

BOULDER SURVEY OF
HISTORIC PLACES, 1993

Northern Mapleton Hill

TABLE OF CONTENTS

I. PURPOSE	1
II. SURVEY AREA	2
III. METHODOLOGY	4
Scope of Work ...	4
Project Participants ...	4
Preliminary Research and Field Work ...	5
Photography ...	5
Mapping ...	7
Historical Research ...	7
Preparation of Forms and Report ...	8
Acknowledgements ...	8
IV. RESEARCH DESIGN	10
V. HISTORIC CONTEXT	12
Boulder, Colorado Historical Background ...	12
Mapleton Hill Historical Background ...	20
VI. RESULTS AND RECOMMENDATIONS	33
Buildings Potentially Eligible to the National Register of Historic Places ...	33
Historic District Evaluation ...	33
Recommendations ...	34
BIBLIOGRAPHY	35
APPENDICES	39
List of 1993 Surveyed Resources by Street Address ...	40
List of 1993 Surveyed Resources by State Identification Number ...	44

I. PURPOSE

Boulder, Colorado, a city with a population of 83,312 in 1990, is located in a valley adjacent to the Flatirons foothills of the Rocky Mountains. Boulder City was founded in 1859 by gold miners who hoped to profit from the site's promising location near routes to the gold fields and the rich agricultural fields of the valley. Incorporated in 1871, Boulder was selected as the county seat of Boulder County and the home of the state university when Colorado became a state in 1876. The arrival of railroads in 1873, the growth of the university, and the prosperity of Colorado's mining sector fueled steady growth in Boulder during the 1880s and early 1890s, resulting in the creation of a number of residential subdivisions in an area which came to be known as Mapleton Hill. Located in the west-central portion of the city, Mapleton Hill today possesses a rich diversity of historic housing.

The purpose of the 1993 Boulder Survey of Historic Places was to identify and record 160 historic buildings within the historic Mapleton Hill neighborhood of the city. The northern portion of the city-designated Mapleton Hill Historic District was chosen to be surveyed in order to assess the quantity and quality of historic properties in the area and to determine the effects of recent development on the neighborhood's historic resources. 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.

Funding for the survey was a Historic Preservation Fund grant to the City of Boulder, a certified local government, administered by the Office of Archaeology and Historic Preservation, Colorado Historical Society. The survey was conducted following the guidelines of the Colorado Historical Society Office of Archaeology and Historic Preservation Publication **Historic Survey Manual and How to Complete Colorado Cultural Resources Inventory Forms**. Architectural classifications of buildings were based on the Society's 1983 publication **A Guide to Colorado Architecture**.

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.

MAP 1 Survey area

MAP 2: MH₂ District

II. SURVEY AREA

The intensive level 1993 Boulder Survey of Historic Places examined approximately forty-eight acres of urban land in the west-central area of Boulder, Colorado. The survey area was located in Section 25, Township 1 North, Range 71 West, Sixth Principal Meridian, Colorado. Map 1 shows the general location of the survey area within the city.

The 1993 survey area embraces an area within the Mapleton Hill Historic District. The district was locally designated by the City of Boulder on 7 October 1982 by ordinance number 4702 (HD-82-1). The boundaries of the entire district are depicted in Map 2 and generally extend as follows: on the north by the alley between Dewey and Concord avenues and lot lines between Maxwell Avenue and Portland Place; on the east by lot lines between Broadway and 11th Street extended; on the south by the alley between Spruce and Pearl streets and Mountain View Road; and on the west by 4th Street.

The 1993 project surveyed 165 resources within the northern portion of the Mapleton Hill Historic District. The survey area was bounded on the north by the alley between Dewey and Concord avenues and lot lines between Maxwell Avenue and Portland Place; on the east by lot lines between Broadway and 11th Street; on the south by the northern lot lines of properties facing Mapleton Avenue; and on the west by 4th Street. Map 3 shows the location of surveyed resources identified by Smithsonian number and indicates individually eligible resources. Blocks in the survey area are generally rectilinear, although those in the eastern portion of the area are affected by the angled alignments of Mapleton Avenue, Broadway, and 9th Street. East of 6th Street, the grid pattern is disrupted by terminating and unaligned streets, for example, Concord Avenue, 7th Street, 8th Street, and 10th Street.

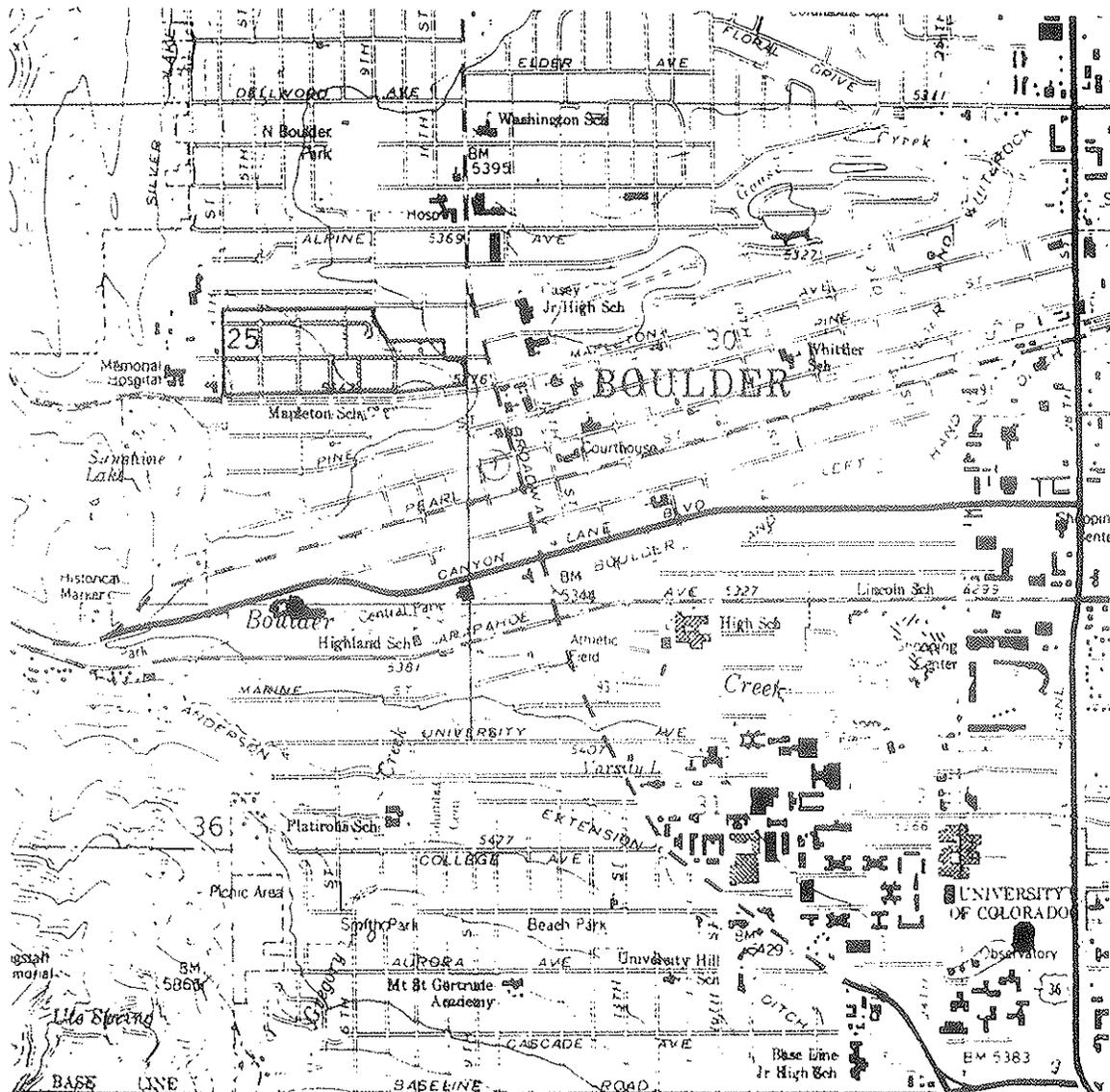
Topography within the survey area falls from southwest to northeast, from 5,480 feet in the southwest corner to 5,400 feet at the eastern edge. Mapleton Avenue to the south of the survey runs along the crest of the Mapleton Hill neighborhood. Residential areas lie to the north, south, and east, while Boulder Community Hospital (formerly the Boulder Sanitarium) is located across 4th Street to the west. Mapleton School is located just south of the survey area at the southwest corner of Mapleton Avenue and 9th Street and is a landmark within the neighborhood. The Boulder Central Business District lies further to the south and southeast.

Historic residential additions within the survey area include: Squire's (1874); Phillips (1882); Breath's (1882); Mapleton (1888); Maxwell's (1891); and Canfield's (1895). The area is overwhelmingly single-family residential in character, with a few duplexes and one apartment building included in the surveyed resources. No buildings presently used for commercial purposes were surveyed in 1993. One surveyed building (734 Maxwell

need updated district boundary
add updated boundary
199 -
200 -

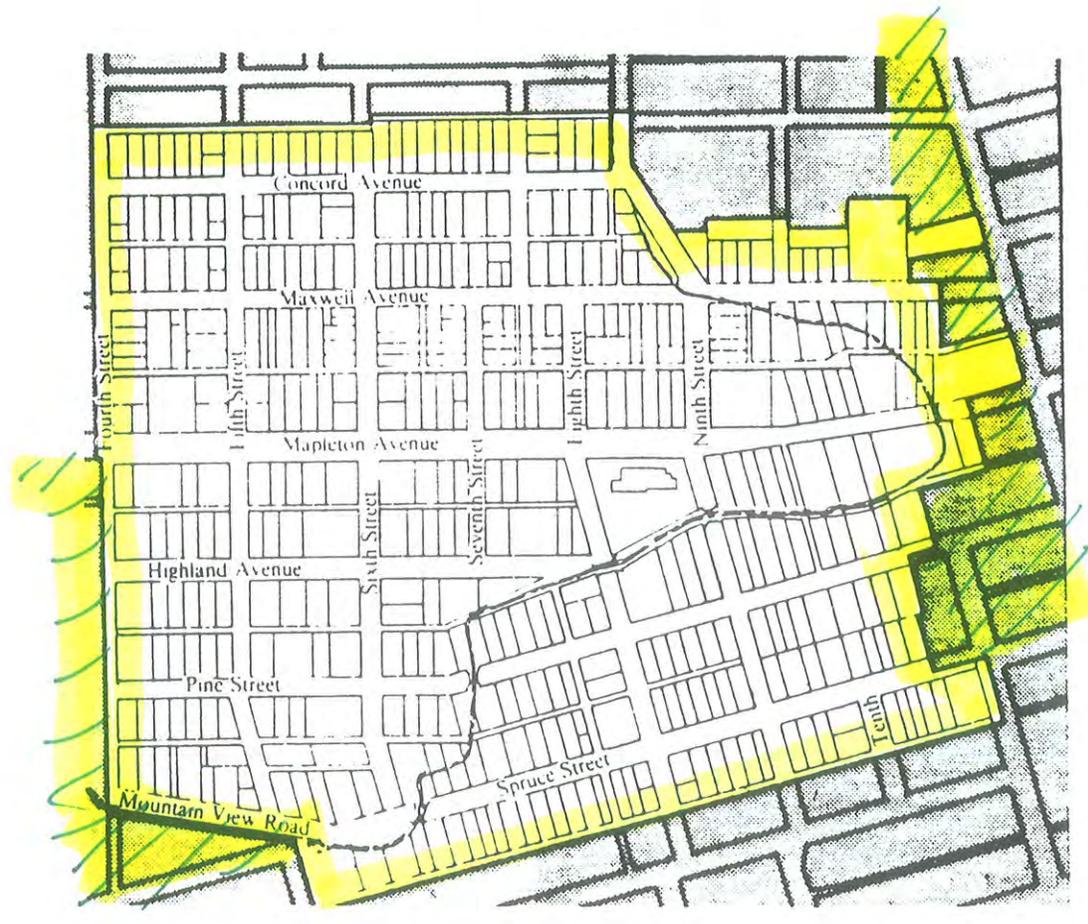
Avenue, 5BL4014) functioned as a grocery store and gasoline station in the early 1920s. One previously surveyed resource (602 Maxwell Avenue, 5BL535.3) was originally a grocery store.

Figure 1
GENERAL LOCATION OF SURVEY AREA
NORTHERN MAPLETON HILL, 1993



SOURCE: Extract of U.S. Geological Survey, "Boulder, Colo.," 1:24,000 topographic quadrangle map, 1966 (photorevised 1979).

Figure 2
MAPLETON HILL HISTORIC DISTRICT
BOUNDARY



SOURCE: City of Boulder, Landmarks Preservation Advisory Board and Department of Community Planning and Development, **Mapleton Hill Historic District: Design Guidelines** (Boulder, Colorado: City of Boulder, Landmarks Preservation Advisory Board and Department of Community Planning and Development, 1986), 4.

III. METHODOLOGY

This section describes the scope of work for the project, project participants, preliminary research, project field work, photography, mapping, sources for research, and the preparation of forms and report.

Scope of Work

The 1993 Boulder Survey of Historic Places called for an intensive-level survey of pre-1944 buildings in the historic residential neighborhood of Mapleton Hill. The buildings were to be described, photographed, and researched, with Colorado Historical Society Historic Building Inventory forms completed for each resource. The new survey forms were to be produced in a dBASE compatible format for subsequent use by the Planning Department. The project also called for the completion of a USGS topographic map outlining the project area, a survey map showing the surveyed buildings' locations, and a final report explaining the survey findings and reviewing the general historical development of Boulder and the neighborhood examined. The evaluation of the potential National Register district within the neighborhood and the contributing/noncontributing status of individual structures within district was also to be addressed on the forms and summarized in the final report.

Project Participants

Front Range Research Associates, Inc., of Denver, Colorado, conducted the historic buildings survey as consultant to the City of Boulder Planning Department. Cynthia Shaw McLaughlin performed the field survey and prepared architectural descriptions and evaluations of significance of buildings within the survey area. She also prepared draft inventory forms for each historic property and assisted with research. Thomas H. Simmons conducted historical research, prepared the maps and graphics, prepared the computer data base, and contributed to the final report. Roger Whitacre served as project photographer. R. Laurie Simmons produced final versions of the survey forms, assisted with research, and prepared the final report. Ruth McHeyser of the City of Boulder Planning Department coordinated and supervised the on-going project. Holly Wilson, Dale Heckendorn, and Vicki Rottman of the Colorado Historical Society reviewed the forms, maps, and report for completeness and accuracy.

~~ours~~ field inspection
D each bldg visually surveyed + assessors cards
to determine date
- bldg permits, samplers

Preliminary Research and Field Work

Initial work on the project began in October 1992. Utilizing construction dates obtained from the Boulder County Assessor's Office, buildings fifty or more years old were identified within the subject neighborhood. In addition to a hardcopy printout, the Assessor's data was also obtained in computer-readable form on diskette. After extensive reformatting and editing, it was possible to load the Assessor's data directly into the project database. The surveyors also obtained copies of historic assessor cards relating to the area in question from Boulder's Carnegie Branch Library for Local History. These sources, plus identification of additional qualifying buildings during the field inspection, were expected to produce a nearly complete survey of the neighborhood. Given the limitations of each of these sources, it is possible that a small number of qualifying buildings were not identified. These buildings are most likely to include drastically remodeled structures in which historic materials and design have been altered.

A file search at the Colorado Historical Society Office of Archaeology and Historic Preservation completed on 16 October 1992 revealed that five buildings in the area to be studied had been recorded previously (See Table 1).¹ Two City of Boulder designated landmarks are located in the survey areas and are listed in Table 2. Previously surveyed resources and individually-designated landmarks were not surveyed.

Intensive level survey of the historic resources began in November 1992 and continued through February 1992. The field and photography were hampered by cold and snowy weather during the months of November, December, and January. The field work included the examination of buildings for design elements, building materials, building condition, plan, setting, and alterations.

Photography

Photography was conducted from November 1992 through December 1993. A black and white photograph was prepared for each resource surveyed, with photographic processing and film provided by the City of Boulder. All prints were three by five inches and were produced on RC paper from thirty-five millimeter negatives. Photographs were identified by computer-produced labels indicating Smithsonian identification number, address, photographer, date, film roll and frame, camera direction, and location of

¹The file search printout did not include several resources previously-surveyed by Front Range in the survey area. These resources have been added to Table 1.

Add city's map
work
Add Microsoft
Access

TABLE 1

PREVIOUSLY SURVEYED HISTORIC BUILDINGS
WITHIN THE SURVEY AREA, 1993

NR eligible?

Street Address	State ID Number
2535 5th Street	5BL535.47
2305 Broadway	5BL1477
2429 Broadway	5BL1115
403 Maxwell Avenue	5BL535.48
602 Maxwell Avenue	5BL535.3

SOURCE: Colorado Historical Society, Office of Archaeology and Historic Preservation, file search of Township 1 North, 71 West, Section 25 and Township 1 North, 70 West, Section 30, 6th Principal Meridian, 16 October 1992 and supplemented by city listings of previously surveyed resources.

TABLE 2

CITY OF BOULDER LANDMARKS
WITHIN SURVEY AREA, 1993

NR eligible?

Street Address	Landmark Number and Date Approved	Building Name
2305 Broadway	75-6 (4-13-76)	Grill Mansion
2429 Broadway	76-13 (1-18-77)	Earl-Greene House

SOURCE: City of Boulder Planning Department, "Landmark Structures, Historic Buildings Index, Boulder, Colorado," 26 July 1993.

negative.

Mapping

Annotated USGS maps and a project map of the survey area were prepared. The extent of the surveyed area was drawn on the USGS map and the acreage computed from that source. An individual project map identified surveyed buildings within the survey area. Reduced portions of standard city base maps (one inch equals one hundred feet) were used as the base for the survey area map.

