion A) and architecture (Criterion C) and display historic physical integrity.

Five potential individual Boulder Landmarks were identified in the current study: 1089 13th Street, Flatirons Theater; 1130-34 13th Street, Greenman’s University Store; 1163-65 13th Street, Somers Sunken Gardens/The Sink; 1211-15 13th Street, Murphy Building/Varsity Hall/Ellwood Building; and 1301 Pennsylvania Avenue, McConnell and Crane Drug Store/Quine’s Drugs. All of the buildings have historical and architectural significance. The Flatirons Theater and McConnell and Crane Drug Store/Quine’s Drugs additionally possess environmental significance. All of the buildings display sufficient historic physical integrity for eligibility.
<table>
<thead>
<tr>
<th>STREET ADDRESS AND YEAR BUILT*</th>
<th>CURRENT BUILDING NAME</th>
<th>BLDG. NO.</th>
<th>STATE ID. NO.</th>
<th>INDIVIDUAL ELIGIBILITY AND CONTRIBUTING STATUS†</th>
<th>Boulder Landmark</th>
<th>National Register</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td>Individual</td>
<td>C/NC Indiv.</td>
<td>C/NC Indiv.</td>
</tr>
<tr>
<td>1089 13th Street (1950)</td>
<td>All Boards Sports</td>
<td>20</td>
<td>5BL10532</td>
<td>Yes</td>
<td>C</td>
<td>Yes</td>
</tr>
<tr>
<td>1100-06 13th Street/</td>
<td>Pizza Pizza, et al</td>
<td>6</td>
<td>5BL2880</td>
<td>No</td>
<td>C</td>
<td>No</td>
</tr>
<tr>
<td>1307-21 College Avenue</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Avenue (1927-28; 1935)</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>1101-11 13th Street (c. 1895;</td>
<td>Espresso Roma, et al</td>
<td>19</td>
<td>5BL10533</td>
<td>No</td>
<td>NC</td>
<td>No</td>
</tr>
<tr>
<td>1949-50 addition)</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>1110 13th Street (1919-21)</td>
<td>Abo's Pizza</td>
<td>26</td>
<td>5BL2881</td>
<td>No</td>
<td>C</td>
<td>No</td>
</tr>
<tr>
<td>1116 13th Street (1913)</td>
<td>Fat Cat Noodle House</td>
<td>34</td>
<td>5BL2904</td>
<td>No</td>
<td>C</td>
<td>No</td>
</tr>
<tr>
<td>1118 13th Street (1911)</td>
<td>Meow Meow</td>
<td>5</td>
<td>5BL2882</td>
<td>No</td>
<td>C</td>
<td>No</td>
</tr>
<tr>
<td>1119 13th Street (1955)</td>
<td>Qdoba Mexican Grill</td>
<td>18</td>
<td>5BL10534</td>
<td>No</td>
<td>NC</td>
<td>No</td>
</tr>
<tr>
<td>1121 13th Street (1965)</td>
<td>T. Galaxy</td>
<td>17</td>
<td>5BL10535</td>
<td>No</td>
<td>NC</td>
<td>No</td>
</tr>
<tr>
<td>1124-28 13th Street (1939)</td>
<td>Albums on the Hill</td>
<td>4</td>
<td>5BL2883</td>
<td>No</td>
<td>NC</td>
<td>No</td>
</tr>
<tr>
<td>1129 13th Street (1951)</td>
<td>Tulagi</td>
<td>16</td>
<td>5BL10536</td>
<td>No</td>
<td>C</td>
<td>No</td>
</tr>
<tr>
<td>1130-34 13th Street (1911)</td>
<td>University Hill Market and Deli</td>
<td>3</td>
<td>5BL2884</td>
<td>Yes</td>
<td>C</td>
<td>No</td>
</tr>
<tr>
<td>1135 13th Street (1926; 1962)</td>
<td>Fox Theater</td>
<td>15</td>
<td>5BL2885</td>
<td>Listed</td>
<td>NC</td>
<td>No</td>
</tr>
<tr>
<td>1136-44 13th Street (1923)</td>
<td>Art of the Flower, Lollicup Coffee and Tea</td>
<td>2</td>
<td>5BL2887</td>
<td>No</td>
<td>C</td>
<td>No</td>
</tr>
<tr>
<td>1143 13th Street (late 1920s)</td>
<td>Vacant</td>
<td>14</td>
<td>5BL2886</td>
<td>No</td>
<td>C</td>
<td>No</td>
</tr>
<tr>
<td>1149 13th Street (1932-35)</td>
<td>Mamacita's</td>
<td>13</td>
<td>5BL2888</td>
<td>No</td>
<td>C</td>
<td>No</td>
</tr>
<tr>
<td>1155 13th Street (1956)</td>
<td>Play Café</td>
<td>12</td>
<td>5BL10537</td>
<td>No</td>
<td>C</td>
<td>No</td>
</tr>
<tr>
<td>1163-65 13th Street/1220</td>
<td>The Sink</td>
<td>11</td>
<td>5BL2740</td>
<td>Yes</td>
<td>C</td>
<td>No</td>
</tr>
<tr>
<td>Pennsylvania Avenue (1902-06;</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>1928)</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
### Table: Individual Eligibility and Contributing Status

<table>
<thead>
<tr>
<th>STREET ADDRESS AND YEAR BUILT</th>
<th>CURRENT BUILDING NAME</th>
<th>BLDG. NO.</th>
<th>STATE ID. NO.</th>
<th>Boulder Landmark</th>
<th>National Register</th>
</tr>
</thead>
<tbody>
<tr>
<td>1203-07 13th Street/1235 Pennsylvania Avenue (1906; c. 1954)</td>
<td>Lola, Stellar Clothing, et al</td>
<td>32</td>
<td>5BL2889</td>
<td>No</td>
<td>C</td>
</tr>
<tr>
<td>1211-13 13th Street (1912)</td>
<td>Full Cycle, Half Fast Subs</td>
<td>31</td>
<td>5BL2890</td>
<td>Yes</td>
<td>C</td>
</tr>
<tr>
<td>1219-21 Pennsylvania Avenue (pre-1906; 1922-31)</td>
<td>Al's Barber Shop</td>
<td>33</td>
<td>5BL3041</td>
<td>No</td>
<td>OD</td>
</tr>
<tr>
<td>1301 Pennsylvania Avenue (ca. 1908)</td>
<td>Buchanan's Coffee Pub</td>
<td>1</td>
<td>5BL3043</td>
<td>Yes</td>
<td>C</td>
</tr>
</tbody>
</table>

* "Year Built" indicates initial construction, with any significant expansions of the buildings also noted.
† Abbreviations: C, contributing; NC, noncontributing; and OD, outside of potential district.
Map 2
University Hill Commercial District
Potential Boulder Local Landmark
District Boundary and Contributing Status
2008 Evaluation

The dashed line indicates the boundary of the potential historic district.
Cultural Resource Re-evaluation Form

1. Resource Number: 5BL2881
2. Temp. Resource Number: 26
3. Attachments
   (check as many as apply)
   X Photographs
   X Site sketch map
   X U.S.G.S. map photocopy
   Other
4. Official determination
   (OAHP USE ONLY)
   __ Determined Eligible
   __ Determined Not Eligible
   __ Need Data
   __ Nominated
   __ Listed
   __ Contributing to N.R. District
   __ Not Contributing to N.R. Dist

5. Resource Name: 2008: Abo’s Pizza; 1990: Bill Cronin Goldsmith, Greek Spirit Store

6. Purpose of this current site visit (check as many as apply)
   __ Site is within a current project area
   X Resurvey
   __ Update of previous site form(s)
   __ Surface collection
   __ Testing to determine eligibility
   __ Excavation
   __ Other

   Describe: Re-evaluation of potential local Boulder Landmark historic district, including assessment of contributing/noncontributing status.


8. Changes or Additions to Previous Descriptions: Walls are composed of variegated brownish and reddish wiredrawn bricks. There is a continuous brick soldier course above the second story windows and a continuous rowlock course below. A rectangular panel defined by slightly projecting bricks is present above the windows and has a series of round wood ornaments. The first story has an off-center inset double door (glazed and metal frame) entrance flanked by newer plate glass windows with tile below; full-width transom with metal sign at center. There is an outside seating area with a metal railing.

9. Changes in Condition: The broken pediment, banded wood end piers, and second story wood window ornamentation were present in 1990. In that year the first story had two storefronts (the building was addressed as 110-12 15th Street), whereas now there is only one storefront. The outside seating area was not present.

10. Changes to Location or Size Information: UTM—Zone 13, Easting 476496, Northing 4428418 (NAD 27)

11. Changes in Ownership: Eleven Ten Limited Liability Company, c/o Point West Properties, Inc., P.O. Box 4237, Boulder, CO 80306

12. Other Changes, Additions, or Observations:
   History:
   The two-story brick and cinderblock building at 1110-12 13th Street was built between 1919 and 1921, but the address does not appear in city directories until 1932. This apparently stems from the fact that the University Cafeteria at 1114 13th Street expanded into the first floor of this building upon its completion. The current address was not used until the restaurant reduced its space in the early 1930s. The 1932 to 1938 city directories list Stewart’s Shoe Shop and William F. Lesch, jeweler, as occupants. Stuart’s Jewelry occupied the 1112 storefront from 1949 through at least 1975. The other storefront (1110) housed Shu-Re-Ne-Re, a shoe repair business listed in the 1955 and 1960 city directories, followed by Anglen’s Shoe Service in the 1965-1975
Cultural Resource Re-evaluation Form

city directories. A 1950 building permit indicated that Clyde Wiltse owned the building, while an old appraisal card noted that Bushey & Bushey owned the building in 1955. A 1990 survey form listed Bill Cronin Goldsmith and the Greek Spirit Store as the occupants of the building. Nancy K. and J.W. Buchanan, Jr., of Boulder owned the building at that time.

Sources:
R. Laurie and Thomas H. Simmons, "University Hill Commercial District: Historic Overview and Historic District Evaluation, prepared for the University Hill General Improvement District" (Denver: Front Range Research Associates, 1994); City of Boulder, Building Permit Applications, Boulder Carnegie Branch Library, Historic Photographs and Boulder County Assessor Collection; Boulder County Assessor records; Boulder City Directories; Sanborn Insurance Company maps.

13. National Register Assessment:

Individual Eligibility--

Eligible ___ Not eligible ___ Need data ___

District Potential--

Yes ___ No ___ Need data ___

Contributing Status Assessment:

Contributing ___ Noncontributing ___ Need data ___ Not applicable ___

Explain: This resource is assessed as a contributing component of the potential University Hill Commercial Historic District. The building maintains historic physical integrity despite the addition of some nonhistoric ornamentation.

13A. Boulder Landmark Assessment:

Individual Eligibility--

Eligible ___ Not eligible ___ Need data ___

District Potential--

Yes ___ No ___ Need data ___

Contributing Status Assessment--

Contributing ___ Noncontributing ___ Need data ___ Not applicable ___

Explain: This resource is assessed as a contributing component of the potential University Hill Commercial Historic District, having been built during the period of significance and having been associated with commercial activities in the area. A variety of enterprises operated in the building, including Stuart's Jewelry for more than 25 years. The building maintains historic physical integrity despite the addition of some nonhistoric ornamentation.

14. Management Recommendations: Encourage adoption of design guidelines to avoid future changes that negatively impact the historic physical integrity of the building and encourage the removal of nonhistoric ornamentation.

15. Photograph Types and Numbers: Digital—BoUni-21 and -22

16. Artifact and Field Documentation Storage Location: Photographs and forms are archived at the City of Boulder, Planning and Development Department.

17. Report Title: University Hill Commercial Area: Historic District Re-evaluation, 2008 (memorandum)

18. Recorder(s): R. Laurie Simmons and Thomas H. Simmons 19. Date(s): March 2008

Cultural Resource Re-evaluation Form

Colorado Historical Society, Office of Archaeology & Historic Preservation
1300 Broadway, Denver, CO 80203
303-866-3395
Street Address: 1110 13th Street, Boulder, Colorado 80302

NOTE: Surveyed resource (indicated by black crosshair) is displayed over extract of "Boulder, Colo.," USGS digital quadrangle map.
1. Resource Number: 5BL2904
   Street Address: 1116 13th Street, Boulder, Colorado 80302

2. Temp. Resource Number: 34

3. Attachments
   (check as many as apply)
   X Photographs
   X Site sketch map
   X U.S.G.S. map photocopy
   Other
   Other

4. Official determination
   (OAHP USE ONLY)
   ___ Determined Eligible
   ___ Determined Not Eligible
   ___ Need Data
   ___ Nominated
   ___ Listed
   ___ Contributing to N.R. District
   ___ Not Contributing to N.R. Dist


6. Purpose of this current site visit (check as many as apply)
   ___ Site is within a current project area
   X Resurvey
   ___ Update of previous site form(s)
   ___ Surface collection
   ___ Testing to determine eligibility
   ___ Excavation
   X Other

   Describe: Re-evaluation of potential local Boulder Landmark historic district, including assessment of contributing/noncontributing status.

7. Previous Recordings:

8. Changes or Additions to Previous Descriptions:
   Walls are composed of tan magnesium bricks with red mortar joints. There is a full width storefront lintel topped by a rowlock course of brick; the transom is covered. The center inset entrance has a single glazed metal frame door with a sidelight and transom; the entrance is flanked by paired one-over-one-light windows with beadboard below. The second story has a red sandstone sill course. To the north is a pedestrian door with a glass block transom.

9. Changes in Condition:
   The bracketed cornice is shown in a 1971 photograph of 13th Street and appears to be original, while the second story wood window ornamentation was added after that date. The plate glass windows flanking the entrance on the first story in 1990 have been replaced with paired one-over-one-light windows. The full-width fabric awning was replaced with a vinyl awning over the storefront only and the transom was covered. An outside seating area enclosed with a metal railing has been added.

10. Changes to Location or Size Information: UTM—Zone 13, Easting 476495, Northing 4428424 (NAD 27)

11. Changes in Ownership:
    Eleven Ten Limited Liability Company, c/o Point West Properties, Inc., P.O. Box 4237, Boulder, CO 80306

12. Other Changes, Additions, or Observations:
    History:
    Prominent Boulder resident William L. Beach may have built this two-story brick commercial building (erected in 1913 according to the county assessor and originally addressed 1114-16 13th Street), and he is listed as an occupant through 1923. Beach was active in mining west of Boulder at Sugarloaf and Wallstreet before moving to the city in 1902. He and his wife, Grace, lived just southeast of the Hill commercial area at 1036 14th Street. In the 1930s, Beach donated twenty-two lots in the 900 block of 13th Street to the city for a public park on University Hill. Aside from Beach, the principal early tenant in the two-storefront building was the University (or
U of C) Cafeteria, which appeared in city directories from 1921 through 1932. Building permits of the early 1930s indicate Bushy and Bushy were owners of the building. When the next building to the south (1110-12 13th Street) was built in the late teens or early 1920s, the restaurant expanded to fill the first floor of that structure. Since the late 1940s, a number of small retail and service shops have occupied the space. City Directories of 1955-70 indicate The Roes gift and women's clothing store in 1114 13th, while the Don Carlson Studio (photography) occupied 1116 13th Street. The Logos Book Store operated in the building in 1973, followed by Trade-A-Tape and Records in 1983 and 1990. In 1994, Bolo Bagels occupied the building.

Sources:
R. Laurie and Thomas H. Simmons, "University Hill Commercial District: Historic Overview and Historic District Evaluation, prepared for the University Hill General Improvement District" (Denver: Front Range Research Associates, 1994); City of Boulder, Building Permit Applications; Boulder Carnegie Branch Library, Historic Photographs and Boulder County Assessor Collection; Boulder County Assessor records; Boulder City Directories; Sanborn Insurance Company maps.

13. National Register Assessment:

   Individual Eligibility--
   Eligible ___ Not eligible ___ Need data ___

   District Potential--
   Yes ___ No ___ Need data ___

   Contributing Status Assessment:
   Contributing ___ Noncontributing ___ Need data ___ Not applicable ___

   Explain: This resource is assessed as a contributing component of the potential University Hill Commercial Historic District. The building maintains historic physical integrity despite displaying storefront alterations and the application of some nonhistoric ornamentation.

13A. Boulder Landmark Assessment:

   Individual Eligibility--
   Eligible ___ Not eligible ___ Need data ___

   District Potential--
   Yes ___ No ___ Need data ___

   Contributing Status Assessment--
   Contributing ___ Noncontributing ___ Need data ___ Not applicable ___

   Explain: This resource is assessed as a contributing component of the potential University Hill Commercial Historic District, having been erected during the period of significance and having been associated with commercial activities in the area. The building maintains historic physical integrity despite displaying storefront alterations and the application of some nonhistoric ornamentation.

14. Management Recommendations: Avoid adverse impacts. Encourage adoption of design guidelines to avoid future changes that negatively impact the historic physical integrity of the building and encourage the removal of nonhistoric ornamentation.

15. Photograph Types and Numbers: Digital—BoUni-23 and 24

16. Artifact and Field Documentation Storage Location: Photographs and forms are archived at the City of Boulder, Planning and Development Department.

17. Report Title: University Hill Commercial Area: Historic District Re-evaluation, 2008 (memorandum)

18. Recorder(s): R. Laurie Simmons and Thomas H. Simmons 19. Date(s): March 2008

Colorado Historical Society, Office of Archaeology & Historic Preservation
1300 Broadway, Denver, CO 80203
303-866-3395
1116 13th Street
Surveyed resource is crosshatched.
Street Address: 1116 13th Street, Boulder, Colorado 80302

NOTE: Surveyed resource (indicated by black crosshair) is displayed over extract of "Boulder, Colo.," USGS digital quadrangle map.
24
STATE ID NO.: 5BL2904
COUNTY: Boulder
STREET ADDRESS: 1116 13th St.
PHOTOGRAPHER: T.H. Simmons
DIGITAL IMAGE NO.: Bo-Uni 24
LOCATION OF NEGATIVES: City of Boulder Planning

SHF/CLG GRANT NO.: N/A
CITY: BOULDER
DATE: Mar, 2008
CAM. DIR.: NE

23
STATE ID NO.: 5BL2904
COUNTY: Boulder
STREET ADDRESS: 1116 13th St.
PHOTOGRAPHER: T.H. Simmons
DIGITAL IMAGE NO.: Bo-Uni 23
LOCATION OF NEGATIVES: City of Boulder Planning

SHF/CLG GRANT NO.: N/A
CITY: BOULDER
DATE: May, 2008
CAM. DIR.: E
1. Resource Number: 5BL2882
   Street Address: 1118 15th Street, Boulder, Colorado 80302

3. Attachments
   (check as many as apply)
   X Photographs
   X Site sketch map
   X U.S.G.S. map photocopy
   ___ Other ____________
   ___ Other ____________

4. Official determination
   (OAHF USE ONLY)
   ___ Determined Eligible
   ___ Determined Not Eligible
   ___ Need Data
   ___ Nominated
   ___ Listed
   ___ Contributing to N.R. District
   ___ Not Contributing to N.R. Dist

5. Resource Name: 2008: Meow Meow-Gifts, Clothing, Art Prints; 1990: Art To Go

6. Purpose of this current site visit (check as many as apply)
   ___ Site is within a current project area
   X Resurvey
   ___ Update of previous site form(s)
   ___ Surface collection
   ___ Testing to determine eligibility
   ___ Excavation
   X Other

   Describe: Re-evaluation of potential local Boulder Landmark historic district, including assessment of contributing/noncontributing status.


8. Changes or Additions to Previous Descriptions: There is a full-width metal storefront lintel with rosettes. Rock-faced red sandstone used for coping, as well as for the sill course on the second story. Based on a historic Assessor appraisal card photograph, the pedestrian door to the north is associated with 1124-28 13th Street.


10. Changes to Location or Size Information: UTMs—Zone 13, Easting 476465, Northing 4428433 (NAD 27)

11. Changes in Ownership: Gary C. Cook, P.O. Box 9392, Denver, CO 80209

12. Other Changes, Additions, or Observations:

   History:

   This two-story brick commercial building was erected in 1911 according to county assessor records. The 1913 city directory indicates that Morgan & Hedbloom (David B. Morgan and J.L. Hedbloom), grocers, were operating in the building. In 1916, grocers Rethlefsen & Stephens began conducting business here. W. Merton Stoffle operated the University Hill Grocery Store in the building from about 1918 through at least 1938. After briefly housing the Model Grocery, the University Hill Grocery reappeared, remaining at this address until the late 1960s. Later businesses at this site included: Three Kings' Delicatessen (1970), Discount Records (1973), and Budget Tapes and Records (1983) and Art to Go in 1990. The 1994 occupant of the structure was Jacque Michelle Apparel and Home Décor.

   Sources:

   R. Laurie and Thomas H. Simmons, "University Hill Commercial District: Historic Overview and Historic District Evaluation, prepared for the University Hill General Improvement District" (Denver: Front Range Research
13. National Register Assessment:
   Individual Eligibility--
   Eligible ___ Not eligible X Need data ___

   District Potential--
   Yes X No ___ Need data ___

   Contributing Status Assessment:
   Contributing X Noncontributing ___ Need data ___ Not applicable ___

   Explain: This resource is assessed as a contributing component of the potential University Hill Commercial Historic District, having been erected during the period of significance and having been associated with commercial activities in the area. The building maintains historic physical integrity despite storefront alterations.

13A. Boulder Landmark Assessment:
   Individual Eligibility--
   Eligible ___ Not eligible X Need data ___

   District Potential--
   Yes X No ___ Need data ___

   Contributing Status Assessment--
   Contributing X Noncontributing ___ Need data ___ Not applicable ___

   Explain: This resource is assessed as a contributing component of the potential University Hill Commercial Historic District, having been erected during the period of significance and having been associated with commercial activities in the area. Early grocery stores serving University Hill operated in the building, including the University Hill Grocery Store. The building maintains historic physical integrity despite storefront alterations.

