

1990
BOULDER SURVEY
OF HISTORIC PLACES

Prepared For:

City of Boulder-Planning Department
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Revised

I. PURPOSE

The purpose of the 1990 Boulder Survey of Historic Places was to identify and record approximately 350 historic buildings within two neighborhoods of the city. The Highland Lawn neighborhood survey, begun in 1989, was completed with the recordation of seventy-five additional buildings. A survey of historic buildings within the University Hill neighborhood commenced, with 278 buildings recorded during 1990. The recorded buildings were structures fifty years of age or older which had not been previously recorded and which still possessed visible historic fabric.¹ The Highland Lawn and University Hill neighborhoods were chosen to be surveyed at this time because Boulder's Landmarks Preservation Advisory Board determined them to be areas of the city which possesses significant quantities of historic resources and which are experiencing significant threat from development pressures. The data resulting from this survey serves as a base for cultural and resource planning, and as the foundation for an historic preservation program identifying, documenting, and evaluating cultural resources within the City of Boulder.

The City of Boulder has enacted a preservation ordinance that provides for the protection of historic sites, structures, and districts. Boulder also participates in the Certified Local Government Program administered by the National Park Service and the Colorado Historical Society. As part of the city's preservation ordinance, a Landmarks Preservation Advisory Board is appointed to oversee the provisions of the ordinance, including the designation of local landmarks. This inventory will provide the basis on which sites and structures are nominated for designation as local landmarks.

¹One building constructed in 1941 was recorded due to its exceptional architectural significance, 1122 12th Street (5BL3106).

III. RESEARCH DESIGN AND METHODOLOGY

The 1990 Boulder Survey of Historic Places called for an intensive-level survey of pre-1940 buildings in portions of the Highland Lawn and University Hill neighborhoods. The buildings were to be surveyed, photographed, and researched, with Colorado Historical Society Historic Building Inventory Forms completed for each building. The project also called for the completion of a U.S.G.S. topographic map outlining the survey boundaries, a map showing the surveyed buildings' locations, and a final report explaining the survey findings and reviewing the general historical development of Boulder and the neighborhoods examined. The survey report would also analyze the surveyed area in terms of possible historic districts for Highland Lawn, while a similar evaluation of University Hill would be conducted when the survey of that neighborhood was completed in a subsequent year.

Highland Lawn

The historic additions within the Highland Lawn neighborhood include: Smith's Addition to Boulder, 1872; Smith's Addition to West Boulder, 1874; Highland Lawn, 1884; Grandview Terrace, Grandview Heights, Buena Vista Heights, Menlo Park, and Capitol Hill, 1902; and Willow Park, 1907. The neighborhood is predominantly residential in character, and it was expected that most of the buildings would be houses and would fall under the RP3 Colorado Plains Historic Context.

During 1989, a draft historic context for Boulder was prepared by Dames and Moore. This context developed the subtheme "Urban Residential Neighborhoods, ca. 1858 to Present" under the broader theme "Community Development and Social History, ca. 1858 to Present." The subtheme was further refined into a series of sub-subthemes for the city of Boulder, including "Pioneer Settlement, c. 1858 to 1871;" "Early Town, ca. 1871 to 1898;" "Youthful City, ca. 1898 to 1947;" and "Cosmopolitan City, ca. 1947 to Present." Previously developed historic themes utilized for Boulder included: "The Urban Frontier (1860-1920);" and Post World "War I Urban Growth (1920-1940)." The umbrella subtheme "Urban Residential Neighborhoods, ca. 1858 to Present" ties the subthemes specifically designed for Boulder to more general urban subthemes created earlier by the Colorado Historical Society.

University Hill

Historic additions within the University Hill neighborhood include University Place (1890); University Terrace (1894); Capitol Hill (1902); and University Park (1906). The neighborhood is predominantly residential in character, with a

General research materials about the neighborhood, including primary and secondary sources, were reviewed for background and site specific information. This research included the use of city directories; historic maps; the files, tapes, photographs, and manuscript collections of the Boulder Carnegie Branch Library for Local History; Boulder Daily Camera biographical and subject clipping files; records created by the Boulder Genealogical Society, including its indices for the 1900 and 1910 U.S. Censuses; maps, including Sanborn insurance maps; photographic collections, manuscripts, and archives at the University of Colorado Norlin Library Western Historical Collections, including university yearbooks; the resources of the Colorado Historical Society library; the collections of the Western History Department of the Denver Public Library; incorporation records located in the Colorado State Archives; ditch decrees on file at the State Engineer's Office; and interviews with Highland Lawn and University Hill neighborhood residents and homeowners conducted by the surveyors.

The field survey was performed from February through May, and included architectural analyses, determinations of potential National Register eligibility for individual buildings, and interviews with residents. Photography was completed during the same time period. Some of the photographs and field notes for Highland Lawn buildings were completed during 1989 and compiled on forms during 1990. Photographic processing was provided by the City of Boulder Planning Department.

After completion of the field survey, Colorado Historical Society Historic Building Inventory Forms were prepared. The Colorado Historical Society assigned Smithsonian identification numbers for each site, which are included on forms, photographs, and the project maps. The styles assigned to each building are those accepted by the Colorado Historical Society and are discussed in the booklet *A Guide to Colorado Architecture* published by that organization. Survey photographs were labeled and attached to forms utilizing acid-free envelopes provided by the Colorado Historical Society. An annotated U.S.G.S. map and project base maps of the surveyed areas were prepared. The base maps identified surveyed buildings and the extent of the areas surveyed for each neighborhood.

All of these survey products, together with the final report, were submitted to the City of Boulder Planning Department and the Colorado Historical Society State Historic Preservation Office. The City of Boulder Planning Department will enter information from the forms into its computer in order to maintain a database of information regarding historic sites within the city, and the Boulder Carnegie Branch Library will eventually house the original forms, making them available to researchers.

Hard rock mining required an extended period of intensive labor, as well as a permanent base of operations. It soon became apparent that a corresponding settlement--with such enterprises as grocery stores, saloons, and livery stables--was needed to support the needs of the rapidly growing mining community. On 10 February 1859, a group of men organized the Boulder City Town Company. A.A. Brookfield, president of the group, recorded the company's motivation:..."we thought as the weather would not permit us to mine, we would lay out and commence to build what may be an important town."

The townsite encompassed 1,280 acres along Boulder Creek east of the canyon. The company set high rates for town lots, charging one thousand dollars per 50' x 140' lot. This was at the same time that homesteaders could obtain land from the federal government for \$1.25 an acre by making improvements. The excessive price set on Boulder's lots has been cited by subsequent historians as a reason the town grew so slowly during its first years. Nonetheless, stockholders in the Town Company began erecting houses, optimistic at Boulder City's prospects for growth. Government was established on 30 July 1859, when the Boulder Mining District was created.

During the next decade, the town "barely held its own," according to historian Amos Bixby. The booming mining camps attracted most of the newcomers, while others were discouraged from settling in Boulder City by the high price of city lots and the expense of obtaining provisions. Some found that the work required to support a mining venture was more than they had bargained for and headed east again. In the 1860 census, Boulder City was listed as comprising seventy-three dwellings, twenty-four of which were vacant. The center of town was the intersection of Pearl and Broadway, which was also the intersection of the route along the foothills and the route to the mountains. There were 174 residents, with the 131 males far outnumbering the forty-three females.

Supporting activities for the mining camps commenced immediately among those who stayed in town. The first profitable agricultural endeavor was supplying hay cut from the native grasses for miners' horses. Henry L., Luther C., and Sylvanus Wellman are credited with being the first to sow wheat in Boulder. The Wellman brothers claimed the best agricultural land along Boulder Creek and began to farm, believing that the mining camps would provide excellent markets for their products.

Marinus G. Smith, described by Bixby as "the earliest appreciator of Boulder lands," claimed 160 acres adjacent to the new townsite in 1859. Smith and William G. Pell, who homesteaded nearby, plowed the first vegetable garden in the area. Smith and Pell also dug one of the first irrigation

Americans during the 1860s, when federal soldiers were occupied with the Civil War. In August 1864, Company D, a volunteer regiment, was mustered in Boulder County to serve one hundred days to deal with problems between settlers and Indians. The group helped construct a fort in a pasture north of Valmont owned by George Chambers. After training at "Fort Chambers" for several weeks, Company D, led by Captain David H. Nichols of Boulder, fought with the Cheyenne near Julesburg in September 1864. Company D also participated in the action at Sand Creek the following month. Chief Niwot, whom many Boulderites regarded fondly, was reportedly killed in the latter incident.