Historical Research

Carnegie
Permits

97 & 94 Surveys - H Context.

Historical research provided essential information regarding individual resources and the development of the neighborhood as a whole. Information was obtained from public agencies and institutions as well as private citizens. General research materials about the neighborhoods, 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 Collection; the resources of the Colorado Historical Society library; the collections of the Western History Department of the Denver Public Library; ownership transfer records maintained by Commonwealth Land Title Insurance Company; and interviews with neighborhood residents and homeowners conducted by the surveyors.

Published histories useful to the survey included Jane Valentine Barker's **76 Historic Homes of Boulder, Colorado** (1976) and **Historic Homes of Boulder County** (1979), which provide histories of several buildings within the surveyed area. Phyllis Smith's **A Look at Boulder** (1981) includes background on the development of the city, as does Richard Fetter's **Frontier Boulder** (1983). Smith's **History of Mapleton School** provided useful information regarding the development of the area and the impact of school. Mary McRobert's indexes to the 1901 Boulder City Directory and her **Genealogical Abstracts from the Boulder Daily Camera, 1891-1900** were useful in tracing residents of houses and providing biographical information about building owners. The publications of Sanford Charles Gladden on topics in Boulder history were also useful.

* **Construction dates** were determined from Boulder County Assessor information, Carnegie Library records, Sanborn maps of the city, early tax assessment records, city directories, and published histories. **Current information on ownership**, legal

descriptions, and square footage is maintained by the Boulder County Assessor's office.

Preparation of Forms and Report

After completion of the field survey, Colorado Historical Society Historic Building Inventory Forms were prepared, using FormEasy version 5.0 from Graphics Development International Inc., of Novato, California. This software package was selected to meet the dual requirements of output acceptable to the Colorado Historical Society and in a dBASE compatible format required by the City of Boulder Planning Department. The task required developing a form template in the package which replicated the appearance of the state form and creating a database structure conforming to Planning Department needs. The system was used for forms completion and printing, photographic labels, and analytical sorts, listings, and queries. Sorted ASCII file extracts of the database were exported for use in WordPerfect 5.1 as various tables and appendices.

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. The contributing/noncontributing status of buildings within the designated district was noted on forms and report lists. Building outlines were drawn on final forms using recent aerial photographs, drawings on old Assessor's appraisal cards, Sanborn Insurance maps, and field observations.

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 Boulder Carnegie Branch Library will eventually house the original forms, making them available to researchers. The Colorado Historical Society transfers the information generated on the inventory forms into its state-wide data base and houses an original copy of the forms, report, and project maps.

Acknowledgements

A number of individuals assisted the surveyors in obtaining information about the neighborhood and individual properties. The surveyors would like to thank Charlotte Smokler of the Boulder Daily Camera for facilitating access to the newspaper clipping files and copy machine; Susie Kurtz of Commonwealth Land Title Insurance Company for permitting the surveyors to use that firm's records documenting ownership transfers; Ginger Watson of the Boulder County Assessor's Office for providing information

Used SBLs for original survey of principal structural elements
over 50% of old bldgs not previous structural
new SBLs

using city's GIS parcel

requested in a timely manner and usable format; and Lois Anderton of the Carnegie Library for providing access to valuable research materials maintained by that institution. Homeowners in the Mapleton Hill Historic District generously shared their knowledge of specific dwellings and alerted the surveyors to sources of information about the neighborhood.

research design -
 to determine type of
 or bldgs, contribution to
 agricultural era (barns,
 sheds) and later
 construction
 conversion
 to bldgs
 which
 house
 automobile.
 * Transition from
 agricultural use
 to auto use.

IV. RESEARCH DESIGN

The objective of a survey of historic resources is the recordation of the identified properties and their evaluation for eligibility to the National Register of Historic Places. The purpose of a research design is to provide direction for fields of research and for the interpretation and evaluation of the resources identified.

Boulder is situated within the Colorado Mountains culture area, as defined by the Colorado Historical Society Resources Planning Protection Process (RP3). Colorado RP3 provides a framework to identify and record historic resources of the state and direction to analyze the significance and preservation of resources. Historic resources for this region have been documented in an RP3 report by Steven F. Mehls, **Colorado Plains Historic Context**.² That report identifies a series of sequential themes based on socioeconomic periods of development. A theme applicable to the study area is "The Urban Frontier, 1860-1900." David R. Hill has created a **Colorado Urbanization and Planning Context**,³ with the applicable themes, "Rail/Streetcar Era, 1870-1920" and "Early Auto Period, 1920-1945." An outline historic context for Boulder developed in 1989 by Dames and Moore identified a subtheme "Urban Residential Neighborhoods, ca. 1858 to Present," which would apply to the survey neighborhood. Specific historic contexts are currently being completed for Boulder which will allow further refinement of themes related to historic properties.

Research questions concern the extent, nature, and integrity of existing historic resources associated with the development of the northern portion of the Mapleton Hill neighborhood. Primary questions include the ability of existing resources to provide information about the lifestyles of citizens; the economic, social, and civic activities of the residents; and the ways in which this portion of the neighborhood reflects the plans of developers and the effect of economic conditions and local, state, and national movements. The varieties of architectural styles and construction materials and the quality of craftsmanship within the neighborhood is a significant question. The cohesiveness of groups of dwellings as contributing elements of the designated district and representation of various periods of development and stylistic examples within the selected neighborhood is to be examined. The influence of the natural landscape and local building materials on construction is another topic for inquiry. As the

① analyzed styles vs present use

② impact of auto on neighborhood design

²Steven F. Mehls, **Colorado Plains Historic Context** (Denver: Colorado Historical Society, 1984).

³David R. Hill, **Colorado Urbanization and Planning Context** (Denver: Colorado Historical Society, 1984).

3. Bldg. 3682
 Library
 Sean Settles

3. Bldg. 3392
 Todd McMahon

neighborhood has experienced development pressures in recent years, an important question is the impact of alterations on the historic resources.

Based on the results of the file search, other preliminary historical research, and reconnaissance of the survey area, it was expected that almost all of the buildings would be residential in character. It was expected that the survey area would also reflect the development pressures of recent years in Boulder.

V. HISTORIC CONTEXT

Boulder Historical Background

The founding of Boulder, Colorado, in the foothills thirty miles northeast of Denver, was a direct result of the widespread search for gold which began in the Front Range of the Rocky Mountains in 1858. Discovery of mineral wealth in the mountains led to the first permanent settlement of the area and influenced its growth during the first decades of its existence.

The news of the 1858 discovery of gold in Dry Creek by the William Green Russell party quickly reached other groups preparing to head westward in search of the mineral. A prospecting party from Nebraska City led by Captain Thomas Aikins, encouraged by the finding, arrived at the ruins of Fort St. Vrain, located at the confluence of the Platte and St. Vrain Rivers, in October 1858. Aikins surveyed the surrounding territory and concluded that "the mountains looked right for gold, and the valleys looked rich for grazing."

Aikins and his party subsequently established a camp and built cabins along Boulder Creek. The precise location of this settlement is unknown, although a DAR marker has been erected at Red Rocks, near the mouth of Boulder Canyon. At this time, the group had its first contact with the Arapaho, who had used the valley as a hunting ground since the early 1800s. The meetings in which Chief Niwot (Left Hand) and other Arapaho leaders spoke to the gold seekers were peaceful. The Arapahos' attempts to persuade the settlers to leave the area were politely ignored.

A mild winter encouraged the prospectors to conduct a thorough search for wealth throughout the nearby terrain. In December 1858, the men were heartened to find a small amount of gold in nearby streams. The following month, a major discovery was made at Gold Run, a stream twelve miles west of the base camp. Shortly thereafter, an experienced miner taught the prospectors how to build a sluice, which enabled them to remove gold in great quantities.

News of the Aikins party's discoveries spread quickly. Many of those in the large contingent of prospectors who arrived in the area in 1859 made their way to Boulder Canyon and the camp which soon grew at the discovery site, Gold Hill. Once the gold which could be placered out of the streams was depleted, underground mining began. This type of work required greater amounts of machinery, labor, and capital. J.D. Scott discovered one of the first gold lodes, the Scott, in 1859. Shortly thereafter, David Horsfal, William Blore, and Matthew McCaslin found the Horsfal Lode and further stimulated the onslaught of gold seekers.

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 43 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 some of 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 ditches in Boulder County in November 1859. Smith and Pell dug ditches throughout the valley to divert water for agricultural needs. In addition, Smith became a pioneer fruit grower, experimenting with several varieties of fruit previously thought to be intolerant of the region's climate. These agricultural products found waiting markets in the nearby mining camps, and the resulting economic activity helped keep Boulder alive during its infancy.

Boulder also supplied provisions to the mining camps in the form of machinery, livery,

and blacksmithing facilities. It soon became apparent, however, that the feasibility of Boulder's role in supplying the camps was dependent upon the establishment of roads between the town and the mountains. Throughout the 1860s, Boulderites planned and worked on roads. One of the most significant was the Boulder Valley and Central City Wagon Road, a toll road through Boulder Canyon, begun in 1865. The opening of roads between the camps and Boulder facilitated a steady commercial association, which provided Boulder's economic base.

In October 1860, a fire destroyed much of Gold Hill. Many miners left the settlement at this time, heading back East or reestablishing themselves in communities such as Boulder. Among those who made Boulder their home were Robert Culver and Anthony Arnett, who would play important roles in the development of the town.

In February 1861, Boulder received the honor of being chosen the county seat of Boulder County, one of the seventeen original counties created in the Colorado Territory. The A.J. Macky House at Fourteenth and Pearl Streets served as the county office for several years. In 1882, a large courthouse was built in the town square, completing the Town Company's original plans.

A major event in the town's history occurred in November 1861, when Territorial Governor William Gilpin signed legislation to create a state university in Boulder. Boulder citizens had already demonstrated a strong interest in education, building a public schoolhouse in October 1860, on lands donated by Marinus Smith. Robert Culver and other settlers believed that acquiring the state university would set the town's growth along the right path and provide a major impetus to settlement. Culver convinced Charles F. Holly, Boulder's territorial representative, to gain passage of a bill authorizing a state sponsored university to be started in Boulder. Although the territorial legislature agreed upon Boulder as the university site, it failed to appropriate any money to buy land, construct buildings, or operate the school. It would be several years before the university became a reality.

Boulder citizens became involved in conflicts with Native 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 tragedy 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.

The opening of the Colorado Central Railroad from Golden through Boulder and Longmont to its connection with the Union Pacific in April 1873, was a major achievement, accomplished in part by a sizeable contribution from Boulder citizens to the railroad. The Denver and Boulder Valley Railroad reached Boulder in the same year. A railroad spur ran along Water Street (Canyon Boulevard) from the depot. The arrival of the railroads cemented Boulder's position as an established community. By 1873, the population had risen to 1,038 and, by 1880, it had leaped to 3,069.⁴ Now residents with no interest in mining could make a living in town. The character of Boulder began to change along with that of its population.

By 1882, developers had laid out seventeen additions to Boulder's original townsite to

⁴Elizabeth F. Goodwin, "The Growth of a Community, Planning and Development: City of Boulder 1859-1966," City of Boulder Planning Department, 1966, 5.

accommodate the increasing population. In that year, the town was divided into wards, and the offices of mayor, treasurer, and aldermen were created. Boulder gave its town square to the county for the site of a courthouse. Continued growth throughout the 1880s resulted in the need for more schools, and Whittier and Mapleton Schools were built during the decade. Debate increased over the future of Boulder's growth and development. Some citizens wanted the town to emphasize its educational, cultural, and resort dimension, while others believed Boulder should begin to attract industry for a diversified economic base.

In the 1890s, the town's status as an educational and health-resort was increased by the establishment of a new private school, a sanitarium, and a Chautauqua association. Mount St. Gertrude Academy was built in 1892 as a college preparatory school. In 1896, the Seventh Day Adventists established a sanitarium on Mapleton Hill which would later become Boulder Memorial Hospital. The sanitarium included a five-story main building, a powerhouse, a bakery, a laundry, a dairy barn, and a scenic lake. The creation of the Sanitarium encouraged those suffering from consumption to travel to Boulder in search of better health. In 1898, the Texas-Colorado Chautauqua was organized by a group of Texas teachers and Boulder citizens. The townspeople approved a plan whereby Boulder purchased an eighty acre site and erected an auditorium and dining hall for use during summertime educational and recreational activities. Summer residents erected cabins on the grounds. The Chautauqua Association continues as one of the few such groups in the United States to survive until the present day. In 1899, Boulder built an electric streetcar line to carry Chautauqua visitors. The line was eventually extended to connect several parts of the city.

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, became 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 African-Americans, Mexican-Americans, and recently arrived immigrants, including many Swedes. 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 a pleasant area of small, well constructed, middle class homes which attracted many during the 1890s. Developers also hoped that University Hill would appeal to middle class residents. The neighborhood's closeness to the University campus and the Chautauqua grounds made it an attractive location. 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. The early twentieth century also saw the development of the Geneva Park and Grandview Terrace neighborhoods.

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 Park Board, which actively acquired lands along Boulder Creek and in areas surrounding the city for use as parks. In 1908, the Improvement Association paid Frederick L. Olmsted, Jr., a landscape architect from Harvard, to suggest improvements to Boulder's physical environment. Olmsted advised the city to promote itself as a residential place, to insure the stability of its homes, and to keep out polluting industries. Olmsted believed that Boulder should isolate its residential areas from industry. He also saw Boulder as a site of high quality homes surrounded by irrigated small farms and gardens. Olmsted encouraged town planners to clearly distinguish between traffic thoroughfares and residential streets, thereby further enhancing life in the residential sectors.

Olmsted's report served as a guide for growth in Boulder during the next decade--although only a few of his recommendations were enacted by the city. The city had already limited future expansion because it believed the town boundaries were sufficient to contain any future growth. An addition in 1908 was the last one allowed until 1941. During the period, already established subdivisions boomed with development, creating some of Boulder's most significant early twentieth century historic districts.

In 1918, the city adopted a council-manager form of government set up by home-rule charter. A woman, Ida Campbell, was one of the first council members elected. The new council dealt with matters arising during World War I, and the growth of Boulder

after the war, which led to a building boom. By 1920, the city's population had risen to 11,006, partly the result of an increased number of university students. At this time, many previously vacant lots in town were filled in, and newer areas, such as University Hill and Geneva Park were developed.

In 1926, the city hired Denver planning consultant, S.R. DeBoer, to formulate a zoning ordinance for Boulder. DeBoer divided the town into seven zoning districts: three residential, two commercial, one business, and one industrial. The zoning was created to limit and control the effects of new development on established portions of the city. Boulder became one of the earlier western cities to have zoning districts when it adopted an ordinance in 1928.

By the time the Eighteenth Amendment outlawing the sale of liquor was passed in 1920, Boulder had been a dry city for thirteen years. The Prohibitionist sentiment was strong in Boulder, which even had a commercial building named after one of the movement's leaders. The Prohibitionists were a strong force in Boulder politics and the Women's Christian Temperance Union held state conventions in the city beginning in 1881.

A combination of factors stimulated growth after World War I. Mining and agricultural interests supported economic activity in the county, and tourists used Boulder as a stopping off point on their way to parks and resorts. However, the boom of the post-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.⁵

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 seventeen 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. University enrollment remained steady, as many students stayed in school rather than look for jobs in the unpromising business climate.

During the 1930s, Boulder's physical environment benefitted 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 the courthouse used Boulder County labor and was a major work project for the unemployed. The Civilian Conservation Corps created and improved mountain

⁵U.S. Bureau of the Census, *Census of Population*, vol. 1, *Characteristics of the Population: Number of Inhabitants: Colorado*.

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.

During World War II, the city experienced labor and material shortages like many other Colorado communities. The Navy's Japanese Language School was transferred from Berkeley, California, to the Boulder campus during the conflict. More than six thousand enlisted men from across the country were instructed in a three term system. The military presence helped keep the university dormitories occupied and fueled the local economy.

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 in Boulder declined, but the student population more than doubled.⁶ 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 approximately half the travel time between the two cities and made commuting a viable alternative for those living in Boulder and working in Denver. The road had been proposed as early as 1912 and Boulder citizens petitioned the state government for construction in 1946. For the first time, major industries began to consider Boulder as a possible building site, bringing in new citizens and stimulating new construction. Boulder's economic base broadened in the 1950s, when new scientific research and high technology industries were attracted to the city by the presence of the turnpike and the university. The Esquire-Coronet magazine subscription division opened its offices in Boulder in 1949. In 1950, Boulder citizens donated 217 acres of land for the site of the National Bureau of Standards (now known as the National Institute of Standards and Technology). The National Center for Atmospheric Research located in southwest Boulder, in an architecturally acclaimed structure designed by I. M. Pei. The city continued to seek high technology industries, including Ball Brothers Research, Beech Aircraft, and IBM, which all opened plants in Boulder. Following Olmsted's earlier advice, Boulder Industrial Park was developed to segregate industries from residential areas.

The attraction of new industry caused Boulder's population to increase 88.6 percent during the 1950s. The city limits were extended and building activity increased rapidly. From the end of World War II, developers sought to gain additional sites by changing

⁶Goodwin, 33.

the zoning status of single-family residential neighborhoods to multi-family zones. The effects of such high density zoning are apparent in several of Boulder's historic neighborhoods. Plans enacted to limit growth have placed greater development pressures on already established neighborhoods. Efforts to mitigate the effects of development pressures include high density overlay zone design guidelines developed in 1985. These guidelines encourage: enhancement of existing landscape features such as open space and irrigation ditches; maintaining design elements such as scale and set back of neighborhoods by using components of existing buildings as models; and the use of traditional building materials.

Boulder enacted an historic preservation ordinance in 1974. The law is concerned with "protecting, enhancing, and perpetuating buildings, sites, and areas of the city reminiscent of past eras, events, and persons important in local, state, and national history or providing significant examples of architectural styles of the past." The ordinance is also designed to "develop and maintain appropriate settings and environments for such buildings."