14. Management Recommendations: Avoid adverse impacts. Encourage adoption of design guidelines to avoid future changes that negatively impact the historic physical integrity of the building.

15. Photograph Types and Numbers: Digital—BoUni-25 and -26

16. Artifact and Field Documentation Storage Location: Photographs and forms are archived at the City of Boulder, Planning and Development Department.

17. Report Title: University Hill Commercial Area: Historic District Re-evaluation, 2008 (memorandum)

18. Recorder(s): R. Laurie Simmons and Thomas H. Simmons  19. Date(s): March 2008


   Colorado Historical Society, Office of Archaeology & Historic Preservation
   1300 Broadway, Denver, CO 80203
   303-866-3395
Street Address: 1118 13th Street, Boulder, Colorado 80302

NOTE: Surveyed resource (indicated by black crosshair) is displayed over extract of "Boulder, Colo.," USGS digital quadrangle map.
SHF/CLG GRANT NO.: N/A
CITY: Boulder
DATE: Mar, 2008
CAM. DIR.: NE

SHF/CLG GRANT NO.: N/A
CITY: Boulder
DATE: Mar, 2008
CAM. DIR.: NE

STATE ID NO.: 5BL2882
COUNTY: Boulder
STREET ADDRESS: 1118 13th St
PHOTOGRAPHER: T.H. Simmons
DIGITAL IMAGE NO.: Bo-Uni25
LOCATION OF NEGATIVES: City of Boulder Planning

STATE ID NO.: 5BL2882
COUNTY: Boulder
STREET ADDRESS: 1118 13th St
PHOTOGRAPHER: T.H. Simmons
DIGITAL IMAGE NO.: Bo-Uni26
LOCATION OF NEGATIVES: City of Boulder Planning
1. Resource Number: 5BL10534

Street Address: 1119 13th Street, Boulder, Colorado 80302

3. Attachments
(check as many as apply)
   X Photographs
   X Site sketch map
   X U.S.G.S. map photocopy
   ___ Other ____________
   ___ Other ____________

4. Official determination
(OAHP USE ONLY)
   ___ Determined Eligible
   ___ Determined Not Eligible
   ___ Need Data
   ___ Nominated
   ___ Listed
   ___ Contributing to N.R. District
   ___ Not Contributing to N.R. Dist


6. Purpose of this current site visit (check as many as apply)
   ___ Site is within a current project area
   X ___ Resurvey
   ___ Update of previous site form(s)
   ___ Surface collection
   ___ Testing to determine eligibility
   ___ Excavation
   X ___ Other

   Describe: Re-evaluation of potential local Boulder Landmark historic district, including assessment of contributing/noncontributing status.


8. Changes or Additions to Previous Descriptions: This is a one-story building with a full-width mansard on the façade clad with synthetic shingles and featuring a rectangular stucco sign band at the center. Walls are composed of variegated reddish and orange brick with full height end pier at south and shorter one at north. Double doors at north end with rectangular upper lights and cactus-shaped handles; single glazed metal frame pedestrian door at south end. There a four plate glass windows between the north and south doors. There is a raised concrete area in front of building with a decorative metal railing.

9. Changes in Condition: A circa late-1950s Assessor appraisal card photograph shows building with an overhanging shingled mansard, large multi-light window to south and a paneled and glazed door to north. The building has experienced door and windows replacement, reshingling of the mansard, and the addition of a sign panel to the mansard.

10. Changes to Location or Size Information: UTM — Zone 13, Easting 476447, Northing 4428424 (NAD 27)


12. Other Changes, Additions, or Observations:

   History:
   C.E. Smith took out a $22,000 building permit for this one-story commercial building in June 1955. The building was erected the same year and appears on the 1960 Sanborn map. The original tenant of the building was Scot's Ltd., a women’s clothing store that continued to operate here from 1956 into the 1980s. By 1994, the Boulder Boardwalk, a video arcade, occupied the space.

   Source:
R. Laurie and Thomas H. Simmons, "University Hill Commercial District: Historic Overview and Historic District Evaluation, prepared for the University Hill General Improvement District" (Denver: Front Range Research Associates, 1994); Boulder County Assessor records; Boulder City Directories; Sanborn Insurance Company maps.

13. National Register Assessment:
   
   Individual Eligibility--
   
   Eligible ___  Not eligible X  Need data ___
   
   District Potential--
   
   Yes X  No ___  Need data ___

   Contributing Status Assessment:
   
   Contributing ___ Noncontributing X  Need data ___  Not applicable ___

   Explain: This resource is assessed as a noncontributing component of the potential University Hill Commercial Historic District due to alterations that have diminished its historic physical integrity.

13A. Boulder Landmark Assessment:

   Individual Eligibility--
   
   Eligible ___  Not eligible X  Need data ___

   District Potential--
   
   Yes X  No ___  Need data ___

   Contributing Status Assessment--
   
   Contributing ___ Noncontributing X  Need data ___  Not applicable ___

   Explain: This resource is assessed as a noncontributing component of the potential University Hill Commercial Historic District due to alterations that have diminished its historic physical integrity.


15. Photograph Types and Numbers: Digital—BoUni-27 through -29

16. Artifact and Field Documentation Storage Location: Photographs and forms are archived at the City of Boulder, Planning and Development Department.

17. Report Title: University Hill Commercial Area: Historic District Re-evaluation, 2008 (memorandum)

18. Recorder(s): R. Laurie Simmons and Thomas H. Simmons  
19. Date(s): March 2008


Colorado Historical Society, Office of Archaeology & Historic Preservation
1300 Broadway, Denver, CO 80203
303-866-3395
1119 13th Street
Surveyed resource is crosshatched.
Street Address: 1119 13th Street, Boulder, Colorado 80302

NOTE: Surveyed resource (indicated by black crosshair) is displayed over extract of "Boulder, Colo.," USGS digital quadrangle map.
STATE ID NO.: 5BL1053A
COUNTY: Boulder
STREET ADDRESS: 119 13th St
PHOTOGRAPHER: T.H. Simmons
DIGITAL IMAGE NO.: B0-Uni-28
LOCATION OF NEGATIVES: City of Boulder Planning

SHF/CLG GRANT NO.: N/A
CITY: Boulder
DATE: Mar, 2008
CAM. DIR.: SSW

STATE ID NO.: 5BL1053A
COUNTY: Boulder
STREET ADDRESS: 119 13th St
PHOTOGRAPHER: T.H. Simmons
DIGITAL IMAGE NO.: B0-Uni-27
LOCATION OF NEGATIVES: City of Boulder Planning

SHF/CLG GRANT NO.: N/A
CITY: Boulder
DATE: Mar, 2008
CAM. DIR.: W

STATE ID NO.: 5BL1053A
COUNTY: Boulder
STREET ADDRESS: 119 13th St
PHOTOGRAPHER: T.H. Simmons
DIGITAL IMAGE NO.: B0-Uni-29
LOCATION OF NEGATIVES: City of Boulder Planning

SHF/CLG GRANT NO.: N/A
CITY: Boulder
DATE: Mar, 2008
CAM. DIR.: WNW
1. Resource Number: 5BL10535
   Temp. Resource Number: 17
   Street Address: 1121 13th Street, Boulder, Colorado 80302

3. Attachments
   (check as many as apply)
   X Photographs
   X Site sketch map
   X U.S.G.S. map photocopy
   ___ Other

4. Official determination
   (OAHP USE ONLY)
   ___ Determined Eligible
   ___ Determined Not Eligible
   ___ Need Data
   ___ Nominated
   ___ Listed
   ___ Contributing to N.R. District
   ___ Not Contributing to N.R. Dist


6. Purpose of this current site visit (check as many as apply)
   ___ Site is within a current project area
   ___ Resurvey
   ___ Update of previous site form(s)
   ___ Surface collection
   ___ Testing to determine eligibility
   ___ Excavation
   X Other

   Describe: Re-evaluation of potential local Boulder Landmark historic district, including assessment of contributing/noncontributing status.

7. Previous Recordings:

8. Changes or Additions to Previous Descriptions:
   This one-story building features five framed projecting gables with red tile roofing (except center one that is covered with a smooth black material), stucco gable faces, and heavy vertical and horizontal timber supports. Center, double, paneled and glazed doors are located below the center projecting gable and have a covered transom above. To the south is a large multi-light window. A smaller storefront to the north has an off-center glazed metal frame door with transom and three plate glass windows. The walls (at ends, flanking center entrance, and below windows) are clad with orange-red brick laid in basketweave pattern. There is a raised concrete area in front of building with a decorative metal railing to the south and north and a wide set of concrete steps to street level.

9. Changes in Condition:
   Appears little altered since 1994; the center projecting gable was probably originally clad with tile roofing.

10. Changes to Location or Size Information:
    UTM—Zone 13, Easting 476448, Northing 4428435 (NAD 27)

11. Changes in Ownership:
    Thompson Heights LLC, 969 12th St., Boulder, CO 80302

12. Other Changes, Additions, or Observations:
    History:
    A pre-1906 house previously occupied this site. Ralph A. Robinson owned the house in 1960, when it was identified as "Robinson Student House." The current one-story commercial building was erected in 1965, replacing the house. The Regiment clothing store, founded in 1956, appears to have been the original occupant of the building, remaining in this location into the 1980s. Buff Stuff, a gift store specializing in University of Colorado-themed products, occupied the building in 1994. T. Galaxy, which also sells University of Colorado merchandise, started business in about 1988, first at Crossroads mall and later at a second location at 1315 College Avenue.

    Sources:
R. Laurie and Thomas H. Simmons, "University Hill Commercial District: Historic Overview and Historic District Evaluation, prepared for the University Hill General Improvement District" (Denver: Front Range Research Associates, 1984); City of Boulder, Building Permit Applications; Boulder Carnegie Library for Local History, Historic Photographs; Boulder County Assessor records; Boulder City Directories; Sanborn Insurance Company maps.

13. National Register Assessment:

Individual Eligibility--

Eligible ____ Not eligible ____ Need data ____

District Potential--

Yes ____ No ____ Need data ____

Contributing Status Assessment:

Contributing ____ Noncontributing ____ Need data ____ Not applicable ____

Explain: While this resource appears to maintain historic physical integrity, it is assessed as a noncontributing component of the potential University Hill Commercial Historic District since it was erected after 1958, the ending date of the NRHP district’s period of significance.

13A. Boulder Landmark Assessment:

Individual Eligibility--

Eligible ____ Not eligible ____ Need data ____

District Potential--

Yes ____ No ____ Need data ____

Contributing Status Assessment--

Contributing ____ Noncontributing ____ Need data ____ Not applicable ____

Explain: This resource is assessed as a contributing component of the potential University Hill Commercial Historic District, as it was built before the 1968 ending date of the local district’s period of significance. The building appears to maintain historic physical integrity, and it has been associated with commercial activities in the area. The Regiment clothing store operated in this building for many years.

14. Management Recommendations: Avoid adverse impacts. Encourage adoption of design guidelines to avoid future changes that negatively impact the historic physical integrity of the building.

15. Photograph Types and Numbers: Digital—BoUni-30 through -32

16. Artifact and Field Documentation Storage Location: Photographs and forms are archived at the City of Boulder, Planning and Development Department.

17. Report Title: University Hill Commercial Area: Historic District Re-evaluation, 2008 (memorandum)

18. Recorder(s): R. Laurie Simmons and Thomas H. Simmons 19. Date(s): March 2008


Colorado Historical Society, Office of Archaeology & Historic Preservation
1300 Broadway, Denver, CO 80203
303-866-3395
Street Address: 1121 13th Street, Boulder, Colorado 80302

NOTE: Surveyed resource (indicated by black crosshair) is displayed over extract of "Boulder, Colo.," USGS digital quadrangle map.
1. Resource Number: 5BL2883
   Street Address: 1124-28 13th Street, Boulder, Colorado 80302

3. Attachments (check as many as apply)
   - X Photographs
   - X Site sketch map
   - X U.S.G.S. map photocopy
   - Other

4. Official determination (OAHP USE ONLY)
   - Determined Eligible
   - Determined Not Eligible
   - Need Data
   - Nominated
   - Listed
   - Contributing to N.R. District
   - Not Contributing to N.R. District


6. Purpose of this current site visit (check as many as apply)
   - X Resurvey
   - Update of previous site form(s)
   - Surface collection
   - Testing to determine eligibility
   - Excavation
   - Other

   Describe: Re-evaluation of potential local Boulder Landmark historic district, including assessment of contributing/noncontributing status.


8. Changes or Additions to Previous Descriptions: The south storefront has a center inset entrance flanked by tall plate glass windows with red brick below. A hood clad with corrugated metal extends the full width of the southern storefront. A paneled and glazed door is located at the south end of the façade, and there is plywood above the door. The rear of the building is brick, and from the rear it appears that the building has a flat roof.

9. Changes in Condition: A historic Assessor appraisal card photograph shows this one-story building with a shaped parapet with coping, stucco walls, and two storefronts with inset entrances flanked by plate glass windows. The upper portion of the façade extended to abut the building to the south with an inset pedestrian entrance at that end. The shaped parapet (shown in a historic photograph attached to an Assessor appraisal card) was removed and half-timbering was added prior to 1974; the stucco part of the façade no longer abuts the building to the south. A building permit indicates that the south storefront was remodeled in 1974. Further changes have occurred since then, including the recladding of an earlier metal hood with corrugated metal and the replacement of shorter plate glass windows with taller ones.

10. Changes to Location or Size Information: UTM—Zone 13, Easting 476493, Northing 4428445 (NAD 27)

11. Changes in Ownership: Gary R. Cook, P.O. Box 9392, Denver, CO 80209

12. Other Changes, Additions, or Observations:
   History:
   This building was erected in 1939 as the new home of the Colorado Book Store, filling the gap on the eastern side of the 1100 block of 13th Street between Greenman's University Store (to the north) and the University Hill Grocery Store (to the south). A building permit was taken out by Ray Collins in November 1938 for a two-story brick store building and apartments costing $18,000 on this parcel; the architect was Glen H. Huntington. The building actually constructed was only one-story; it is not known if Huntington was its designer. This was the
second home of the Colorado Book Store, which was established in 1931 and was originally located at 1215 13th Street. In addition to textbooks and supplies for students at the University of Colorado, the store carried stationery and housed a branch U.S. Post Office (Postal Station Number 1). CU students patronized the business as an alternative to the on-campus University of Colorado Bookstore. The firm remained in this location until a new, larger building was erected at 1111 Broadway in 1964.

The Gunslinger Restaurant operated in the building in the 1966-67 period. By 1970, two businesses shared the building: Round the Corner Restaurant in 1124 13th and Orbach's men's clothing store in 1128 13th. By 1973, Rick's Apparel had replaced Orbach's, but Round the Corner remained through at least 1983. In 1990, Albums (a tape and disc store) was present in the north storefront, with Hummer's Pizza in the southern space. Teresa's Pizza Colore was in the south storefront in 1994. In 2008, Albums still occupies the northern space, while Albums' Bistro is housed in the south storefront.

Sources:
Boulder City Directories; Boulder Carnegie Branch Library, Boulder County Assessor Collection; City of Boulder, Building Permit Applications; Sanborn Insurance Company maps; R. Laurie and Thomas H. Simmons, "University Hill Commercial District: Historic Overview and Historic District Evaluation," prepared for the University Hill General Improvement District" (Denver: Front Range Research Associates, 1994); Boulder County Assessor records.

13. National Register Assessment:
   Individual Eligibility--
   Eligible ____ Not eligible X Need data ____
   District Potential--
   Yes X No ____ Need data ____
   Contributing Status Assessment:
   Contributing ____ Noncontributing ____ Need data X Not applicable ____
   Explain: This resource is included as a component within the potential University Hill Commercial Historic District, but present information does not permit an assessment of contributing/noncontributing status since it is unclear when the building received its current façade (it originally had a shaped parapet). If the remodeling was completed by 1958, it would be evaluated as contributing; if completed afterward, it would be noncontributing due to loss of historic physical integrity.

13A. Boulder Landmark Assessment:
   Individual Eligibility--
   Eligible ____ Not eligible X Need data ____
   District Potential--
   Yes X No ____ Need data ____
   Contributing Status Assessment--
   Contributing ____ Noncontributing ____ Need data X Not applicable ____
   Explain: This resource is included as a component within the potential University Hill Commercial Historic District, but present information does not permit an assessment of contributing/noncontributing status since it is unclear when the building received its current façade (it originally had a shaped parapet). If the remodeling was completed by 1968, it would be evaluated as contributing; if completed afterward, then it would be noncontributing due to loss of historic physical integrity.

14. Management Recommendations: Avoid adverse impacts. Encourage adoption of design guidelines to avoid future changes that negatively impact the historic physical integrity of the building and encourage removal of nonhistoric elements.
15. **Photograph Types and Numbers**: Digital—BoUni-33 through -35

16. **Artifact and Field Documentation Storage Location**: Photographs and forms are archived at the City of Boulder, Planning and Development Department.

17. **Report Title**: University Hill Commercial Area: Historic District Re-evaluation, 2008 (memorandum)

18. **Recorder(s)**: R. Laurie Simmons and Thomas H. Simmons  
   **19. Date(s)**: March 2008


   Colorado Historical Society, Office of Archaeology & Historic Preservation  
   1300 Broadway, Denver, CO 80203  
   303-866-3395
1124-28 13th Street

Surveyed resource is crosshatched.
Street Address: 1124-28 13th Street, Boulder, Colorado 80302

NOTE: Surveyed resource (indicated by black crosshair) is displayed over extract of "Boulder, Colo.," USGS digital quadrangle map.
STATE ID NO.: 5BL2883
COUNTY: Boulder
STREET ADDRESS: 1124 28 13th St
PHOTOGRAPHER: T.H. Simmons
DIGITAL IMAGE NO.: Bollni-33
LOCATION OF NEGATIVES: City of Boulder Planning

STATE ID NO.: 5BL2883
COUNTY: Boulder
STREET ADDRESS: 1124-28 13th St
PHOTOGRAPHER: T.H. Simmons
DIGITAL IMAGE NO.: Bollni-24
LOCATION OF NEGATIVES: City of Boulder Planning

STATE ID NO.: 5BL2883
COUNTY: Boulder
STREET ADDRESS: 1124-28 13th St
PHOTOGRAPHER: T.H. Simmons
DIGITAL IMAGE NO.: Bollni-35
LOCATION OF NEGATIVES: City of Boulder Planning
1. Resource Number: 5BL10536
   Street Address: 1129 13th Street, Boulder, Colorado 80302

3. Attachments
   (check as many as apply)
   X Photographs
   X Site sketch map
   X U.S.G.S. map photocopy
   ___ Other ___________
   ___ Other ___________

4. Official determination
   (OAHP USE ONLY)
   ___ Determined Eligible
   ___ Determined Not Eligible
   ___ Need Data
   ___ Nominated
   ___ Listed
   ___ Contributing to N.R. District
   ___ Not Contributing to N.R. Dist


6. Purpose of this current site visit
   (check as many as apply)
   ___ Site is within a current project area
   X Resurvey
   ___ Update of previous site form(s)
   ___ Surface collection
   ___ Testing to determine eligibility
   ___ Excavation
   X Other

Describe: Re-evaluation of potential local Boulder Landmark historic district, including assessment of contributing/noncontributing status.


8. Changes or Additions to Previous Descriptions: This is a commercial building with a two-story front component and a one-story rear component with a shallow gable roof behind the front parapet wall. The front wall is clad with variegated red, pink, and tan sandstone laid in a style similar to buildings at the nearby University of Colorado; side walls are concrete block. The front and side walls have concrete coping and there is an orange brick chimney near the southwest corner. The angled inset center entrance on the façade has two doors with irregularly-shaped lights, wide sidelights, and a six-light transom. Flanking the entrance are two plate glass windows, while a secondary inset entrance is located at the north end of the building. A broad, asymmetrical, triangular hood with curved edges clad in patterned metal is suspended above the first story. The second story has four large square plate glass windows and three narrow ones, all with simulated divided lights. Above is the name “Tulagi” in script with numerous small lights on the interior of the letters.

9. Changes in Condition: Historic photographs of the building show large glass block panels on the first and second stories at the south end of the façade and three small windows on the second story. The entrance area on the first story underneath the hood had a single door with an eight-light window to the north. The name “Tulagi” appeared in script on the upper portion of the front, but in a narrower and more flowing style than today. The replacement of the glass block panels, addition of more and larger windows on the second story, addition of a plate glass window toward the north end of the first story, and replacement of the original “Tulagi” sign occurred between 2004 and 2007. In the latter year the building was converted to retail uses.

10. Changes to Location or Size Information: UTMs—Zone 13, Easting 476443, Northing 4428450 (NAD 27)

11. Changes in Ownership: Knollwood Property Holdings LLC, P.O. Box 120, Hygiene, CO 80533

12. Other Changes, Additions, or Observations:
   History:
Tulagi, a popular music venue and drinking establishment, evolved from a wartime business known as the Anchorage Nite Club, started at 1135-37 13th Street by Hitoshi Ogata in 1943. According to University of Colorado Archivist David Hays, the club offered chop suey, beer, and juke box dancing and was popular with members of the U.S. Navy Japanese/Oriental Language School at the university. By 1949, Ray Imel acquired the business, which was renamed as the Anchorage Bar & Grill and no longer featured dancing. In 1951, Imel and Rex Bailey opened Tulagi Night Club in this building (1129 13th Street). The name Tulagi came from a World War II Pacific island campaign. Imel and Bailey built this building, which replaced a two-story pre-1906 brick house that had been the residence of Sigma Nu Fraternity in 1918 and Acacia Fraternity in the 1920s. The new $50,000 two-story building featured a native sandstone and glass block façade, an angled metal canopy sheltering the entrance, and cinderblock side walls. The interior, with a seating capacity of 250 couples, included a bar and ballroom on the main floor and another large room on the upper floor. Some observers believed that beer consumption at University Hill’s Tulagi and the Sink outdistanced any other place in the country. In 1969, the owner of the Sink bought Tulagi and hired Chuck Morris as its manager. Under his leadership, Tulagi hosted some of the best known musical performers in the country, including the Eagles, Linda Ronstadt, Bonnie Raitt, and Miles Davis. In 2003, the state seized the building for unpaid taxes and its owners sold the business and its liquor license to the owners of the Fox Theater. In 2005, owner Rockrimmon Real Estate remodeled the interior and the façade to serve retail operations. In 2007, Which Wich sandwich shop moved into the building as its first retail tenant.