Many of those who came to Boulder County in search of quick wealth continued to be disappointed by the hard work, high cost of living, rigorous environment, and complicated mining processes. The town barely grew between 1860 and 1870, fulfilling only a supportive role to the mining camps. The 1870 Census indicated that Boulder possessed seventy-seven dwellings (only four more than in 1860) and 343 residents. Growth came, however, with the discovery of silver at Caribou in 1869, eventually pumping millions of dollars into the local economy. New sources of prosperity encouraged new settlement and an optimism in Boulder's ability to support a larger populace.

Local historian Amos Bixby saw the beginning of the 1870s as a watershed period in Boulder's history. The previously stagnant town began to be seen as a residential area and Boulder's population began to grow. In 1870, a group of men including Amos Widner, Marinus Smith, Granville Berkley, Robert Culver, and W. A. Chamberlain were involved in dividing lands into lots on the east and south sides of town. Frederick Squires and Jonas Anderson were subdividing the west side, while the east side was being divided into lots by Pomeroy. In November 1871, a town government was organized and the town incorporated under county regulations with its original townsite and three additions. First trustees of Boulder included Anthony Arnett, James P. Maxwell, Marinus G. Smith, Frederick A. Squires, and Alpheus Wright. By 1872, an immigration society had organized to supply homeowners for the new additions.

The university question, which had been ever present in the minds of many Boulder citizens, was given momentum when six citizens, including Marinus Smith, donated lands totaling 44.9 acres for the university campus. Townspeople also contributed money for the school's first building, after the legislature pledged a matching appropriation of fifteen thousand dollars in 1876. When Colorado became a state in 1876, the university was designated a land grant institution and endowed with more acreage. The university opened in 1877 with Old Main, a three-story brick and stone structure, serving as classrooms, library, dormitory, and President's house.

A flood in 1894 brought disaster to Boulder. Heavy rains and melting snow caused Boulder, Four Mile, Left Hand, and St. Vrain creeks to flood. Boulder was cut off from the rest of the state for several days. Much residential property, particularly in low lying areas such as Culver's Flats, was destroyed, as well as bridges and railroad tracks. Local photographer Joseph Sturtevant documented the scenes of tragedy and destruction for future generations.

By the close of the century, Boulder's business district was well established along Pearl Street. Adjacent residential areas expanded outward from this point. A boom in residential development resulted in the construction of two hundred new Boulder houses during the 1890s. Mapleton Hill was a choice residential area with good drainage, clean air, and scenic lots. Also available were improvements such as electricity, gas, telephones, and running water.

The neighborhoods bordering the railroad tracks and the creek, as was common, developed as sites for lower-income homes and attracted businesses such as livery stables, express offices, and warehouses. Orchards, small farms, and pastures were also located here. In addition, this area was settled by minority groups such as blacks, Mexican-Americans, and recently arrived immigrants. The west end of Pearl Street contained businesses related to mining, such as smelters and mills.

Residential neighborhoods were blossoming around the commercial areas. Highland Lawn was an attractive area of small, well constructed middle class homes which attracted many during the 1890s. University Hill was beginning to be developed, as more and more people sought the convenience of living near the university. During the early twentieth century, the University Hill neighborhood would be fully developed into a residential area attracting many university members and other professional workers.

By 1900, Boulder's population had grown to 6,150, with twenty-eight subdivisions added to the original townsite between 1890 and 1895. Residential opportunities increased in 1908, when the Denver and Interurban Railway began operating between Boulder and Denver. The incorporators of the railway believed that Boulder's future growth would provide the venture with profitable commuter traffic between the two cities. Unfortunately, the anticipated growth did not occur until after World War II, and the railway was forced to cease operations in 1926.

Boulder citizens continued to play a strong role in determining the town's future growth. In 1903, the Boulder City Improvement Association formed to develop park lands and encourage desirable city improvements. This movement mirrored that of Boulder's

war years began to fade toward the end of the 1920s, and the rapid growth the town had experienced in earlier years slackened. In 1930, the population of Boulder was only 217 above that recorded a decade earlier.³

With the university as a major employer, and Western Cutlery as the city's major industry, the effects of the depression were buffered in Boulder. Elizabeth Goodwin found that residential growth fell from 230 percent between 1890 and 1920, to 17 percent between 1920 and 1940--but the rate of unemployment in the city was still below that of Colorado in general. During the early years of the Depression, Boulder organized local relief projects, which helped many of those in distress.

During the 1930s, Boulder's physical environment benefited from local construction and federal assistance projects. In 1932, the county courthouse burned and was replaced the next year with a new building designed by Boulder architect Glen Huntington, the construction of which used Boulder County labor and was a major work project for the unemployed. The Civilian Conservation Corps created and improved mountain trails in the county, removed and planted trees, rebuilt Flagstaff Road and Chapman Drive, and planted a rock garden on the Chautauqua grounds. The Works Progress Administration was responsible for opening a day care nursery in Whittier School, building the Mary Rippon Outdoor Theater on the university campus, and replacing seats in the Chautauqua Auditorium.

After World War II, Boulder experienced increased growth as many ex-servicemen returned for higher educational opportunities resulting from the G.I. Bill. From 1940 to 1950, the non-student population declined, but the student population more than doubled.⁴ In addition, the national emphasis on scientific training stimulated expansion of several university departments.

In 1952, the opening of the six million dollar Denver- Boulder Turnpike reduced by half the travel time between the two cities, and made commuting a viable alternative for those

³U.S. Bureau of the Census, Census of Population, vol. 1, Characteristics of the Population: Number of Inhabitants: Colorado.

⁴Goodwin, Ibid, 33.

requiring certificates of alteration for new construction, alteration, removal, or demolition. The Landmarks Board may also maintain a list of structures of merit in order to recognize and encourage the protection of historic structures.

In addition, the Planning Department publishes educational brochures providing information about historic sites. The Planning Department also provides professional staff support to the city's Landmark Preservation Advisory Board as well as to interested individuals and groups. The Boulder Valley Comprehensive Plan, adopted in 1977 (revised 1978) supports the Boulder Historic Preservation Code, designed "to prevent the needless destruction and impairment" of the city's cultural, historic, and architectural heritage.

B. Highland Lawn Neighborhood Historical Background

The Highland Lawn neighborhood is located on the western edge of Boulder, bounded by Boulder Creek along the north, the Anderson Ditch along the southeast, Broadway Avenue on the east, and University Avenue on the south. Gregory Creek flows through the neighborhood between Seventh and Ninth Streets. Flagstaff Mountain looms to the south of the neighborhood and Boulder Canyon and Boulder Mountain Park lie directly to the west.

One of the first developments in the neighborhood was the Anderson Ditch, which was constructed in 1860. The headgate of the ditch is located on Boulder Creek (Section 36, Township 1 North, Range 71 West) and it runs in a southeasterly direction through Highland Lawn. The ditch was constructed for agricultural irrigation and mill purposes.

Although the ditch was built in 1860, the Anderson Ditch Company was not incorporated until 1871, and the ditch was not decreed until 1882, at which time it was granted a priority number of four on Boulder Creek. In 1875, the Anderson Ditch Company expanded the original three-mile ditch to three and a half miles in length. The incorporators of the company were Jonas Anderson, Marinus G. Smith, and George A. Andrews, three prominent Boulder pioneers.⁵

Marinus Smith, a pioneer farmer who had extensive land holdings in the area, was one of the forerunners in irrigation development in Boulder County. George Andrews, who was born in Maine in 1832, came to Boulder in 1863 and located a large ranch

⁵Anderson Ditch decree records, Division No. 1, District No. 6, 14 and 347, State Engineer's Office, Denver; and the Anderson Ditch Company, Colorado State Archives, Denver.

to possess until his death. In 1860, Austin came to Colorado, and like many of the veterans of the California gold fields, his earlier experiences in mining gave him an advantage over other newcomers to the area. Austin traveled with eight teams carrying milling and mining machinery, setting up a mill in Gilpin County, where he was elected county commissioner and state legislator. He moved to Boulder in 1870 to operate a planing mill and cultivate fruit and vegetables. Austin was president of the Boulder Valley Railroad and also president of the Boulder Valley Telegraph and Express Company. He had a large home in the 700 block of Arapahoe Avenue.⁸

The Bixby family owned several lots in the Highland Lawn neighborhood. Marinus Smith sold acreage to Mattie Bixby in 1872 and Augusta Bixby in 1877. The 1887 Willits map of Boulder notes that, by that date, Amos Bixby owned Augusta's land and a house thereon. Bixby was a Boulder postmaster and county commissioner of schools who is best known for his history of the Boulder vicinity written in 1880, *History of Clear Creek and Boulder Valleys*. James Dumm was also an early landholder in the neighborhood. Dumm worked as a foreman on Clinton Tyler's ranch and also managed Tyler's toll gate at the mouth of Boulder Canyon. In later years, he was superintendent for both the Beasley and Anderson Ditches. Dumm lived in still standing houses at 1605 Fifth Street and later at 604 Marine Street.⁹

The first addition subdivided within the Highland Lawn neighborhood was "Smith's Addition," created by Marinus G. Smith in 1872. This addition included the eastern portions of Arapahoe (then known as Valley Road) and Marine within Highland Lawn. In 1874, Marinus Smith created another subdivision, Smith's Addition to West Boulder, which included portions of Marine Street and University Avenue from Sixth to Ninth Streets. A "Birds-eye View of Boulder City" produced in 1874 shows the area as sparsely settled, with a few large homes and a number of trees, many newly planted. The arrival of the railroads in 1873 encouraged an influx of new settlers. The city grew rapidly during the next two decades and developers were prepared to

⁸Mary McRoberts, *Genealogical Abstracts from the Boulder Daily Camera: 1891-1900*, (Boulder: Mary McRoberts, 1985), 16-17.