The Boulder City Council may, by ordinance, designate individual landmarks or historic districts. Boulder's preservation ordinance is one of the strongest in the Colorado, providing for non-consentaneous landmarking and 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 December 1990) supports the Boulder Historic Preservation Code, designed "to prevent the needless destruction and impairment" of the city's cultural, historic, and architectural heritage.

Northern Mapleton Hill Neighborhood Historical Background

The beginnings of Anglo-American activity in the Mapleton Hill area are obscured in the story of "Gyp," a young woman who was reportedly kidnapped by Indians while crossing the plains to California. The girl's father caught up with her and her abductors at the mouth of Sunshine Canyon, where she was slain by her kidnappers. A friend of her father carved the word "Gyp" in one of the rocks as a memorial. The story of Gyp was written by A.C. Patton during his stay at the Boulder Sanitarium in 1904 and is substantiated only by the rock carving, but has become one of the often repeated legends

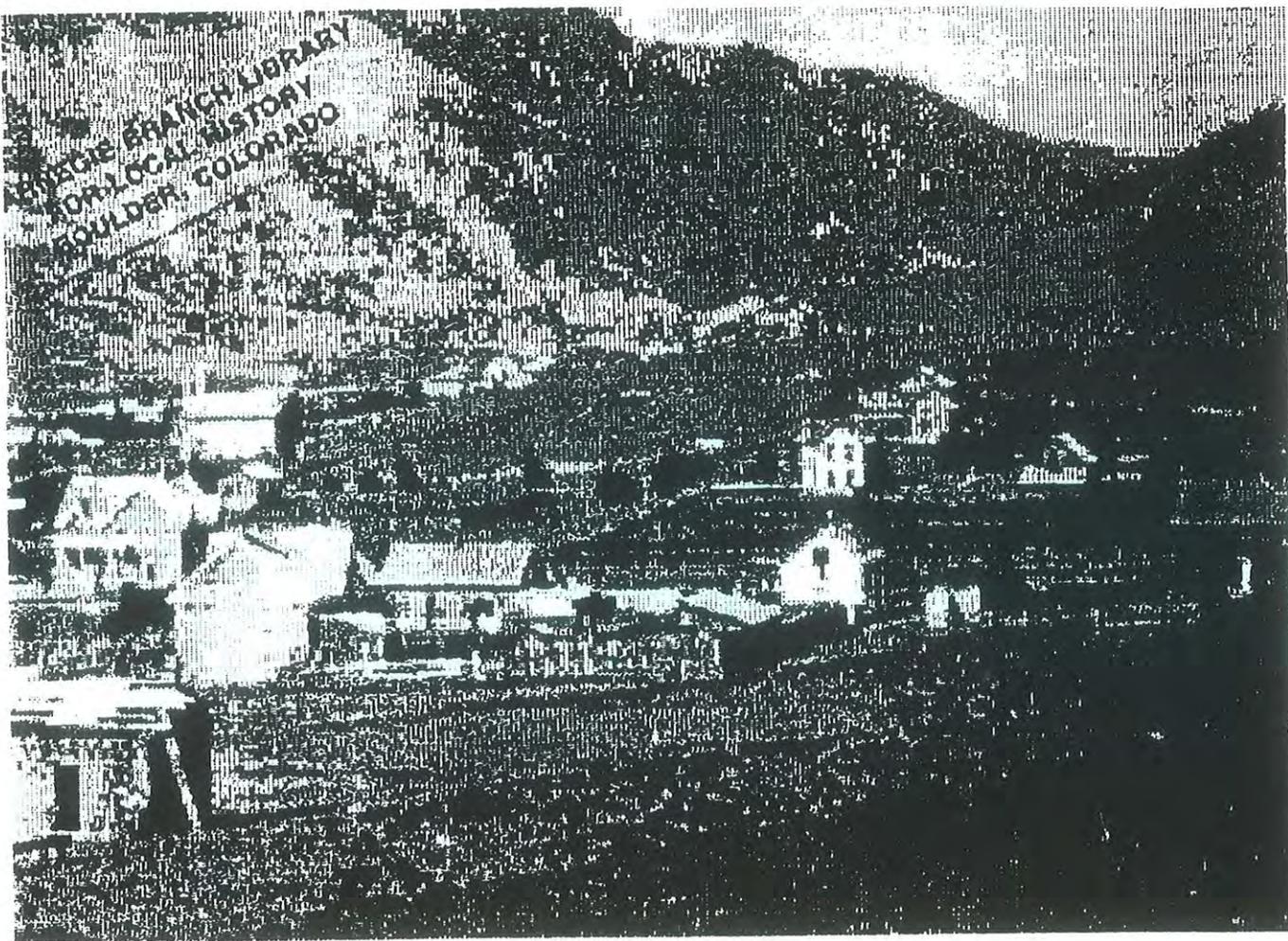


Figure 4. This 1876 or 1878 view westward from Sunset Hill shows relatively little development on Mapleton Hill in the distance. SOURCE: Boulder Carnegie Library for Local History.

of early Boulder.⁷

As Boulder began to grow during the 1870s and 1880s with impetus from development of the university, the arrival of railroads, and the prosperity of the mines, new residential suburbs were platted by developers. In 1872, residents such as developer James Maxwell started an Immigration Society to encourage the arrival of new settlers. One of the early residential subdivisions was Squire's Addition to West Boulder, platted in 1874 by prominent pioneers Samuel Breath, F.A. Squires, and George and Maria Tourtellot. The addition included Hill Street (now Mapleton), the north side of Highland between 5th and 8th Streets, extending to the north side of Pine between 8th and 10th, and a block extending from Highland to Spruce on the west side of 8th Street. Six tracts, outlots 1-6, were unsubdivided in the northern half of the addition.

Samuel Breath was born in 1817 in New York City and came to Boulder in 1859. Breath associated in a mercantile business with William A. Davidson, reportedly the first dry goods establishment in the settlement. Breath then went to Golden, where he lived and operated a store until the Civil War began. In 1862, he returned to Boulder and purchased a large farm on South Boulder Creek, southeast of the townsite. Breath and Davidson built and operated a stamp mill in Ward to process ores and in 1864 they discovered the rich NiWot Mine and organized the NiWot Mining Company. Entrepreneurs Breath and Davidson also built a wagon road from Left Hand Canyon to the mines in Ward. Breath served as Boulder County Commissioner, member of the Colorado territorial legislature, and Boulder County judge. He died in Boulder in November 1901.⁸

In May 1860, Frederick A. Squires and Jonathan A. Tourtellot arrived in Boulder with their wives, the twin sisters Miranda and Maria Wade, when there were about sixty log cabins in the settlement. Squires was born in Massachusetts in 1819 and Tourtellot was born in Rhode Island in 1812. The brothers-in-law purchased a double log building from Davidson & Breath, where they operated a hotel and sold groceries and mining supplies. The hotel, called the Boulder House, was the first in Boulder.⁹ In 1865, the partners became involved in lumber and mercantile businesses and invested in mining interests at Gold Hill. Squires and Tourtellot acquired large real estate holdings in Boulder and together with Maria Tourtellot platted the Tourtellot and Squires Addition to the

⁷Daryl Gibson, "Mapleton Hill's Residents Fight Blue-blood Image," **Boulder Daily Camera**, 6 September 1980.

⁸City of Boulder Planning Department, Memorandum to Landmarks Preservation Advisory Boulder on the Designation of Mapleton Hill as an Historic District, #H-82-1, 9 June 1982. Bixby states that in 1860 Tourtellot and Squires purchased a log building which had been used by Davidson & Breath previously. See Bixby, 402. Sanford C. Gladden, **Hotels of Boulder**, (Boulder: Sanford C. Gladden, 1970), 113.

⁹Gladden, **Hotels of Boulder**, 123.

1874

1st

Mapleton
Highland
Pine
Spruce

Southern

original townsite in 1870. Property holders Samuel Breath, Anthony Arnett, and Alpheus Wright allowed their holdings in the area to be included in the addition. Squires and Tourtellot also built a large 1865 stone house still standing at 1019 Spruce Street. When Jonathan Tourtellot died in 1870, Squires divested himself of the lumber and mining interests and concentrated on the mercantile trade.¹⁰ Maria Tourtellot died in 1889 and Frederick Squires died in 1893. George H. Tourtellot, the son of Jonathan and Maria Tourtellot, was born in Rhode Island in 1839 and came to Boulder with his parents in 1860. He and his wife operated a ladies' department store. George Tourtellot died in 1894.¹¹

Samuel Breath's successful development of the area also included **Breath's Subdivision**, platted in 1882, a subdivision of **Outlot No. 1 of Squires Addition to West Boulder**. The land in the subdivision included one block. The subdivision was owned by Samuel M. Breath and Ivers Phillips. Sanford Gladden reported that Breath was "the first to build on the mesa southeast of Boulder," the area later known as Breath's Subdivision, which was fully developed by 1900. Colonel Ivers Phillips is listed in Sanford Gladden's 1883 Directory for Boulder as residing at 2145 11th Street with his wife Abbie. Phillips was born in Massachusetts in 1805 and was involved in manufacturing and railroads, as well as politics in that state. A Civil War veteran, Phillips came to Colorado in 1873, where he became involved with mining and processing activities. In 1880, he was involved in the organization of the Boulder Mining and Concentrating Company, of which he became president. Phillips served as president of the Agricultural Society of Boulder and a director of the Colorado Central Railroad.¹²

On 6 March 1882, Caroline L. Hawley and Sarah E. Hayes submitted a plat for the **Phillips Addition to the town, north of Squire's Addition**.¹³ The subdivision consisted of eight blocks extending from the alley north of Concord Avenue to Maxwell (then Bluff) Avenue and from 4th Street to 9th Street. Caroline Hawley was an early Boulder resident, appearing in Sanford Gladden's directory of Boulder for 1883. At that date, she was listed as operating a confectionery and residing at 1737 Spruce Street. A sketch of her home was included in Sturtevant's 1880 "Views of Boulder and Vicinity." In 1895, Mrs. Hawley's obituary stated that she had died at her home in Denver and that she was widely known in Boulder. The newspaper added that Mrs. Hawley and her business partner Miss Hayes "will be remembered here for some operations in real estate."¹⁴

¹⁰Bixby, 689 and 681-682.

¹¹Gladden, **Hotels of Boulder**, 152.

¹²Gladden, **Hotels**, 113 (presumably, the direction should read northwest rather than southeast) and Bixby, 672-673.

¹³Boulder County Clerk and Recorder, "Map of Phillips Addition to the Town of Boulder," 6 March 1882.

¹⁴Sanford Charles Gladden, **Directory of Boulder, Colorado, for 1883** (Boulder: Sanford Gladden, 1979) and Mary McRoberts, **Genealogical Abstracts from the Boulder**

1882

2nd

Concord
Maxwell

4th & 9th

The 1887 Willits map of Boulder indicates that the survey area included the Phillip's Addition on the northwest, Squire's Addition to West Boulder on the south, Breath's Subdivision on the east, and an unsubdivided area at the northeast corner. The map, which indicates the placement of dwellings, shows little development in the survey area, with only two residences in Phillip's Addition, two in Breath's Subdivision, and about a dozen residences in the unsubdivided area. Meandering through the survey area is the Farmer's Ditch. The western boundary of the Phillip's Addition was the extreme western city limits in 1887.

1888
4-9th
Portland
&
Maxwell

Maxwell's Addition to Boulder was filed in 1888 by pioneer residents and business partners James P. Maxwell and George S. Oliver. The development included an area from 4th to 9th between Portland Place and Maxwell Avenue. In 1883, the firm of Maxwell and Oliver, surveyors, was housed in the First National Bank building. James P. Maxwell was one of Boulder's most illustrious early settlers. Born in Wisconsin in 1839, Maxwell arrived in Colorado with his father, James A. Maxwell, in 1859. Maxwell mined in Gilpin County until 1868 and, in partnership with C.M. Tyler, built a steam saw mill on South Boulder Creek. In 1867, Maxwell purchased Tyler's interest in a saw mill near Boulder and operated it with his father for two years. In 1870 he moved to Boulder, where he served as Deputy U.S. Surveyor. In 1872, Maxwell was elected to the territorial legislature. He became a member of the first state legislature and served as president of the senate. In 1878, Maxwell was elected mayor of Boulder and in 1880 became county treasurer. He built the Silver Lake Ditch and developed the Maxwell Addition as well as serving as director and president of the First National Bank. Maxwell was vice president of the company which platted Mapleton Addition.¹⁵

1888
4-12th
Maxwell
Pine

To take advantage of Boulder's growth, a group of prominent Boulder businessmen formed the Boulder Land and Improvement Company. Members of the company included H.N. Bradley, John G. Cope, Samuel C. Brown, Andrew J. Macky, Fred Lockwood, James P. Maxwell, James Cowie, and Charles L. Spencer. In 1888, the company laid out the Mapleton Addition to West Boulder, which included a large area roughly from 4th to Broadway and Maxwell to Pine. The addition was a replat of a portion of Squire's Addition to West Boulder. The Improvement Company paid \$5,500 to the Tourtellot and Squires families to obtain the land for their development. The lots of the new subdivision averaged 25 feet wide by 140 to 170 feet in length. Hill Street (changed to Mapleton Avenue in August 1902) was laid out 100 feet wide running west from 12th Street (now Broadway). The company chose to develop acreage which featured good drainage, clean air, and excellent views across the valley toward the Flatirons.¹⁶

Daily Camera, 1891-1900 (Boulder: Mary McRoberts, 1985).

¹⁵Planning Department Memorandum and Bixby, 661.

¹⁶Mapleton Hill Design Guidelines, 2; Frank Sitchler, "Boulder's First Elite Residential Area-Mapleton Hill," *Boulder Daily Camera*, 13 September 1970.



Figure 5. This extract of the 1887 W.C. Willis map of Boulder shows relatively few buildings in the northern portion of Mapleton Hill. Early subdivisions and the Farmers Ditch also appear. SOURCE: W.C. Willis, "City of Boulder, 1887" (Denver: W.C. Willis, 1887).

The principals of the company were successful businessmen and entrepreneurs. H.N. Bradley was born in Vermont in 1846 and came to Colorado in 1873. In Boulder, he opened a dry goods store on Pearl Street with George McClure and was a member of the City of Boulder Hose Company No. 1.¹⁷ John G. Cope was born in Ohio in 1837, where he was a farmer and school teacher. Cope came to Boulder at the urging of Lewis Cheney, with whom he had been a banking partner, and became vice president of the First National Bank of Boulder in 1885. In 1888, Cope became president of the bank, a position he occupied until his death. Samuel Church Brown was born in 1848 and operated the Brown Mercantile Company. Brown served on the Boulder School Board, was active in promoting the construction of Mapleton School, and was a prominent supporter of the Chautauqua movement. Brown was also a founder of the Denver, Boulder, and Western Railroad.

Andrew J. Macky was born in 1834 in New York and went to Golden in 1858 in search of gold. He moved to Boulder in 1861, where he held the offices of postmaster, county treasurer, justice of the peace, clerk of the district court, town clerk, and town treasurer. Macky was an organizer and president of the First National Bank and became one of Boulder's wealthiest citizens. He built the first frame house in Boulder as well as the first brick residence. When he died in 1907 he willed \$300,000 to the university, which erected an auditorium named after him. Fred Lockwood was born in England and moved to Boulder to become secretary of the Marshall Coal Company. Lockwood was president of the Lockwood Trading Company and was elected to the state senate. James Cowie was born in Scotland in 1855 and came to the United States in 1872 and Colorado in 1877. Cowie was a mill assayer and assistant superintendent of the Caribou mine. In 1889, Cowie became Boulder County Clerk and in 1902 he was elected secretary of state. In 1905, Cowie became mayor of Boulder.¹⁸

At the time of its creation, the area encompassing Mapleton Addition was "wind-swept and barren," without any trees.¹⁹ The Improvement Company planted over two hundred silver maple and cottonwood trees to make the site more attractive in about 1890, before the houses of the subdivision were built.²⁰ Landscape architect Frederick Law Olmsted later noted that the silver maple was a brittle, short-lived tree, thus a poor choice for Boulder's environment.²¹ The landscaping was to be maintained with irrigation by the Silver Lake Ditch, a project of James Maxwell.

In her history of Mapleton School, Phyllis Smith notes that before its development as a

¹⁷Bixby, 618.

¹⁸City of Boulder Planning Department, Memorandum, 9 June 1982.

¹⁹Boulder Landmarks Advisory Board and Department of Community Planning and Development, "Mapleton Hill Historic District Design Guidelines," November 1987.

²⁰Boulder Carnegie Library for Local History, Mapleton Hill brochure, 1970.

²¹Mapleton Hill Design Guidelines, 2.;

residential area, the Mapleton Hill area was a favorite area of early Boulder children for sledding.²² In 1888, in an area known as Squire's pasture, construction began on Mapleton School, the first building on Mapleton Avenue. The building was designed by Colorado Springs architect Frank T. Lent and constructed by Roerig Brothers, also of Colorado Springs. The partially finished school opened in September 1889 with 250 students and was completed in March 1890 at a cost of \$16,111. The building served students from first through tenth grade and also housed the office of the superintendent of schools. The stone school featured a twenty-foot turret atop a rectangular central tower. The teachers, including Miss Edna Harkins planted trees, flowers, and shrubs on the property. Each child brought cobblestones from their homes which were utilized by the school staff to build benches on the grounds. Susie Lovelace was principal of the school for many years.²³

The erection of the school stimulated the growth of the neighborhood, with a number of new homes erected during the 1890s. After a slowdown in construction resulting from a national depression in 1893, Boulder recovered in the late 1890s and many houses in the northern portion of the neighborhood were completed during the late 1890s and early 1900s. A previous study of the historic district noted that approximately twenty-eight percent of the homes in the neighborhood were built between 1895 and 1900 and that fifty-seven percent were built before 1910.²⁴

The final historic addition included in the northern portion of Mapleton Hill was **Canfield's Subdivision, created in 1895** as a replat of part of the Mapleton Addition. Canfield's Subdivision included a small area between 6th and 7th from Mapleton to Maxwell. In 1874, Isaac Canfield and his brothers opened the Rob Roy Mine northeast of Marshall. Canfield founded a town of the same name in the same year. Phyllis Smith stated that Canfield was "more of a traveling speculator than a settled miner." Canfield developed oil fields in Ohio and Pennsylvania and in 1901 managed the Boulder Oil Company for investors from Denver and Colorado Springs. Canfield's successful search for oil near Niwot launched an oil boom in Boulder County. The speculator was later accused of illegal dealings and left the area.²⁵

In the mid-1890s, the Seventh Day Adventist Church purchased ninety acres of land between 4th Street and Sunshine Canyon and dedicated its Boulder Sanitarium in

²²Smith, 3.