Sources:


13. **National Register Assessment:**

   **Individual Eligibility:**
   
   Eligible _____  Not eligible  ____  Need data _____

   **District Potential:**
   
   Yes  ____  No _____  Need data _____

   **Contributing Status Assessment:**
   
   Contributing  ____  Noncontributing  ____  Need data  ____  Not applicable  ____

   **Explain:** This resource is assessed as a contributing component of the potential University Hill Commercial Historic District. The building played a role in the entertainment and recreation life of the Hill for more than forty years. The building maintains historic physical integrity despite the more recent addition of façade windows.

13A. **Boulder Landmark Assessment:**

   **Individual Eligibility:**
   
   Eligible _____  Not eligible  ____  Need data _____

   **District Potential:**
   
   Yes  ____  No _____  Need data _____

   **Contributing Status Assessment:**
   
   Contributing  ____  Noncontributing  ____  Need data  ____  Not applicable  ____
Cultural Resource Re-evaluation Form

Explain: This resource is assessed as a contributing component of the potential University Hill Commercial Historic District. The building played a role in the entertainment and recreation life of the Hill for more than forty years. The building maintains historic physical integrity, despite the more recent addition of façade windows. These changes prevent it from qualifying as an individual landmark.

14. **Management Recommendations:** Avoid adverse impacts. Encourage adoption of design guidelines to avoid future changes that negatively impact the historic physical integrity of the building.

15. **Photograph Types and Numbers:** Digital—BoUni-36 through -39

16. **Artifact and Field Documentation Storage Location:** Photographs and forms are archived at the City of Boulder, Planning and Development Department.

17. **Report Title:** University Hill Commercial Area: Historic District Re-evaluation, 2008 (memorandum)

18. **Recorder(s):** R. Laurie Simmons and Thomas H. Simmons  
   **Date(s):** March 2008


   Colorado Historical Society, Office of Archaeology & Historic Preservation  
   1300 Broadway, Denver, CO 80203  
   303-866-3395
1129 13th Street
Surveyed resource is crosshatched.
Street Address: 1129 13th Street, Boulder, Colorado 80302

NOTE: Surveyed resource (indicated by black crosshair) is displayed over extract of "Boulder, Colo.," USGS digital quadrangle map.
STATE ID NO.: 5BL10536
COUNTY: Boulder
STREET ADDRESS: 1129 13th St.
PHOTOGRAPHER: T.H. Simmons
DIGITAL IMAGE NO.: Boulder-36
LOCATION OF NEGATIVES: City of Boulder Planning

SHF/CLG GRANT NO.: N/A
CITY: Boulder
DATE: May, 2008
CAM. DIR.: W

STATE ID NO.: 5BL10536
COUNTY: Boulder
STREET ADDRESS: 1129 13th St.
PHOTOGRAPHER: T.H. Simmons
DIGITAL IMAGE NO.: Boulder-37
LOCATION OF NEGATIVES: City of Boulder Planning

SHF/CLG GRANT NO.: N/A
CITY: Boulder
DATE: May, 2008
CAM. DIR.: WNW

STATE ID NO.: 5BL10536
COUNTY: Boulder
STREET ADDRESS: 1129 13th St.
PHOTOGRAPHER: T.H. Simmons
DIGITAL IMAGE NO.: Boulder-38
LOCATION OF NEGATIVES: City of Boulder Planning

SHF/CLG GRANT NO.: N/A
CITY: Boulder
DATE: May, 2008
CAM. DIR.: NW
1. Resource Number: 5BL2884

2. Temp. Resource Number: 3

3. Attachments
   (check as many as apply)
   X Photographs
   X Site sketch map
   X U.S.G.S. map photocopy
   ___ Other ______________
   ___ Other ______________

4. Official determination
   (OAH P USE ONLY)
   ___ Determined Eligible
   ___ Determined Not Eligible
   ___ Need Data
   ___ Nominated
   ___ Listed
   ___ Contributing to N.R. District
   ___ Not Contributing to N.R. Dist

5. Resource Name: 2008: University Hill Market and Deli; 1990: Stella's College Market

6. Purpose of this current site visit (check as many as apply)
   ___ Site is within a current project area
   X Resurvey
   ___ Update of previous site form(s)
   ___ Surface collection
   ___ Testing to determine eligibility
   ___ Excavation
   X Other

   Describe: Re-evaluation of potential local Boulder Landmark historic district, including assessment of contributing/noncontributing status.


8. Changes or Additions to Previous Descriptions: This two-story, flat roof building was built in the shape of a trapezoid to conform to the alignment of an alley to the north and east. The front and north walls are variegated brown and tan magnesium brick; east and south walls are orange brick. The second story one-over-one-light windows have gauged brick lintels and a continuous sill course of tan sandstone. The center entrance has a multi-light wood door with X-bracing in the lower panel, sidelights, and plate glass display windows with red Roman brick below. The transom area is covered. A flat metal hood is suspended above the storefront; it appears to be the framework from an earlier fabric awning.

9. Changes in Condition: This building appears unchanged since 1990 with the exception of the removal of the fabric awning, the framework of which remains.

10. Changes to Location or Size Information: UTM—Zone 13, Easting 476491, Northing 4428460 (NAD 27)

11. Changes in Ownership: Gary R. Cook, P.O. Box 9392, Denver, CO 80209

12. Other Changes, Additions, or Observations:
   History:

   Alfred A. Greenman built this two-story brick building, known as Greenman's University Store, in 1911. Before he completed this building, Greenman persuaded the city to widen 13th Street north of College Avenue, arguing "Boulder will not always be a horse and buggy town and we will need wider streets." Greenman and fellow University Hill developer William L. Beach attempted to foster a degree of design uniformity by agreeing to build only two-story commercial buildings on 13th Street. Greenman reportedly purchased the Sigma Alpha Epsilon House at 1201 13th Street "to control growth of business buildings on University Hill."

   A native of Pennsylvania, Greenman came to Boulder in 1890 and became a prominent businessman and civic leader. He attended the university and entered the book and drugstore trade, operating a drug, book, and
stationery business on Pearl Street with Marc N. Maxwell. Greenman eventually took over the business, which continued to operate after the University Hill store opened. Greenman served as mayor during 1909-11 and as president of the Chautauqua Association board for more than thirty-five years. He was active in organizing the Chamber of Commerce and served as a member of the city’s park and planning commission for many years.

Greenman’s University Store opened in September 1911 and initially specialized in textbooks, stationery, and athletic goods. After the university opened its own bookstore in the basement of Macky in 1922, Greenman’s stopped selling books and expanded its food and drug lines with a pharmacy and ice cream fountain. The Daily Camera reported, “the pretty new ice cream fountain recently installed by the University book and drugstore is now ready for service and is in charge of an expert mixologist. The fountain is one of the prettiest and most sanitary in town and will, no doubt, draw a large share of the soft drink trade.” The store was said to be the first on the Hill to feature toasted sandwiches, and it served fifty to seventy-five breakfasts each morning during the late 1910s and 1920s. In the 1920s, Greenman’s was one of the students’ favorite places for “coking,” or the consumption of soft drinks and conversation.

Alfred Greenman’s brother, Ernest M. Greenman, managed the University Hill store, becoming sole owner in 1941 following Alfred’s 1939 death. During 1938-1943, the university community attempted to convince Greenman’s and Quine’s Drugs to end years of refusing to serve African Americans at their soda fountains. In 1943, both became targets of stand-ins by black students. After further pressure from the university, the drugstores decided to provide equal service to blacks and other minorities. In 1945, Ernest Greenman sold the drugstore to Mr. and Mrs. W.E. Smith, but he continued to work in the firm as a clerk at least as long as 1955. W.E. Smith had been associated with the business since 1913. In July 1964, Smith announced that Greenman’s University Store would sell its merchandise and close. Subsequent businesses in the building included Audiophile Records and Components (1965), the College Shop (1966), King of the Hill Candy (1973), and Old Chicago Arcade (1983). Stella’s College Market occupied the building in 1990 and 1994.

Sources:

13. National Register Assessment:
Individual Eligibility--

Eligible X Not eligible Need data

District Potential--

Yes X No Need data

Contributing Status Assessment:

Contributing X Noncontributing Need data Not applicable

Explain: This resource is assessed as a contributing component of the potential University Hill Commercial Historic District, having been erected during the period of significance and having been associated with commercial activities in the area. The building maintains historic physical integrity and played a role in the commercial life of the Hill, housing Greenman’s University Store from 1911 to 1964.

13A. Boulder Landmark Assessment:

Individual Eligibility--

Eligible X Not eligible Need data
District Potential--
Yes X No ___ Need data ___

Contributing Status Assessment--
Contributing X Noncontributing ___ Need data ___ Not applicable ___

Explain: This resource is assessed as a contributing component of the potential University Hill Commercial Historic District, having been erected during the period of significance and having been associated with commercial activities in the area. The building maintains historic physical integrity and played a role in the commercial life of the Hill, housing Greenman’s University Store from 1911 to 1964. Greenman’s was also the site of civil rights protests by University of Colorado students in the early 1940s. It is evaluated as a potential individual Boulder landmark for its history and architecture.

14. Management Recommendations: Avoid adverse impacts. Encourage adoption of design guidelines to avoid future changes that negatively impact the historic physical integrity of the building.

15. Photograph Types and Numbers: Digital—BoUni-40 through -43

16. Artifact and Field Documentation Storage Location: Photographs and forms are archived at the City of Boulder, Planning and Development Department.

17. Report Title: University Hill Commercial Area: Historic District Re-evaluation, 2008 (memorandum)

18. Recorder(s): R. Laurie Simmons and Thomas H. Simmons 19. Date(s): March 2008


Colorado Historical Society, Office of Archaeology & Historic Preservation
1300 Broadway, Denver, CO 80203
303-866-3395
Street Address: 1130-34 13th Street, Boulder, Colorado 80302

NOTE: Surveyed resource (indicated by black crosshair) is displayed over extract of "Boulder, Colo.," USGS digital quadrangle map.
40
STATE ID NO.: 5BL2884
COUNTY: Boulder
STREET ADDRESS: 1130-34 13th St
PHOTOGRAPHER: T.H. Simmons
DIGITAL IMAGE NO.: BoUnii-40
LOCATION OF NEGATIVES: City of Boulder Planning

41
STATE ID NO.: 5BL2884
COUNTY: Boulder
STREET ADDRESS: 1130-34 13th St
PHOTOGRAPHER: T.H. Simmons
DIGITAL IMAGE NO.: BoUnii-41
LOCATION OF NEGATIVES: City of Boulder Planning

42
STATE ID NO.: 5BL2884
COUNTY: Boulder
STREET ADDRESS: 1130-34 13th St
PHOTOGRAPHER: T.H. Simmons
DIGITAL IMAGE NO.: BoUnii-42
LOCATION OF NEGATIVES: City of Boulder Planning
1. Resource Number: 5BL2887
   Street Address: 1138-44 13th Street, Boulder, Colorado 80302

3. Attachments
   (check as many as apply)
   X Photographs
   X Site sketch map
   X U.S.G.S. map photocopy
   ___ Other: ____________________

4. Official determination
   (OAHP USE ONLY)
   ___ Determined Eligible
   ___ Determined Not Eligible
   ___ Need Data
   ___ Nominated
   ___ Listed
   ___ Contributing to N.R. District
   ___ Not Contributing to N.R. Dist


6. Purpose of this current site visit (check as many as apply)
   ___ Site is within a current project area
   ___ Resurvey
   ___ Update of previous site form(s)
   ___ Surface collection
   ___ Testing to determine eligibility
   ___ Excavation
   X Other

Describe: Re-evaluation of potential local Boulder Landmark historic district, including assessment of contributing/noncontributing status.


8. Changes or Additions to Previous Descriptions: This irregularly-shaped red wiredrawn brick building has two stories, a flat roof, and four storefronts on the front (west). The top of the front wall has metal coping and metal panels covering areas where molded metal corneres were removed. There are twelve one-over-one-light flat arch windows on the second story with a continuous rowlock sill course. Slightly projecting bricks delineate panels on the north and south ends of the facade above the windows. A full-width flat metal hood extends across the front, supported from above with ties to a metal storefront lintel. About half of the transom is uncovered, revealing small, square, clear and green prism lights in a metal framework; some of the lights are missing or damaged. The southern three storefronts have inset entrances with single doors; numbers 1138 and 1142 have plate glass windows flanking the entrances, while number 1140 has multi-light windows. The northern storefront (number 1144) is only slightly inset and has an off-center door with transom and plate glass display windows.

9. Changes in Condition: This building appears unchanged since 1990; several of the storefront transoms have been uncovered, revealing the original small square clear and green lights. A metal panel covering the former location of a molded cornice near the roofline on the north is no longer present. Historic photographs show large molded metal cornices on the front of the building

10. Changes to Location or Size Information: UTM—Zone 13, Easting 476494, Northing 4428483 (NAD 27)

11. Changes in Ownership: Gary R. Cook, P.O. Box 9392, Denver, CO 80209

12. Other Changes, Additions, or Observations:
   History:
A few new commercial buildings were constructed in University Hill during the 1920s and 1930s, including this two-story brick structure. The building’s construction in 1923 altered the course of the alley lying east of 13th Street. The alley had previously intersected the street at an acute angle; the new building forced the alley to jog and meet the street at a right angle. Original tenants of the building included G&S (later A&B) Kash-Karry Grocery, P.B. Paddock’s men’s furnishings, J.M. Payne shoe repair, University Hill Cleaners and Dyers, and E.J. Tryon confectionery. The 1926 city directory lists the Beach-Johnson Apartments on the second floor of the building, and a building permit of the same year indicates Beach & Johnson were the owners. Developer William L. Beach appears to have been involved in the building’s construction, and owned the building with Caroline W. Johnson, proprietor of the apartments. Beach was active in mining west of Boulder at Sugarloaf and Wallstreet before moving to the city in 1902. He and his wife, Grace, lived just southeast of the Hill commercial area at 1036 14th Street. In the 1930s, Beach donated twenty-two lots in the 900 block of 13th Street to the city for a public park on University Hill.

In the mid-1930s, the cleaners and men’s store departed and the Casa Grande Café began operating. The A&B Grocery conducted its business here until the mid-1940s, while the Casa Grande (1142) continued at this location through the mid-1950s. Other tenants in 1955 included Tasty Bake Shop (1138), Best Beauty Shop (1140), and Melody Mart Records (1144). In 1960, the following firms were located here: Randall Shop, women’s clothing (1138); Colorado Woolen Co., men’s clothing (1140); Hilltop House Restaurant (1142); and Aber’s Melody Mart (1144). The Beach-Johnson Apartments were still listed on the upper floor. Robert A. Auran is shown as the owner of the property on the old assessor’s appraisal card and building permit application of the 1960s. In 1965 through at least 1975, the College Shop women’s clothing occupied 1138 13th Street. In 1965, Don Hale’s men’s clothing was listed in the city directory at 1140 13th; followed by Adair’s Ltd. in 1970. Bennett’s Pizza House occupied 1142 13th in 1965, followed by La Siesta Gift Shop in 1970. In 1965, D E Exchange, used general merchandise occupied 1144 13th. City directory listings from the 1970s and 1980s refer to the structure as the Auran Building. The building’s 1994 occupants included: Roach Galleries (here since at least 1973), DE Exchange (here since at least 1965), Serendipity, and Council Travel.

Sources:
Boulder City Directories; Sanborn Insurance Company maps; Boulder County Assessor records; Boulder Carnegie Branch Library, Boulder County Assessor Collection and Photographs; R. Laurie and Thomas H. Simmons, "University Hill Commercial District: Historic Overview and Historic District Evaluation," prepared for the University Hill General Improvement District (Denver: Front Range Research Associates, 1994); Colorado Historical Society Historic Building Inventory Record, 5BL2887, 1990.

13. National Register Assessment:
   Individual Eligibility--
   Eligible ___ Not eligible ___ Need data ___

   District Potential--
   Yes ___ No ___ Need data ___

   Contributing Status Assessment:
   Contributing ___ Noncontributing ___ Need data ___ Not applicable ___

   Explain: This resource is assessed as a contributing component of the potential University Hill Commercial Historic District. The building maintains historic physical integrity and retains portions of its multi-light storefront transom. The building historically housed a variety of retail establishments with apartments on the upper story.

13A. Boulder Landmark Assessment:
   Individual Eligibility--
   Eligible ___ Not eligible ___ Need data ___

   District Potential--
   Yes ___ No ___ Need data ___
Contributing Status Assessment---

Contribution: X Noncontributing _____ Need data _____ Not applicable _____

Explain: This resource is assessed as a contributing component of the potential University Hill Commercial Historic District, having been erected during the period of significance and having been associated with the area's commercial history. The building maintains historic physical integrity and notably retains portions of its multi-light storefront transom bar. The building historically housed a variety of retail establishments with apartments on the upper story.

14. Management Recommendations: Avoid adverse impacts. Encourage adoption of design guidelines to avoid future changes that negatively impact the historic physical integrity of the building.

15. Photograph Types and Numbers: Digital—BoUni-44 through -53

16. Artifact and Field Documentation Storage Location: Photographs and forms are archived at the City of Boulder, Planning and Development Department.

17. Report Title: University Hill Commercial Area: Historic District Re-evaluation, 2008 (memorandum)

18. Recorder(s): R. Laurie Simmons and Thomas H. Simmons  19. Date(s): March 2008


Colorado Historical Society, Office of Archaeology & Historic Preservation
1300 Broadway, Denver, CO 80203
303-866-3395
1138-44 13th Street
Surveyed resource is crosshatched.
Street Address: 1138-44 13th Street, Boulder, Colorado 80302

NOTE: Surveyed resource (indicated by black crosshair) is displayed over extract of "Boulder, Colo.," USGS digital quadrangle map.
STATE ID NO.: 5BL2887
COUNTY: Boulder
STREET ADDRESS: 1138-44 13th St.
PHOTOGRAPHER: T. H. Simmons
DIGITAL IMAGE NO.: Bollini-45
LOCATION OF NEGATIVES: City of Boulder Planning

SHF/CLG GRANT NO.: N/A
CITY: Boulder
DATE: Mar, 2008
CAM. DIR.: ENE

STATE ID NO.: 5BL2887
COUNTY: Boulder
STREET ADDRESS: 1138-44 13th St.
PHOTOGRAPHER: T. H. Simmons
DIGITAL IMAGE NO.: Bollini-44
LOCATION OF NEGATIVES: City of Boulder Planning

SHF/CLG GRANT NO.: N/A
CITY: Boulder
DATE: Mar, 2008
CAM. DIR.: E

STATE ID NO.: 5BL2887
COUNTY: Boulder
STREET ADDRESS: 1138-44 13th St.
PHOTOGRAPHER: T. H. Simmons
DIGITAL IMAGE NO.: Bollini-416
LOCATION OF NEGATIVES: City of Boulder Planning

SHF/CLG GRANT NO.: N/A
CITY: Boulder
DATE: Mar, 2008
CAM. DIR.: NE
STATE ID NO.: 5BL-2881
COUNTY: Boulder
STREET ADDRESS: 1138-44 13th St.
PHOTOGRAPHER: T.H. Simmons
DIGITAL IMAGE NO.: Beluni-53
LOCATION OF NEGATIVES: City of Boulder Planning
50
STATE ID NO.: 5B12887
COUNTY: Boulder
STREET ADDRESS: 1138-44 13th St.
PHOTOGRAPHER: T.H. Simmonds
DIGITAL IMAGE NO.: BuUni-50
LOCATION OF NEGATIVES: City of Boulder Planning

51
STATE ID NO.: 5B12887
COUNTY: Boulder
STREET ADDRESS: 1138-44 13th St.
PHOTOGRAPHER: T.H. Simmonds
DIGITAL IMAGE NO.: BuUni-51
LOCATION OF NEGATIVES: City of Boulder Planning

52
STATE ID NO.: 5B12887
COUNTY: Boulder
STREET ADDRESS: 1138-44 13th St.
PHOTOGRAPHER: T.H. Simmonds
DIGITAL IMAGE NO.: BuUni-52
LOCATION OF NEGATIVES: City of Boulder Planning
1. Resource Number: 5BL3043
   Street Address: 1301 Pennsylvania Street/1212 13th Street, Boulder, Colorado 80302

2. Temp. Resource Number: 1

3. Attachments (check as many as apply)
   X Photographs
   X Site sketch map
   X U.S.G.S. map photocopy
   ___ Other _________

4. Official determination
   (OAHP USE ONLY)
   ___ Determined Eligible
   ___ Determined Not Eligible
   ___ Need Data
   ___ Nominated
   ___ Listed
   ___ Contributing to N.R. District
   ___ Not Contributing to N.R. Dist


6. Purpose of this current site visit (check as many as apply)
   ___ Site is within a current project area
   X ___ Resurvey
   ___ Update of previous site form(s)
   ___ Surface collection
   ___ Testing to determine eligibility
   ___ Excavation
   ___ Other

Describe: Re-evaluation of potential local Boulder Landmark historic district, including assessment of contributing/noncontributing status.