⁹Amos Bixby, *History of Clear Creek and Boulder Valleys, Colorado*, (Chicago: O. L. Baskin and Co., 1880), 601-602; Boulder County Clerk and Recorder, "Map of Lands Belonging to the Heirs of Marinus G. Smith, Dec., 1902"; and University of Colorado, Norlin Library Western Historical Collections, W. C. Willits, "Map of Boulder, Colorado," 1887.

state university arose, Smith donated 25.49 acres of land for that purpose. He was also the largest contributor to the university subscription fund. This generosity earned him the nickname, "University Smith." Old Main and the Hale Science Building stand on land donated by Smith. Smith also donated land for Boulder's first public schoolhouse.¹²

Smith had a role in many of the important events in Boulder's nineteenth century history. To encourage the completion of the Boulder Valley Railroad, Smith gave twenty-five acres of land to the company. Governor Evans appointed Smith as captain of the Home Guard in 1863, to organize men to protect Boulder citizens during a period of conflict with Native Americans. He also served terms as town trustee and county commissioner.¹³

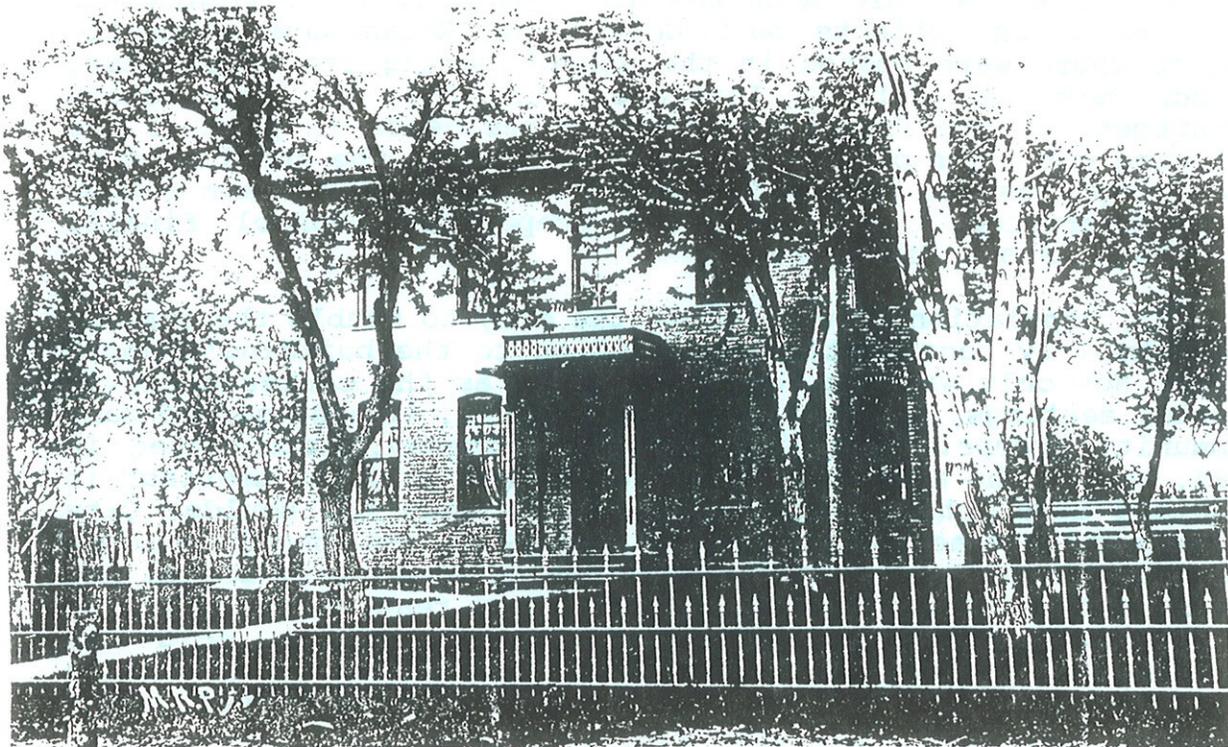
In 1902, following the death of Marinus Smith, his heirs subdivided his extensive landholdings. Several of these subdivisions are represented in the Highland Lawn neighborhood, including Buena Vista Heights, Capitol Hill, and Grand View Heights.

The largest business in Highland Lawn was established in the early 1870s. The Boulder City Brewery, located at approximately Lincoln Street and Arapahoe Avenue, was operated by Frank Weisenhorn and Charles Voegtle. Local historian Jane Barker reports that the brewery sent daily supplies to the mining camps to the west and coal towns in the valley, as well as supplying Boulder's saloons and homes. The brewery buildings included a malt house, bottling house, and boarding house for unmarried employees. A large beer garden with shade trees, grape arbors, and trout ponds attracted Boulder residents and tourists. Samuel Pell purchased the company and changed the name to the Crystal Springs Brewing and Ice Company, which he operated until Prohibition in Colorado in 1916. The brewery buildings were destroyed by fire in 1921. The boarding house is still extant at 952 Arapahoe Avenue.¹⁴

¹²Fetter, 56; and Smith, 29.

¹³Smith, 40 and 67; and Brackett.

¹⁴Several dates, ranging from 1874 to 1876, are given for the establishment of the Boulder City Brewery. *Boulder Daily Camera*, March 1978; Frank Hall, *History of Colorado*, v. 4, 626; and *Rocky Mountain News*, 17 December 1884, 4.



This residence at 800-802 Arapahoe Avenue is one of Highland Lawn's oldest houses and is associated with Hannah Barker, a prominent Boulder businesswoman and teacher. The house was built in 1878 and remodeled in the early twentieth century. Boulder Carnegie Branch Library, Boulder Historical Society Collection, MPC 101 Box 3 Fol. 4.

major landmarks in the subdivision were the Austin House in Block Two and the Highland Lawn School at the corner of Ninth. Jonas Bergheim was a prominent Boulder businessman who had come to the United States from Germany in 1871. Arriving penniless, Bergheim obtained work as a clerk in clothing stores in New York. When Levy and Strasburger opened a store in Boulder in the 1870s, Bergheim was sent as a clerk. Later, the store was known as the Boston Clothing store and Bergheim was manager. When Strasburger retired in 1891, Bergheim became the owner and turned the store into J. Bergheim and Company, a firm which continued to operate for over sixty years. Bergheim was active in community affairs and was on the committee to write the city charter.¹⁹

The Highland Lawn neighborhood attracted many middle and working-class residents with occupations such as carpenter, laborer, store clerk, teamster, teacher, newspaper writer, and physician. There were several residents who worked for the Colorado and Northwestern Railroad and several who worked for the brewery. In addition, many of those engaged in mining related activities lived in the neighborhood, perhaps because the area was near the entrance to Boulder Canyon. Several retired farmers also lived in the area, as did several real estate and insurance agents.

One of the most widely-known residents was Joseph "Rocky Mountain Joe" Sturtevant, who lived in a still standing, although much remodeled, house at 744 Marine. Sturtevant was an artist and photographer, whose work recorded much of early day Boulder. Several photographs taken by Sturtevant on Marine Street can be found in local archives. His mother, Jemima Peck, lived next door at 742 Marine.

Living near Sturtevant at 802 Marine was the James Clay family. Clay was one of Boulder's pioneer black residents who served as pastor of the African Methodist Episcopal Church. Although most of Boulder's black citizens lived in the Goss-Grove neighborhood, a few, such as Clay, resided in other parts of the city. (For a discussion of this topic see "1985/1986 Boulder Survey of Historic Places.")

Reverend Samuel R. Wheeler lived in several houses in the Highland Lawn neighborhood. Wheeler was the founder and minister of Boulder's Seventh Day Baptist Church at Ninth and Arapahoe. Among the homes in which Wheeler resided were 400 Marine, 743 Marine, and 362 University.