²³Jane Barker, "Mapleton School: a Heritage of Pride," **Boulder Daily Camera**, 2 October 1977 and Phyllis Smith, **History of Mapleton School** (Boulder: Mapleton School Vocational Technical Center, 1975).

²⁴Mapleton Hill Design Guidelines, 2.

²⁵Smith, **A Look at Boulder**, 29, 141-142.

1895
6-7th
Maple -
Maxwell

25a

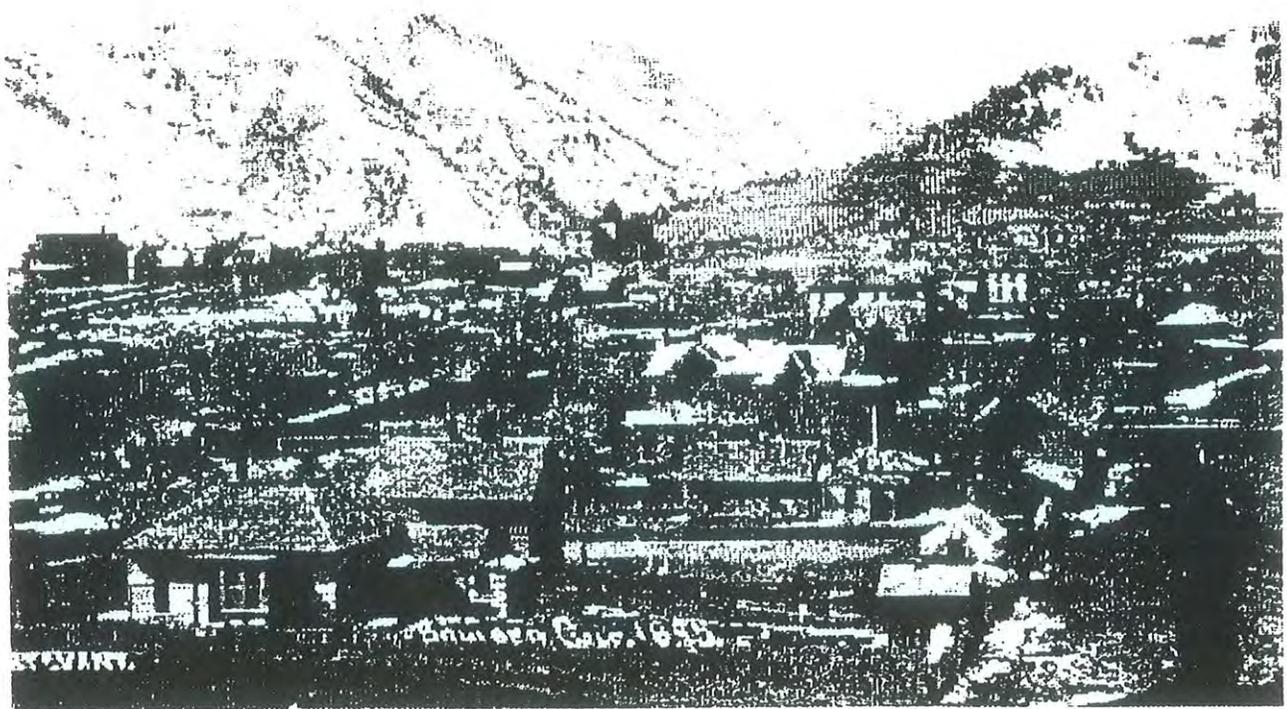


Figure 6. By contrast with the earlier view, this 1895 view westward from Sunset Hill shows substantially more development activity on Mapleton Hill. J.B. Sturtevant was the photographer. SOURCE: Boulder Carnegie Library for Local History.



Figure 7. This circa 1906 view of the Mapleton Hill area was taken by J.B. Sturtevant from above the Boulder Sanitarium looking eastward. The intersection of 4th Street and Maxwell is in the left center of the image. SOURCE: Boulder Carnegie Library for Local History.

1896.²⁶ The facility had its own powerhouse, bakery, laundry, and dairy. The institution ran a nursing school with an associated three-story brick dormitory built in 1930. The nursing school was discontinued in 1952 and in 1955 the dormitory was converted to a senior center. Boulder Memorial Hospital occupies the site of the original sanitarium building.²⁷

Jessie Fitzpatrick, who moved with her family to Mapleton Hill in 1897, remembered that there were a few houses scattered around the neighborhood at that date²⁸ The neighborhood was very friendly and on summer nights, the women of the neighborhood would gather for croquet and the men for horseshoes. The amenities of the Mapleton Hill neighborhood included the Congregational Church on the north side of Pine, established in the fall of 1866 as the first church structure in Boulder. The Carnegie Library, the city's first public library, was erected in 1906 at 1125 Pine Street. Among the few commercial structures in the northern portion of the neighborhood was Vesey's Grocery Store at 734 Maxwell Avenue. A 1922 photograph indicates that Conoco gas was sold from the property. The Dasy Grocery at 602 Maxwell was a brick commercial building operated by Frank R. and Mae Dasy, who resided above the store.

The northern portion of the Mapleton Hill neighborhood became a popular residential area, principally for working and middle class residents, in contrast to the southern portion which attracted wealthier residents and more substantial homes. The area contained affordable dwellings which attracted a number of widowed and single women, as well as railroad workers, clerks, miners, laborers, small business owners, and various types of builders and contractors.

Charles E. Sellers, a mason, born in Ohio in 1861 lived at 2346 9th. Sylvester E. Beck, a laborer, purchased 665 Maxwell in 1903 and lived there until 1919. Gardener John Shadley acquired 705 Maxwell in 1909. Contractor Chester B. Ashcraft obtained 801 Maxwell in 1902 and may have erected the house himself. Ashcraft taught mechanical engineering at the university. In 1910, Flora Corbett, a widow who worked as a laundress, lived 519 Maxwell. Theodore Taylor, a stage driver born in Iowa in 1870 lived at 2340 9th Street. Homeowners in the area pursued a variety of occupations, including: Samuel E. Wagner, brickmason, 530 Concord; Homer Stewartson, mail carrier, 537 Concord; John Duncan, miner, 625 Concord, Amanda and Lucinda Wilson, dressmakers, 642 Concord; Everett S. Crosman, contractor and janitor, 820 Concord; Oscar P. Yarger, bookkeeper and appraiser, 2531 5th; Edwin W. Van Fleet, oil refiner, 2535 6th; A.T. Lewis, proprietor of the Elite Cigar Store, 2541 6th; and Herbert C. Hocking, proprietor of Hocking's Meat Market, 2433 8th.

²⁶Boulder Daily Camera, 13 September 1970.

²⁷Boulder Daily Camera, 13 September 1970.

²⁸Boulder Daily Camera, 13 September 1975 and Jessie Fitzpatrick, Boulder, Colo., Interview by Josie Heath, 19 January 1974.

734 Maxwell
602 Maxwell

N. vs S.
area
difference

26a



Figure 8. This 1922 photograph of Veysey's Grocery Store at 734 Maxwell Avenue depicts one of the few commercial buildings in the northern portion of Mapleton Hill. SOURCE: Boulder Carnegie Library for Local History, Edwin Tangen collection.

Among the prominent residents of the northern portion of Mapleton Hill were Edward C. and Jennie R. Mason, who resided at 2409 5th Street. Edward Mason was an attorney who graduated with the fifth class at the University of Colorado and attended the University of Michigan Law School. Mason served as district attorney for Gilpin, Clear Creek, and Jefferson Counties and became a farmer and stockman. Jesse D. Long, who started J.D. Long Seed Company at 2043 Broadway lived at 2530 5th. Frank W. Persons, treasurer of Lashley-Persons Investment Company, lived at 2436 6th. Dr. Clay E. Giffin, who became head of the Boulder Community Hospital executive staff and president of the Boulder County Medical Association, lived at 2440 7th in 1913. Mary H. Cowie, resident of 435 Maxwell Avenue, began her work at the post office in 1894 and became Boulder's first woman postmaster, serving from 1922 to 1934. Lambert and Bertha Sternberg, 840 Maxwell, built the Sternberg Building on Pearl Street, later the Citizens Bank Building. Dr. Ernest Herbert Robertson, professor of pathology at the University of Colorado and promoter of Boulder Community Hospital, lived at 1100 Maxwell with his wife, Eleanor, a CU graduate.

The proximity of the Sanitarium made the neighborhood a popular residential area for workers at the health facility. Francis M. Wilcox, first manager of the Boulder Sanitarium and its chaplain, as well as pastor of the Seventh Day Adventist Church, lived at 2439 6th. Charles Long, who resided at 421 Concord in 1913 was a registered nurse who worked as superintendent of the Gentlemen's Bath Room Department at the Boulder Sanitarium. Robert R. Cook, assistant superintendent at the Sanitarium, lived at 2621 5th in 1913. Several people who came to Boulder to recover their health also lived in the neighborhood, perhaps drawn by the closeness of the Sanitarium. Dr. T.S. Whitelock, a physician who brought his wife to the Sanitarium to benefit her lungs in 1898, lived at 2443 6th in 1900.

The area attracted a number of Scandinavian residents, many of whom were involved in building trades. Leonard and Marie Blystad lived at 424 Concord in 1913. Leonard Blystad was born in Oslo, Norway, and came to the United States in 1888. His father, a carpenter, was recruited to help build the Sanitarium in Boulder and Leonard also worked on the project. Blystad later worked as a contractor and built a number of homes and commercial buildings in Boulder and owned several properties in the northern portion of Mapleton Hill. Charles Larsen was a skilled plasterer who was active in the Socialist Party and lived at 623 Concord. Frank and Mary Fagerstedt, Swedish immigrants, lived in several houses on Maxwell. Fagerstedt was a bricklayer. Peter J. Johnson, a Swedish immigrant who lived at 457 Maxwell, ran the Temple Bakery for thirty-five years. Johnson married Emma Larson, a Swedish immigrant whose father helped build Ryssby Church. John and Tillie Peterson, Swedish immigrants, lived at 921 Maxwell in 1900, when John was employed as a stage driver.

Also of note were James M. and Nellie Clay, who resided at 663 Concord Avenue in 1913. Clay came to Boulder in 1883 as pastor of the African Methodist Church and later operated several small businesses. Clay resided in other parts of Boulder during his

lifetime, but his residence in Mapleton Hill substantiates the theory that African-American residents were not confined to the Goss Grove neighborhood during the early twentieth century.

In recognition of the area's historic significance, the City of Boulder designated the Mapleton Hill Historic District in 1982. The district, which includes the 1993 survey area, was landmarked for its historical associations, including its association with prominent persons and distinction in the development of Boulder; its architectural significance, exemplifying "the juxtaposition of many architectural forms in a single structure"; and its environmental significance resulting from its mature vegetation and its representation of an "established, familiar, and prominent visual feature for Boulder."

Historic Architectural Styles of Northern Mapleton Hill

The Mapleton Hill Design Guidelines note that the Mapleton Hill district encompasses a heterogeneous blend of architectural styles erected on a variety of lot sizes with a diversity of building materials. That document states that "preserved in the Mapleton district are representations of virtually every late nineteenth century architectural revival style." The Design Guidelines describe the Mapleton Hill neighborhood as reflecting a period in which a preoccupation with past styles combined with technological advances in building techniques.

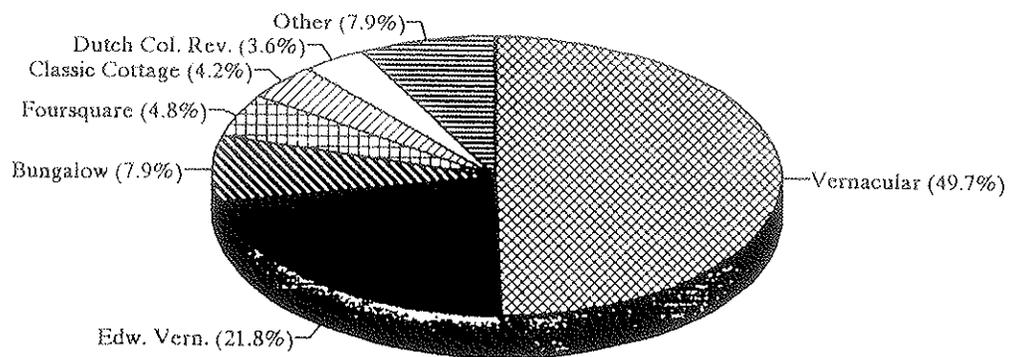
Of the buildings surveyed in the northern portion of the district in 1993, the majority are vernacular in design. Vernacular buildings are among the mostly commonly found historic buildings throughout Colorado. The vernacular buildings in northern Mapleton Hill often possess a few of the ornamental details popularly associated with specific styles of the period but do not display enough characteristics of any style to be evaluated as representative of a particular style. In some cases, this is due to the removal of original elements which might have reflected a style or the total remodeling of a building. An example of the vernacular frame dwellings in the neighborhood is 605 Concord, a one-story house with hipped roof with overhanging eaves, double-hung windows, and a projecting porch supported by Doric columns. Another good representative of vernacular design is 645 Concord, a one-story frame residence with hipped roof with gabled projection and an inset porch supported by classical columns. An interesting vernacular house of masonry construction is 900 Maxwell, a one-story cut stone dwelling with hipped roof and inset porch supported by a turned spindle.

The Queen Anne Style

In the late nineteenth century, American architects, inspired by the nation's centennial, were obsessed with finding an American style. The work of English architect Richard Norman Shaw, who specialized in a style that was supposedly based on architecture during the eighteenth century reign of Queen Anne, was discovered and popularized.

28a

Figure 9
ARCHITECTURAL STYLES
Northern Mapleton Hill Area



Noted American architect Henry Hobson Richardson designed the first Queen Anne style house in America in Rhode Island. The Queen Anne style was quickly spread by architectural pattern books and widely built from the 1880s through the first decade of the twentieth century.

The Queen Anne style emphasized ornamentation through a variety of shapes, patterns, and building materials, made accessible to the public due to advances in technology and transportation. Queen Anne houses had vertical lines with steep gables and angles to catch the light. The style favored a variety of building materials for a single dwelling, including brick, stone, wood, stucco, tile, shingles, and stained glass. The invention of the turning lathe ensured that turned porch supports and spindlework would be a significant element in design.

The Queen Anne style was immensely popular as it could be adapted to any size home and any lot. Queen Anne could be had by the common man, who might not decorate his home with elaborate stained glass, but could afford decorative shingles or turned spindle supports on the porch. Since large plate glass panels were inexpensive and available, colored glass was often limited to small panes bordering large expanses of clear glass. Where brick construction was popular, decorative patterned and corbelled brickwork was an element of the style.²⁹

In the northern portion of Mapleton Hill, Queen Anne influences are seen on many homes in the form of corbelled brickwork, ornamental shingles and turned porch spindles. An outstanding example of the style is 1104 Maxwell, a two-story clapboard and shingled dwelling with Eastlake fretwork and an elaborate wrap-around porch with turned spindle porch supports, ornamental brackets, and an unusual cut and sawn balustrade. An example of a less ornamented, vernacular Queen Anne residence is 1116 Maxwell, which features a projecting bay with beveled corners, a multi-gabled roof, and a porch with brackets, spindles, and a decorative rail. Queen Anne details are also displayed on 915 Maxwell in the form of a decorative vergeboard with unusual clover and sword pattern and a porch with delicate brackets and an ornamental frieze.

Edwardian Vernacular Style

Toward the end of the nineteenth century, reaction to the elaborate ornamentation of the Queen Anne style and an economic downturn in the 1890s led to a movement to create somewhat plainer, less ostentatious residences, a trend which continued during the beginning of the next century. The excesses and extravagances of the previous age were attacked as an indication of selfishness and lack of social concern. Urban reform movements emphasized the values of the middle class. The Edwardian Vernacular style

²⁹James C. Massey and Shirley Maxwell, "Queen Anne Style," *Old House Journal* (July/August 1989): 38-41.