8. Changes or Additions to Previous Descriptions: This roughly trapezoidal one-and-half-story painted brick building (with a one-story section on the north) conforms to the small triangular block on which is located. The building faces south toward Pennsylvania Street, and the front wall features a stepped parapet with concrete coping and battered brick end piers. The first story has a center, glazed, metal frame door flanked by plate glass windows; a fabric awning extends across the width of the storefront, and there is an outdoor seating area with a metal railing. Two sets of paired six-over-six-light windows with rock-faced stone sills are located on the second story. The east, west, and north walls have through-the-eave dormers with stepped parapets and windows with stone sills. A pedestrian ramp with a metal railing and stairs with a metal railing to the second story are present on the west wall. The east wall at the south end has access to a basement commercial space; the entrance has concrete stairs bordered by low concrete walls with a stone cap and a metal railing. There are three windows further north on the first story of the east wall.

The northern one-story painted brick section of the building features a widely overhanging flat roof. The west wall has a pedestrian door and two square single-light windows with flat surrounds. A tall plate glass window is located on the narrow north wall, while the east wall has a band of clerestory windows.

9. Changes in Condition: A new storefront was installed on the front in 1971. The dormer pediment on the east wall was earlier curvilinear, rather than stepped; but it was stepped by circa 1949-50. Changes noted since 1990 include: addition of a fabric awning with center pediment to front; installation of outside seating area with metal railing; creation of a pedestrian ramp with metal railing on west (which appears to have involved trimming back the lower part of west wall pier); several gooseneck lights added to the exterior walls; and changing the front second story windows from six-over-one-lights to six-over-six-lights (shutters also added).

10. Changes to Location or Size Information: UTMs—Zone 13, Easting 476489, Northing 4428557 (NAD 27)
11. Changes in Ownership: Lawrence B., Jr., (1/2 interest) and Charles L.F. O’Connor (1/2 interest), 3434 47th Street, #220, Boulder, CO 80301

12. Other Changes, Additions, or Observations:

History:
McConnell and Crane’s drugstore was the first commercial building erected in what would become the University Hill commercial district. Built during the period 1906-08 in the triangular block bounded by Broadway, Pennsylvania Avenue, and 13th Street, the brick building featured a stepped parapet reflecting its Mission Revival style and had a trapezoidal shape conforming to its parcel. The building was situated at the north end of the streetcar loop serving University Hill and Chautauqua, with one portion of the line jogging west on Pennsylvania and south on 13th Street and the other proceeding south on Broadway and 14th Street.

Listed in the 1913 city directory as McConnell and Crane Drugs, by 1916 the business was known as the Co-op Drug Store. Thomas E. and James F. Quine purchased the business in 1923. Thomas was a pharmacist and James managed the rest of the store. The Quines changed the name to Quine’s Campus Drug Store, later Quine’s Drugs. The university campus offered few options for meals, so students gathered at the Hill’s drugstores to eat at the soda fountains. Quine’s proximity to campus made it a favorite place for students to dine. The one-story addition to the north, presently occupied by Fruehaufl’s, was built after 1931.

In 1938, Quine’s became a site of civil rights protests. According to CU Archivist David M. Hays, a Faculty Senate committee found that the Hill drugstores had a policy of not serving African Americans who came through the front door. After quiet efforts to persuade the owners to change their policies, students began staging protests in the businesses. In 1943, both Greenman’s and Quine’s experienced stand-in protests by black students. Quine reportedly stated he would not even serve Paul Robeson in his store, and someone responded by painting a large white swastika on the business’s Broadway-facing wall. CU President Robert Stearns wrote a published letter indicating that the university community had tried for five years to end discrimination in the Hill businesses. Within the next ten months, restaurants and drugstores of the Hill opened their doors to blacks and other minorities.

In the same year, Quine’s was sold to Fred L. Jenkins, who had come to Boulder from Columbia, Missouri, in 1932 to work as manager of the Colorado Book Store. Thomas Quine apparently managed the store until 1949. The Daily Camera described the drugstore as “one of the favorite meeting places of C.U. students.” The store contained a soda fountain, prescription department, and “over 1,000 items for the student and home.” Jenkins continued to operate the store as Campus Drugs until 1960, when he discontinued the prescription department and changed the name to the Campus Shop. The following year he sold the business to August R. Liese.

The Campus Shop continued as a drugstore until the late 1960s. During the 1960s, a folk music venue known as the “Place Upstairs” was located in the upper floor of the building. From 1969 through the 1980s, the Spoke, a new and used bicycle firm owned by Jeff Finnoff, occupied the building. Buchanan’s Coffee Pub has operated in the building for more than a decade.

Source:

13. National Register Assessment:

Individual Eligibility--

Eligible ___ Not eligible X ___ Need data ___
District Potential--

Yes X No Need data ___

Contributing Status Assessment:

Contributing X Noncontributing ___ Need data ___ Not applicable ___

Explain: This resource is assessed as a contributing component of the potential University Hill Commercial Historic District, having been erected during the period of significance and having been associated with commercial activities in the area. The building maintains historic physical integrity.

13A. Boulder Landmark Assessment:

Individual Eligibility--

Eligible X Not eligible ___ Need data ___

District Potential--

Yes X No Need data ___

Contributing Status Assessment--

Contributing X Noncontributing ___ Need data ___ Not applicable ___

Explain: This resource is assessed as a contributing component of the potential University Hill Commercial Historic District, having been built during the period of significance and having been associated with commercial activities in the area. The building is also evaluated as potentially eligible to become a Boulder Landmark as the earliest building on the Hill erected to house a business (a drugstore in 1909). The building is significant for its well-preserved representation of the Mission Revival style applied to a commercial building. It is also significant for its association with the relationship between University Hill and the University of Colorado, with the drugstores operating in the building serving for many years as a favorite eating and meeting place for students. The building is also notable for having been the site of civil rights protests by university students during the early 1940s.

14. Management Recommendations: Avoid adverse impacts. Encourage adoption of design guidelines to avoid future changes that might negatively impact the historic physical integrity of the building.

15. Photograph Types and Numbers: Digital—BoUni-81 through -86

16. Artifact and Field Documentation Storage Location: Photographs and forms are archived at the City of Boulder, Planning and Development Department.

17. Report Title: University Hill Commercial Area: Historic District Re-evaluation, 2008 (memorandum)

18. Recorder(s): R. Laurie Simmons and Thomas H. Simmons 19. Date(s): March 2008


Colorado Historical Society, Office of Archaeology & Historic Preservation
1300 Broadway, Denver, CO 80203
303-866-3395
1301 Pennsylvania Avenue
Surveyed resource is crosshatched.
Street Address: 1301 Pennsylvania Avenue/1212 13th Street, Boulder, Colorado 80302

NOTE: Surveyed resource (indicated by black crosshair) is displayed over extract of "Boulder, Colo.," USGS digital quadrangle map.
STATE ID NO.: 5BL2043
COUNTY: Boulder
STREET ADDRESS: 1301 Pennsylvania Ave.
PHOTOGRAPHER: T.H. Simmons
DIGITAL IMAGE NO.: B011u-81
LOCATION OF NEGATIVES: City of Boulder Planning

SHF/CLG GRANT NO.: N/A
CITY: Boulder
DATE: Mar, 2008
CAM. DIR.: NE

STATE ID NO.: 5BL2043
COUNTY: Boulder
STREET ADDRESS: 1301 Pennsylvania Ave.
PHOTOGRAPHER: T.H. Simmons
DIGITAL IMAGE NO.: B011u-82
LOCATION OF NEGATIVES: City of Boulder Planning

SHF/CLG GRANT NO.: N/A
CITY: Boulder
DATE: Mar, 2008
CAM. DIR.: N

STATE ID NO.: 5BL3043
COUNTY: Boulder
STREET ADDRESS: 1301 Pennsylvania Ave.
PHOTOGRAPHER: T.H. Simmons
DIGITAL IMAGE NO.: B011u-83
LOCATION OF NEGATIVES: City of Boulder Planning

SHF/CLG GRANT NO.: N/A
CITY: Boulder
DATE: Mar, 2008
CAM. DIR.: NE
STATE ID NO.: 5BL3043
COUNTY: Boulder
STREET ADDRESS: 1301 Pennsylvania Ave.
PHOTOGRAPHER: T.H. Simmons
DIGITAL IMAGE NO.: Bolini-84
LOCATION OF NEGATIVES: City of Boulder Planning

SHF/CLG GRANT NO.: N/A
CITY: Boulder
DATE: May, 2008
CAM. DIR.: NW

STATE ID NO.: 5BL3043
COUNTY: Boulder
STREET ADDRESS: 1301 Pennsylvania Ave.
PHOTOGRAPHER: T.H. Simmons
DIGITAL IMAGE NO.: Bolini-85
LOCATION OF NEGATIVES: City of Boulder Planning

SHF/CLG GRANT NO.: N/A
CITY: Boulder
DATE: May, 2008
CAM. DIR.: WNW

STATE ID NO.: 5BL3043
COUNTY: Boulder
STREET ADDRESS: 1301 Pennsylvania Ave.
PHOTOGRAPHER: T.H. Simmons
DIGITAL IMAGE NO.: Bolini-86
LOCATION OF NEGATIVES: City of Boulder Planning

SHF/CLG GRANT NO.: N/A
CITY: Boulder
DATE: May, 2008
CAM. DIR.: SSE
Colorado Cultural Resource Survey

Cultural Resource Re-evaluation Form

Page 1 of 3

1. Resource Number: 5BL10532
   Street Address: 1087-91 13th Street, Boulder, Colorado 80302

   3. Attachments
      (check as many as apply)
      X Photographs
      X Site sketch map
      X U.S.G.S. map photocopy
      ___ Other __________

   4. Official determination
      (OAHP USE ONLY)
      ___ Determined Eligible
      ___ Determined Not Eligible
      ___ Need Data
      ___ Nominated
      ___ Listed
      ___ Contributing to N.R. Dist.
      ___ Not Contributing to N.R. Dist.


6. Purpose of this current site visit (check as many as apply)
   ___ Site is within a current project area
   X ___ Resurvey
   ___ Update of previous site form(s)
   ___ Surface collection
   ___ Testing to determine eligibility
   ___ Excavation
   X ___ Other

Describe: Re-evaluation of potential local Boulder Landmark historic district, including assessment of contributing/noncontributing status.


8. Changes or Additions to Previous Descriptions: This east-facing two-story brick and stone Modern style theater has a flat roof, narrow concrete coping, and a curved northeast corner. The asymmetrical façade (east wall) has a center section clad in variegated sandstone similar in style to that employed for buildings at the nearby University of Colorado, with stone piers with concrete coping at each end (the south one is taller than the north one). There is a shed roof between the piers with an overhanging eave. The north and south ends of the east wall are clad with variegated orange wiredrawn brick. The wall has a center inset theater entrance with three sets of double doors (glazed in metal frames). The entrance is topped by a shallow triangular marquee with a plastic signband on its north side. Above the marquee on the second story is a five-light horizontal window with a continuous concrete sill. Flanking the center entrance are storefronts: 1087 to the south has an off center inset angled entrance with transom and two plate glass windows, while 1091 to the north has an off center entrance with a transom and plate glass windows that curve onto the north wall. Above the storefronts is a brick soldier course.

The curved northeast corner of the building is laid in stacked header bond. The north wall was three panels of glass blocks on the first story at its east end. The wall has no other window or door openings but is ornamented with slightly projecting bricks defining seven tall panels and a soldier course near the top of the wall. The rear (west wall) is stuccoed; the south wall is composed of orange brick (non-wiredrawn).

9. Changes in Condition: The building maintains good historic physical integrity. Based on an old Assessor appraisal card photo the marquee has been altered: it originally was a slightly projecting flat triangular hood with signbands on each face with "Flatirons" in neon (?) script above. Cellular telephone antennas added at southeast corner.

10. Changes to Location or Size Information: UTMs—Zone 13, Easting 476440, Northing 4428364 (NAD 27)

11. Changes in Ownership: The New Amsterdam, LLC, 820 Pearl Street, Boulder, CO 80302
12. Other Changes, Additions, or Observations:

History:

Laurence T. Paddock reported the first private residence on University Hill, the 1891 Amelia Perry House, was razed to build this theater in 1950. In 1890, widow Amelia Pierson Miller Perry came to Boulder with her family for the health of her daughter, Catherine "Mamie" Perry. Mamie, described as "a talented young lady" who had taught school in Chicago, passed away in the house from consumption in December 1893. In 1898, Mrs. Perry, who was described as having a "lovable disposition and a character of considerable strength," also died at home.

Contractor William Hammer erected the $141,730 theater with more than 1,000 seats for Flatirons Theater, Inc., owners Claude Graves and Wilbur Williams. Claude Graves and his father-in-law, William Menigh, had started the State Theater, the first independently-owned motion picture facility in Boulder, in a remodeled grocery store on Pearl Street. They later sold that theater to the Fox Intermountain chain, the owner of all the other movie facilities in Boulder. Graves then left Boulder to work in Albuquerque, where he met Wilbur Williams. The partners were associated with the Westwood Theater in Denver. Graves returned to Boulder to manage the Flatirons. Graves and Williams also operated the Holiday and Motoena drive-ins in Boulder. Graves was associated with the Flatirons until the partners sold all of their movie theater holdings in 1966, including the lease on the Flatirons building, to Calin Smith of Cheyenne, Wyoming. During the 1960s and 1970s, inadequate classroom space at the University of Colorado forced it to utilize buildings on the Hill for classes, including the theater. In 2007, developer Mark Young converted the theater to residential and retail uses.

Sources:


13. National Register Assessment:

Individual Eligibility--

Eligible X Not eligible ___ Need data ___

District Potential--

Yes X No ___ Need data ___

Contributing Status Assessment:

Contributing X Noncontributing ___ Need data ___ Not applicable ___

Explain: This resource is assessed as a contributing component of the potential University Hill Commercial Historic District and as individually eligible to the NRHP for its architecture and history as an example of an early postwar era theater that was a significant entertainment and recreation venue on the Hill, serving University of Colorado students and the larger community. The building maintains historic physical integrity, including its flanking façade storefronts.

13A. Boulder Landmark Assessment:

Individual Eligibility--

Eligible X Not eligible ___ Need data ___

District Potential--

Yes X No ___ Need data ___
Cultural Resource Re-evaluation Form

Contributing Status Assessment--

Contributing __X__ Noncontributing ____ Need data ____ Not applicable ____

Explain: This resource is assessed as a contributing component of the potential University Hill Commercial Historic District and as individually eligible to the NRHP for its architecture and history as an example of an early postwar era theater that was a significant entertainment and recreation venue on the Hill, serving University of Colorado students and the larger community. The building maintains historic physical integrity, including its flanking façade store fronts.

14. Management Recommendations: Avoid adverse impacts. Encourage adoption of design guidelines to avoid future changes that might negatively impact the historic physical integrity of the building.

15. Photograph Types and Numbers: Digital—BoUni-1 through -5

16. Artifact and Field Documentation Storage Location: Photographs and forms are archived at the City of Boulder, Planning and Development Department.

17. Report Title: University Hill Commercial Area: Historic District Re-evaluation, 2008 (memorandum)

18. Recorder(s): R. Laurie Simmons and Thomas H. Simmons  19. Date(s): March 2008


Colorado Historical Society, Office of Archaeology & Historic Preservation
1300 Broadway, Denver, CO 80203
303-866-3395
1089 13th Street

Surveyed resource is crosshatched.
Street Address: 1089 13th Street, Boulder, Colorado 80302

NOTE: Surveyed resource (indicated by black crosshair) is displayed over extract of "Boulder, Colo.," USGS digital quadrangle map.
1
STATE ID NO.: 5BL10532
CITY: Boulder
DATE: Mar, 2008
CAM. Dir.: SW
LOCATION OF NEGATIVES: City of Boulder Planning

2
STATE ID NO.: 5BL10532
CITY: Boulder
DATE: Mar, 2008
CAM. Dir.: W
LOCATION OF NEGATIVES: City of Boulder Planning

3
STATE ID NO.: 5BL10532
CITY: Boulder
DATE: Mar, 2008
CAM. Dir.: SW
LOCATION OF NEGATIVES: City of Boulder Planning
STATE ID NO.: 5BL10532
COUNTY: Boulder
STREET ADDRESS: 1089 13th St
PHOTOGRAPHER: T.H. Simmons
DIGITAL IMAGE NO.: Bouli-4
LOCATION OF NEGATIVES: City of Boulder Planning

SHF/CLG GRANT NO.: N/A
CITY: Boulder
DATE: May, 2008
CAM. DIR.: SE

STATE ID NO.: 5BL10532
COUNTY: Boulder
STREET ADDRESS: 1089 13th St
PHOTOGRAPHER: T.H. Simmons
DIGITAL IMAGE NO.: Bouli-5
LOCATION OF NEGATIVES: City of Boulder Planning

SHF/CLG GRANT NO.: N/A
CITY: Boulder
DATE: May, 2008
CAM. DIR.: NNW
1. **Resource Number:** 5BL2880
   **Street Address:** 1100-06 13th Street and 1307-21 College Avenue, Boulder, Colorado 80302

3. **Attachments** (check as many as apply)
   - X Photographs
   - X Site sketch map
   - X U.S.G.S. map photocopy
   - Other
   - Other

4. **Official determination**
   (CAHP USE ONLY)
   - Determined Eligible
   - Determined Not Eligible
   - Need Data
   - Nominated
   - Listed
   - Contributing to N.R. Dist
   - Not Contributing to N.R. Dist

5. **Resource Name:** 2008: Pizza Pizza, Budget Alterations and Tailoring, Shipping on the Hill, Tribal Rites Body Piercing ad Tattoo, Cheba Hut Toasted Subs, Off Campus Cuts, The Onion, 1990: Dairy Queen

6. **Purpose of this current site visit** (check as many as apply)
   - X Resurvey
   - Update of previous site form(s)
   - Surface collection
   - Testing to determine eligibility
   - Excavation
   - X Other

**Describe:** Re-evaluation of potential local Boulder Landmark historic district, including assessment of contributing/noncontributing status.


8. **Changes or Additions to Previous Descriptions:** Previous survey form only addressed the tallest two-story section to the west. This section appears much as it did in 1990: the wire-drawn brick walls which were painted then have been repainted a different color; windows in the upper story are one-over-one-light.

   The two-story and one-story sections of the building fronting onto College Avenue have flat roofs, contain five storefronts, and are composed of the same wire-drawn brick used in the western corner section (now painted a uniform tan). The somewhat lower two-story section immediately east of the corner section has two courses of slightly projecting brick at the top of the wall and a corbelled brick sill course (continuing the motif of the western section). This part of the building has an inset section with an angled wall. Second story windows are one-over-one-light with a soldier course lintel and rowlock brick sill. The western storefront (number 1307) has a plate glass window with a wood surround and an entrance on the angled wall with a blind arch above; there is a paneled door to the east. The next storefront to the east (number 1309) is wider and has an inset center double door entrance flanked by plate glass windows with brick below; there is a full-width corrugated metal hood.

   The one-story section to the east has a corbelled brick cornice (a continuation of the sill course to the west) and three storefronts. The next storefront to the east (number 1313) has a center entrance flanked by newer plate glass windows with brick below, an outside seating area bordered by a metal railing, and a fabric or vinyl hood. To the east is number 1319, which features an inset off-center paneled and glazed door with a transom and a plate glass window with a transom covered with corrugated metal. The last storefront (number 1321) has an inset offset paneled and glazed door with an air conditioning unit in the transom, and a plate glass window and a transom covered with wood panels.

9. **Changes in Condition:** The building's brick walls and second story window surrounds are now painted uniform tan (they were contrasting colors in 1990); sixteen-over-one light sash and transom windows have been
replaced with one-over-one-light windows; a curved fabric awning on 1311 College Avenue has been replaced with corrugated metal hood; and an outside dining area with metal railing has been added to 1313 College.

10. Changes to Location or Size Information: UTMs—Zone 13, Easting 476502, Northing 4428406 (NAD 27)

11. Changes in Ownership: University Hill Partnership, Ltd., 3665 Endicott Dr., Boulder, CO 80305

12. Other Changes, Additions, or Observations:

History:
A pre-1906 two-story brick corner house (addressed 1106 College Avenue) was the first building on this site. Sisters Addie and Alice Green lived in the house and rented rooms to boarders. The Greens were associated with the house through at least 1918. In 1926, J.E. Moore lived in the residence. The house received a two-story brick commercial addition facing 13th in 1927-28. W. Merton Stoffle, who had previously operated the University Hill Grocery Store at 1118 13th Street, may have been responsible for the construction of the addition. By 1932, Stoffle’s Restaurant operated at 1100 13th Street, while Stoffle resided in the attached house. In 1935, the house was razed and a one- and two-story commercial building along College Avenue was erected. The 1935 construction followed the same style and materials as the 1927-28 building. Together, the two phases of construction comprise the present building. Early tenants of the 1935 addition along College Avenue included the Randall Shop (a women’s clothing store) at 1309 College and Gladys O. Keuffman’s beauty shop at 1311 College Avenue.