¹⁹Boulder Daily Camera, 16 March 1942.

when a small tourist industry developed on the west edge of the neighborhood, at the mouth of Boulder Canyon. Several rustic motels were established along this portion of Arapahoe Avenue during this period. While some of the motels have since been converted into apartments, the Foot of the Mountain Motel, 200 Arapahoe Avenue, is representative of these early "cottage camps."²¹

C. University Hill Neighborhood Historical Background²²

The University Hill neighborhood is situated in west-central Boulder, southwest of the downtown business district. Immediately east of the neighborhood is the main campus of the University of Colorado. Columbia Cemetery is on the western boundary of the neighborhood on the north. The Anderson Ditch flows through the neighborhood near its northern boundary.

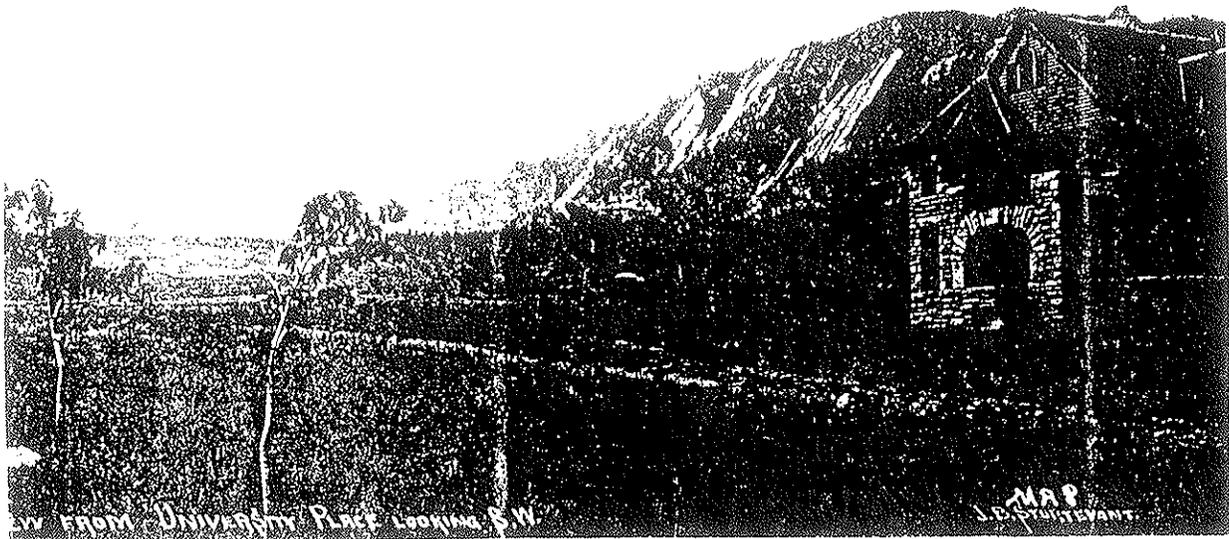
The University Place Addition to Boulder, embracing an area from Sixth through Eighteenth Streets and from College through the north side of Baseline Road (excluding a triangular area extending from the northeast corner of Fourteenth and Aurora, which would later become University Park addition), was laid out, subdivided, and platted in 1890 by the Denver and Boulder Land and Investment Company. The company was formed by Humphrey E. Chamberlin, Granville Malcom, and Warren H. McLeod to sell personal property, buy and sell real estate and improve the same, borrow and lend money, and to make investments. An interesting aspect to the company's makeup is that its stockholders included a large number of Canadians, all from the province of Nova Scotia.²³

That company purchased 194 acres of land adjoining the city in

²¹Jane Valentine Barker, *Historic Homes of Boulder County*, (Boulder, Colo.: Pruett Publishing Co., 1979), 75.

²²This information is based upon the examination of a portion of the University Hill neighborhood. When the survey of the entire neighborhood is completed, the historic background will be expanded.

²³Boulder Planning Department, "University Place" plat, 1890; and Warren H. McLeod Collection, University of Colorado Western Historical Collections, Boulder, Colorado, "List of Stockholders of the Denver and Boulder Land and Investment Company, 1899."



The Norlin House, built in 1885, was one of the earlier residences on the Hill. This view, taken about 1899, displays the stately residence and the magnificent scenery of the undeveloped neighborhood. Boulder Carnegie Branch Library, Boulder Historical Society Collection, BHS GC 104 Box 4 Env. 30.

During 1893, several lots were sold within the subdivision, and further improvements were made. However, the Silver Panic of that year and the resulting general depression prevented further development. In 1894, not a single lot was sold within University Park Addition. Despite the hard times, the company continued to hold on to the unsold three-fifths of the addition's lots, believing that its initial investment would eventually be rewarded.

While the investment company's plans were thwarted by the economic crisis, state action on the university grounds helped to make the entire area more attractive. New buildings on the university campus and the landscaping of the university grounds during the 1890s made the surrounding area seem more desirable and thus added value to the University Park Addition. As the investors saw the situation, "the whole question is one of demand; the property is desirable, attractive, well situated, and will sell quickly as any if the demand can be created."²⁸

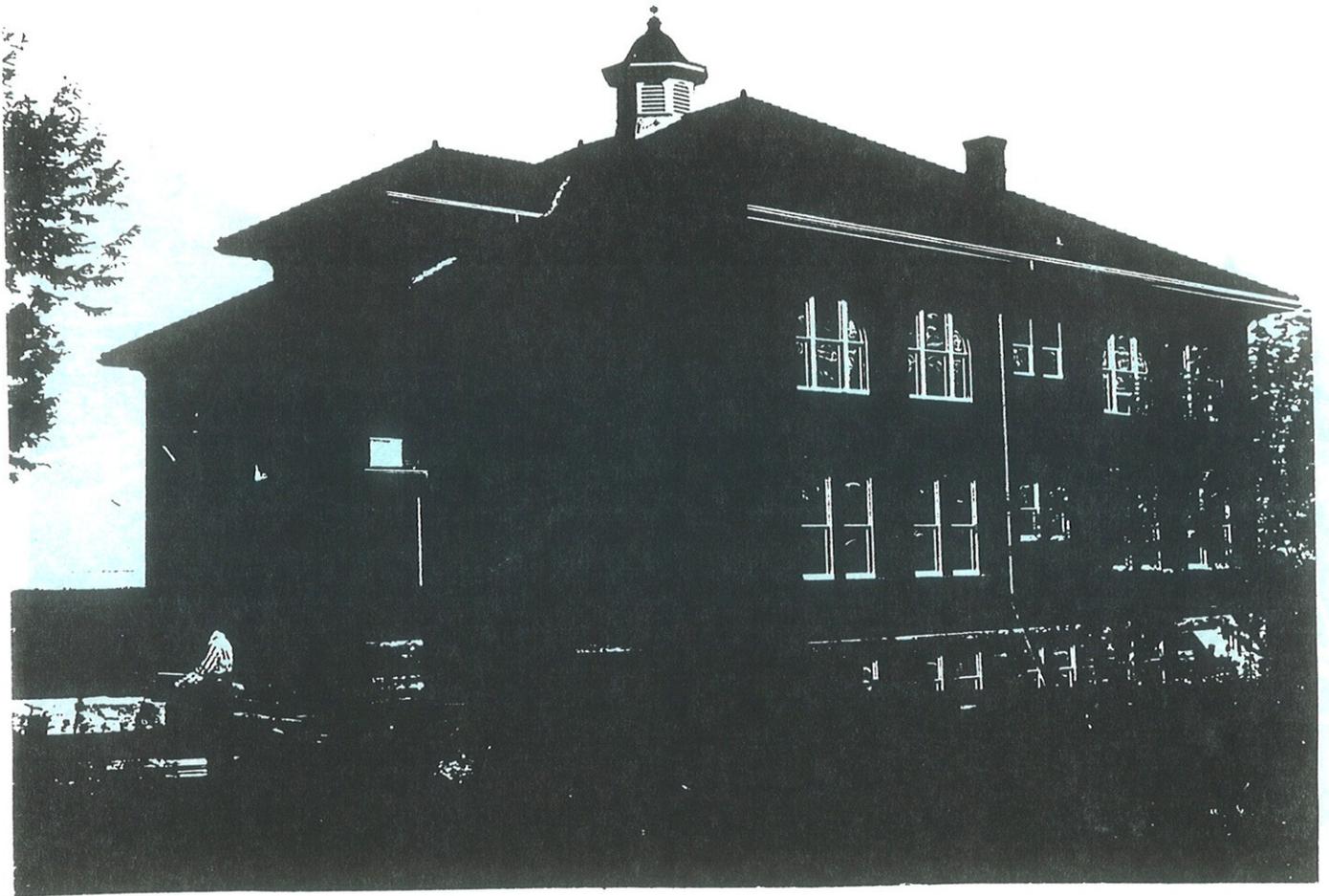
The University Terrace addition to Boulder, which lies between Ninth and Broadway, from the south side of Pennsylvania through College Avenues, was platted for Charles W. Fulton in 1894. Fulton was one of several brothers from Pennsylvania who became involved in real estate sales and development in Boulder. Fulton apparently believed in the value of the area despite the economic downturn.²⁹

A few years later, prosperity began to return to the area, and the opening of Chautauqua in 1898 once again resulted in demand for a streetcar line from the city center to the park. The developers of the University Park Addition realized that the acquisition of a streetcar line through their subdivision was critical to its success, and this time they took steps to insure its completion.³⁰ In 1898, the city council granted the proposed line a right of way. In 1899, an agreement was signed between the Denver and Boulder Land and Investment Company and the railway group. In exchange for the construction and operation of the street railway through University Park, the

²⁸Ibid.