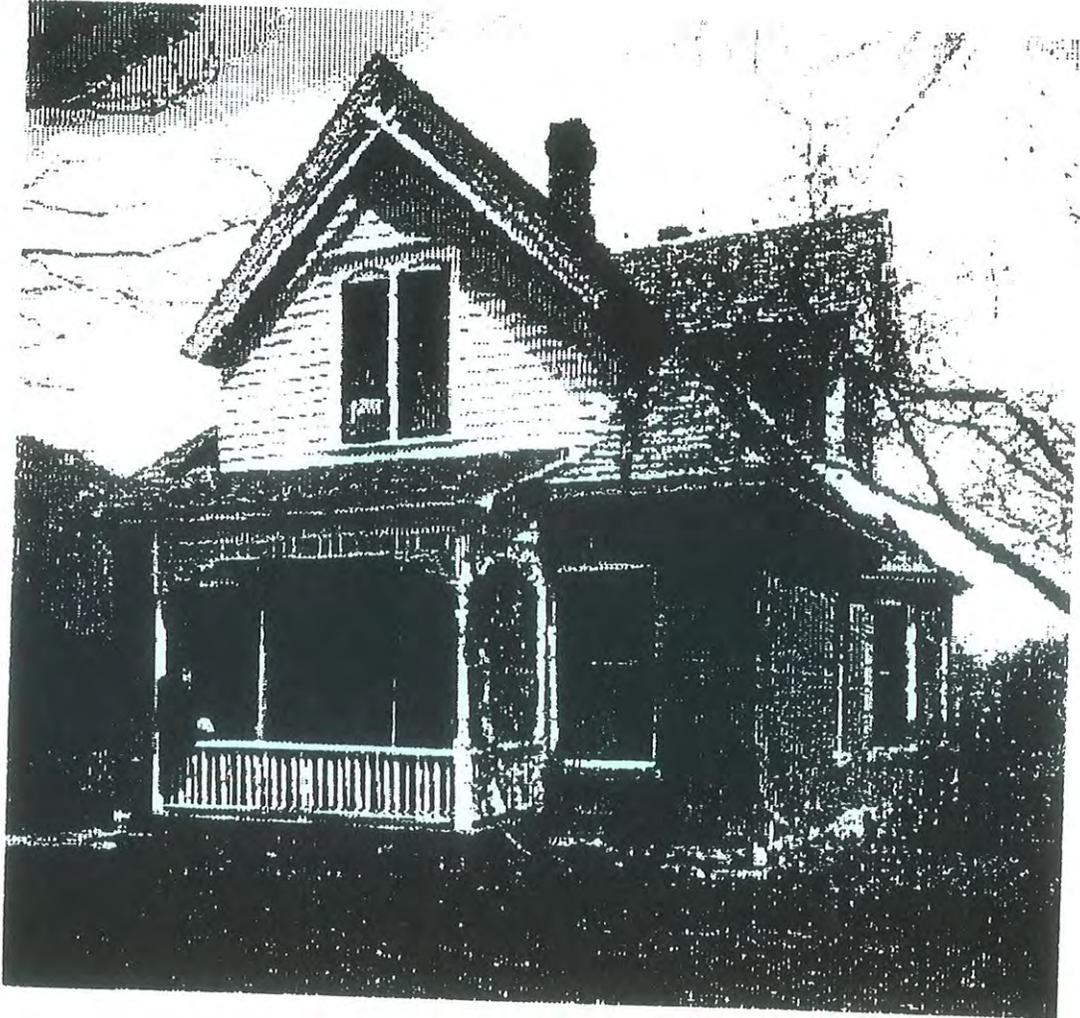


Figure 10. According to the City Directory, Emma, Estella, Mary, and Norman Gehring resided at 915 Maxwell Avenue when this 1917 photograph was taken. SOURCE: Boulder Carnegie Library for Local History.

was a post-Victorian architectural concept which utilized the same form and massing as the Queen Anne residence, but stripped away many of the shingles, the spindled porch details, varieties of glass, and other ornament to create a more simplified surface dignified by classical details. The Edwardian Vernacular style was very popular in Colorado from about 1890 to 1910.

The 1993 survey area contains a number of nice examples of the Edwardian Vernacular style. Many of its vernacular homes also display the classical elements which became popular during the period, of which the most ubiquitous was the classical column porch support. One of the best examples of the Edwardian Vernacular style is 541 Maxwell, a dwelling of clapboard and shingles which features a porch with squared columns atop shingled piers and a balcony with curved wood slat frieze. Another very fine example of the Edwardian Vernacular style is 820 Concord, a frame house with steeply pitched side gabled roof with flared, overhanging eaves which sweep to cover the full-width porch with classical column supports and balustrade. Edwardian elements are displayed in 2415 5th, an asymmetrical dwelling with off-center, inset porch with squared column supports and a pedimented, shingled dormer as well as bay windows. A very common type of Edwardian Vernacular house in northern Mapleton Hill is represented by 2427 7th, a brick dwelling with cross-gabled roof and porch supported by classical columns.

Foursquare and Classic Cottage Styles

One of the most commonly built houses during the period before World War I in Colorado was the Foursquare style home. The Foursquare was part of the movement away from the elaborate exterior ornamentation of the Victorian period. The house style was popular for families as it had a boxy shape which provided lots of room and was free of expensive exterior details. The Foursquare style could be individualized in a variety of ways by utilizing different wall cladding, altering the porch design, or varying window treatments. Certain features, however, were almost universal to the style, including a low hipped roof with overhanging eaves, a central dormer, two-story height, and a one-story porch with classical columns or square posts. The porch supports became masonry piers in later versions.

Northern Mapleton Hill contains a small number of Foursquare style homes. A simple version of the Foursquare style is 519 Concord, a two-story frame dwelling with clapboard siding. The house displays the boxy shape of the style and the essential hipped roof with overhanging eaves, as well as a projecting porch and balcony with balustrade. A very nice example of the Foursquare style is 2441 5th, a two-story weatherboard and shingled dwelling with low hipped roof and central dormer and a projecting porch supported by eleven columns atop a shingled wall. Another fine example of the style is 801 Maxwell, a two-story dwelling with hipped roof with widely overhanging eaves, clapboard and shingle siding, and a full-width porch with column supports and balustrade.

Similar to the Foursquare in design but smaller in size was the Classic Cottage style. The Classic Cottage was characterized by a one or one-and-a-half story dwelling with square floorplan, hipped roof, front dormer, and porch with classical details. The Classic Cottage was one of the most commonly erected styles in Colorado during the early twentieth century, especially in middle and working class neighborhoods and was built in both brick and frame versions. Northern Mapleton Hill possesses a few examples of the Classic Cottage, including 444 Concord, a one-story clapboard dwelling with hipped roof with central shingled dormer and porch supported by Doric columns.

Dutch Colonial Revival Style

Americans continued to be interested in their country's architectural roots during the early twentieth century. Houses constructed by the Colonists were viewed as a model for finding the American identity in terms of a dwelling. The movement resulted in the creation of two types of residences: those which were historically accurate reproductions of colonial houses and those in which colonial details were applied to basically Victorian or post-Victorian buildings, sometimes called "free Colonial" houses. A subcategory of the Colonial Revival style was the Dutch Colonial house, which found great popularity. The Dutch Colonial was distinguished by its gambrel roofed design, to which colonial details such as Palladian windows were added.

Although the Dutch Colonial Revival style was not widely built in Boulder, northern Mapleton Hill possesses several nice examples of the style. A frame version of the style, 527 Maxwell, is a clapboard and shingled dwelling with a side gambrel roof and porch with dentil trim and grouped miniature columns set on a curved, shingled wall. A masonry version of the style is found at 1100 Maxwell, a dwelling which features a front gambrel roof and a first story of rusticated stonework topped by a shingled upper story, as well as a curved porch supported by short classical columns atop a stone wall.

Bungalow and Craftsman Styles

The Bungalow style of the early twentieth century was influenced by the Arts and Crafts movement as popularized by Gustav Stickley, a Syracuse furniture maker whose shop produced its products with hand tools and emphasized simple lines and unvarnished materials. The movement encouraged the appreciation of hand-crafted goods, simplicity, rustic appearances, and a wholesome environment. Bungalows were small houses of one to one-and-a-half stories, with wide porches with heavy supports, overhanging eaves, generally composed of a variety of materials. The design was very versatile and could be adapted to brick, clapboard, shingle, or stone. Bungalows were popular houses for small urban residential lots and their numbers increased as journals and pattern books made such designs available to the average citizen. The Colorado Historical Society defines buildings with similar details but of larger scale as Craftsman style.

Several Bungalow style homes were erected in northern Mapleton Hill during the 1920s,

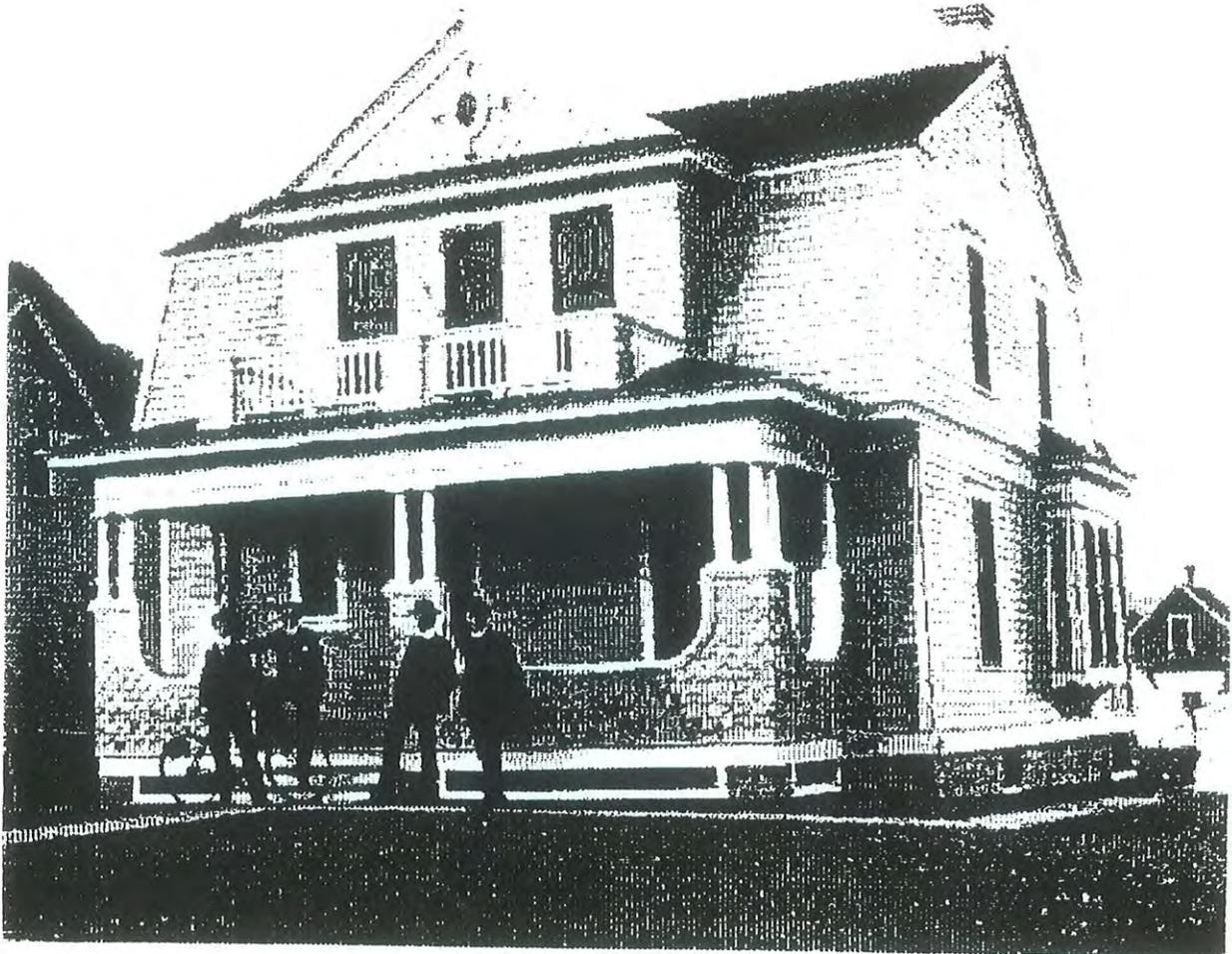


Figure 11. This circa 1900 photograph by J.B. Sturtevant shows 527 Maxwell Avenue, a well-preserved example of Dutch Colonial Revival architecture. SOURCE: Boulder Carnegie Library for Local History.

reflecting a later period of construction in the neighborhood. Most of the Bungalow style homes are found in the northwestern portion of the survey area. A good example of the Bungalow style homes found in the neighborhood is 2425 6th, a brick dwelling with gabled roof with stucco and half-timbering in its gable ends, a central, shed roofed dormer, a gabled porch supported by short grouped columns atop a solid brick wall, and windows with divided upper sashes. Another fine example of the Bungalow style is across the street at 2436 6th, a one-story brick dwelling on stone foundation with gabled roof, overhanging eaves, and triangular braces. The gable end of the house is shingled and the porch features an unusual latticed gable end supported by paired, battered columns atop stone piers. Another example of the Bungalow style is 824 Concord, a one-story frame dwelling with gabled roof with overhanging eaves and exposed rafters and a porch with gabled roof supported by battered wood posts set on stone piers. The Craftsman style is represented by homes such as 2453 and 2455 7th, large gabled houses with multiple construction materials, dormers, porches with battered piers, and windows with divided upper sashes.

VI. RESULTS AND RECOMMENDATIONS

The 1993 Boulder Survey of Historic Places recorded 165 buildings in the northern portion of the locally-designated Mapleton Hill Historic District. Appendices 1 and 2 contain listings in street address and state identification number order of all resources surveyed during the 1993. The buildings recorded were predominantly single family residences, although a few duplexes and one apartment building were also recorded. The majority (nearly fifty-eight percent) of houses surveyed in 1993 were built during the 1900-09 period. Thirty-five resources (21.2 percent) were built before 1900 and the same number were constructed after 1909.

Buildings Potentially Eligible to the National Register of Historic Places

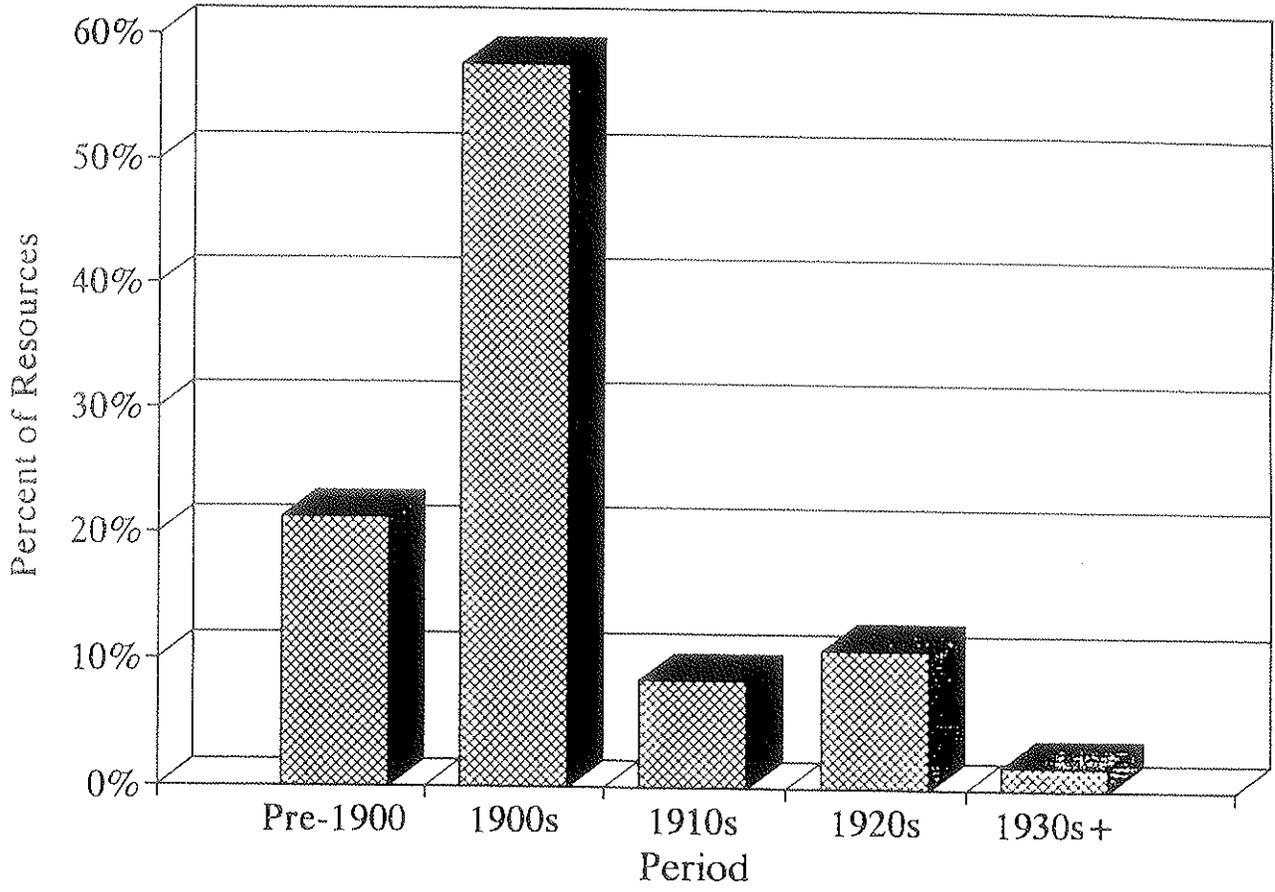
Four individual resources within the survey area were evaluated as potentially eligible to the National Register and are discussed below.

1. *527 Maxwell Avenue, 5BL3990.* An ornate version of the Dutch Colonial Revival style is 527 Maxwell, a two-story clapboard and shingled house with gambrel roof with front gabled, pedimented dormer with keystone window and shingled trim and an unusual porch with grouped miniature columns set atop curved, singled walls.
2. *541 Maxwell Avenue, 5BL3994.* This Edwardian Vernacular style clapboard dwelling with its steeply pitched front gable featuring variegated shingles and a keystone windows is notable for its projecting porch supported by squared columns atop shingled piers and its small balcony with curved wood slat frieze.
3. *1104 Maxwell Avenue, 5BL4040.* This large Queen Anne style clapboard dwelling with variegated decorative shingles features a projecting tower with cut-away corners and Eastlake style brackets and an ornate wrap-around porch with turned spindle supports, an ornamental frieze, delicate brackets, and a decorative balustrade.
4. *2409 5th Street, 5BL4051.* This imposing stone, stucco, and half-timbered dwelling displays early Craftsman style influences in its gabled roof, combination of construction materials, and divided light windows. The house is associated with Edward C. Mason, a graduate of the University of Colorado who became district attorney for Gilpin, Clear Creek, and Jefferson counties, as well as a farmer and stockman.