In 1929, the Harry C. Owen family from Clarinda, Iowa, established the Owen Sandwich Shoppe on the west side of 13th Street near College Avenue, which became a “home away from home” for students. According to an article in the Daily Camera, the restaurant was “one of those last, informal, ‘pay when you can’ types of businesses where your word was your meal ticket.” The café’s original location apparently did not have a sufficiently high volume of business, and the shop struggled there. Then Harry Owen’s wife, Fariba, and son, Donald, purchased Stoffle’s business across the street, moved the restaurant, and saw business improve dramatically. The café operated here until 1966, and was followed by Charcoal Chef Restaurant and Dairy Queen (by the early 1970s). At 1106 13th Street in 1955, Mrs. Belva Hoke operated the Budget Alterations Shop, sharing the address with Hillcrest Studios. Budget Alterations has remained in the building to the present day. In 1994, tenants included: Dairy Queen and Budget Alterations (upstairs) in 1100 13th Street; K&K Fine Silver Jewelry at 1305 College; the Wave clothing store at 1307 College; Off Campus Cuts hair salon at 1319 College; and Kevin R. Rowan, optometrist at 1321 College Avenue.

Sources:
U.S. Census, 1910; R. Laurie and Thomas H. Simmons, “University Hill Commercial District: Historic Overview and Historic District Evaluation, prepared for the University Hill General Improvement District” (Denver: Front Range Research Associates, 1984); City of Boulder, Building Permit Applications; Boulder Carnegie Library for Local History, Historic Photographs and Boulder County Assessor Collection; Boulder County Assessor records; Boulder City Directories; Sanborn Insurance Company maps; Boulder Daily Camera, 9 October 1975.

13. National Register Assessment:

Individual Eligibility--

<table>
<thead>
<tr>
<th>Eligible</th>
<th>Not eligible</th>
<th>Need data</th>
</tr>
</thead>
</table>

District Potential--

Yes X No Need data ___

Contributing Status Assessment:

Contributing X Noncontributing ___ Need data ___ Not applicable ___

Explain: This resource is assessed as a contributing component of the potential University Hill Commercial Historic District. The building retains historic physical integrity and is historically associated with the development of the area.

13A. Boulder Landmark Assessment:
Individual Eligibility--

Eligible ____ Not eligible X Need data ___

District Potential--

Yes X No ____ Need data ____

Contributing Status Assessment--

Contributing X Noncontributing ____ Need data ____ Not applicable ___

Explain: This resource is assessed as a contributing component of the potential University Hill Commercial Historic District, having been erected during the period of significance and having been associated with commercial activities in the area. Notably, the Owen Sandwich Shoppe, “a home away from home” for students, operated here for more than 30 years. The building retains historic physical integrity despite some storefront alterations.

14. Management Recommendations: Avoid adverse impacts. Encourage adoption of design guidelines to avoid future changes that negatively impact the historic physical integrity of the building and encourage removal of nonhistoric elements.

15. Photograph Types and Numbers: Digital—BoUni-6 through -14

16. Artifact and Field Documentation Storage Location: Photographs and forms are archived at the City of Boulder, Planning and Development Department.

17. Report Title: University Hill Commercial Area: Historic District Re-evaluation, 2008 (memorandum)

18. Recorder(s): R. Laurie Simmons and Thomas H. Simmons 19. Date(s): March 2008


Colorado Historical Society, Office of Archaeology & Historic Preservation
1300 Broadway, Denver, CO 80203
303-866-3395
Street Address: 1100-06 13th Street/1307-21 College Avenue, Boulder, Colorado 80302

NOTE: Surveyed resource (indicated by black crosshair) is displayed over extract of "Boulder, Colo.," USGS digital quadrangle map.
6
STATE ID NO.: 5BLZ2880
COUNTY: Boulder
STREET ADDRESS: 1100-06 13th St.
PHOTOGRAPHER: T.H. Simmons
DIGITAL IMAGE NO.: Bollni-6
LOCATION OF NEGATIVES: City of Boulder Planning

7
STATE ID NO.: 5BLZ2880
COUNTY: Boulder
STREET ADDRESS: 1100-06 13th St.
PHOTOGRAPHER: T.H. Simmons
DIGITAL IMAGE NO.: Bollni-7
LOCATION OF NEGATIVES: City of Boulder Planning

8
STATE ID NO.: 5BLZ2880
COUNTY: Boulder
STREET ADDRESS: 1100-06 13th St.
PHOTOGRAPHER: T.H. Simmons
DIGITAL IMAGE NO.: Bollni-8
LOCATION OF NEGATIVES: City of Boulder Planning

SHF/CLG GRANT NO.: N/A
CITY: Boulder
DATE: Mar, 2008
CAM. DIR.: N, NE

SHF/CLG GRANT NO.: N/A
CITY: Boulder
DATE: Mar, 2008
CAM. DIR.: ENE

SHF/CLG GRANT NO.: N/A
CITY: Boulder
DATE: Mar, 2008
CAM. DIR.: N, NE
STATE ID NO.: 5BL2880
COUNTY: Boulder
STREET ADDRESS: 1100-06 13th St.
PHOTOGRAPHER: T.H. Simmons
DIGITAL IMAGE NO.: Bowluni-9
LOCATION OF NEGATIVES: City of Boulder Planning

SHF/CLG GRANT NO.: N/A
CITY: Boulder
DATE: May, 2008
CAM. DIR.: NW

STATE ID NO.: 5BL2880
COUNTY: Boulder
STREET ADDRESS: 1100-06 13th St.
PHOTOGRAPHER: T.H. Simmons
DIGITAL IMAGE NO.: Bowluni-10
LOCATION OF NEGATIVES: City of Boulder Planning

SHF/CLG GRANT NO.: N/A
CITY: Boulder
DATE: May, 2008
CAM. DIR.: N

STATE ID NO.: 5BL2880
COUNTY: Boulder
STREET ADDRESS: 1100-06 13th St.
PHOTOGRAPHER: T.H. Simmons
DIGITAL IMAGE NO.: Bowluni-11
LOCATION OF NEGATIVES: City of Boulder Planning

SHF/CLG GRANT NO.: N/A
CITY: Boulder
DATE: May, 2008
CAM. DIR.: NNW
STATE ID NO.: 5BL2880
COUNTY: Boulder
STREET ADDRESS: 1100-00 13th St
PHOTOGRAPHER: T.H. Simmons
DIGITAL IMAGE NO.: Bollnu-12
LOCATION OF NEGATIVES: City of Boulder Planning

STATE ID NO.: 5BL2880
COUNTY: Boulder
STREET ADDRESS: 1100-00 13th St
PHOTOGRAPHER: T.H. Simmons
DIGITAL IMAGE NO.: Bollnu-13
LOCATION OF NEGATIVES: City of Boulder Planning

STATE ID NO.: 5BL2880
COUNTY: Boulder
STREET ADDRESS: 1100-00 13th St
PHOTOGRAPHER: T.H. Simmons
DIGITAL IMAGE NO.: Bollnu-14
LOCATION OF NEGATIVES: City of Boulder Planning
1. **Resource Number:** 5BL10533

   **Street Address:** 1101-11 13th Street, Boulder, Colorado 80302

3. **Attachments**
   (check as many as apply)
   
   X Photographs
   X Site sketch map
   X U.S.G.S. map photocopy
   ___ Other __________

4. **Official determination**
   (OAHP USE ONLY)
   ___ Determined Eligible
   ___ Determined Not Eligible
   ___ Need Data
   ___ Nominated
   ___ Listed
   ___ Contributing to N.R. District
   ___ Not Contributing to N.R. Dist

5. **Resource Name:** 2008: Espresso Roma Café, Salvaggio’s Deli, Lounge, Three Oaks Apartments; 1994: Espresso Roma, City of Boulder University Hill Services, Josh and John’s Ice Cream

6. **Purpose of this current site visit** (check as many as apply)
   ___ Site is within a current project area
   X Resurvey
   ___ Update of previous site form(s)
   ___ Surface collection
   ___ Testing to determine eligibility
   ___ Excavation
   ___ Other

**Describe:** Re-evaluation of potential local Boulder Landmark historic district, including assessment of contributing/noncontributing status.


8. **Changes or Additions to Previous Descriptions:** This building consists of a two-and-a-half-story hipped roof painted brick dwelling with a one-story flat roof commercial addition to the east. The front of the house (east) has a projecting hipped roof bay with a small shed dormer with a lattice-over-one-light window; the southeast corner of the bay has a band of six-light windows. Near the south end of the second story is a sash and transom window with a large stone lintel; a similar window is at the north end of the front. The front of the house is obscured below the second story by the commercial addition.

   The south wall features a wide shed roofed dormer with paired four-light casement windows and asbestos shingle walls and cheeks. Near the center of the wall at an intermediate level are two round arch windows with interlocking stone voussoirs and a massive rock-faced stone sill, which also serves as a lintel for an entrance on the first story to apartments within. Toward the east end of the wall on each story is a one-over-one-light window with a rock-faced sill and lintel. A two-story flat roof brick projection is located at the southwest corner of the house; it has paired four-light casement windows on each story of its south wall and one-over-one-light windows on each story of its west wall (all have rock-faced sills).

   The rear (west) wall has a corbelled red brick chimney near the peak of the roof and a small shed roofed dormer with one-over-one-light windows and asbestos shingle cheeks. The west wall has four single segmental arch windows with rock-faced stone sills and one set of paired segmental arch windows. Near the center is a pedestrian door with a transom and segmental arch. An asphalt parking area is situated in the southwest corner of the parcel, bordered by a sandstone wall topped with a wrought railing to the south.

   There is a tall corbelled red brick chimney on the north roof slope, as well as another wide shed roof dormer. A two-story canted bay is located near the center of the north wall. The bay has one-over-one-light windows with rock-faced sills and lintels.
The one-story flat roof commercial addition to the east contains three storefronts, all sporting outside seating areas with decorative metal railings. The southern storefront has three curvilinear parapets with tan brick coping. There is a narrow flat hood above the storefront level on the south and east walls, the building corner is angled above the hood at the southeast. There are red brick piers at each end of the building and at the southeast corner; the walls have sections of red brick and variegated tan sandstone laid in a style similar to the buildings at the nearby University of Colorado. The entrance is off-center on the south wall; there are large multi-light windows on the south and east walls.

The center storefront has a parapet with a broken pediment (with tan brick coping), walls of variegated tan sandstone (like the south wall of the previous unit), and a full-width fabric awning. Four large plate glass windows lie to the south, with a glazed metal frame door to the north. The north storefront also has a curvilinear parapet with tan brick coping and orange brick walls between two red brick end piers. A corrugated metal hood extends across the storefront, above two plate glass windows to the north and a glazed metal frame door to the south.

9. Changes in Condition: This large corner house was remodeled into apartments in 1945, probably when the dormers and southwest two-story section were added. One-story commercial additions were built on the east in 1949 and 1950. Between 1964 and 2008, the one-story commercial section was replaced or completely remodeled.

10. Changes to Location or Size Information: UTM—Zone 13, Easting 476450, Northing 4428412 (NAD 27)

11. Changes in Ownership: David S. Boyd, 1310 65th Street, Emeryville, CA 94608

12. Other Changes, Additions, or Observations:

History:

This building consists of a historic house and a later commercial addition facing 13th Street. Carl William Belser and Susan Mishler Belser erected the house about 1895. Carl W. Belser, was born in New Washington, Ohio, in 1860, and received his early education from his father, an Evangelical Lutheran minister. He entered the University of Michigan at the age of 17, receiving B.A. and M.A. degrees. During 1884-1887, he taught Latin at Carthage College in Illinois. In 1887, he married Susan Mishler, also a graduate of the University of Michigan. Following their wedding, the couple traveled in Scotland and then settled in Leipzig, Germany, where Carl Belser received his doctorate. A daughter, Hulda L., was born in Germany in 1888. In 1889, Carl became an instructor of German at the University of Michigan, later serving as chair of Oriental languages. Children Lois Gertrude (1890) and Carl Delitzsch (1892) were born in Michigan.

The family moved to Colorado hoping to improve Mr. Belser's health in 1893. At that time, many considered the state a haven for those suffering from respiratory diseases, including consumption (tuberculosis). The Belsers settled in Boulder, where Mr. Belser served as Professor of Latin at the University of Colorado for five years and a fourth child, Marie Ernestine, was born in 1895. In 1898, Professor Belser suffered from a relapse of consumption brought on by "a sharp cold spell" and spent a few weeks at a sanitarium before his death. The university acknowledged that Belser "has been keenly appreciated and his memory will be cherished by colleagues on the faculty and by the students." For his funeral, university students marched en masse to the Belser house and to the cemetery.

Susan Belser, who was born in Pearl City, Illinois, about 1863, lived in the house into the 1910s. The 1900 U.S. Census indicated Mrs. Belser earned an income through taking in five boarders, whose occupations included a retired farmer and physician. By the time of the 1920 Census, the Belsers lived at 1135 Lincoln Place. At that time, Susan Belser was retired, Carl had graduated from CU, and was a mining engineer, and Ernestine served as a high school teacher. In the early 1930s, Mrs. Belser lived in Lima, Peru, with her daughter, Ernestine, and son-in-law, G.E. Danielson, an engineer. She returned to Boulder, where she died in 1933. The 1920 U.S. Census recorded that Joy B. Moore lived in this house with her brother Joseph, who was a cattle stockman. Joy Moore rented rooms in the house to boarders. In 1945, owner and resident Lester Showalter received a building permit to remodel the house into apartments.

The house received a $3,000 one-story commercial addition composed of tile and cinderblock at the corner of 30th Street and College Avenue in 1949. McDowell Studios, photography (1107 13th) appeared here in the 1949 city directory. Richard D. Parkins owned the building from 1950 through at least 1970. He added a two-unit
commercial addition north of the original addition in 1950. The one-story section of the building served a number of businesses over the years. The corner unit (1101 13th) housed the Fish Bowl in 1955, followed by the Corner Kitchen in 1961; Mr. Shoe Box during 1967-1973, and Pacific Actionwear in 1983. In 1994, the space housed Espresso Roma. McDowell Studios remained at 1107 13th until the mid-1960s, when Mason Owens Photography became a tenant. Three shoe stores (Goody Two Shoes in 1973, J.W. Fox ladies shoes in 1975, and the Fifth Avenue West shoe shop in 1983) were subsequent tenants. In 1994, the City of Boulder University Hill Services Office occupied the storefront. The third unit (number 1109 or 1111 13th) housed the Hillside Variety Store, which remained at the address until the late 1960s, after which the Hillside Shop operated in the space. In 1994, Josh and John’s Ice Cream occupied the store. In the 1930s, the house was known as “The Elms;” while in 1994 the house was known as the Oaks Apartments and addressed 1225 College Avenue.

Sources:


13. **National Register Assessment:**

   **Individual Eligibility**--
   
   Eligible ____ Not eligible ____ Need data ____

   **District Potential**--
   
   Yes ____ No ____ Need data ____

   **Contributing Status Assessment:**
   
   Contributing ____ Noncontributing ____ Need data ____ Not applicable ____

   **Explain:** Although this building is representative of the House with Commercial Addition property type identified in the architectural lexicon of the Colorado Historical Society, this resource is assessed as a noncontributing component of the potential University Hill Commercial Historic District. The replacement or complete remodeling of the one-story commercial section of the building since 1994 has diminished the property’s historic physical integrity.

13A. **Boulder Landmark Assessment:**

   **Individual Eligibility**--
   
   Eligible ____ Not eligible ____ Need data ____

   **District Potential**--
   
   Yes ____ No ____ Need data ____

   **Contributing Status Assessment**--
   
   Contributing ____ Noncontributing ____ Need data ____ Not applicable ____

   **Explain:** Although this building is representative of the House with Commercial Addition property type identified in the architectural lexicon of the Colorado Historical Society, this resource is assessed as a noncontributing component of the potential University Hill Commercial Historic District. The replacement or complete remodeling of the one-story commercial section of the building since 1994 has diminished the property’s historic physical integrity.

14. **Management Recommendations:** No further action.
15. **Photograph Types and Numbers:** Digital—BoUni-15 through -20

16. **Artifact and Field Documentation Storage Location:** Photographs and forms are archived at the City of Boulder, Planning and Development Department.

17. **Report Title:** University Hill Commercial Area: Historic District Re-evaluation, 2008 (memorandum)

18. **Recorder(s):** R. Laurie Simmons and Thomas H. Simmons  

19. **Date(s):** March 2008


   Colorado Historical Society, Office of Archaeology & Historic Preservation  
   1300 Broadway, Denver, CO 80203  
   303-866-3395
1101-07 13th Street
Surveyed resource is crosshatched.
Street Address: 1101-11 13th Street, Boulder, Colorado 80302

NOTE: Surveyed resource (indicated by black crosshair) is displayed over extract of "Boulder, Colo.," USGS digital quadrangle map.
STATE ID NO.: 5BL10533
COUNTY: Boulder
STREET ADDRESS: 1101-07 13th St.
PHOTOGRAPHER: T.H. Simmons
DIGITAL IMAGE NO.: Bouuu-15
LOCATION OF NEGATIVES: City of Boulder Planning

SHF/CLG GRANT NO.: N/A
CITY: Boulder
DATE: May, 2008
CAM. DIR.: NW

STATE ID NO.: 5BL10533
COUNTY: Boulder
STREET ADDRESS: 1101-07 13th St.
PHOTOGRAPHER: T.H. Simmons
DIGITAL IMAGE NO.: Bouuu-16
LOCATION OF NEGATIVES: City of Boulder Planning

SHF/CLG GRANT NO.: N/A
CITY: Boulder
DATE: May, 2008
CAM. DIR.: WNW

STATE ID NO.: 5BL10533
COUNTY: Boulder
STREET ADDRESS: 1101-07 13th St.
PHOTOGRAPHER: T.H. Simmons
DIGITAL IMAGE NO.: Bouuu-17
LOCATION OF NEGATIVES: City of Boulder Planning

SHF/CLG GRANT NO.: N/A
CITY: Boulder
DATE: May, 2008
CAM. DIR.: SW
18
STATE ID NO.: 5BL10533
COUNTY: Boulder
STREET ADDRESS: 1101-07 13th St.
PHOTOGRAPHER: T.H. Simmons
DIGITAL IMAGE NO.: Bollnu-18
LOCATION OF NEGATIVES: City of Boulder Planning

19
STATE ID: 5BL10533
COUNTY: Boulder
STREET ADDRESS: 1101-07 13th St.
PHOTOGRAPHER: T.H. Simmons
DIGITAL IMAGE NO.: Bollnu-19
LOCATION OF NEGATIVES: City of Boulder Planning

20
STATE ID NO.: 5BL10533
COUNTY: Boulder
STREET ADDRESS: 1101-07 13th St.
PHOTOGRAPHER: T.H. Simmons
DIGITAL IMAGE NO.: Bollnu-20
LOCATION OF NEGATIVES: City of Boulder Planning
1. Resource Number: 5BL2886
   Street Address: 1143 13th Street, Boulder, Colorado 80302

3. Attachments
   (check as many as apply)
   X  Photographs
   X  Site sketch map
   X  U.S.G.S. map photocopy
   ___ Other ____________
   ___ Other ____________

4. Official determination
   (OAHP USE ONLY)
   ___ Determined Eligible
   ___ Determined Not Eligible
   ___ Need Data
   ___ Nominated
   ___ Listed
   ___ Contributing to N.R. District
   ___ Not Contributing to N.R. Dist

5. Resource Name: 2008: Vacant; 1990: Taylor's Restaurant, All the Rage Records

6. Purpose of this current site visit (check as many as apply)
   ___ Site is within a current project area
   X  Resurvey
   ___ Update of previous site form(s)
   ___ Surface collection
   ___ Testing to determine eligibility
   ___ Excavation
   ___ Other

   Describe: Re-evaluation of potential local Boulder Landmark historic district, including assessment of contributing/noncontributing status.


8. Changes or Additions to Previous Descriptions: This is a one-story commercial building with walls of variegated red shades of brick and two storefronts. The façade has a wide central parapet and narrower parapets at each end; all have corbelling in lighter, contrasting brick and concrete coping. A brick panel under the central parapet is delineated by slightly raised contrasting brick, and contrasting brick panels in a basketweave pattern are present under the end parapets. The south storefront has paired two-light windows (possibly sliders), while the north storefront has a large multi-light window with a covered transom; both have rowlock brick sills and a continuous contrasting soldier course brick lintel. The deeply inset center entrance has a two-light window in the center with a rowlock brick sill flanked by metal frame glazed doors with transoms. An awning frame extends across the front of the building, with the southern part clad with standing seam metal roofing and the north part open. The south part of the roof holds an open frame deck with a balustrade.

9. Changes in Condition: The Sanborn fire insurance map for 1931 shows a passageway between the storefronts leading to the rear of the parcel; this was filled in with commercial space by the time of the 1960 map. The house to which the commercial storefronts were attached was removed after 1960. A one-story rear warehouse addition costing about $7,000 was erected in 1973. The rooftop deck costing about $10,000 was added in 1990. Since 1990, the large window in the inset entrance area between the two doors has been changed from multi-light to two large rectangular lights; the paneled and glazed doors have been replaced with metal frame glazed doors. The fabric awning over the southern portion of the building has been replaced with standing seam metal roofing, while on the north the awning framework is uncovered. The area in front, which had concrete steps to the street level, is now raised concrete with a decorative metal railing.

10. Changes to Location or Size Information: UTMs—Zone 13, Easting 476446, Northing 4428480 (NAD 27)
11. Changes in Ownership: Boulder Hilltop Properties LLC, 560 Oakwood Ave., #100, Lake Forest, IL 60045
12. Other Changes, Additions, or Observations:
History:

This site initially contained a two-story brick house with a wrap-around porch that was built before 1900. The 1900 U.S. Census listed Eugene L. and Mary E. Callaway as the residents of the house. Mr. Callaway was born in Alabama about 1860, while Mrs. Callaway was born in Virginia about 1862. The Callaways lived here with their son William (age 22), Mr. Callaway's mother Sarah A. Detamore (age 75), and lodger Jennie B. Ritchie (age 24). The 1913 city directory indicated that James W. and Ida S. Fisher lived in the house. The directory did not list occupations for the Fishers. I.F. Jones lived here during 1923-26, just before the building received its commercial conversion with storefronts facing 13th Street. The house was also used for commercial enterprises, including Stirling's Dress Shop (1955), Mattson's on the Hill (1965), and Ruth's Beauty Shop (1961 through early 1970s). A central passageway in the storefront addition originally led to the house at the rear. The house was demolished after 1960.