²⁹Boulder Planning Department, "Plat of University Terrace," 1894.

³⁰Agreement between the Denver and Boulder Land and Investment Company and Guy D. Duncan, Trustee, 19 April 1899.



University Hill School, which opened in 1906, became a focal point for the neighborhood. University of Colorado Western Historical Collections, Sturtevant Photograph, No. XX85.

The streetcar also promoted the development of a small commercial area on University Hill. Thirteenth Street, which was well serviced by the streetcar line, became a business area which included restaurants, a drug and stationery store, a department store, a grocery, and a movie theater. The residents of the neighborhood thus had most of their everyday needs at hand. Students at the nearby campus also found the commercial area convenient. Stores such as Greenman's University Store catered to the students.

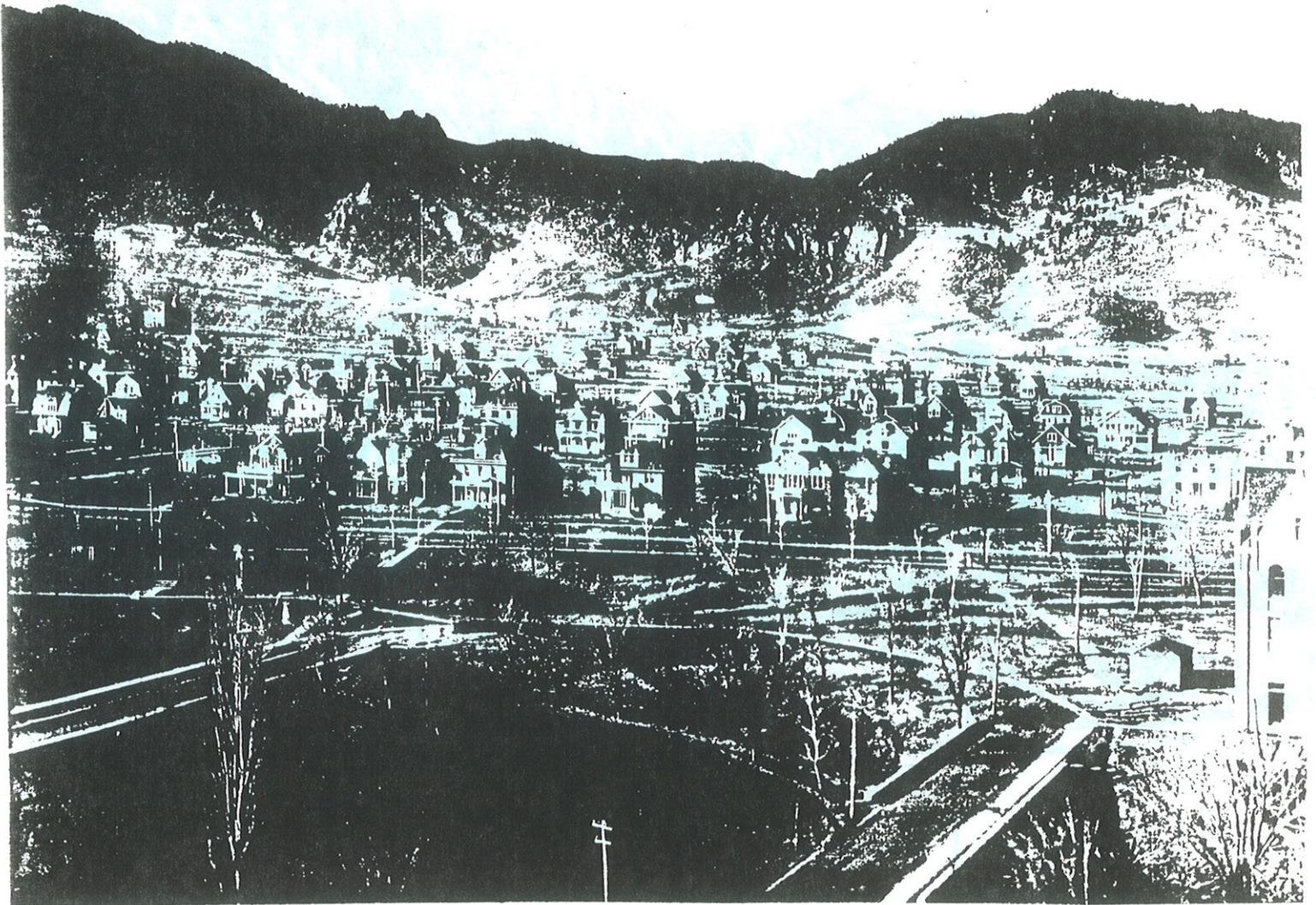
As the area filled with well-built, middle class homes, other developers sought to take advantage of the boom. Blocks twenty-nine and thirty of the University Place Addition were replatted in 1909 for a group of local residents hoping to profit from the town's growth.³³ Among the developers of University Place were Charles H. Cheney and Blanche and Elizabeth Ricketts. Cheney was from a Boulder pioneer family became president of the First National Bank of Boulder. After losing much of his wealth during the depression of the 1930s, Cheney became a business partner of Carl R. Travis, and was involved in insurance, real estate, and rental of properties.³⁴ Blanche and Elizabeth Ricketts were twin sisters born in Indiana in 1878, who came to Boulder in 1888. Their father, Crockett Ricketts, edited the weekly *Boulder County News* for many years, and also served as Boulder mayor. The sisters went to Boulder schools and both received Ph.D.s from the University of Colorado in 1901. Both sisters followed careers as educators in Boulder. Blanche Ricketts served as principal of Highland School for twenty-five years before her retirement. Elizabeth Ricketts taught home economics in Boulder schools, including Highland School and Casey Junior High. After retiring, the sisters commented, "we now build little houses," apparently referring to the activities in developing the University Hill neighborhood.³⁵

The University Park Addition to Boulder was laid out and platted by its owners in 1906. The triangle-shaped addition included land southeast of University Hill School, from Aurora to South

³³Boulder Planning Department, "Re-plat of Blocks 29 & 30 University Place Addition."

³⁴Boulder Daily Camera, clipping files, "Charles H. Cheney."

³⁵Boulder Daily Camera, clipping files, "Elizabeth Ricketts" and "Blanche Ricketts."



Development of University Hill was well under way by the turn of the century. University of Colorado Western Historical Collections, Sturtevant Photograph, No. XX410.

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SALE BEGINS
THURSDAY **MAY 22, 1919**

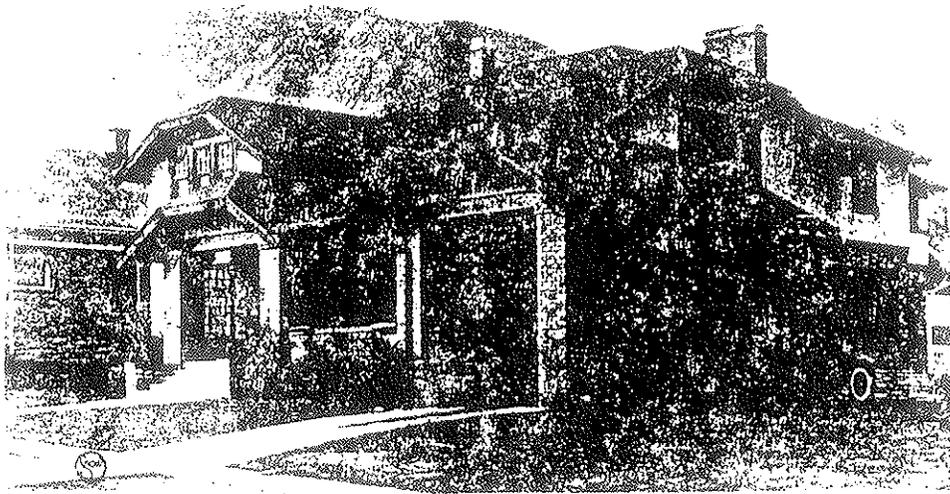
IF YOU CANNOT COME THURSDAY, FRIDAY OR SATURDAY, COME SUNDAY, OR THE FIRST DAY POSSIBLE THEREAFTER. SALESMEN ON ADDITION EVERY DAY UNTIL DARK DURING THE SALE.