Historic District Evaluation

The 1993 survey encompassed the northern half of the city designated Mapleton Hill

Figure 12
YEAR OF CONSTRUCTION
Northern Mapleton Hill Area



Historic District. Final recommendations concerning a specific National Register district boundary and an evaluation of the appropriateness of the existing local district boundary cannot be completed until the entire neighborhood is examined and the district in its entirety can be reassessed. This survey has assumed that a district does exist and has evaluated the buildings as contributing or noncontributing based upon period of construction, historical associations, and architectural integrity.

The majority of properties surveyed in 1993 displayed a moderate amount of alterations. The most frequent change to the buildings included the alteration of original porch details. Other types of remodeling frequently found in the survey area were the construction of new dormers, the addition of nonhistoric siding, and enlargement of dwellings through rear additions or upper stories. Some buildings in the survey area had been dramatically altered, principally in order to gain more living space or to convert dwellings to multi-family uses.

Recommendations

Upon the conclusion of the 1993 Boulder Survey of Historic Places, the surveyors formulated the following recommendations:

1. The survey of Boulder's historic neighborhoods should be continued in order to provide complete documentation of the city's historic resources. In particular, the historic resources within the Mapleton Hill district should be recorded and evaluated to document and protect the district.
2. The buildings identified herein as eligible should be nominated to the National Register of Historic Places or locally designated as landmarks or structures of merit.
3. Property owners in northern Mapleton Hill neighborhood should be encouraged to preserve the historic integrity of the homes through education about the history of the area and about preservation methods and issues. The City's publication program of walking tours and neighborhood survey information should continue.
4. The City's program of producing historic contexts illuminating aspects of Boulder history and providing a framework within which to evaluate historic resources should be continued.

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APPENDICES

APPENDIX 1

Boulder Survey of Historic Places, 1993
 Surveyed Sites in Street Address Order

Street Address	State ID Number	Indiv. Elig.?	Contrib. to Dist.?	
2424	4TH ST	5BL4046	N	N
2430	4TH ST	5BL4047	N	Y
2436	4TH ST	5BL4048	N	Y
2442	4TH ST	5BL4049	N	Y
2530	4TH ST	5BL4050	N	N
2409	5TH ST	5BL4051	Y	Y
2415	5TH ST	5BL4052	N	Y
2433	5TH ST	5BL4053	N	Y
2438-40	5TH ST	5BL4054	N	Y
2441	5TH ST	5BL4055	N	Y
2449	5TH ST	5BL4056	N	Y
2525	5TH ST	5BL4057	N	Y
2530	5TH ST	5BL4058	N	N
2531	5TH ST	5BL4059	N	N
2605	5TH ST	5BL4060	N	Y
2621	5TH ST	5BL4061	N	N
2424	6TH ST	5BL4062	N	N
2425	6TH ST	5BL4063	N	Y
2436	6TH ST	5BL4064	N	Y
2439	6TH ST	5BL4065	N	N
2440	6TH ST	5BL4066	N	Y
2443	6TH ST	5BL4067	N	Y
2444	6TH ST	5BL4068	N	Y
2447	6TH ST	5BL4069	N	N
2449	6TH ST	5BL4070	N	N
2455	6TH ST	5BL4071	N	Y
2528	6TH ST	5BL4072	N	Y
2529	6TH ST	5BL4073	N	Y
2530-32	6TH ST	5BL4074	N	Y
2535	6TH ST	5BL4075	N	Y
2540	6TH ST	5BL4076	N	N
2541	6TH ST	5BL4077	N	Y
2548	6TH ST	5BL4078	N	N
2427	7TH ST	5BL4079	N	Y
2435	7TH ST	5BL4080	N	Y
2436	7TH ST	5BL4081	N	N
2440	7TH ST	5BL4082	N	Y
2441	7TH ST	5BL4083	N	Y
2445	7TH ST	5BL4084	N	Y
2446	7TH ST	5BL4085	N	Y
2448	7TH ST	5BL4086	N	Y
2453	7TH ST	5BL4087	N	Y

APPENDIX 1 (Cont.)

Street Address		State ID Number	Indiv. Eliq.?	Contrib. to Dist.?
2455	7TH ST	5BL4088	N	Y
2515	7TH ST	5BL4089	N	Y
2535	7TH ST	5BL4090	N	N
2616	7TH ST	5BL4091	N	N
2408	8TH ST	5BL4092	N	N
2433	8TH ST	5BL4093	N	Y
2456-58	8TH ST	5BL4094	N	N
2336	9TH ST	5BL4096	N	Y
2337	9TH ST	5BL4128	N	Y
2340	9TH ST	5BL4129	N	Y
2341-43	9TH ST	5BL4130	N	Y
2346	9TH ST	5BL4131	N	Y
2352	9TH ST	5BL4132	N	Y
2420	10TH ST	5BL4044	N	N
2425	10TH ST	5BL4045	N	Y
404	CONCORD AV	5BL3938	N	Y
421-23	CONCORD AV	5BL3939	N	Y
424	CONCORD AV	5BL3940	N	Y
428	CONCORD AV	5BL3941	N	Y
429	CONCORD AV	5BL3942	N	Y
435	CONCORD AV	5BL3943	N	Y
436	CONCORD AV	5BL3944	N	N
444	CONCORD AV	5BL3945	N	Y
505	CONCORD AV	5BL3946	N	N
512	CONCORD AV	5BL3947	N	Y
515	CONCORD AV	5BL3948	N	N
519	CONCORD AV	5BL3949	N	Y
520	CONCORD AV	5BL3950	N	N
526	CONCORD AV	5BL3951	N	Y
529	CONCORD AV	5BL3952	N	Y
530	CONCORD AV	5BL3953	N	N
537	CONCORD AV	5BL3954	N	N
545	CONCORD AV	5BL3955	N	Y
553	CONCORD AV	5BL3956	N	Y
605	CONCORD AV	5BL3957	N	Y
611	CONCORD AV	5BL3958	N	Y
620	CONCORD AV	5BL3959	N	Y
623	CONCORD AV	5BL3960	N	Y
623 1/2	CONCORD AV	5BL4095	N	Y
624	CONCORD AV	5BL3961	N	Y
625	CONCORD AV	5BL3962	N	N
626	CONCORD AV	5BL3963	N	N
642	CONCORD AV	5BL3964	N	Y
645	CONCORD AV	5BL3965	N	Y
652	CONCORD AV	5BL3966	N	Y
653	CONCORD AV	5BL3967	N	Y

APPENDIX 1 (Cont.)

Street Address	State ID Number	Indiv. Elig.?	Contrib. to Dist.?
661	CONCORD AV	5BL3968	N Y
663	CONCORD AV	5BL3969	N N
704	CONCORD AV	5BL3970	N N
710	CONCORD AV	5BL3971	N N
721	CONCORD AV	5BL3972	N N
729	CONCORD AV	5BL3973	N N
735	CONCORD AV	5BL3974	N Y
820	CONCORD AV	5BL3975	N Y
824	CONCORD AV	5BL3976	N Y
402	MAXWELL AV	5BL3977	N Y
415	MAXWELL AV	5BL3978	N Y
424	MAXWELL AV	5BL3979	N Y
429	MAXWELL AV	5BL3980	N Y
435	MAXWELL AV	5BL3981	N Y
445	MAXWELL AV	5BL3982	N Y
457	MAXWELL AV	5BL3983	N Y
504	MAXWELL AV	5BL3984	N Y
505	MAXWELL AV	5BL3985	N Y
510	MAXWELL AV	5BL3986	N N
516	MAXWELL AV	5BL3987	N N
519	MAXWELL AV	5BL4097	N Y
520	MAXWELL AV	5BL3988	N Y
521	MAXWELL AV	5BL3989	N Y
527	MAXWELL AV	5BL3990	Y Y
530	MAXWELL AV	5BL3991	N N
536	MAXWELL AV	5BL3992	N Y
540	MAXWELL AV	5BL3993	N N
541	MAXWELL AV	5BL3994	Y Y
545	MAXWELL AV	5BL3995	N Y
603	MAXWELL AV	5BL3996	N Y
607	MAXWELL AV	5BL3997	N Y
610	MAXWELL AV	5BL3998	N Y
611	MAXWELL AV	5BL3999	N N
613	MAXWELL AV	5BL4000	N Y
621	MAXWELL AV	5BL4001	N Y
623-25	MAXWELL AV	5BL4002	N Y
624	MAXWELL AV	5BL4003	N Y
628	MAXWELL AV	5BL4004	N Y
633	MAXWELL AV	5BL4005	N Y
651	MAXWELL AV	5BL4006	N Y
655	MAXWELL AV	5BL4007	N Y
661	MAXWELL AV	5BL4008	N Y
665	MAXWELL AV	5BL4009	N Y
705	MAXWELL AV	5BL4010	N Y
707	MAXWELL AV	5BL4011	N Y
716	MAXWELL AV	5BL4012	N Y

APPENDIX 1 (Cont.)

<u>Street Address</u>	<u>State ID Number</u>	<u>Indiv. Elig.?</u>	<u>Contrib. to Dist.?</u>
730	MAXWELL AV 5BL4013	N	Y
734	MAXWELL AV 5BL4014	N	N
736	MAXWELL AV 5BL4015	N	Y
801	MAXWELL AV 5BL4016	N	Y
802	MAXWELL AV 5BL4017	N	Y
805	MAXWELL AV 5BL4018	N	Y
806	MAXWELL AV 5BL4019	N	Y
810	MAXWELL AV 5BL4020	N	Y
814	MAXWELL AV 5BL4021	N	N
815	MAXWELL AV 5BL4022	N	N
818	MAXWELL AV 5BL4023	N	N
823	MAXWELL AV 5BL4024	N	Y
826	MAXWELL AV 5BL4025	N	Y
834	MAXWELL AV 5BL4026	N	Y
840	MAXWELL AV 5BL4027	N	Y
900	MAXWELL AV 5BL4028	N	Y
915	MAXWELL AV 5BL4029	N	Y
921	MAXWELL AV 18 5BL4030	N	N
928	MAXWELL AV 5BL4031	N	Y
929	MAXWELL AV 5BL4032	N	N
937	MAXWELL AV 5BL4033	N	Y
1017	MAXWELL AV 5BL4034	N	Y
1025	MAXWELL AV 5BL4035	N	N
1035	MAXWELL AV 5BL4036	N	Y
1039	MAXWELL AV 1 5BL4037	N	N
1044	MAXWELL AV 5BL4038	N	Y
1100	MAXWELL AV 5BL4039	N	Y
1104	MAXWELL AV 5BL4040	Y	Y
1112	MAXWELL AV 5BL4041	N	Y
1116	MAXWELL AV 5BL4042	N	Y
1128	MAXWELL AV 5BL4043	N	Y

APPENDIX 2

Boulder Survey of Historic Places, 1993
 Surveyed Sites in State ID Number Order

Street Address	State ID Number	Indiv. Eliq.?	Contrib. to Dist.?	
404	CONCORD AV	5BL3938	N	Y
421-23	CONCORD AV	5BL3939	N	Y
424	CONCORD AV	5BL3940	N	Y
428	CONCORD AV	5BL3941	N	Y
429	CONCORD AV	5BL3942	N	Y
435	CONCORD AV	5BL3943	N	Y
436	CONCORD AV	5BL3944	N	N
444	CONCORD AV	5BL3945	N	Y
505	CONCORD AV	5BL3946	N	N
512	CONCORD AV	5BL3947	N	Y
515	CONCORD AV	5BL3948	N	N
519	CONCORD AV	5BL3949	N	Y
520	CONCORD AV	5BL3950	N	N
526	CONCORD AV	5BL3951	N	Y
529	CONCORD AV	5BL3952	N	Y
530	CONCORD AV	5BL3953	N	N
537	CONCORD AV	5BL3954	N	N
545	CONCORD AV	5BL3955	N	Y
553	CONCORD AV	5BL3956	N	Y
605	CONCORD AV	5BL3957	N	Y
611	CONCORD AV	5BL3958	N	Y
620	CONCORD AV	5BL3959	N	Y
623	CONCORD AV	5BL3960	N	Y
624	CONCORD AV	5BL3961	N	Y
625	CONCORD AV	5BL3962	N	N
626	CONCORD AV	5BL3963	N	N
642	CONCORD AV	5BL3964	N	Y
645	CONCORD AV	5BL3965	N	Y
652	CONCORD AV	5BL3966	N	Y
653	CONCORD AV	5BL3967	N	Y
661	CONCORD AV	5BL3968	N	Y
663	CONCORD AV	5BL3969	N	N
704	CONCORD AV	5BL3970	N	N
710	CONCORD AV	5BL3971	N	N
721	CONCORD AV	5BL3972	N	N
729	CONCORD AV	5BL3973	N	N
735	CONCORD AV	5BL3974	N	Y
820	CONCORD AV	5BL3975	N	Y
824	CONCORD AV	5BL3976	N	Y
402	MAXWELL AV	5BL3977	N	Y
415	MAXWELL AV	5BL3978	N	Y
424	MAXWELL AV	5BL3979	N	Y
429	MAXWELL AV	5BL3980	N	Y

APPENDIX 2 (Cont.)

Street Address	State ID Number	Indiv. Elig.?	Contrib. to Dist.?	
435	MAXWELL AV	5BL3981	N	Y
445	MAXWELL AV	5BL3982	N	Y
457	MAXWELL AV	5BL3983	N	Y
504	MAXWELL AV	5BL3984	N	Y
505	MAXWELL AV	5BL3985	N	Y
510	MAXWELL AV	5BL3986	N	N
516	MAXWELL AV	5BL3987	N	N
520	MAXWELL AV	5BL3988	N	Y
521	MAXWELL AV	5BL3989	N	Y
527	MAXWELL AV	5BL3990	Y	Y
530	MAXWELL AV	5BL3991	N	N
536	MAXWELL AV	5BL3992	N	Y
540	MAXWELL AV	5BL3993	N	N
541	MAXWELL AV	5BL3994	Y	Y
545	MAXWELL AV	5BL3995	N	Y
603	MAXWELL AV	5BL3996	N	Y
607	MAXWELL AV	5BL3997	N	Y
610	MAXWELL AV	5BL3998	N	Y
611	MAXWELL AV	5BL3999	N	N
613	MAXWELL AV	5BL4000	N	Y
621	MAXWELL AV	5BL4001	N	Y
623-25	MAXWELL AV	5BL4002	N	Y
624	MAXWELL AV	5BL4003	N	Y
628	MAXWELL AV	5BL4004	N	Y
633	MAXWELL AV	5BL4005	N	Y
651	MAXWELL AV	5BL4006	N	Y
655	MAXWELL AV	5BL4007	N	Y
661	MAXWELL AV	5BL4008	N	Y
665	MAXWELL AV	5BL4009	N	Y
705	MAXWELL AV	5BL4010	N	Y
707	MAXWELL AV	5BL4011	N	Y
716	MAXWELL AV	5BL4012	N	Y
730	MAXWELL AV	5BL4013	N	Y
734	MAXWELL AV	5BL4014	N	N
736	MAXWELL AV	5BL4015	N	Y
801	MAXWELL AV	5BL4016	N	Y
802	MAXWELL AV	5BL4017	N	Y
805	MAXWELL AV	5BL4018	N	Y
806	MAXWELL AV	5BL4019	N	Y
810	MAXWELL AV	5BL4020	N	Y
814	MAXWELL AV	5BL4021	N	N
815	MAXWELL AV	5BL4022	N	N
818	MAXWELL AV	5BL4023	N	N
823	MAXWELL AV	5BL4024	N	Y
826	MAXWELL AV	5BL4025	N	Y
834	MAXWELL AV	5BL4026	N	Y

APPENDIX 2 (Cont.)

Street Address	State ID Number	Indiv. Elig.?	Contrib. to Dist.?	
840	MAXWELL AV	5BL4027	N	Y
900	MAXWELL AV	5BL4028	N	Y
915	MAXWELL AV	5BL4029	N	Y
921	MAXWELL AV 18	5BL4030	N	N
928	MAXWELL AV	5BL4031	N	Y
929	MAXWELL AV	5BL4032	N	N
937	MAXWELL AV	5BL4033	N	Y
1017	MAXWELL AV	5BL4034	N	Y
1025	MAXWELL AV	5BL4035	N	N
1035	MAXWELL AV	5BL4036	N	Y
1039	MAXWELL AV 1	5BL4037	N	N
1044	MAXWELL AV	5BL4038	N	Y
1100	MAXWELL AV	5BL4039	N	Y
1104	MAXWELL AV	5BL4040	Y	Y
1112	MAXWELL AV	5BL4041	N	Y
1116	MAXWELL AV	5BL4042	N	Y
1128	MAXWELL AV	5BL4043	N	Y
2420	10TH ST	5BL4044	N	N
2425	10TH ST	5BL4045	N	Y
2424	4TH ST	5BL4046	N	N
2430	4TH ST	5BL4047	N	Y
2436	4TH ST	5BL4048	N	Y
2442	4TH ST	5BL4049	N	Y
2530	4TH ST	5BL4050	N	N
2409	5TH ST	5BL4051	Y	Y
2415	5TH ST	5BL4052	N	Y
2433	5TH ST	5BL4053	N	Y
2438-40	5TH ST	5BL4054	N	Y
2441	5TH ST	5BL4055	N	Y
2449	5TH ST	5BL4056	N	Y
2525	5TH ST	5BL4057	N	Y
2530	5TH ST	5BL4058	N	N
2531	5TH ST	5BL4059	N	N
2605	5TH ST	5BL4060	N	Y
2621	5TH ST	5BL4061	N	N
2424	6TH ST	5BL4062	N	N
2425	6TH ST	5BL4063	N	Y
2436	6TH ST	5BL4064	N	Y
2439	6TH ST	5BL4065	N	N
2440	6TH ST	5BL4066	N	Y
2443	6TH ST	5BL4067	N	Y
2444	6TH ST	5BL4068	N	Y
2447	6TH ST	5BL4069	N	N
2449	6TH ST	5BL4070	N	N
2455	6TH ST	5BL4071	N	Y
2528	6TH ST	5BL4072	N	Y

APPENDIX 2 (Cont.)