The late-1920s one-story brick commercial addition was addressed 1145-47 13th Street. The 1932 city directory listed the Silver and Gold Cleaners, the University Hill Shoe Shop, a post office station, and the Armstead Scenic Company as tenants. The shoe shop, post office, and Armstead Scenic remained in the building through at least 1938, when Buffalo Press also operated here. Payne's Shoe Shop did business here from 1943 through the early 1960s. Other firms in the building have included the Judd Book and Record Shop (1949), the University Shop men's clothing store (1955), and the Regiment men's clothing store (1960-65). From the mid-1960s through the 1980s, Mattson's on the Hill, a women's clothing store, operated in the building. Taylor's Restaurant and All the Rage Records were housed here in 1990. In 1994, Taylor's Bar and Grill occupied the commercial space.

Sources:

Boulder City Directories; Sanborn Fire Insurance Company maps; City of Boulder Building Permit Applications; U.S. Census, 1900 and 1910; R. Laurie and Thomas H. Simmons, "University Hill Commercial District: Historic Overview and Historic District Evaluation," prepared for the University Hill General Improvement District (Denver: Front Range Research Associates, 1994); Boulder Carnegie Branch Library, Boulder County Assessor Collection and Photographs.

13. National Register Assessment:

   Individual Eligibility--
   
   Eligible ___ Not eligible X Need data ___

   District Potential--
   
   Yes X No ___ Need data ___

   Contributing Status Assessment:
   
   Contributing X Noncontributing ___ Need data ___ Not applicable ___

   Explain: This resource is assessed as a contributing component of the potential University Hill Commercial Historic District. The building maintains historic physical integrity although a rooftop deck has been added.

13A. Boulder Landmark Assessment:

   Individual Eligibility--
   
   Eligible ___ Not eligible X Need data ___

   District Potential--
   
   Yes X No ___ Need data ___

   Contributing Status Assessment--
   
   Contributing X Noncontributing ___ Need data ___ Not applicable ___

   Explain: This resource is assessed as a contributing component of the potential University Hill Commercial Historic District, having been erected during the period of significance and having been associated with
commercial activities in the area. The building maintains historic physical integrity although a rooftop deck has been added.

14. **Management Recommendations:** Avoid adverse impacts. Encourage adoption of design guidelines to avoid future changes that negatively impact the historic physical integrity of the building.

15. **Photograph Types and Numbers:** Digital—BcUni-54 through -56

16. **Artifact and Field Documentation Storage Location:** Photographs and forms are archived at the City of Boulder, Planning and Development Department.

17. **Report Title:** University Hill Commercial Area: Historic District Re-evaluation, 2008 (memorandum)

18. **Recorder(s):** R. Laurie Simmons and Thomas H. Simmons  

19. **Date(s):** March 2008


**Colorado Historical Society, Office of Archaeology & Historic Preservation**  
1300 Broadway, Denver, CO 80203  
303-866-3395
1143 13th Street
Surveyed resource is crosshatched.
Street Address: 1143 13th Street, Boulder, Colorado 80302

NOTE: Surveyed resource (indicated by black crosshair) is displayed over extract of "Boulder, Colo.," USGS digital quadrangle map.
1. Resource Number: 5BL2887
   Street Address: 1138-44 13th Street, Boulder, Colorado 80302

2. Temp. Resource Number: 2

3. Attachments
   (check as many as apply)
   X Photographs
   X Site sketch map
   X U.S.G.S. map photocopy
   ___ Other _______
   ___ Other _______

4. Official determination
   (OAHP USE ONLY)
   ___ Determined Eligible
   ___ Determined Not Eligible
   ___ Need Data
   ___ Nominated
   ___ Listed
   ___ Contributing to N.R. District
   ___ Not Contributing to N.R. Dist


6. Purpose of this current site visit (check as many as apply)
   ___ Site is within a current project area
   X Resurvey
   ___ Update of previous site form(s)
   ___ Surface collection
   ___ Testing to determine eligibility
   ___ Excavation
   X Other

Describe: Re-evaluation of potential local Boulder Landmark historic district, including assessment of contributing/noncontributing status.


8. Changes or Additions to Previous Descriptions: This irregularly-shaped red wireomed brick building has two stories, a flat roof, and four storefronts on the front (west). The top of the front wall has metal coping and metal panels covering areas where molded metal cornices were removed. There are twelve one-over-one-light flat arch windows on the second story with a continuous rowlock sill course. Slightly projecting bricks delineate panels on the north and south ends of the façade above the windows. A full-width flat metal hood extends across the front, supported from above with ties to a metal storefront lintel. About half of the transom is uncovered, revealing small, square, clear and green prism lights in a metal framework; some of the lights are missing or damaged. The southern three storefronts have inset entrances with single doors; numbers 1138 and 1142 have plate glass windows flanking the entrances, while number 1140 has multi-light windows. The northern storefront (number 1144) is only slightly inset and has an off-center door with transom and plate glass display windows.

9. Changes in Condition: This building appears unchanged since 1990; several of the storefront transoms have been uncovered, revealing the original small square clear and green lights. A metal panel covering the former location of a molded cornice near the roofline on the north is no longer present. Historic photographs show large molded metal cornices on the front of the building

10. Changes to Location or Size Information: UTM—Zone 13, Easting 476494, Northing 4428483 (NAD 27)

11. Changes in Ownership: Gary R. Cook, P.O. Box 8392, Denver, CO 80209

12. Other Changes, Additions, or Observations:
   History:
A few new commercial buildings were constructed in University Hill during the 1920s and 1930s, including this two-story brick structure. The building's construction in 1923 altered the course of the alley lying east of 13th Street. The alley had previously intersected the street at a acute angle; the new building forced the alley to jog and meet the street at a right angle. Original tenants of the building included G&S (later A&B) Kash-Karry Grocery, P.B. Paddock's men's furnishings, J.M. Payne shoe repair, University Hill Cleaners and Dyers, and E.J. Tryon confectionery. The 1926 city directory lists the Beach-Johnson Apartments on the second floor of the building, and a building permit of the same year indicates Beach & Johnson were the owners. Developer William L. Beach appears to have been involved in the building's construction, and owned the building with Caroline W. Johnson, proprietor of the apartments. Beach was active in mining west of Boulder at Sugarloaf and Wallstreet before moving to the city in 1902. He and his wife, Grace, lived just southeast of the Hill commercial area at 1036 14th Street. In the 1930s, Beach donated twenty-two lots in the 900 block of 13th Street to the city for a public park on University Hill.

In the mid-1930s, the cleaners and men's store departed and the Casa Grande Café began operating. The A&B Grocery conducted business here until the mid-1940s, while the Casa Grande (1142) continued at this location through the mid-1950s. Other tenants in 1955 included Tasty Bake Shop (1138), Best Beauty Shop (1140), and Melody Mart Records (1144). In 1960, the following firms were located here: Randall Shop, women's clothing (1138); Colorado Woolen Co., men's clothing (1140); Hilltop House Restaurant (1142); and Aber's Melody Mart (1144). The Beach-Johnson Apartments were still listed on the upper floor. Robert A. Aurand is shown as the owner of the property on the old assessor's appraisal card and building permit applications of the 1980s. In 1965 through at least 1975, the College Shop women's clothing occupied 1138 13th Street. In 1965, Don Hale's men's clothing was listed in the city directory at 1140 13th, followed by Adair's Ltd. in 1970. Bennett's Pizza House occupied 1142 13th in 1965, followed by La Siesta Gift Shop in 1970. In 1965, D E Exchange, used general merchandise occupied 1144 13th. City directory listings from the 1970s and 1980s refer to the structure as the Aurand Building. The building's 1984 occupants included: Roach Galleries (here since at least 1973), DE Exchange (here since at least 1968), Serendipity, and Council Travel.

Sources:
Boulder City Directories; Sanborn Insurance Company maps; Boulder County Assessor records; Boulder Carnegie Branch Library, Boulder County Assessor Collection and Photographs; R. Laurie and Thomas H. Simmons, "University Hill Commercial District: Historic Overview and Historic District Evaluation," prepared for the University Hill General Improvement District (Denver: Front Range Research Associates, 1994); Colorado Historical Society Historic Building Inventory Record, 5BL2887, 1990.

13. National Register Assessment:
   
   Individual Eligibility:
   
   Eligible ____ Not eligible X Need data ____

   District Potential:
   
   Yes X No ____ Need data ____

   Contributing Status Assessment:
   
   Contributing X Noncontributing ____ Need data ____ Not applicable ____

   Explain: This resource is assessed as a contributing component of the potential University Hill Commercial Historic District. The building maintains historic physical integrity and retains portions of its multi-light storefront transom. The building historically housed a variety of retail establishments with apartments on the upper story.

13A. Boulder Landmark Assessment:

   Individual Eligibility:
   
   Eligible ____ Not eligible X Need data ____

   District Potential:
   
   Yes X No ____ Need data ____
Cultural Resource Re-evaluation Form

Contributing Status Assessment—

Contributing  X  Noncontributing  ____  Need data  ____  Not applicable  ____

Explain: This resource is assessed as a contributing component of the potential University Hill Commercial Historic District, having been erected during the period of significance and having been associated with the area’s commercial history. The building maintains historic physical integrity and notably retains portions of its multi-light storefront transom bar. The building historically housed a variety of retail establishments with apartments on the upper story.

14. Management Recommendations: Avoid adverse impacts. Encourage adoption of design guidelines to avoid future changes that negatively impact the historic physical integrity of the building.

15. Photograph Types and Numbers: Digital—BoUni-44 through -53

16. Artifact and Field Documentation Storage Location: Photographs and forms are archived at the City of Boulder, Planning and Development Department.

17. Report Title: University Hill Commercial Area: Historic District Re-evaluation, 2008 (memorandum)

18. Recorder(s): R. Laurie Simmons and Thomas H. Simmons  19. Date(s): March 2008


Colorado Historical Society, Office of Archaeology & Historic Preservation
1300 Broadway, Denver, CO 80203
303-866-3395
Street Address: 1138-44 13th Street, Boulder, Colorado 80302

NOTE: Surveyed resource (indicated by black crosshair) is displayed over extract of "Boulder, Colo.," USGS digital quadrangle map.
STATE ID NO.: 5BL2287
COUNTY: Boulder
STREET ADDRESS: 1138-44 13th St.
PHOTOGRAPHER: T.H. Simmons
DIGITAL IMAGE NO.: Bollnu-53
LOCATION OF NEGATIVES: City of Boulder Planning
41
STATE ID NO.: 5BL2887
COUNTY: Boulder
STREET ADDRESS: 1138-44 13th St.
PHOTOGRAPHER: T.H. Simmons
DIGITAL IMAGE NO.: B0uni-47
LOCATION OF NEGATIVES: City of Boulder Planning

SHF/CLG GRANT NO.: N/A
CITY: Boulder
DATE: Mar, 2008
CAM. DIR.: SE

48
STATE ID NO.: 5BL2887
COUNTY: Boulder
STREET ADDRESS: 1138-44 13th St.
PHOTOGRAPHER: T.H. Simmons
DIGITAL IMAGE NO.: B0uni-48
LOCATION OF NEGATIVES: City of Boulder Planning

SHF/CLG GRANT NO.: N/A
CITY: Boulder
DATE: Mar, 2008
CAM. DIR.: S

49
STATE ID NO.: 5BL2887
COUNTY: Boulder
STREET ADDRESS: 1138-44 13th St.
PHOTOGRAPHER: T.H. Simmons
DIGITAL IMAGE NO.: B0uni-49
LOCATION OF NEGATIVES: City of Boulder Planning

SHF/CLG GRANT NO.: N/A
CITY: Boulder
DATE: Mar, 2008
CAM. DIR.: NNE
STATE ID NO.: 5BL2887
COUNTY: Boulder
STREET ADDRESS: 1138-44 13th St.
PHOTOGRAPHER: T.H. Simmons
DIGITAL IMAGE NO.: Bollni-45
LOCATION OF NEGATIVES: City of Boulder Planning

STATE ID NO.: 5BL2887
COUNTY: Boulder
STREET ADDRESS: 1138-44 13th St.
PHOTOGRAPHER: T.H. Simmons
DIGITAL IMAGE NO.: Bollni-44
LOCATION OF NEGATIVES: City of Boulder Planning

STATE ID NO.: 5BL2887
COUNTY: Boulder
STREET ADDRESS: 1138-44 13th St.
PHOTOGRAPHER: T.H. Simmons
DIGITAL IMAGE NO.: Bollni-46
LOCATION OF NEGATIVES: City of Boulder Planning
STATE ID NO.: 5BLZ887
COUNTY: Boulder
STREET ADDRESS: 1138-41 13th St.
PHOTOGRAPHER: T.H. Simmons
DIGITAL IMAGE NO.: BoUni-50
LOCATION OF NEGATIVES: City of Boulder Planning

SHF/CLG GRANT NO.: N/A
CITY: Boulder
DATE: Mar, 2008
CAM. DIR.: E

STATE ID NO.: 5BLZ887
COUNTY: Boulder
STREET ADDRESS: 1138-41 13th St.
PHOTOGRAPHER: T.H. Simmons
DIGITAL IMAGE NO.: BoUni-51
LOCATION OF NEGATIVES: City of Boulder Planning

SHF/CLG GRANT NO.: N/A
CITY: Boulder
DATE: Mar, 2008
CAM. DIR.: E

STATE ID NO.: 5BLZ887
COUNTY: Boulder
STREET ADDRESS: 1138-41 13th St.
PHOTOGRAPHER: T.H. Simmons
DIGITAL IMAGE NO.: BoUni-52
LOCATION OF NEGATIVES: City of Boulder Planning

SHF/CLG GRANT NO.: N/A
CITY: Boulder
DATE: Mar, 2008
CAM. DIR.: E
1. Resource Number: 5BL2888
   Street Address: 1149 13th Street, Boulder, Colorado 80302

3. Attachments
   (check as many as apply)
   X Photographs
   X Site sketch map
   X U.S.G.S. map photocopy
   ___ Other _________
   ___ Other _________

4. Official determination
   (OAHP USE ONLY)
   ___ Determined Eligible
   ___ Determined Not Eligible
   ___ Need Data
   ___ Nominated
   ___ Listed
   ___ Contributing to N.R. District
   ___ Not Contributing to N.R. Dist

5. Resource Name: 2008: Mamacita's Restaurant; 1990: Dino's Restaurant

6. Purpose of this current site visit (check as many as apply)
   ___ Site is within a current project area
   X Resurvey
   ___ Update of previous site form(s)
   ___ Surface collection
   ___ Testing to determine eligibility
   ___ Excavation
   ___ Other

Describe: Re-evaluation of potential local Boulder Landmark historic district, including assessment of contributing/noncontributing status.


8. Changes or Additions to Previous Descriptions: This small, one-story, flat roof building has variegated red and orange brick walls and a corbeled brick cornice with concrete coping. The upper part of the façade features a panel delineated by slightly raised bricks and two small panels of slightly raised orange bricks in a basketweave pattern near each end. A soldier course of orange brick at the top of the storefront extends the full width of the building. The center entrance features a wood door with a large rectangular light, sidelights of varying height, and a covered transom area. The north end of the façade features a nonhistoric multi-light storefront window with aluminum muntins; the southern window has two lights above a rectangular window and what appears to be a take-out window. Both storefront windows have a rowlock brick sill. A gas meter is present in a shallow cavity near the south end of the building. The north wall of the building is densely covered by vines.

9. Changes in Condition: In 1957, an old building was removed from the rear of the property to build an addition onto the rear of this commercial building. Since 1990, the northern storefront window has been replaced and the southern one was altered to accommodate a niche for a gas meter and what appears to be a take-out window. The area in front, which had concrete steps to the street level in 1990, now has a small outside seating area and a decorative metal railing at the edge of the sidewalk.

10. Changes to Location or Size Information: UTM—Zone 13, Easting 476451, Northing 4428491 (NAD 27)
11. Changes in Ownership: Carmen Epstein Holdings LLC, 2820 Iliff Street, Boulder, CO 80305
12. Other Changes, Additions, or Observations:

   History:
   University Hill gained a successful barber shop when this small brick building was completed between 1932 and 1935. In 1936, the structure housed the Edward T. Nix barber shop and a branch of Berkeleys. By 1938,
William M. Bailey had joined Nix as a shoe shiner. The Wilfred Wave Studio occupied the other half of the building. The Nix shop included C. Sid Jones as shoe shiner in 1943. By 1949, the University Barber Shop filled the entire building, continuing to operate in the space until at least 1967. University Billiards occupied the building in the early 1970s before it became a restaurant in 1976. From the early 1980s through the early 1990s, the building housed Dino's Restaurant. Mamacitas Restaurant was the next tenant and is still operating here today.

Sources:
Boulder City Directories; Boulder Carnegie Branch Library, Boulder County Assessor Collection; Sanborn Insurance Company maps; Boulder County Assessor records; R. Laurie and Thomas H. Simmons, "University Hill Commercial District: Historic Overview and Historic District Evaluation," prepared for the University Hill General Improvement District (Denver: Front Range Research Associates, 1994); City of Boulder, building permit number F0265, 1149 13th Street, 22 April 1976.

13. National Register Assessment:

Individual Eligibility--

Eligible ____ Not eligible ____ Need data ____

District Potential--

Yes ____ No ____ Need data ____

Contributing Status Assessment:

Contributing ____ Noncontributing ____ Need data ____ Not applicable ____

Explain: This resource is assessed as a contributing component of the potential University Hill Commercial Historic District. The building maintains historic physical integrity despite some storefront alterations.

13A. Boulder Landmark Assessment:

Individual Eligibility--

Eligible ____ Not eligible ____ Need data ____

District Potential--

Yes ____ No ____ Need data ____

Contributing Status Assessment--

Contributing ____ Noncontributing ____ Need data ____ Not applicable ____

Explain: This resource is assessed as a contributing component of the potential University Hill Commercial Historic District, having been erected during the period of significance and having been associated with commercial activities of the area. The building maintains historic physical integrity despite some storefront alterations.

14. Management Recommendations: Avoid adverse impacts. Encourage adoption of design guidelines to avoid future changes that negatively impact the historic physical integrity of the building.

15. Photograph Types and Numbers: Digital—BoUni-57 and -58

16. Artifact and Field Documentation Storage Location: Photographs and forms are archived at the City of Boulder, Planning and Development Department.

17. Report Title: University Hill Commercial Area: Historic District Re-evaluation, 2008 (memorandum)

18. Recorder(s): R. Laurie Simmons and Thomas H. Simmons 19. Date(s): March 2008

Cultural Resource Re-evaluation Form

Colorado Historical Society, Office of Archaeology & Historic Preservation
1300 Broadway, Denver, CO 80203
303-866-3395
Street Address: 1149 13th Street, Boulder, Colorado 80302

NOTE: Surveyed resource (indicated by black crosshair) is displayed over extract of "Boulder, Colo.," USGS digital quadrangle map.
STATE ID NO.: 5BL2888
COUNTY: Boulder
STREET ADDRESS: 1149 13th St.
PHOTOGRAPHER: T.H. Simmons
DIGITAL IMAGE NO.: B007-57
LOCATION OF NEGATIVES: City of Boulder Planning

STATE ID NO.: 5BL2888
COUNTY: Boulder
STREET ADDRESS: 1149 13th St.
PHOTOGRAPHER: T.H. Simmons
DIGITAL IMAGE NO.: B007-58
LOCATION OF NEGATIVES: City of Boulder Planning
1. **Resource Number:** 5BL10537

**Street Address:** 1155 13th Street, Boulder, Colorado 80302

3. Attachments
   (check as many as apply)
   - Photographs
   - Site sketch map
   - U.S.G.S. map photocopy
   - Other

4. **Official determination**
   (OAHP USE ONLY)
   - Determined Eligible
   - Determined Not Eligible
   - Need Data
   - Nominated
   - Listed
   - Contributing to N.R. District
   - Not Contributing to N.R. Dist

5. **Resource Name:** 2008: Café Play; 1994: Kinsley and Company

6. **Purpose of this current site visit** (check as many as apply)
   - Site is within a current project area
   - Resurvey
   - Update of previous site form(s)
   - Surface collection
   - Testing to determine eligibility
   - Excavation
   - Other

   **Describe:** Re-evaluation of potential local Boulder Landmark historic district, including assessment of contributing/noncontributing status.


8. **Changes or Additions to Previous Descriptions:** This is a flat roof commercial building with a one-story main wing with a projecting gabled roof section at the north end of the façade; the rear part of the building is two stories and composed of concrete block. The main wing of the building has a mansard clad in the same dark gray slate shingles as the roof of the projecting gable, giving the building the appearance of an L-shaped building. The walls are composed of red brick. The center entrance has a Tudor arch wood door with dentils that is flanked by beveled bay windows with multiple lights, rowlock brick sills, and brick bases. The south wall of the projecting gable has a wheel window, while the east wall features a large nine-light window extending to the top of the wall (some of its lights are triangular or trapezoidal). The area between the building and the sidewalk is paved with red brick in a basketweave pattern. There is a decorative metal railing at the edge of the sidewalk.

9. **Changes in Condition:** Building appears unchanged from 1994. Outside seating and decorative metal railing at edge of sidewalk added.