THE HOME REALTY AND INVESTMENT CO.

Office, 1334 Pearl Street, with Boulder Abstract and Title Co.

Executive Offices, Emporia, Kan.

Attractive incentives were offered for buyers in the University Place Addition. University of Colorado Western Historical Collections, Warren H. McLeod Collection.



A number of fraternities and sororities built houses on University Hill, lending an air of architectural sophistication to the neighborhood. The Kappa Sigma house is at 981 11th Street. Boulder Carnegie Branch Library, University of Colorado Yearbook, 1925.

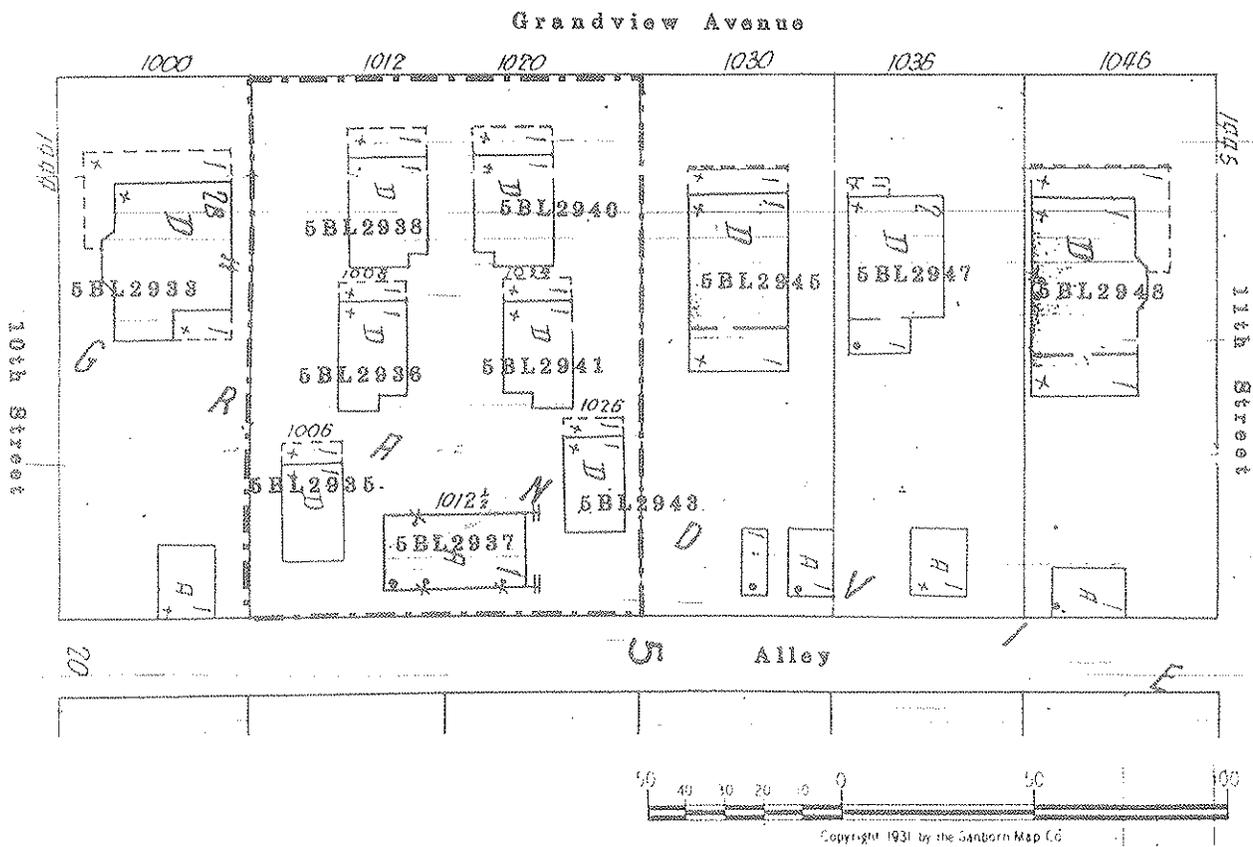
V. RESULTS AND RECOMMENDATIONS

Highland Lawn Neighborhood

The 1990 Boulder Survey of Historic Places recorded seventy-five buildings within the Highland Lawn neighborhood. These buildings were predominantly single family residential in character, although a few university-associated fraternity/sorority houses, a church, and a fish hatchery were also included.

Five buildings surveyed during 1990 are evaluated as potentially eligible for the National Register of Historic Places:

1. 716 Arapahoe Avenue (5BL2895) - The Julia E. Austin house is a ca. 1895 two-and-a-half story brick residence displaying restrained exterior ornamentation. The house features a wrap-around porch with paired, classical columns supporting and mansard porch roof. Julia E. Austin lived in this house, which is a visual landmark in the Highland Lawn neighborhood, from the 1890s until her death.
2. 800-02 Arapahoe Avenue (5BL2896) - The Hannah Barker house is one of the oldest extant houses in the Highland Lawn neighborhood. The two-story brick house was built in 1878 by Ezra and Hannah Barker. The house has an historic facade addition, which features a full-width porch with fluted columns. An historic wrought iron fence surrounds the large yard associated with the house. Hannah Barker was one of Boulder's first women teachers. She was a developer of the Highland Lawn neighborhood and was also active in local civic affairs. She founded the Boulder Creamery Company and was a director of the Boulder National Bank.
3. 1101 University Avenue (5BL2748) - The Kappa Delta Sorority house, built in 1930-1931, is one of the few French Eclectic style buildings in Boulder. The residence was designed by Boulder architect Glen Huntington. The three-story brick building displays a steeply pitched roof with flared eaves, gabled through-the-cornice dormers, multi-light casement windows, and decorative brickwork.
4. 1121 University Avenue (5BL3080)- The Edwin and Elizabeth Garwood house is a Queen Anne style, two-story residence which features a corner, two-story polygonal tower. The house has a shingled second story and brick first story with an unusual shingled and curved porch balustrade and paired column porch supports. Other details include a paneled and glazed door with wide segmental arch and sidelights, a leaded glass transom, and an oriel window. Edwin Garwood served as the night watchman for



This extract from the 1931 Sanborn Insurance Map of Boulder (sheet 25) shows the area of a potential historic district within the Highland Lawn neighborhood bounded in dashed lines. Current Colorado state identification numbers are shown as well as the house-numbering in use at that date.

number of fraternity and sorority houses exist within the survey area, reflecting the neighborhood's proximity to the university campus. In addition, a small early twentieth century commercial district, centered along Thirteenth Street, was identified.

Twenty-one buildings surveyed during 1990 are evaluated as potentially eligible to the National Register of Historic Places:

1. 1111 College Avenue (5BL2750) - Phi Delta Theta Fraternity house constructed circa 1925 and designed by Merrill H. and Burnham F. Hoyt, prominent Denver architects, who designed several fraternity houses in Colorado. The Jacobean/Elizabethan style residence has steeply pitched gables, bands of multiple-light windows with cast stone trim, and segmental porch arches.
2. 1150 College Avenue (5BL2917)- Phi Kappa Tau Fraternity house designed by Boulder architect Glen Huntington in 1929. The Jacobean/Elizabethan style building features an octagonal tower, multi-light casement windows, and an arched, inset entryway with cast stone trim and crest.
3. 905 Euclid Avenue (5BL2920)- This house is a well-preserved example of the English/Norman Cottage style as constructed in Boulder. The house is notable for its randomly-coursed stone walls with concrete belt courses. Gable ends feature stucco, half-timbering, and soffit returns. The false thatched roof is also a distinctive design element.
4. 1150 Euclid Avenue (5BL2925)- This well-preserved Queen Anne style house features a rounded, wrap-around porch with column supports; a varied roofline; and a one-story conical-roofed tower. The building is constructed of regularly-coursed stone and has shingled gable ends.
5. 911 Lincoln Place (5BL2957)- This large residence is representative of the Jacobean/Elizabethan style popular between 1920 and 1940 in the United States. Features reflecting the style include the steeply-pitched roof with intersecting gable; brick walls with decorative projecting bricks; half-timbering; and casement windows.
6. 1004 Lincoln Place (5BL2974)- An exceptionally fine Craftsman style residence built in 1908. The house displays typical Craftsman ornamentation, including stucco and half-timbering and multi-light windows, as well as bay and oriel windows.
7. 1111 Lincoln Place (5BL2997)- An elaborately detailed and very unusual stone Bungalow style house. The dwelling utilizes several types of stone and varies the masonry of each type,

14. 1006 10th Street (5BL2772)- This is a rather rare example of a Prairie style home in the University Hill neighborhood. The house features a flared, hipped roof with widely overhanging eaves. The walls are stucco with brick trim, including corbelled brick on the porch and corner posts. Ribbons of six-over-one light windows with flat arches and brick sills decorate the exterior.