Street Address		State ID Number	Indiv. Elig.?	Contrib. to Dist.?
2529	6TH ST	5BL4073	N	Y
2530-32	6TH ST	5BL4074	N	Y
2535	6TH ST	5BL4075	N	Y
2540	6TH ST	5BL4076	N	N
2541	6TH ST	5BL4077	N	Y
2548	6TH ST	5BL4078	N	N
2427	7TH ST	5BL4079	N	Y
2435	7TH ST	5BL4080	N	Y
2436	7TH ST	5BL4081	N	N
2440	7TH ST	5BL4082	N	Y
2441	7TH ST	5BL4083	N	Y
2445	7TH ST	5BL4084	N	Y
2446	7TH ST	5BL4085	N	Y
2448	7TH ST	5BL4086	N	Y
2453	7TH ST	5BL4087	N	Y
2455	7TH ST	5BL4088	N	Y
2515	7TH ST	5BL4089	N	Y
2535	7TH ST	5BL4090	N	N
2616	7TH ST	5BL4091	N	N
2408	8TH ST	5BL4092	N	N
2433	8TH ST	5BL4093	N	Y
2456-58	8TH ST	5BL4094	N	N
623 1/2	CONCORD AV	5BL4095	N	Y
2336	9TH ST	5BL4096	N	Y
519	MAXWELL AV	5BL4097	N	Y
2337	9TH ST	5BL4128	N	Y
2340	9TH ST	5BL4129	N	Y
2341-43	9TH ST	5BL4130	N	Y
2346	9TH ST	5BL4131	N	Y
2352	9TH ST	5BL4132	N	Y

Memorandum

To: Ms. Lara Ramsey
Boulder Planning Office

From: ^{TS} Tom and Laurie Simmons ^{rls}
Front Range Research Associates, Inc.

Re: Revised Northern Mapleton Hill Historic District
Building Inventory Forms

Date: 22 April 1996

This document summarizes the scope of work, methodology, and results of the CLG Grant project to revise the Northern Mapleton Hill District Building Inventory forms undertaken for the City of Boulder Landmarks Board.

Scope of Work. The scope of work for the project included two components: 1) the revision of 165 Historic Building Inventory Forms to reflect the new local significance categories for buildings located within the historic district; and 2) revision of Appendices 1 and 2 of the 1993 Northern Mapleton Hill Survey of Historic Places report.

Methodology. The 1993 report and forms and the Boulder Significance Categories were reviewed prior to the start of field work. In the field, copies of each form were reviewed while examining each property. The extent of alterations for each property was rechecked to determine whether any buildings had undergone alterations subsequent to the completion of the 1993 report. Alterations made since the 1993 report were noted on forms in the field and the level of alteration (minor, moderate, major) was also verified.

The 1993 forms were revised on page 2 to include a category for the Boulder Significance Categories. The alterations field and level of alterations were also revised on the forms if changes since 1993 were noted. The date of completion field was revised to reflect the original date of completion of the form and the date of the revision. The forms were reprinted and footprints were redrawn on the new forms.

Significance Categories. The Boulder Categories of Significance for Historic District/Potential Historic District Surveys utilized in this project are: a) Individually Significant Building; b) Contributing Building; c) Contributing Building-Restorable; d) Non-contributing; and e) Significant Newer Building.

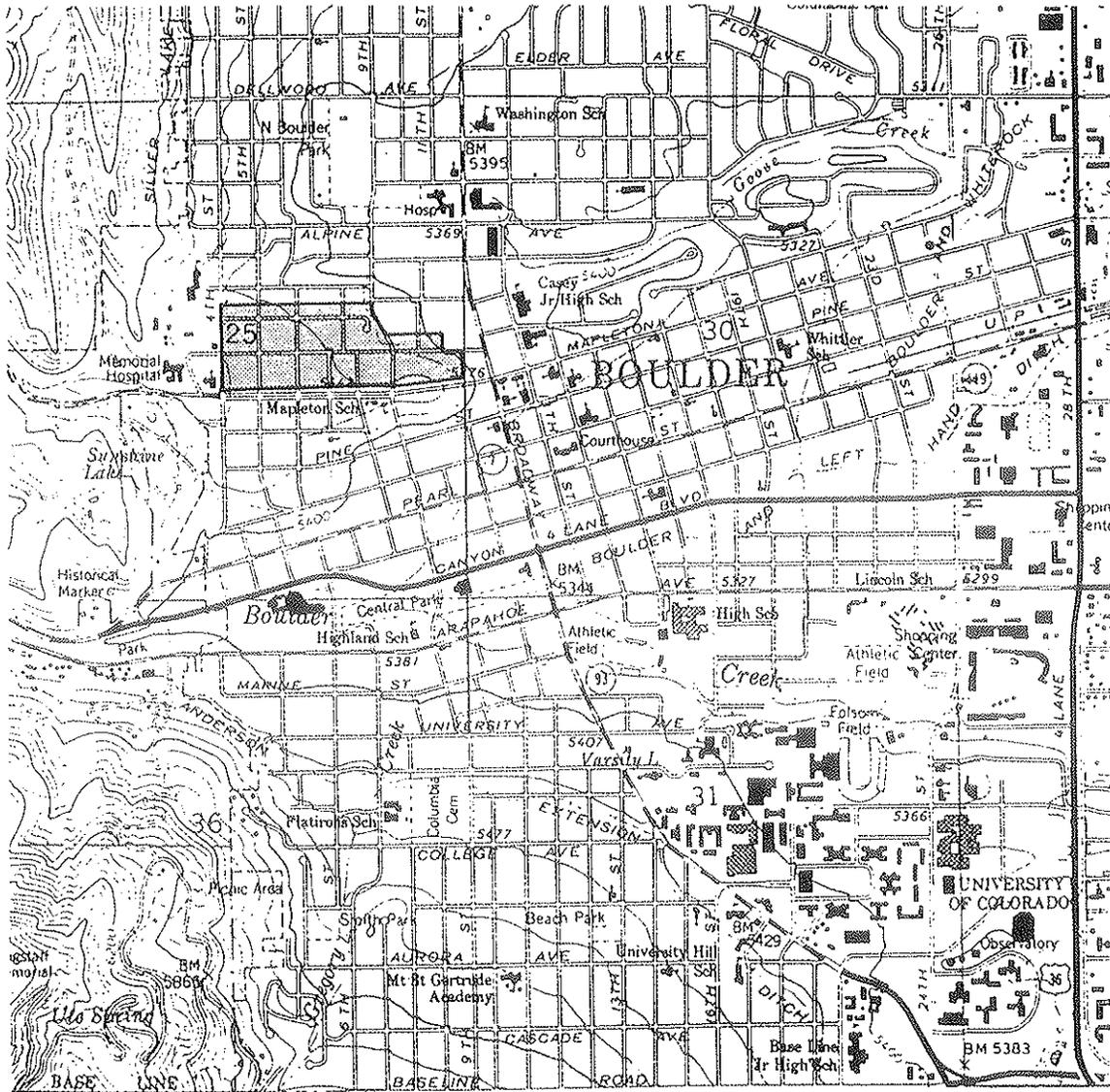
Front Range Research Associates, Inc.
3635 West 46th Avenue Denver, Colorado 80211
(303) 477-7597

Memorandum, Ramsey-No. Mapleton Hill
Page 2, 22 April 1996

Results. The project resulted in the completion of 165 revised Historic Building Inventory forms for buildings in the northern part of the Mapleton Hill Historic District and the completion of revised Appendices 1 and 2 of the 1993 Northern Mapleton Hill Survey of Historic Places

Report. Four buildings (2.4%) in the study area are considered to be Individually Significant. Contributing Buildings comprised 69 (41.8%) of the 165 total buildings, while Contributing-Restorable buildings totalled 62 (37.6%). The three categories added together account for 81.8 percent of the total buildings in the study, while Noncontributing Buildings numbered 30 (18.2%) (Please see the enclosed graph relating to these figures). These totals suggest that Northern Mapleton Hill still strongly contributes to the larger Mapleton Hill Historic District designated by the City of Boulder.

Figure 1
GENERAL LOCATION OF SURVEY AREA
NORTHERN MAPLETON HILL, 1993



SOURCE: Extract of U.S. Geological Survey, "Boulder, Colo.," 1:24,000 topographic quadrangle map, 1966 (photorevised 1979).

DISTRIBUTION BY CATEGORIES

Northern Mapleton Hill Area

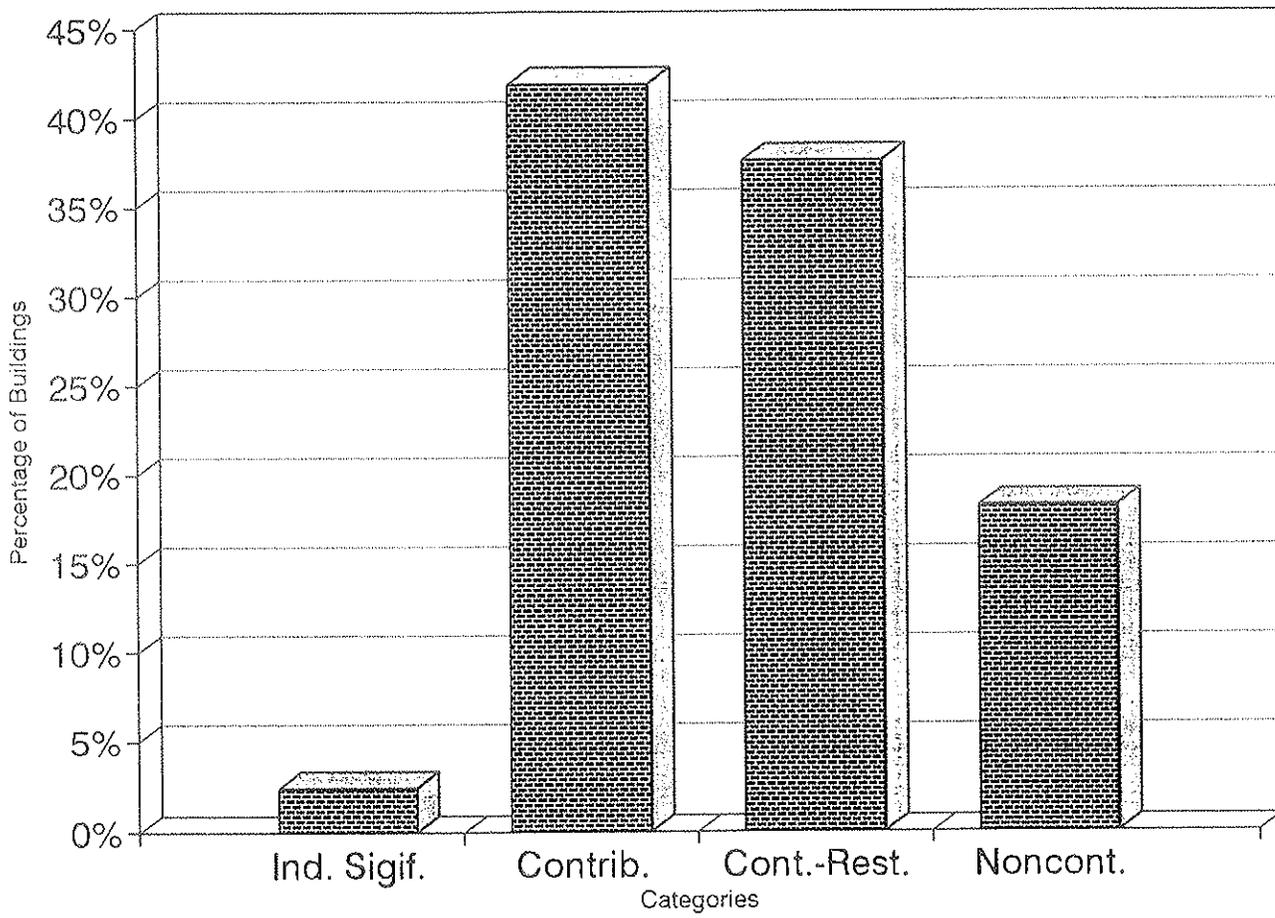


TABLE 1
 NORTHERN MAPLETON HILL
 LISTING OF SURVEYED BUILDINGS, 1993
 EVALUATED BY CATEGORY, 1996
 SORTED BY ADDRESS

Address	State ID No.	Category	--Status--	
			Cont.?	Elig.?
2424 4TH ST	5BL4046	Contributing Building-Restorable		
2430 4TH ST	5BL4047	Contributing Building-Restorable	X	
2436 4TH ST	5BL4048	Contributing Building-Restorable	X	
2442 4TH ST	5BL4049	Contributing Building-Restorable	X	
2530 4TH ST	5BL4050	Contributing Building-Restorable		
2409 5TH ST	5BL4051	Individually Significant Building	X	X
2415 5TH ST	5BL4052	Contributing Building-Restorable	X	
2433 5TH ST	5BL4053	Contributing Building-Restorable	X	
2438-40 5TH ST	5BL4054	Contributing Building	X	
2441 5TH ST	5BL4055	Contributing Building	X	
2449 5TH ST	5BL4056	Contributing Building	X	
2525 5TH ST	5BL4057	Contributing Building	X	
2530 5TH ST	5BL4058	Contributing Building-Restorable		
2531 5TH ST	5BL4059	Noncontributing Building		
2605 5TH ST	5BL4060	Contributing Building	X	
2621 5TH ST	5BL4061	Noncontributing Building		
2424 6TH ST	5BL4062	Noncontributing Building		
2425 6TH ST	5BL4063	Contributing Building	X	
2436 6TH ST	5BL4064	Contributing Building	X	
2439 6TH ST	5BL4065	Contributing Building-Restorable		
2440 6TH ST	5BL4066	Contributing Building	X	
2443 6TH ST	5BL4067	Contributing Building	X	
2444 6TH ST	5BL4068	Contributing Building	X	
2447 6TH ST	5BL4069	Noncontributing Building		
2449 6TH ST	5BL4070	Noncontributing Building		
2455 6TH ST	5BL4071	Contributing Building	X	
2528 6TH ST	5BL4072	Contributing Building-Restorable	X	
2529 6TH ST	5BL4073	Contributing Building	X	
2530-32 6TH ST	5BL4074	Contributing Building-Restorable	X	
2535 6TH ST	5BL4075	Contributing Building-Restorable	X	
2540 6TH ST	5BL4076	Contributing Building-Restorable		
2541 6TH ST	5BL4077	Contributing Building-Restorable	X	
2548 6TH ST	5BL4078	Noncontributing Building		
2427 7TH ST	5BL4079	Contributing Building	X	
2435 7TH ST	5BL4080	Contributing Building-Restorable	X	
2436 7TH ST	5BL4081	Contributing Building-Restorable	X	
2440 7TH ST	5BL4082	Contributing Building	X	
2441 7TH ST	5BL4083	Contributing Building	X	
2445 7TH ST	5BL4084	Contributing Building	X	
2446 7TH ST	5BL4085	Contributing Building	X	
2448 7TH ST	5BL4086	Contributing Building	X	
2453 7TH ST	5BL4087	Contributing Building	X	
2455 7TH ST	5BL4088	Contributing Building	X	
2515 7TH ST	5BL4089	Contributing Building	X	
2535 7TH ST	5BL4090	Noncontributing Building		
2616 7TH ST	5BL4091	Noncontributing Building		
2408 8TH ST	5BL4092	Noncontributing Building		
2433 8TH ST	5BL4093	Contributing Building	X	
2456-58 8TH ST	5BL4094	Noncontributing Building		
2336 9TH ST	5BL4096	Contributing Building	X	
2337 9TH ST	5BL4128	Contributing Building	X	
2340 9TH ST	5BL4129	Noncontributing Building		
2341-43 9TH ST	5BL4130	Contributing Building	X	
2346 9TH ST	5BL4131	Contributing Building-Restorable	X	
2352 9TH ST	5BL4132	Contributing Building	X	

NORTHERN MAPLETON HILL
 LISTING OF SURVEYED BUILDINGS, 1993
 EVALUATED BY CATEGORY, 1996
 SORTED BY ADDRESS (Con't.)