10. **Changes to Location or Size Information:** UTM—Zone 13, Easting 476449, Northing 4248498 (NAD 27)

11. **Changes in Ownership:** Boulder Hilltop Properties LLC, 560 Oakwood Ave., #100, Lake Forest, IL 60045

12. **Other Changes, Additions, or Observations:**

   **History:**
   
   A pre-1906 two-and-a-half-story brick house with broad front porch originally stood at this location. During the 1910s and 1920s, the house accommodated several University of Colorado Greek organizations, including Sigma Nu, Alpha Sigma Phi, and Chi Omega fraternities. During the mid-1920s, parts of the house were remodeled for commercial use, while other sections of the building continued to be used for residential purposes. The O.P. Kinsey Confectionery appeared in the 1926 city directory under this address. A photograph taken in 1929-30 shows the porch enclosed with elaborate display windows for Tarkoff's Varsity Clothing Store.
The building also housed the College Inn Restaurant (1932) and Robinson's Hiland Inn (1949-55). During the mid to late 1930s, the building may have reverted solely to residential uses; Robert H. Townley is listed at the address in the 1936 and 1938 city directories.

In 1956, Kinsley & Company, a men's clothing firm, demolished the house and erected a new store on the site. The company traced its origins to the University Shop established at 1147 13th in 1949 by Wynn and Faith Kinsley. The Kinsley's new store, constructed in brick with Tudor Revival style influences, contrasted with the design of the other commercial buildings on the block. Kinsley and Company prospered and eventually expanded into the Somers Building to the north. Historians Thomas J. Noel and Dan W. Corson report, "Wynn Kinsley carried the best domestic makers of British style, and was the first local purveyor of Ralph Lauren."

Kinsley & Co. moved to a new location in 2006.

Sources:
Boulder City Directories; Boulder Carnegie Branch Library, Historic Photographs and Boulder County Assessor Collection; Sanborn Insurance Company maps; Boulder County Assessor records; Thomas J. Noel and Dan W. Corson, Boulder County: An Illustrated History (Carlsbad, Ca.: Heritage Media Corp., 1999), 246; R. Laurie and Thomas H. Simmons, "University Hill Commercial District: Historic Overview and Historic District Evaluation," prepared for the University Hill General Improvement District (Denver: Front Range Research Associates, 1994), 17.

13. National Register Assessment:

Individual Eligibility--

Eligible __ Not eligible __X__ Need data __

District Potential--

Yes __X__ No ___ Need data __

Contributing Status Assessment:

Contributing __X__ Noncontributing ___ Need data ___ Not applicable ___

Explain: This 1956 resource is assessed as a contributing component of the potential University Hill Commercial Historic District. Kinsley & Co., a men's clothing firm still in business in Boulder today, erected the building. The building maintains historic physical integrity and reflects a design approach not present in other Hill commercial buildings.

13A. Boulder Landmark Assessment:

Individual Eligibility--

Eligible __ Not eligible __X__ Need data __

District Potential--

Yes __X__ No ___ Need data __

Contributing Status Assessment--

Contributing __X__ Noncontributing ___ Need data ___ Not applicable ___

Explain: This 1956 resource is assessed as a contributing component of the potential University Hill Commercial Historic District, having been erected within the period of significance for the district and having been associated with commercial activities in the district. Kinsley & Co., a men's clothing firm still in business in Boulder today, erected the building. The building maintains historic physical integrity and reflects a design approach not present in other Hill commercial buildings.

14. Management Recommendations: Avoid adverse impacts. Encourage adoption of design guidelines to avoid future changes that negatively impact the historic physical integrity of the building.

15. Photograph Types and Numbers: Digital—BoUni-59 through -61
16. **Artifact and Field Documentation Storage Location:** Photographs and forms are archived at the City of Boulder, Planning and Development Department.

17. **Report Title:** University Hill Commercial Area: Historic District Re-evaluation, 2008 (memorandum)

18. **Recorder(s):** R. Laurie Simmons and Thomas H. Simmons  
   **Date(s):** March 2008


Colorado Historical Society, Office of Archaeology & Historic Preservation  
1300 Broadway, Denver, CO 80203  
303-866-3395
1155 13th Street
Surveyed resource is crosshatched.
Street Address: 1155 13th Street, Boulder, Colorado 80302

NOTE: Surveyed resource (indicated by black crosshair) is displayed over extract of "Boulder, Colo.," USGS digital quadrangle map.
STATE ID NO.: 5BL10537
COUNTY: Boulder
STREET ADDRESS: 1155 13th St.
PHOTOGRAPHER: T.H. Simmons
DIGITAL IMAGE NO.: Bollnu-59
LOCATION OF NEGATIVES: City of Boulder Planning

SHF/CLG GRANT NO.: N/A
CITY: Boulder
DATE: Mar, 2008
CAM. DIR.: NW

STATE ID NO.: 5BL10537
COUNTY: Boulder
STREET ADDRESS: 1155 13th St.
PHOTOGRAPHER: T.H. Simmons
DIGITAL IMAGE NO.: Bollnu-160
LOCATION OF NEGATIVES: City of Boulder Planning

SHF/CLG GRANT NO.: N/A
CITY: Boulder
DATE: Mar, 2008
CAM. DIR.: NW

STATE ID NO.: 5BL10537
COUNTY: Boulder
STREET ADDRESS: 1155 13th St.
PHOTOGRAPHER: T.H. Simmons
DIGITAL IMAGE NO.: Bollnu-161
LOCATION OF NEGATIVES: City of Boulder Planning

SHF/CLG GRANT NO.: N/A
CITY: Boulder
DATE: Mar, 2008
CAM. DIR.: NW
1. Resource Number: 5BL2740
   Street Address: 1163-65 13th Street/1220 Pennsylvania Avenue, Boulder, Colorado 80302

3. Attachments
   (check as many as apply)
   X Photographs
   X Site sketch map
   X U.S.G.S. map photocopy
   ___ Other __________
   ___ Other __________

4. Official determination
   (OAHP USE ONLY)
   ___ Determined Eligible
   ___ Determined Not Eligible
   ___ Need Data
   ___ Nominated
   ___ Listed
   ___ Contributing to N.R. District
   ___ Not Contributing to N.R. Dist


6. Purpose of this current site visit (check as many as apply)
   ___ Site is within a current project area
   X ___ Resurvey
   ___ Update of previous site form(s)
   ___ Surface collection
   ___ Testing to determine eligibility
   ___ Excavation
   X ___ Other

   Describe: Re-evaluation of potential local Boulder Landmark historic district, including assessment of contributing/noncontributing status.


8. Changes or Additions to Previous Descriptions: This building consists of a two-story, hipped roof, tan brick corner dwelling with flared eaves and one-story, flat roof, commercial additions to the north, south, and east. The house has asphalt composition roofing and a tall brick chimney with a metal cap at its southwest corner. The east wall of the second story has a sash and transom window with sliding windows in the lower section and with a rock-faced stone sill. The remaining part of a tower at the northeast corner features narrow one-over-one-light windows, which are also present on the north and west walls. There is a paneled and glazed door onto an open balcony with brick piers (with concrete caps) and wrought iron railings that extends from the house onto the roof of the commercial addition to the north.

   The one-story commercial section east of the house is lower than the section to the north. The corner section has two bays on the east wall and one on the north wall defined by painted brick piers spanned by pent roofs; there is a beveled corner entrance with a metal hood with braces and an outdoor seating area with a decorative railing. The southern component (which originally featured two bays with brick piers and pent roofs) now has a slate-covered mansard, plate glass windows, and an inset off-center entrance with a Tudor-style door.

   The commercial addition north of the house has an upper level with five sets of wide multi-light casement windows with a continuous brick sill; the garden level has shorter window openings filled with orange brick and narrow slat windows. At the west end of this section of the building is a glazed door with a sidelight on the lower level and a round arch multi-light window above. To the west is a slightly lower section of the building containing two storefronts, each crowned by a shaped parapet with concrete coping. The storefronts have transoms bars, inset entrances with multi-light doors, plate glass windows, brick sills, and brick below the windows.

9. Changes in Condition: Historic photographs show the house with an octagonal tower at the northeast corner, a gable on the east wall, and a hipped roof dormer on the north wall; the tower has been truncated and the other elements are now gone. The one-story commercial sections to the east and north were added in 1923; the one to the south was constructed in 1966. The lower windows on the north wall were in the present configuration
(narrow vertical lights bordered by bricked-in areas) in 1990. The southern storefront on the east wall was altered to resemble the building to the south (1155 13th Street), with a slate mansard, altered window and door treatments, and reddish brick cladding. Since 1990, the storefront at the northeast corner has received a metal hood with braces and an outside seating area with a decorative railing.

10. Changes to Location or Size Information: UTMs—Zone 13, Easting 476443, Northing 4428517 (NAD 27)
11. Changes in Ownership: 1165 Thirteenth Street LLC, 1165 13th Street, Boulder, CO 80302
12. Other Changes, Additions, or Observations:

History:

The original component of this building is the large residence still visible behind the commercial addition. Erected between 1902 and 1906, it housed the University of Colorado’s oldest fraternity, Sigma Nu, during its early years. The Gamma Kappa chapter of Sigma Nu was established at CU in 1902. The fraternity had roots in a post-Civil War effort at the Virginia Military Institute to end the hazing system. The 1910 U.S. Census lists eleven men in their twenties as occupants of the house, together with a housekeeper and cook. A circa 1909 photograph of the house at Boulder Carnegie Branch Library shows members of the fraternity on the front porch and a plaque with its Greek letters on the balcony. In 1913, the city directory listed the fraternity next door at 1155 13th Street; it erected a new fraternity house on Pleasant Street in the 1920s. J.W., Mott, a traveling salesman, and his wife, Eva, were listed at this address in 1913. By 1921, the Phi Delta Theta fraternity occupied the house.

Edward and Henrietta Somers lived here by 1923. Somers reportedly approached the owners of the Bide-a-Wee tearoom at 1211 13th Street seeking to manage that business. Rebuffed, he vowed to open a restaurant nearby and drive the tearoom out of business. To accomplish his plan, Somers contracted with Boulder architect Glen H. Huntington to design a commercial addition to his home. Somers’ Sunken Gardens restaurant opened in 1928 (although the Assessor reports a 1923 year of construction for the additions) in the corner storefront and expanded to accommodate 200 patrons by the following year. A description of the restaurant, which was promoted as “entirely suitable for family parties, afternoon teas and other kinds of parties,” emphasized its unique design featuring abundant indoor greenery. A large sunken fountain in the center of the dining room was known as “The Sink.” By the late 1920s, University Hill had become a center of off-campus social activities for college students. Sunken Gardens was a favored place for “coking,” or the consumption of soft drinks with conversation.

By 1932, in addition to the Sunken Gardens, the following businesses were listed in the building’s storefronts: 1220 Pennsylvania, Dugal F. Godfrey clothing; 1222-24 Pennsylvania, vacant; 1159 13th the College Shop dressmaking; 1161 13th Jack Harding barber; and 1163 13th Boulder Cleaning and Dye Works branch outlet. Edward Somers drowned in a lake north of Boulder in August 1932. Henrietta Somers continued to operate the Sunken Gardens. She married Harry C. Hill in 1936, and he helped manage the business until its sale to Francis Lebron in 1938.

Sunken Gardens continued as a fixture on the Hill, becoming a popular watering spot for university students after it acquired a liquor license in the late 1940s. In 1949, an alumnus of the university, Joe Beimford, acquired the business and changed the name to “the Sink.” In the same year, a proposed ban against selling 3.2 beer near the university campus resulted from the effort of the business to obtain a beer license. However, in 1950 the restaurant received its permit. Actor-director Robert Redford, who attended CU in the 1950s, recalled frequenting the Sink. Redford was both a patron of the establishment and a janitor there. He observed that Tulagi was preferable for dates, whereas “you’d go to the Sink if you just wanted to lose yourself.” The Sink’s bar featured caricatures of college life created by artists Lloyd Kavitch and Mike Dormier. A 1954 photograph shows students sitting on the roof of the building while celebrating the selection of CU as the conference representative to the NCAA basketball tournament.

In 1955, Beimford sold to Floyd Marks, who with his son-in-law, Herb Kauvar, reinstated food service, including the “world-famous” Sinkburger with Sink Hickory Sauce. Herb Kauvar and his sons owned the Sink for 34 years. Known as Herbie’s Deli from 1974 to 1989, the spot was renamed the Sink in July 1989. In 1992, the Heinritz brothers purchased the Sink, and restoration of the artwork began in 1995.
Tenants in the other storefronts of the building from the 1940s through the 1980s have included cleaners, barber and beauty shops, clothing stores (Altman's College Shop, the Treasure Chest, and Bogart's Hat Shop), a gift shop, a photography studio, a jewelry store, Fraternity Management, ski and bicycle shops, and Campus Candies. By the early 1980s, Kinsley & Company, a men's clothing store housed in the building to the south, had expanded into part of the Somers Building. The building also included apartments in the upper floors on the north side. In 1994, tenants included the Sink, Kinsley & Company, Boulder Beads, Co-op on the Hill, and Herbi's Deli.

Sources:

13. National Register Assessment:

Individual Eligibility--
Eligible ___ Not eligible X Need data ___

District Potential--
Yes X No ____ Need data ___

Contributing Status Assessment:
Contributing X Noncontributing ____ Need data ____ Not applicable ___

Explain: This resource is assessed as a contributing component of the potential University Hill Commercial Historic District. The building maintains historic physical integrity, although the southern storefront displays a more recent alteration.

13A. Boulder Landmark Assessment:

Individual Eligibility--
Eligible X Not eligible ____ Need data ___

District Potential--
Yes X No ____ Need data ___

Contributing Status Assessment--
Contributing X Noncontributing ____ Need data ____ Not applicable ___

Explain: This resource is assessed as a contributing component within the potential University Hill Commercial Historic District and is also evaluated as potentially eligible to become a landmark for the role it played in the commercial and social history of the Hill through its long history of housing eating and drinking establishments (Sunken Gardens and The Sink) popular with University of Colorado students. The building is also significant architecturally for its inclusion of a large pre-1906 dwelling that represents the early development of the area and its university affiliations and for its standing as the earliest example on the Hill of a "house with commercial addition," having been "wrapped" in 1923 with one-story commercial sections to the north and east.

14. Management Recommendations: Avoid adverse impacts. Encourage adoption of design guidelines to avoid future changes that negatively impact the historic physical integrity of the building.
15. **Photograph Types and Numbers:** Digital—BoUni-62 through -67
16. **Artifact and Field Documentation Storage Location:** Photographs and forms are archived at the City of Boulder, Planning and Development Department.
17. **Report Title:** University Hill Commercial Area: Historic District Re-evaluation, 2008 (memorandum)
18. **Recorder(s):** R. Laurie Simmons and Thomas H. Simmons   **19. Date(s):** March 2008

Colorado Historical Society, Office of Archaeology & Historic Preservation
1300 Broadway, Denver, CO 80203
303-866-3395
1163-65 13th Street
Surveyed resource is crosshatched.
Street Address: 1163-65 13th Street/1220 Pennsylvania Avenue, Boulder, Colorado 80302

NOTE: Surveyed resource (indicated by black crosshair) is displayed over extract of "Boulder, Colo.," USGS digital quadrangle map.
STATE ID NO.: 5BL2140
COUNTY: Boulder
STREET ADDRESS: 1163-65 13th St.
PHOTOGRAPHER: T.H. Simmons
DIGITAL IMAGE NO.: Bollnu-162
LOCATION OF NEGATIVES: City of Boulder Planning

STATE ID NO.: 5BL2140
COUNTY: Boulder
STREET ADDRESS: 1163-65 13th St.
PHOTOGRAPHER: T.H. Simmons
DIGITAL IMAGE NO.: Bollnu-163
LOCATION OF NEGATIVES: City of Boulder Planning

STATE ID NO.: 5BL2140
COUNTY: Boulder
STREET ADDRESS: 1163-65 13th St.
PHOTOGRAPHER: T.H. Simmons
DIGITAL IMAGE NO.: Bollnu-164
LOCATION OF NEGATIVES: City of Boulder Planning
STATE ID NO.: 5BL2740
COUNTY: Boulder
STREET ADDRESS: 1103 16th St
PHOTOGRAPHER: T.H. Simmons
DIGITAL IMAGE NO.: Bouuri-165
LOCATION OF NEGATIVES: City of Boulder Planning

SHF/CLG GRANT NO.: N/A
CITY: Boulder
DATE: Mar, 2008
CAM. DIR.: SE

STATE ID NO.: 5BL2740
COUNTY: Boulder
STREET ADDRESS: T.H. Simmons
DIGITAL IMAGE NO.: Bouuri-166
LOCATION OF NEGATIVES: City of Boulder Planning

SHF/CLG GRANT NO.: N/A
CITY: Boulder
DATE: Mar, 2008
CAM. DIR.: WNW

STATE ID NO.: 5BL2740
COUNTY: Boulder
STREET ADDRESS: T.H. Simmons
DIGITAL IMAGE NO.: Bouuri-167
LOCATION OF NEGATIVES: City of Boulder Planning

SHF/CLG GRANT NO.: N/A
CITY: Boulder
DATE: Mar, 2008
CAM. DIR.: NW
1. **Resource Number:** 5BL2890  
**Street Address:** 1211-15 13th Street, Boulder, Colorado 80302

3. **Attachments**  
(check as many as apply)  
- [X] Photographs  
- [X] Site sketch map  
- [X] U.S.G.S. map photocopy  
- ___ Other ________

4. **Official determination**  
(OAHP USE ONLY)  
- ___ Determined Eligible  
- ___ Determined Not Eligible  
- ___ Need Data  
- ___ Nominated  
- ___ Listed  
- ___ Contributing to N.R. District  
- ___ Not Contributing to N.R. Dist


6. **Purpose of this current site visit** (check as many as apply)  
- ___ Site is within a current project area  
- [X] Resurvey  
- ___ Update of previous site form(s)  
- ___ Surface collection  
- ___ Testing to determine eligibility  
- ___ Excavation  
- [X] Other

**Describe:** Re-evaluation of potential local Boulder Landmark historic district, including assessment of contributing/noncontributing status.

7. **Previous Recordings:**  

8. **Changes or Additions to Previous Descriptions:** The previous survey form described the front of this building in some detail. The building appears to be two-and-a-half-stories (rather than the previously indicated two) and the present roofing is asphalt composition shingles. The north storefront has two large plate glass windows at the south end and a metal frame glazed door with sidelight at the north end. Between the building and the sidewalk, a raised plaza has been created, bordered by metal railings with large brick piers with pyramidal caps.

The north wall near the front features a clipped gable with a stucco gable face and a horizontal four-light window. One-over-one-light windows with rock-faced stone sills are present on the second story, some with transoms. The first story has a tall glazed opening near the front and three small rectangular window openings with stone sills toward the rear. Near the center of the wall is a shed roof hood over stairs to the basement.

The rear portion of the building has a gambrel roof, and the west wall (rear) possesses a center, full-height, brick chimney with a concrete cap and projecting clay flue liners. A louvered vent is located near the gambrel apex and the chimney is flanked by two one-over-one-light windows on the top story. One segmental arch one-over-one-light window with a covered transom flanks the chimney on the second story, sharing a rock-faced stone sill with each window is a filled in segmental arch opening. A metal fire stair descends from the center of the second story to ground level. The ground drops off at the rear of the building, so the basement level is exposed; the brick basement level has bricked-in window openings and windows covered with security grilles.

9. **Changes in Condition:** Plaza with metal railing and brick piers added in front of building; door added to north storefront.

10. **Changes to Location or Size Information:** UTM—Zone 13, Easting 476445, Northing 4428572 (NAD 27)

11. **Changes in Ownership:** Ellwood Rentals LLC, William W. Ellwood, 1215 13th Street, #8, Boulder, CO 80301
12. Other Changes, Additions, or Observations:

History:

By the early twentieth century, University Hill contained buildings associated with university students and university-sponsored activities. In 1912, when the Women's Athletic Association pressured the university regents to provide better athletic facilities for its women students, CU rented the hall in the upper portion of the newly constructed Murphy Building for that purpose. The Women's Athletic Association supervised activities in the hall, called by the students "Varsity Hall," which was described as "well-suited for basketball and gymnasium purposes." The university regents and the associated students each paid for half of the cost of maintaining the facilities.

George W. Murphy, a realtor, erected the building in 1912 and had his offices here. In addition to the hall discussed above, other early tenants of the building included Henry A. Reiber's Restaurant, Larson and Garvin's Grocery, and Thomas Morris cleaning and dyeing. The association of the Ellwood family with the building began in the early 1920s, when Henry Ellwood started the Dugout clothing store here. The store received its name because it was located below grade in the southern end of the structure. The company offered dry cleaning by 1926, and over the years it expanded into the first floor of the building. Dugout Cleaners and Laundry remained at the address until the 1980s. Ellwood's sisters operated the Bide-A-Wee tearoom in the building during the 1920s. The building also housed a number of grocery stores over the years, including C.C. Smith (1916-21), the Home Ranch market (1923), and a Piggly-Wiggle outlet (1926).

During the Great Depression, students held "jitney dances" in the upstairs hall to raise money for relief. The upper floor of the structure was remodeled into the Ellwood Apartments in the late 1940s. In the mid-1970s, Boulder architect Charles A. Haertling developed plans for the building's renovation, including apartments in the upper story and a plaza with curving wall in front. In 1990, Dugout Cleaners still operated here, along with Gym on the Hill and Yello Sub. In 1994, the building contained the Gym on the Hill, Full Cycle, and the Yello Sub. Ellwood Rentals (William W. Ellwood) is the current owner of the property.

Sources:

William E. Davis, *Glory Colorado! History of the University of Colorado to 1963* (Boulder: Pruett Press, 1965), 178; Henry V. Ellwood, Jr., Personal Communication, Boulder, 31 October 1994; Boulder Carnegie Branch Library, Boulder County Assessor Collection; Colorado Historical Society Historic Building Inventory Record, 5BL2890, 1990; Boulder County Assessor records; Boulder City Directories; Sanborn Insurance Company maps; City of Boulder Building Permit Applications; R. Laurie and Thomas H. Simmons, "University Hill Commercial District: Historic Overview and Historic District Evaluation, prepared for the University Hill General Improvement District (Denver: Front Range Research Associates, 1994).

