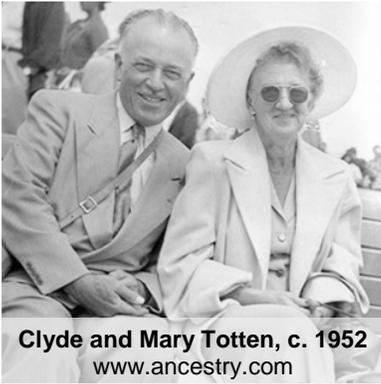


16th Street Historic District Designated in 2006



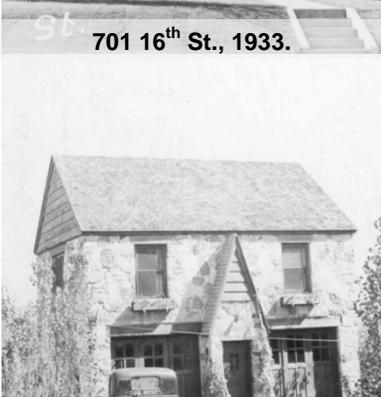
Clyde and Mary Totten, c. 1952
www.ancestry.com



700 16th St., 1938.



701 16th St., 1933.



704 16th St., 1939.

One of Boulder's smallest districts is the 16th Street Historic District. Situated at the southern entrance to the University Hill neighborhood, it includes five properties, all of which are located on the 700 block of 16th Street. The district was designated in 2006 based on its unique grouping of middle class houses reflecting the stylistic influences of the 1930s in Boulder, including the Tudor Revival and English/Norman Cottage styles. Baseline Road marks the southern edge of the district with the alleyways on either side of 16th Street forming the east and west boundaries.

Given the scarcity of development in Boulder during the Great Depression, it is impressive that all five houses within the district were built during the 1930s. Clyde and Mary Totten, originally from Oklahoma, significantly contributed to the development of the block. They are associated with all five properties in the area and as such, were small-scale developers and property managers in the University Hill neighborhood during the 1930s. They purchased land, designed, built houses, and either sold or rented them. While the Tottens were not trained architects, they had a knack for developing thoughtfully designed and well-executed houses.

In 1932, the house and garage at 704 16th Street was constructed, making it the oldest in the district. Only four other houses were built in the city of Boulder that year. In 1933, the Tottens constructed 701 16th Street, one of only three houses built in Boulder that year. The years 1932 and 1933 are considered to be the lowest point of the Great Depression, which spanned from 1929 to 1939. The district's period of significance is 1932 to 1939.



Looking north along 16th St., c. 1920-1929.

Historic District Highlights



700 16th St., 2006.



Detail of 700 16th St., 2006.



711 16th St., 2006.



716 16th St., 2006.

- **700 16th Street:** This Elizabethan/Jacobean Revival Style house features highly decorative stone and brickwork that is unique to Boulder. The Totten family lived here from 1939 to 1943. On a detail photo of the exterior, a keystone above a fanlight window on the façade is engraved with a “T” and “P” for surnames Totten and Porter, Mary’s maiden name.
- **701 16th Street:** This house is a well preserved example of the Mediterranean influenced house design due to the red tile roof, arched entrance, and distinctive gable. This style was popular in Colorado during the 1920s and 1930s (photo on page 1).
- **704 16th Street:** Originally built as a garage with a second story apartment, the walls are built from native stone, reflecting a popular trend in University Hill during the early 20th century. (photo on page 1).
- **711 16th Street:** This is the only house not designed by the Tottens, although it was owned by the family at one time. This Colonial Revival house is a common type in Boulder built in the early 20th century.
- **716 16th Street:** This one story house is a well preserved example of the Mediterranean influenced design. It was owned by Warner Imig and his wife, Norma. Warner was dean of the College of Music at the University of Colorado at Boulder from 1939-78. A University music building is named in his honor.



Changes to designated properties including individual landmarks and those located within a historic district require review and approval through a Landmark Alteration Certificate. The alterations must meet the City of Boulder’s *General Design Guidelines* and district-specific guidelines, if applicable. For more information please visit our website at www.bouldercolorado.gov/historic-preservation, or contact:

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Information provided by Landmarks Preservation Advisory Board Memorandum dated August 2nd, 2006, www.ancestry.com, and by the Boulder Carnegie Library for Public History.