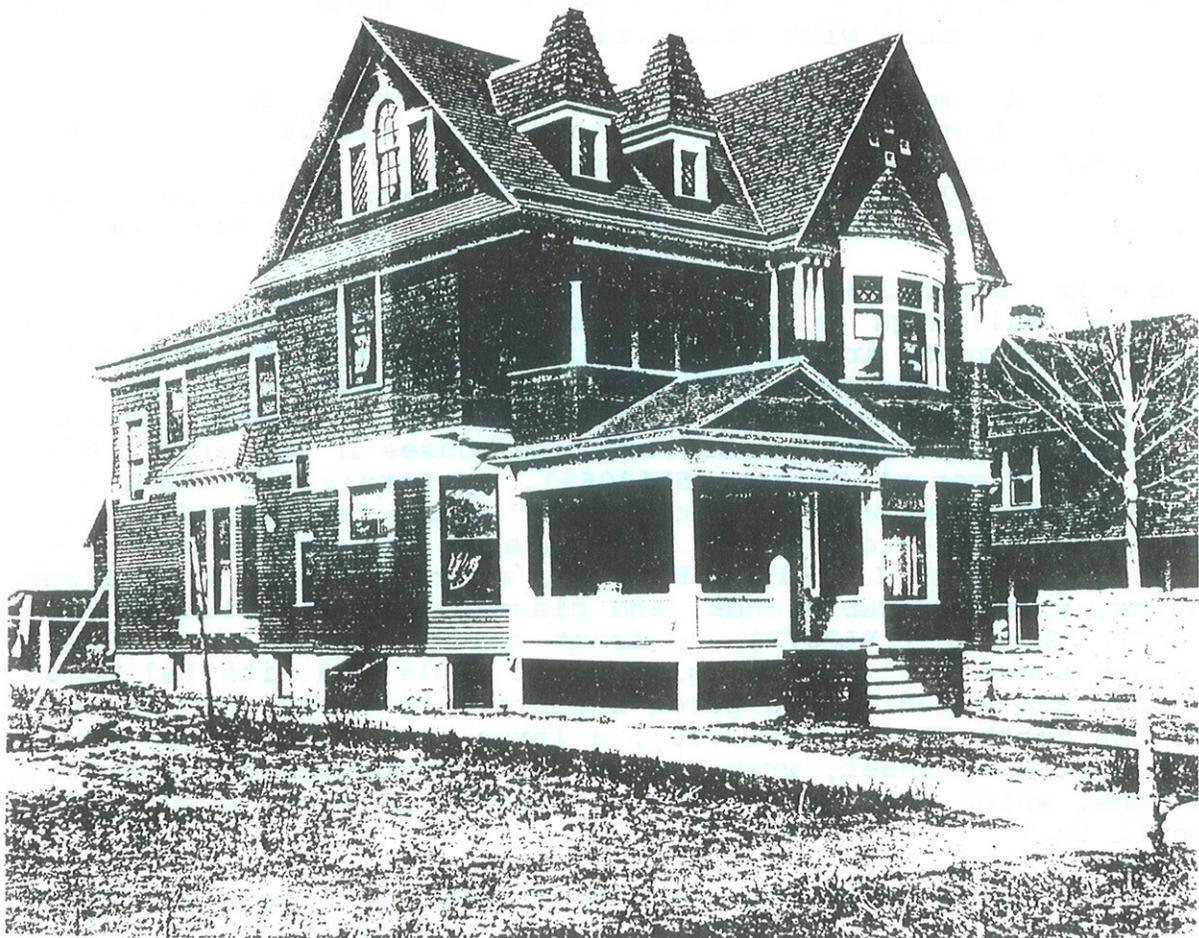
15. 1080 10th Street (5BL2789)- This circa 1910 house is a well-preserved and well-crafted example of the Craftsman style in Boulder. Typical elements of the style include the gabled roof with stucco and half-timbering on gable ends and the multi-over-single light windows. In addition, the house features an inset, wrap-around porch with paired column supports atop stone piers and a geometric balustrade. The house is associated with William R. Black, real estate developer and banker, who was active in the promotion and development of University Hill.

16. 907 11th Street (5BL2813)- An excellent example of a highly decorated, Craftsman style residence with regularly coursed, rusticated stone first story and stuccoed and half-timbered upper story. The gabled roof with overhanging eaves, exposed rafters, decorative beams, and triangular beams, is notable, as are the double-hung windows with lattice panes. The house is associated with Charles Bartlett Dyke, who was principal of the University Hill School, assistant superintendent of schools, instructor in the University of Colorado Education Department, and head master of the State Preparatory School.

17. 981 11th Street (5BL2828)- A well-preserved Craftsman style residence which once served as the Kappa Sigma Fraternity house. The house is significant for its multiple clipped gables with stucco and decorative beams, its brick porch supports and balustrade, and its large porte cochere.

18. 907 12th Street (5BL2860)- One of the oldest houses in the University Hill neighborhood, this 1885 building is also a visual landmark. The two-and-a-half story residence has regularly coursed stone and shingled walls and a projecting, polygonal, two-story tower. The facade features a massive elliptical arched porch with wrought iron balcony above. The house is associated with Mildred and George Norlin. George Norlin was a professor of Greek at the University of Colorado, who also served in several administrative roles, becoming president of the university from 1919-1939. The Norlin Library of the University of Colorado is named in his honor. The Norlins owned this house until George Norlin moved into the president's residence in 1919.

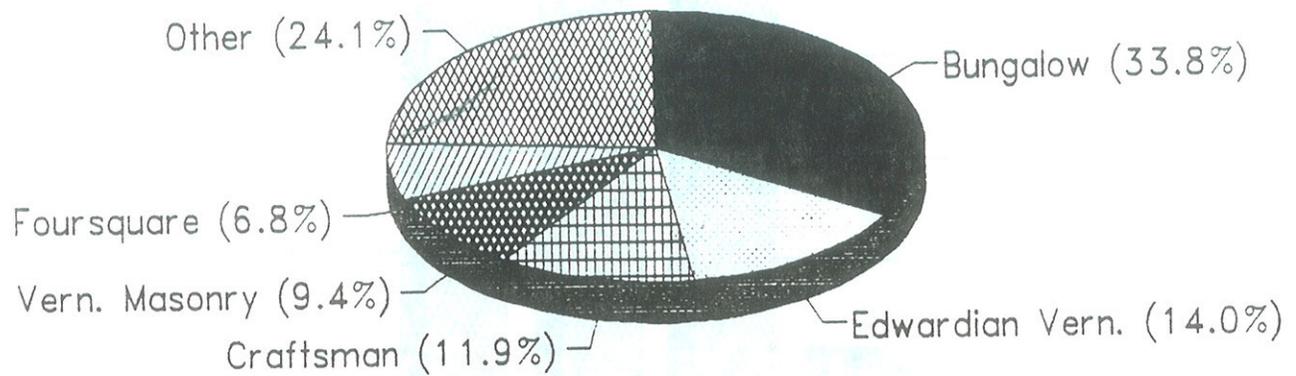
19. 1122 12th Street (5BL3106)- Although this house was constructed in 1941, it was included in the 1990 survey because of its unusual International or Art Moderne style. The house



Among the finely-crafted residences built in the University Hill neighborhood was the one at 1127 12th Street. Boulder Carnegie Branch Library, BHS MPC 101 Box 3 Env. 41.

ARCHITECTURAL STYLES

University Hill Area, Boulder, Colorado



stressed the use of native materials, comfort, and utility.⁴⁴ Typical elements of the style include gabled roofs with overhanging eaves, exposed rafters, and decorative beams or braces; stucco and half-timbering in gable ends; large porches; and multi-over-single light windows.

As with Bungalows, University Hill contains a number of good examples of the Craftsman style house. In addition to those discussed as eligible for the National Register, other representatives of the style include: 980 Pleasant (5BL3057), which displays many typical design elements of the Craftsman style, including stuccoed and half-timbered gable ends, a front shed dormer, and multi-light windows; 955 Tenth Street (5BL2765) a house with stone foundation, brick walls, stuccoed and half-timbered gable ends, triangular knee braces, exposed rafters, and multi-over-single light windows; and 970 Eleventh Street (5BL2826), a two-and-a-half story residence with brick and stucco and half-timbered walls, overhanging eaves supported by wood brackets, and a full-width porch supported by squared brick columns.

Vernacular houses, or those displaying no particular stylistic influence, are present in University Hill neighborhood and are generally constructed of brick. A number of Foursquare style houses are also found in the neighborhood, many of which served as boarding houses for students and faculty members of the university. In addition, several other styles popular during the early twentieth century are found, including, Tudor Revival, Dutch Colonial Revival, Classic Cottage, English/Norman Cottage, and Mediterranean. A few Queen Anne style homes are also located within University Hill, although this style was less popular by the time the neighborhood experienced its period of greatest growth.