13. National Register Assessment:

Individual Eligibility--

- Eligible **X**
- Not eligible _____
- Need data ____

District Potential--

- Yes **X**
- No _____
- Need data ____

Contributing Status Assessment:

- Contributing **X**
- Noncontributing _____
- Need data ____
- Not applicable ____

Explain: This resource is assessed as a contributing component of the potential University Hill Commercial Historic District. The building maintains historic physical integrity and is evaluated as potentially eligible for listing in the National Register for its architecture and history. The building represents early twentieth century commercial construction with stores on the ground floor and a public hall on the upper floor. The massive building is notable for unusual design with hipped and gambrel roofed wings, eyebrow window, projecting frame oriel on the second story, and arched entrances. The building is associated with early women's athletic programs of the University of Colorado, and it was also utilized for student gatherings such as dances. The university and student fees paid for the maintenance of the facility. The building is also associated with the commercial history of the area, having housed a variety of business enterprises during its almost century of
existence on University Hill, most notably an early dry cleaning establishment, the Dugout, for more than sixty years.

13A. Boulder Landmark Assessment:

Individual Eligibility--

Eligible __X__ Not eligible ____ Need data ____

District Potential--

Yes __X__ No ____ Need data ____

Contributing Status Assessment--

Contributing __X__ Noncontributing ____ Need data ____ Not applicable ____

Explain: This resource is assessed as a contributing component of the potential University Hill Commercial Historic District. It is also assessed as potentially eligible to become a landmark for its architecture and for the role it played in the commercial and social life of the Hill. The building represents early twentieth century commercial construction with stores on the ground floor and a public hall on the upper floor. The massive building is notable for unusual design with hipped and gambrel roofed wings, eyebrow window, projecting frame oriel on the second story, and arched entrances. The building is associated with early women’s athletic programs of the University of Colorado, and it was also utilized for student gatherings such as dances. The university and student fees paid for the maintenance of the facility. The hall was used for other social functions, such as dances, and housed an early dry cleaning establishment (the Dugout Cleaners) for many years. The building maintains historic physical integrity, although its setting has been impacted since 1994 by the addition of a raised plaza to the east with brick piers and railing.

14. Management Recommendations: Avoid adverse impacts. Encourage adoption of design guidelines to avoid future changes that might negatively impact the historic physical integrity of the building.

15. Photograph Types and Numbers: Digital—BoUni-75 through -78

16. Artifact and Field Documentation Storage Location: Photographs and forms are archived at the City of Boulder, Planning and Development Department.

17. Report Title: University Hill Commercial Area: Historic District Re-evaluation, 2008 (memorandum)

18. Recorder(s): R. Laurie Simmons and Thomas H. Simmons 19. Date(s): March 2008


Colorado Historical Society, Office of Archaeology & Historic Preservation
1300 Broadway, Denver, CO 80203
303-866-3395
1211-15 13th Street

Surveyed resource is crosshatched.
Street Address: 1211-15 13th Street, Boulder, Colorado 80302

NOTE: Surveyed resource (indicated by black crosshair) is displayed over extract of "Boulder, Colo.," USGS digital quadrangle map.
STATE ID NO.: 5BL2890
COUNTY: Boulder
STREET ADDRESS: 1211-15 13th St.
PHOTOGRAPHER: T.H. Simmons
DIGITAL IMAGE NO.: Boluni-75
LOCATION OF NEGATIVES: City of Boulder Planning

STATE ID NO.: 5BL2890
COUNTY: Boulder
STREET ADDRESS: 1211-15 13th St.
PHOTOGRAPHER: T.H. Simmons
DIGITAL IMAGE NO.: Boluni-76
LOCATION OF NEGATIVES: City of Boulder Planning

STATE ID NO.: 5BL2890
COUNTY: Boulder
STREET ADDRESS: 1211-15 13th St.
PHOTOGRAPHER: T.H. Simmons
DIGITAL IMAGE NO.: Boluni-77
LOCATION OF NEGATIVES: City of Boulder Planning
STATE ID NO.: 5BL2890
COUNTY: Boulder
STREET ADDRESS: 1211-15 13th St.
PHOTOGRAPHER: T.H. Simons
DIGITAL IMAGE NO.: B0UNI-78
LOCATION OF NEGATIVES: City of Boulder Planning
1. **Resource Number:** 5BL3041
   
   **Street Address:** 1219-21 Pennsylvania Street, Boulder, Colorado 80302

3. **Attachments**
   (check as many as apply)
   - X Photographs
   - X Site sketch map
   - X U.S.G.S. map photocopy
   - Other ____________

4. **Official determination**
   (OAHP USE ONLY)
   - X Determined Eligible
   - Determined Not Eligible
   - Need Data
   - Nominated
   - Listed
   - Contributing to N.R. District
   - Not Contributing to N.R. Dist


6. **Purpose of this current site visit** (check as many as apply)
   - X Resurvey
   - Update of previous site form(s)
   - Surface collection
   - Testing to determine eligibility
   - Excavation
   - Other ____________

   **Describe:** Re-evaluation of potential local Boulder Landmark historic district, including assessment of contributing/noncontributing status.


8. **Changes or Additions to Previous Descriptions:** This is a one-story painted brick commercial building with two large stucco, shed roofed, one-story superstructures on the west and north sections of the roof. The front (south) has a corbelled brick cornice with a dentil band below. The entrance at the east end of the façade is inset, with a glazed and metal door facing west; there are concrete steps with metal railings and a decorative aluminum hood above. Façade windows are multi-light, with large aluminum muntins, and have brick sills. Windows openings on the east and west walls are mostly filled with glass block and have rock faced stone sills; some of the windows feature segmental arches. Three large stucco panels are attached to the upper part of the west wall.

9. **Changes in Condition:** This building has experienced substantial changes since 1994, including removal of an entrance of the western storefront, addition of two large shed-roofed superstructures on the roof (housing commercial space), addition of large stucco panels to the west wall, replacement of plate glass storefront windows and transoms with multi-light windows with large aluminum muntins, reorientation of east storefront door, addition of a metal railing on the steps, and addition of a decorative aluminum hood over part of the east storefront.

10. **Changes to Location or Size Information:** UTMs—Zone 13, Easting 476413, Northing 4428559 (NAD 27)

11. **Changes in Ownership:** 1221 Pennsylvania Avenue LLC, 630 College Avenue, Boulder, CO 80302

12. **Other Changes, Additions, or Observations:**
   - History:
     The Assessor’s 1926 year of construction is incorrect, since the eastern portion of the building is shown on the 1906 Sanborn fire insurance map. The western part was added between 1922 and 1931. The building was constructed as a single family dwelling and was identified as such on the 1906 and 1910 Sanborn maps.
Lena Wright was listed at this address in the 1910 Census and the 1913 city directory. She was the widow of Henry Wright and was living here in 1910 with her two children and a lodger. By 1918, the building had been converted to commercial use, housing a “milk station.” According to Henry V. Ellwood, Jr., area dairy farmers would bring raw milk to the station for transport to local creameries for processing.

By 1921, the Bide-A-Wee Tearoom was located here, followed by the E&F Beauty parlor in the 1923-26 period and O.A. Nelson’s barber shop in 1928. The 1955 through 1965 city directories listed Ross Chivers Sports and Palace Studio (photography) in the two storefronts. By 1970, the photography studio in number 1219 had been replaced by The Emporium; Tianguis Imports, Inc., occupied that space in 1975. Dick’s Bicycle Center was located in the building in 1983.

Ross Chivers continued here until about 1990, when Morgul-Bismark Bicycles moved to the space. Morgul-Bismarck was founded by bike racer Davis Phinney and others and was named for the Morgul-Bismarck Loop southeast of Boulder, which was a part of the Red Zinger and Coors International Bike Classics races. The loop was named for race organizer Lynn Pettyjohn’s dog and cat. The bike shop operated here for about a decade until the late 1990s. The building subsequently underwent extensive remodeling and upward expansion and now houses a barber shop and a tanning salon.

Sources:
U.S. Census, 1910; City of Boulder, Building Permit Applications; Boulder Carnegie Branch Library, Historic Photographs and Boulder County Assessor Collection; Boulder County Assessor records; Boulder City Directories; Sanborn Insurance Company maps: “Morgul-Bismarck,” Wikipedia.org, accessed 11 March 2008; R. Laurie and Thomas H. Simmons, “University Hill Commercial District: Historic Overview and Historic District Evaluation,” prepared for the University Hill General Improvement District” (Denver: Front Range Research Associates, 1994).

13. National Register Assessment:
   Individual Eligibility--
   Eligible ____ Not eligible X Need data ____
   District Potential--
   Yes ____ No X Need data ____
   Contributing Status Assessment--
   Contributing ____ Noncontributing ____ Need data ____ Not applicable X
   Explain: Changes to this building since 1994 have diminished its historic physical integrity.

13A. Boulder Landmark Assessment:
   Individual Eligibility--
   Eligible ____ Not eligible X Need data ____
   District Potential--
   Yes ____ No X Need data ____
   Contributing Status Assessment--
   Contributing ____ Noncontributing ____ Need data ____ Not applicable X
   Explain: This commercial building had been assessed as a contributing element within a potential University Hill Commercial District in 1994. Due to changes to the building since that date, it is now evaluated as noncontributing. Since it was on the edge of the potential district, it is now no longer included within the potential district.

14. Management Recommendations: No further work.

15. Photograph Types and Numbers: Digital—BoUni-79 and -80
Cultural Resource Re-evaluation Form

16. **Artifact and Field Documentation Storage Location:** Photographs and forms are archived at the City of Boulder, Planning and Development Department.

17. **Report Title:** University Hill Commercial Area: Historic District Re-evaluation, 2008 (memorandum)

18. **Recorder(s):** R. Laurie Simmons and Thomas H. Simmons  
   **Date(s):** March 2008


Colorado Historical Society, Office of Archaeology & Historic Preservation  
1300 Broadway, Denver, CO 80203  
303-866-3395
1219-21 Pennsylvania Avenue
Surveyed resource is crosshatched.
Street Address: 1219-21 Pennsylvania Avenue, Boulder, Colorado 80302

NOTE: Surveyed resource (indicated by black crosshair) is displayed over extract of "Boulder, Colo.," USGS digital quadrangle map.
STATE ID NO.: 5BL3041
COUNTY: Boulder
STREET ADDRESS: 1219-21 Pennsylvania Ave.
PHOTOGRAPHER: T.H. Simmons
DIGITAL IMAGE NO.: Bolun-79
LOCATION OF NEGATIVES: City of Boulder Planning

SHF/CLG GRANT NO.: N/A
CITY: Boulder
DATE: Mar, 2008
CAM. DIR.: NW

STATE ID NO.: 5BL3041
COUNTY: Boulder
STREET ADDRESS: 1219-21 Pennsylvania Ave.
PHOTOGRAPHER: T.H. Simmons
DIGITAL IMAGE NO.: Bolun-80
LOCATION OF NEGATIVES: City of Boulder Planning

SHF/CLG GRANT NO.: N/A
CITY: Boulder
DATE: Mar, 2008
CAM. DIR.: NE
1. **Resource Number:** 5BL2889
   **Street Address:** 1203-07 13th Street/1235 Pennsylvania Street, Boulder, Colorado 80302

3. **Attachments**
   (check as many as apply)
   - [x] Photographs
   - [x] Site sketch map
   - [x] U.S.G.S. map photocopy
   - [ ] Other _______

4. **Official determination**
   (OAHP USE ONLY)
   - [ ] Determined Eligible
   - [ ] Determined Not Eligible
   - [ ] Need Data
   - [ ] Nominated
   - [ ] Listed
   - [ ] Contributing to N.R. District
   - [ ] Not Contributing to N.R. Dist

5. **Resource Name:** 2008: Lola, Stellar Clothing, Burnt Toast Restaurant, Rush Coffee; 1990: Aion Used Books

6. **Purpose of this current site visit** (check as many as apply)
   - [x] Site is within a current project area
   - [ ] Resurvey
   - [ ] Update of previous site form(s)
   - [ ] Surface collection
   - [ ] Testing to determine eligibility
   - [x] Excavation
   - [ ] Other _______

   **Describe:** Re-evaluation of potential local Boulder Landmark historic district, including assessment of contributing/noncontributing status.


8. **Changes or Additions to Previous Descriptions:** This is an older corner house with a 1950s one-story commercial addition to the east; only the house was discussed on the previous survey form. The two-and-a-half-story house has a hipped roof with widely overhanging eaves; painted brick walls; and a raised, coursed stone foundation (also painted). On the north wall is a rounded two-and-a-half-story bay, and on the south wall a one-story hipped roof canted bay with an eight-over-one-light and two six-over-one-light windows on a paneled base. Most windows on the first and second stories of the house have eight-over-one-lights with rock-faced stone sills; most have slightly projecting bricks that form a frame around the top and sides of the window. The hipped roof dormers on the east, west, and south walls have brick faces, shingled cheeks, and paired two-light nonhistoric windows. On the rear (west) is a metal fire stair from the second story. At the east end of the south wall is a one-story shed roof projection with brick walls featuring a multi-light door with a multi-light sidelight on the west wall and a multi-light window, a pedestrian door, and a boarded up door on the south wall.

   A one-story flat roof addition with walls of stacked Roman brick with concrete coping faces 13th Street to the east. The east wall (front) features unpainted orange stacked Roman brick and has two inset areas divided by a center brick pier. Each inset area has two center glazed metal frame doors flanked by plate glass windows with stacked Roman brick below. A full-width transom (with a few lights covered) is present. The north wall (also of unpainted stacked Roman brick) has a cut out area adjacent to the front and two three-light windows with brick sills toward the rear. The south wall is composed of painted stacked Roman brick. There are two square single-light windows with projecting metal surrounds and one bricked-in door opening (using rough-textured stacked Roman brick) with an air conditioner unit in the transom at the west end.

9. **Changes in Condition:** The building appears to have experienced very few changes since 1990. A multi-light door appears to have been added to the west wall of the shed roofed projection on the south wall.

10. **Changes to Location or Size Information:** UTMs—Zone 13, Easting 476451, Northing 4428556 (NAD 27)
11. Changes in Ownership: Ellwood Rentals LLC, 1215 13th Street, #8, Boulder, CO 80302

12. Other Changes, Additions, or Observations:

History:

The older rear portion of this building was erected about 1906 as a "club house." The 1906 Sanborn fire insurance map shows it in this location and indicates that the depiction is "from plans," a usage generally indicating that construction was imminent. The house is present on the 1910 Sanborn map and is identified as the Sigma Alpha Epsilon fraternity. A plaque (now gone) below the front dormer displayed the Greek letters of the fraternity. The CU chapter of SAE was established in 1891. Several fraternities associated with the University of Colorado had houses in the 1100 and 1200 blocks of 13th Street in the early twentieth century. Sigma Alpha Epsilon occupied the building until at least 1926.

The house was vacant during the 1930s. By 1949, the Campus Club was located in the building. In about 1954 the house’s front porch was removed and a one-story commercial section was added to the house on the east, extending to the sidewalk. The initial tenants, according to the 1955 city directory, were: Heflin Jewelers in 1203 13th; Dr. Duane C. Botts, dentist in 1205 13th; and a branch of the Boulder Optical Company in 1207 13th. Dr. Botts continued to operate his office here through at least 1975, while Boulder Optical remained until at least 1967.

By 1960, Heflin’s had been replaced by University Hill Jewelers, which continued at this address through at least 1970. By 1975, Sweet Mary’s was housed in 1203 13th. Following the departure of Boulder Optical, 1205 13th was converted to an ice cream parlor in 1968—Swenson’s Ice Cream. Swenson’s was still present in 1970, but had been replaced by Pat Patterson (a gold and silversmith) by 1975. Pat Patterson’s business still occupied the corner storefront in 1994, with the other spaces containing Stellar Clothing and John’s Cleaners and Laundry. Stellar Clothing was still a tenant in 2008, along with Lola and Rush Coffee.

The Pennsylvania Avenue portion of the house also contained business tenants by 1960, when Martini’s Blue Danube Restaurant was listed at number 1235. It was also listed at that address in 1965, followed by Uncle Mike’s Restaurant in 1975. The Aion Bookshop was a long-time tenant. The store sold used and out-of-print titles and was still here in 1994. Today, the upper stories of the house contain apartments, while the Burnt Toast restaurant is located on the first story.

Sources:

Silvia Pettem, Boulder: Evolution of A City, rev. ed. (Boulder: University Press of Colorado, 2006), 171; R. Laurie and Thomas H. Simmons, "University Hill Commercial District: Historic Overview and Historic District Evaluation," prepared for the University Hill General Improvement District (Denver: Front Range Research Associates, 1994); City of Boulder, Building Permit Applications; Boulder Carnegie Branch Library, Historic Photographs and Boulder County Assessor Collection; Boulder County Assessor records; Boulder City Directories; Sanborn Insurance Company maps.

13. National Register Assessment:

Individual Eligibility--

Eligible ___ Not eligible X ___ Need data ___

District Potential--

Yes X No ___ Need data ___

Contributing Status Assessment:

Contributing X ___ Noncontributing ___ Need data ___ Not applicable ___

Explain: This resource is assessed as a contributing component of the potential University Hill Commercial Historic District, as the one-story commercial additions were erected within the period of significance. The building maintains historic physical integrity as an example of a "house with commercial addition" building type.

13A. Boulder Landmark Assessment:
Individual Eligibility--

Eligible X  Not eligible  Need data

District Potential--

Yes X  No  Need data

Contributing Status Assessment--

Contributing X  Noncontributing  Need data  Not applicable

Explain: This resource is assessed as a contributing component of the potential University Hill Commercial Historic District, as the one-story commercial additions were erected within the period of significance. The building maintains historic physical integrity and is significant as an example of a "house with commercial addition" building type. The building also is significant for representing the early association between University Hill and the University of Colorado, having been erected about 1906 as a fraternity house. The building is associated with the postwar evolution of the area through its conversion to commercial use and construction of additions that housed retail stores and professional offices over the years.

14. Management Recommendations: Avoid adverse impacts. Encourage adoption of design guidelines to avoid future changes that might negatively impact the historic physical integrity of the building.

15. Photograph Types and Numbers: Digital—BoUni-68 through -74

16. Artifact and Field Documentation Storage Location: Photographs and forms are archived at the City of Boulder, Planning and Development Department.

17. Report Title: University Hill Commercial Area: Historic District Re-evaluation, 2008 (memorandum)

18. Recorder(s): R. Laurie Simmons and Thomas H. Simmons  19. Date(s): March 2008


Colorado Historical Society, Office of Archaeology & Historic Preservation
1300 Broadway, Denver, CO 80203
303-866-3395
1203-07 13th Street
Surveyed resource is crosshatched.
Street Address: 1203-07 13th Street/1235 Pennsylvania Avenue, Boulder, Colorado 80302

NOTE: Surveyed resource (indicated by black crosshair) is displayed over extract of "Boulder, Colo.," USGS digital quadrangle map.
STATE ID NO.: 5BL2889
COUNTY: Boulder
STREET ADDRESS: 1103-07 13th St.
PHOTOGRAPHER: T.H. Simmons
DIGITAL IMAGE NO.: Bollui-68
LOCATION OF NEGATIVES: City of Boulder Planning

STATE ID NO.: 5BL2889
COUNTY: Boulder
STREET ADDRESS: 1103-07 13th St.
PHOTOGRAPHER: T.H. Simmons
DIGITAL IMAGE NO.: Bollui-69
LOCATION OF NEGATIVES: City of Boulder Planning

STATE ID NO.: 5BL2889
COUNTY: Boulder
STREET ADDRESS: 1103-07 13th St.
PHOTOGRAPHER: T.H. Simmons
DIGITAL IMAGE NO.: Bollui-70
LOCATION OF NEGATIVES: City of Boulder Planning
STATE ID NO.: 5BL2889
COUNTY: Boulder
STREET ADDRESS: 1203-07 13th St.
PHOTOGRAPHER: T.H. Simmons
DIGITAL IMAGE NO.: BoUlni-71
LOCATION OF NEGATIVES: City of Boulder Planning

STATE ID NO.: 5BL2889
COUNTY: Boulder
STREET ADDRESS: 1203-07 13th St.
PHOTOGRAPHER: T.H. Simmons
DIGITAL IMAGE NO.: BoUlni-72
LOCATION OF NEGATIVES: City of Boulder Planning

STATE ID NO.: 5BL2889
COUNTY: Boulder
STREET ADDRESS: 1203-07 13th St.
PHOTOGRAPHER: T.H. Simmons
DIGITAL IMAGE NO.: BoUlni-73
LOCATION OF NEGATIVES: City of Boulder Planning

SHF/CLG GRANT NO.: N/A
CITY: Boulder
DATE: Mar, 2008
CAM. DIR.: WSW

SHF/CLG GRANT NO.: N/A
CITY: Boulder
DATE: Mar, 2008
CAM. DIR.: WSW

SHF/CLG GRANT NO.: N/A
CITY: Boulder
DATE: Mar, 2008
CAM. DIR.: NNE
STATE ID NO.: 5BL2889
COUNTY: Boulder
STREET ADDRESS: 1203-07 13th St
PHOTOGRAPHER: T.H. Simmons
DIGITAL IMAGE NO.: Bolni-74
LOCATION OF NEGATIVES: City of Boulder Planning

SHF/CLG GRANT NO.: N/A
CITY: Boulder
DATE: Mar, 2008
CAM. DIR.: NE