The commercial district which developed along and near Thirteenth Street is also representative of early twentieth century design trends. In this area are found several buildings of the Twentieth Century Commercial style, characterized by low height, flat roofline, and brick construction, with decorative brickwork.⁴⁵ Among the representative buildings of the commercial district is the original Greenman's Drug Store, 1130-34 Thirteenth Street (5BL2884), which was owned by A. A. Greenman, prominent Boulder businessman and mayor. Greenman's sold textbooks until the university provided a bookstore on

⁴⁴Ibid., 55.

⁴⁵Ibid., 71.

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LIST OF SITES POTENTIALLY ELIGIBLE TO THE NATIONAL REGISTER OF
HISTORIC PLACES IN THE HIGHLAND LAWN NEIGHBORHOOD

716 Arapahoe Avenue	5BL2895
800-02 Arapahoe Avenue	5BL2896
1101 University Avenue	5BL2748
1121 University Avenue	5BL3080
1134 University Avenue	5BL3107

A district including the following addresses on Grandview Avenue: 1006, 1008, 1010, 1012-14, 1018-20, 1026-28, and 1022-24 (5BL2935, 2936, 2937, 2938, 2940, 2941, and 2943).

BOULDER SURVEY OF HISTORIC PLACES, 1990

Sorted By Street Address

Street Address		ID #
902	9th	St 5BL2732
928	9th	St 5BL2735
942	9th	St 5BL2737
950	9th	St 5BL2739
962	9th	St 5BL2741
970	9th	St 5BL2742
1010	9th	St 5BL2743
1020	9th	St 5BL2745
1120	9th	St 5BL2752
904	10th	St 5BL2755
908	10th	St 5BL2756
915	10th	St 5BL2757
920	10th	St 5BL2758
927	10th	St 5BL2759
928	10th	St 5BL2760
935	10th	St 5BL2761
940	10th	St 5BL2762
943	10th	St 5BL2763
954	10th	St 5BL2764
955	10th	St 5BL2765
963	10th	St 5BL2766
965	10th	St 5BL2767
969	10th	St 5BL2768
976	10th	St 5BL2769
985	10th	St 5BL2770
1001	10th	St 5BL2771
1006	10th	St 5BL2772
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1087	10th	St 5BL2791
1093	10th	St 5BL2792
1100	10th	St 5BL2793

BOULDER SURVEY OF HISTORIC PLACES, 1990

Sorted By Street Address

Street Address		ID #
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1121	11th	St 5BL2850
1129	11th	St 5BL2851
1131-33	11th	St 5BL2852
1135	11th	St 5BL2736
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1142-44	11th	St 5BL2855
1219	11th	St 5BL2856
1315	11th	St 5BL2857
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955	12th	St 5BL2864
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1138-44	13th	St 5BL2887

BOULDER SURVEY OF HISTORIC PLACES, 1990

Sorted By Street Address

Street Address		ID #
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1010	Grandview	Av 5BL2937
1012-14	Grandview	Av 5BL2938
1017	Grandview	Av 5BL2939
1018-20	Grandview	Av 5BL2940
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911	Lincoln	Pl 5BL2957
912	Lincoln	Pl 5BL2958
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931	Lincoln	Pl 5BL2961
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BOULDER SURVEY OF HISTORIC PLACES, 1990

Sorted By Street Address

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1121	Pennsylvania	Av 5BL3035
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1001	Pleasant	St 5BL3059
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1008-14	Pleasant	St 5BL3061
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BOULDER SURVEY OF HISTORIC PLACES, 1990

Sorted By Street Address

Street Address		ID #
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1128	Pennsylvania	Av 5BL3036
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1145	Pennsylvania	Av 5BL3038
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1219-21	Pennsylvania	Av 5BL3041
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1138	Pleasant	St 5BL3071
1140	Pleasant	St 5BL2754
1146	Pleasant	St 5BL3072
1204	Pleasant	St 5BL3073
1210	Pleasant	St 5BL2751
1216	Pleasant	St 5BL3074

BOULDER SURVEY OF HISTORIC PLACES, 1990

Sorted By State Identification Number

Street Address		ID #
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1015	11th	St 5BL2831
1019	11th	St 5BL2832
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1146	12th	St 5BL2878

BOULDER SURVEY OF HISTORIC PLACES, 1990

Sorted By State Identification Number

Street Address		ID #
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959	Grandview	Av 5BL2931
965	Grandview	Av 5BL2932
1000	Grandview	Av 5BL2933
1003	Grandview	Av 5BL2934
1006	Grandview	Av 5BL2935
1008	Grandview	Av 5BL2936
1010	Grandview	Av 5BL2937
1012-14	Grandview	Av 5BL2938
1017	Grandview	Av 5BL2939
1018-20	Grandview	Av 5BL2940
1022-24	Grandview	Av 5BL2941
1023	Grandview	Av 5BL2942
1026-28	Grandview	Av 5BL2943
1029	Grandview	Av 5BL2944
1030	Grandview	Av 5BL2945
1035	Grandview	Av 5BL2946
1036	Grandview	Av 5BL2947
1046	Grandview	Av 5BL2948
1101	Grandview	Av 5BL2949
1115	Grandview	Av 5BL2950
1125	Grandview	Av 5BL2951
1138	Grandview	Av 5BL2952
1145	Grandview	Av 5BL2953
900	Lincoln	Pl 5BL2954
905	Lincoln	Pl 5BL2955
908	Lincoln	Pl 5BL2956
911	Lincoln	Pl 5BL2957
912	Lincoln	Pl 5BL2958
919	Lincoln	Pl 5BL2959
930	Lincoln	Pl 5BL2960
931	Lincoln	Pl 5BL2961
935	Lincoln	Pl 5BL2962
938	Lincoln	Pl 5BL2963
944	Lincoln	Pl 5BL2964
945	Lincoln	Pl 5BL2965
951	Lincoln	Pl 5BL2966
954	Lincoln	Pl 5BL2967
960	Lincoln	Pl 5BL2968
961	Lincoln	Pl 5BL2969
970	Lincoln	Pl 5BL2970
971	Lincoln	Pl 5BL2971
980	Lincoln	Pl 5BL2972
990	Lincoln	Pl 5BL2973
1004	Lincoln	Pl 5BL2974
1005	Lincoln	Pl 5BL2975
1009	Lincoln	Pl 5BL2976

BOULDER SURVEY OF HISTORIC PLACES, 1990

Sorted By State Identification Number

Street Address		ID #
1005	Pennsylvania	Av 5BL3026
1011	Pennsylvania	Av 5BL3027
1015	Pennsylvania	Av 5BL3028
1027	Pennsylvania	Av 5BL3029
1033	Pennsylvania	Av 5BL3030
1045	Pennsylvania	Av 5BL3031
1100	Pennsylvania	Av 5BL3032
1101-03	Pennsylvania	Av 5BL3033
1115	Pennsylvania	Av 5BL3034
1121	Pennsylvania	Av 5BL3035
1128	Pennsylvania	Av 5BL3036
1135	Pennsylvania	Av 5BL3037
1145	Pennsylvania	Av 5BL3038
1203	Pennsylvania	Av 5BL3039
1209	Pennsylvania	Av 5BL3040
1219-21	Pennsylvania	Av 5BL3041
1630	Lincoln	Pl 5BL3042
1301	Pennsylvania	Av 5BL3043
905	Pleasant	St 5BL3044
912-14	Pleasant	St 5BL3045
917	Pleasant	St 5BL3046
918	Pleasant	St 5BL3047
926	Pleasant	St 5BL3048
935	Pleasant	St 5BL3049
936	Pleasant	St 5BL3050
955	Pleasant	St 5BL3051
958	Pleasant	St 5BL3052
961	Pleasant	St 5BL3053
962	Pleasant	St 5BL3054
975	Pleasant	St 5BL3055
976	Pleasant	St 5BL3056
980	Pleasant	St 5BL3057
985	Pleasant	St 5BL3058
1001	Pleasant	St 5BL3059
1004	Pleasant	St 5BL3060
1008-14	Pleasant	St 5BL3061
1015	Pleasant	St 5BL3062
1020	Pleasant	St 5BL3063
1021	Pleasant	St 5BL3064
1028	Pleasant	St 5BL3065
1043	Pleasant	St 5BL3066
1044	Pleasant	St 5BL3067
1122	Pleasant	St 5BL3068
1134	Pleasant	St 5BL3069
1137	Pleasant	St 5BL3070
1138	Pleasant	St 5BL3071
1146	Pleasant	St 5BL3072
1204	Pleasant	St 5BL3073
1216	Pleasant	St 5BL3074

UNIVERSITY HILL NEIGHBORHOOD

Souther Survey of Historic Places, 1990