Address	State ID No.	Category	--Status-- Cont.? Elig.?
2420 10TH ST	5BL4044	Noncontributing Building	
2425 10TH ST	5BL4045	Contributing Building	X
404 CONCORD AV	5BL3938	Contributing Building	X
421-23 CONCORD AV	5BL3939	Contributing Building	X
424 CONCORD AV	5BL3940	Contributing Building	X
428 CONCORD AV	5BL3941	Contributing Building	X
429 CONCORD AV	5BL3942	Contributing Building-Restorable	X
435 CONCORD AV	5BL3943	Contributing Building-Restorable	X
436 CONCORD AV	5BL3944	Noncontributing Building	
444 CONCORD AV	5BL3945	Contributing Building	X
505 CONCORD AV	5BL3946	Contributing Building-Restorable	
512 CONCORD AV	5BL3947	Contributing Building-Restorable	X
515 CONCORD AV	5BL3948	Noncontributing Building	
519 CONCORD AV	5BL3949	Contributing Building	X
520 CONCORD AV	5BL3950	Noncontributing Building	
526 CONCORD AV	5BL3951	Noncontributing Building	
529 CONCORD AV	5BL3952	Contributing Building-Restorable	X
530 CONCORD AV	5BL3953	Noncontributing Building	
537 CONCORD AV	5BL3954	Noncontributing Building	
545 CONCORD AV	5BL3955	Contributing Building-Restorable	X
553 CONCORD AV	5BL3956	Contributing Building-Restorable	X
605 CONCORD AV	5BL3957	Contributing Building-Restorable	X
611 CONCORD AV	5BL3958	Contributing Building-Restorable	X
620 CONCORD AV	5BL3959	Contributing Building-Restorable	X
623 CONCORD AV	5BL3960	Contributing Building-Restorable	X
623 1/2 CONCORD AV	5BL4095	Contributing Building	X
624 CONCORD AV	5BL3961	Contributing Building-Restorable	X
625 CONCORD AV	5BL3962	Noncontributing Building	
626 CONCORD AV	5BL3963	Noncontributing Building	
642 CONCORD AV	5BL3964	Contributing Building	X
645 CONCORD AV	5BL3965	Contributing Building	X
652 CONCORD AV	5BL3966	Contributing Building	X
653 CONCORD AV	5BL3967	Contributing Building-Restorable	X
661 CONCORD AV	5BL3968	Contributing Building-Restorable	X
663 CONCORD AV	5BL3969	Noncontributing Building	
704 CONCORD AV	5BL3970	Contributing Building-Restorable	
710 CONCORD AV	5BL3971	Contributing Building-Restorable	
721 CONCORD AV	5BL3972	Noncontributing Building	
729 CONCORD AV	5BL3973	Noncontributing Building	
735 CONCORD AV	5BL3974	Contributing Building	X
820 CONCORD AV	5BL3975	Contributing Building	X
824 CONCORD AV	5BL3976	Contributing Building	X
402 MAXWELL AV	5BL3977	Contributing Building	X
415 MAXWELL AV	5BL3978	Contributing Building-Restorable	X
424 MAXWELL AV	5BL3979	Contributing Building	X
429 MAXWELL AV	5BL3980	Contributing Building-Restorable	X
435 MAXWELL AV	5BL3981	Contributing Building-Restorable	X
445 MAXWELL AV	5BL3982	Contributing Building-Restorable	X
457 MAXWELL AV	5BL3983	Contributing Building-Restorable	X
504 MAXWELL AV	5BL3984	Contributing Building-Restorable	X
505 MAXWELL AV	5BL3985	Contributing Building-Restorable	X
510 MAXWELL AV	5BL3986	Contributing Building-Restorable	X
516 MAXWELL AV	5BL3987	Contributing Building-Restorable	
519 MAXWELL AV	5BL4097	Contributing Building-Restorable	X
520 MAXWELL AV	5BL3988	Contributing Building	X

NORTHERN MAPLETON HILL
LISTING OF SURVEYED BUILDINGS, 1993
EVALUATED BY CATEGORY, 1996
SORTED BY ADDRESS (Con't.)

Address	State ID No.	Category	--Status--	
			Cont.?	Elig.?
521 MAXWELL AV	5BL3989	Contributing Building	X	
527 MAXWELL AV	5BL3990	Individually Significant Building	X	X
530 MAXWELL AV	5BL3991	Noncontributing Building		
536 MAXWELL AV	5BL3992	Contributing Building-Restorable	X	
540 MAXWELL AV	5BL3993	Contributing Building-Restorable		
541 MAXWELL AV	5BL3994	Individually Significant Building	X	X
545 MAXWELL AV	5BL3995	Contributing Building	X	
603 MAXWELL AV	5BL3996	Contributing Building	X	
607 MAXWELL AV	5BL3997	Contributing Building-Restorable	X	
610 MAXWELL AV	5BL3998	Contributing Building	X	
611 MAXWELL AV	5BL3999	Noncontributing Building		
613 MAXWELL AV	5BL4000	Contributing Building	X	
621 MAXWELL AV	5BL4001	Contributing Building-Restorable	X	
623-25 MAXWELL AV	5BL4002	Contributing Building-Restorable	X	
624 MAXWELL AV	5BL4003	Contributing Building	X	
628 MAXWELL AV	5BL4004	Contributing Building-Restorable	X	
633 MAXWELL AV	5BL4005	Contributing Building	X	
651 MAXWELL AV	5BL4006	Contributing Building-Restorable	X	
655 MAXWELL AV	5BL4007	Contributing Building	X	
661 MAXWELL AV	5BL4008	Contributing Building	X	
665 MAXWELL AV	5BL4009	Contributing Building-Restorable	X	
705 MAXWELL AV	5BL4010	Contributing Building	X	
707 MAXWELL AV	5BL4011	Contributing Building	X	
716 MAXWELL AV	5BL4012	Contributing Building	X	
730 MAXWELL AV	5BL4013	Contributing Building	X	
734 MAXWELL AV	5BL4014	Noncontributing Building		
736 MAXWELL AV	5BL4015	Contributing Building-Restorable	X	
801 MAXWELL AV	5BL4016	Contributing Building	X	
802 MAXWELL AV	5BL4017	Contributing Building	X	
805 MAXWELL AV	5BL4018	Contributing Building	X	
806 MAXWELL AV	5BL4019	Contributing Building	X	
810 MAXWELL AV	5BL4020	Contributing Building	X	
814 MAXWELL AV	5BL4021	Noncontributing Building		
815 MAXWELL AV	5BL4022	Noncontributing Building		
818 MAXWELL AV	5BL4023	Noncontributing Building		
823 MAXWELL AV	5BL4024	Contributing Building	X	
826 MAXWELL AV	5BL4025	Contributing Building	X	
834 MAXWELL AV	5BL4026	Contributing Building-Restorable	X	
840 MAXWELL AV	5BL4027	Contributing Building	X	
900 MAXWELL AV	5BL4028	Contributing Building	X	
915 MAXWELL AV	5BL4029	Contributing Building-Restorable	X	
921 MAXWELL AV	5BL4030	Contributing Building-Restorable		
928 MAXWELL AV	5BL4031	Contributing Building-Restorable	X	
929 MAXWELL AV	5BL4032	Contributing Building-Restorable		
937 MAXWELL AV	5BL4033	Contributing Building-Restorable	X	
1017 MAXWELL AV	5BL4034	Contributing Building-Restorable	X	
1025 MAXWELL AV	5BL4035	Contributing Building-Restorable		
1035 MAXWELL AV	5BL4036	Contributing Building	X	
1039 MAXWELL AV	5BL4037	Noncontributing Building		
1044 MAXWELL AV	5BL4038	Contributing Building	X	
1100 MAXWELL AV	5BL4039	Contributing Building	X	
1104 MAXWELL AV	5BL4040	Individually Significant Building	X	X
1112 MAXWELL AV	5BL4041	Contributing Building-Restorable	X	
1116 MAXWELL AV	5BL4042	Contributing Building	X	
1128 MAXWELL AV	5BL4043	Contributing Building-Restorable	X	

TABLE 2
 NORTHERN MAPLETON HILL
 LISTING OF SURVEYED BUILDINGS, 1993
 EVALUATED BY CATEGORY, 1996
 SORTED BY STATE IDENTIFICATION NUMBER

Address	State ID No.	Category	--Status--		
			Cont.?	Elig.?	
404 CONCORD AV	5BL3938	Contributing Building		X	
421-23 CONCORD AV	5BL3939	Contributing Building		X	
424 CONCORD AV	5BL3940	Contributing Building		X	
428 CONCORD AV	5BL3941	Contributing Building		X	
429 CONCORD AV	5BL3942	Contributing Building-Restorable		X	
435 CONCORD AV	5BL3943	Contributing Building-Restorable		X	
436 CONCORD AV	5BL3944	Noncontributing Building			
444 CONCORD AV	5BL3945	Contributing Building		X	
505 CONCORD AV	5BL3946	Contributing Building-Restorable			
512 CONCORD AV	5BL3947	Contributing Building-Restorable		X	
515 CONCORD AV	5BL3948	Noncontributing Building			
519 CONCORD AV	5BL3949	Contributing Building		X	
520 CONCORD AV	5BL3950	Noncontributing Building			
526 CONCORD AV	5BL3951	Noncontributing Building			
529 CONCORD AV	5BL3952	Contributing Building-Restorable		X	
530 CONCORD AV	5BL3953	Noncontributing Building			
537 CONCORD AV	5BL3954	Noncontributing Building			
545 CONCORD AV	5BL3955	Contributing Building-Restorable		X	
553 CONCORD AV	5BL3956	Contributing Building-Restorable		X	
605 CONCORD AV	5BL3957	Contributing Building-Restorable		X	
61.1 CONCORD AV	5BL3958	Contributing Building-Restorable		X	
620 CONCORD AV	5BL3959	Contributing Building-Restorable		X	
623 CONCORD AV	5BL3960	Contributing Building-Restorable		X	
624 CONCORD AV	5BL3961	Contributing Building-Restorable		X	
625 CONCORD AV	5BL3962	Noncontributing Building			
626 CONCORD AV	5BL3963	Noncontributing Building			
642 CONCORD AV	5BL3964	Contributing Building		X	
645 CONCORD AV	5BL3965	Contributing Building		X	
652 CONCORD AV	5BL3966	Contributing Building		X	
653 CONCORD AV	5BL3967	Contributing Building-Restorable		X	
661 CONCORD AV	5BL3968	Contributing Building-Restorable		X	
663 CONCORD AV	5BL3969	Noncontributing Building			
704 CONCORD AV	5BL3970	Contributing Building-Restorable			
710 CONCORD AV	5BL3971	Contributing Building-Restorable			
721 CONCORD AV	5BL3972	Noncontributing Building			
729 CONCORD AV	5BL3973	Noncontributing Building			
735 CONCORD AV	5BL3974	Contributing Building		X	
820 CONCORD AV	5BL3975	Contributing Building		X	
824 CONCORD AV	5BL3976	Contributing Building		X	
402 MAXWELL AV	5BL3977	Contributing Building		X	
415 MAXWELL AV	5BL3978	Contributing Building-Restorable		X	
424 MAXWELL AV	5BL3979	Contributing Building		X	
429 MAXWELL AV	5BL3980	Contributing Building-Restorable		X	
435 MAXWELL AV	5BL3981	Contributing Building-Restorable		X	
445 MAXWELL AV	5BL3982	Contributing Building-Restorable		X	
457 MAXWELL AV	5BL3983	Contributing Building-Restorable		X	
504 MAXWELL AV	5BL3984	Contributing Building-Restorable		X	
505 MAXWELL AV	5BL3985	Contributing Building-Restorable		X	
510 MAXWELL AV	5BL3986	Contributing Building-Restorable		X	
516 MAXWELL AV	5BL3987	Contributing Building-Restorable			
520 MAXWELL AV	5BL3988	Contributing Building		X	
521 MAXWELL AV	5BL3989	Contributing Building		X	
527 MAXWELL AV	5BL3990	Individually Significant Building		X	X
530 MAXWELL AV	5BL3991	Noncontributing Building			
536 MAXWELL AV	5BL3992	Contributing Building-Restorable		X	

NORTHERN MAPLETON HILL
 LISTING OF SURVEYED BUILDINGS, 1993
 EVALUATED BY CATEGORY, 1996
 SORTED BY STATE IDENTIFICATION NUMBER (Con't.)

Address	State ID No.	Category	--Status--	
			Cont.?	Elig.?
540 MAXWELL AV	5BL3993	Contributing Building-Restorable		
541 MAXWELL AV	5BL3994	Individually Significant Building	X	X
545 MAXWELL AV	5BL3995	Contributing Building	X	
603 MAXWELL AV	5BL3996	Contributing Building	X	
607 MAXWELL AV	5BL3997	Contributing Building-Restorable	X	
610 MAXWELL AV	5BL3998	Contributing Building	X	
611 MAXWELL AV	5BL3999	Noncontributing Building		
613 MAXWELL AV	5BL4000	Contributing Building	X	
621 MAXWELL AV	5BL4001	Contributing Building-Restorable	X	
623-25 MAXWELL AV	5BL4002	Contributing Building-Restorable	X	
624 MAXWELL AV	5BL4003	Contributing Building	X	
628 MAXWELL AV	5BL4004	Contributing Building-Restorable	X	
633 MAXWELL AV	5BL4005	Contributing Building	X	
651 MAXWELL AV	5BL4006	Contributing Building-Restorable	X	
655 MAXWELL AV	5BL4007	Contributing Building	X	
661 MAXWELL AV	5BL4008	Contributing Building	X	
665 MAXWELL AV	5BL4009	Contributing Building-Restorable	X	
705 MAXWELL AV	5BL4010	Contributing Building	X	
707 MAXWELL AV	5BL4011	Contributing Building	X	
716 MAXWELL AV	5BL4012	Contributing Building	X	
730 MAXWELL AV	5BL4013	Contributing Building	X	
734 MAXWELL AV	5BL4014	Noncontributing Building		
736 MAXWELL AV	5BL4015	Contributing Building-Restorable	X	
801 MAXWELL AV	5BL4016	Contributing Building	X	
802 MAXWELL AV	5BL4017	Contributing Building	X	
805 MAXWELL AV	5BL4018	Contributing Building	X	
806 MAXWELL AV	5BL4019	Contributing Building	X	
810 MAXWELL AV	5BL4020	Contributing Building	X	
814 MAXWELL AV	5BL4021	Noncontributing Building		
815 MAXWELL AV	5BL4022	Noncontributing Building		
818 MAXWELL AV	5BL4023	Noncontributing Building		
823 MAXWELL AV	5BL4024	Contributing Building	X	
826 MAXWELL AV	5BL4025	Contributing Building	X	
834 MAXWELL AV	5BL4026	Contributing Building-Restorable	X	
840 MAXWELL AV	5BL4027	Contributing Building	X	
900 MAXWELL AV	5BL4028	Contributing Building	X	
915 MAXWELL AV	5BL4029	Contributing Building-Restorable	X	
921 MAXWELL AV	5BL4030	Contributing Building-Restorable		
928 MAXWELL AV	5BL4031	Contributing Building-Restorable	X	
929 MAXWELL AV	5BL4032	Contributing Building-Restorable		
937 MAXWELL AV	5BL4033	Contributing Building-Restorable	X	
1017 MAXWELL AV	5BL4034	Contributing Building-Restorable	X	
1025 MAXWELL AV	5BL4035	Contributing Building-Restorable		
1035 MAXWELL AV	5BL4036	Contributing Building	X	
1039 MAXWELL AV	5BL4037	Noncontributing Building		
1044 MAXWELL AV	5BL4038	Contributing Building	X	
1100 MAXWELL AV	5BL4039	Contributing Building	X	
1104 MAXWELL AV	5BL4040	Individually Significant Building	X	X
1112 MAXWELL AV	5BL4041	Contributing Building-Restorable	X	
1116 MAXWELL AV	5BL4042	Contributing Building	X	
1128 MAXWELL AV	5BL4043	Contributing Building-Restorable	X	
2420 10TH ST	5BL4044	Noncontributing Building		
2425 10TH ST	5BL4045	Contributing Building	X	
2424 4TH ST	5BL4046	Contributing Building-Restorable		
2430 4TH ST	5BL4047	Contributing Building-Restorable	X	

NORTHERN MAPLETON HILL
 LISTING OF SURVEYED BUILDINGS, 1993
 EVALUATED BY CATEGORY, 1996
 SORTED BY STATE IDENTIFICATION NUMBER (Con't.)

Address	State ID No.	Category	--Status--	
			Cont.?	Elig.?
2436 4TH ST	5BL4048	Contributing Building-Restorable		X
2442 4TH ST	5BL4049	Contributing Building-Restorable		X
2530 4TH ST	5BL4050	Contributing Building-Restorable		
2409 5TH ST	5BL4051	Individually Significant Building	X	X
2415 5TH ST	5BL4052	Contributing Building-Restorable	X	
2433 5TH ST	5BL4053	Contributing Building-Restorable	X	
2438-40 5TH ST	5BL4054	Contributing Building	X	
2441 5TH ST	5BL4055	Contributing Building	X	
2449 5TH ST	5BL4056	Contributing Building	X	
2525 5TH ST	5BL4057	Contributing Building	X	
2530 5TH ST	5BL4058	Contributing Building-Restorable		
2531 5TH ST	5BL4059	Noncontributing Building		
2605 5TH ST	5BL4060	Contributing Building	X	
2621 5TH ST	5BL4061	Noncontributing Building		
2424 6TH ST	5BL4062	Noncontributing Building		
2425 6TH ST	5BL4063	Contributing Building	X	
2436 6TH ST	5BL4064	Contributing Building	X	
2439 6TH ST	5BL4065	Contributing Building-Restorable		
2440 6TH ST	5BL4066	Contributing Building	X	
2443 6TH ST	5BL4067	Contributing Building	X	
2444 6TH ST	5BL4068	Contributing Building	X	
2447 6TH ST	5BL4069	Noncontributing Building		
2449 6TH ST	5BL4070	Noncontributing Building		
2455 6TH ST	5BL4071	Contributing Building	X	
2528 6TH ST	5BL4072	Contributing Building-Restorable	X	
2529 6TH ST	5BL4073	Contributing Building	X	
2530-32 6TH ST	5BL4074	Contributing Building-Restorable	X	
2535 6TH ST	5BL4075	Contributing Building-Restorable	X	
2540 6TH ST	5BL4076	Contributing Building-Restorable		
2541 6TH ST	5BL4077	Contributing Building-Restorable	X	
2548 6TH ST	5BL4078	Noncontributing Building		
2427 7TH ST	5BL4079	Contributing Building	X	
2435 7TH ST	5BL4080	Contributing Building-Restorable	X	
2436 7TH ST	5BL4081	Contributing Building-Restorable	X	
2440 7TH ST	5BL4082	Contributing Building	X	
2441 7TH ST	5BL4083	Contributing Building	X	
2445 7TH ST	5BL4084	Contributing Building	X	
2446 7TH ST	5BL4085	Contributing Building	X	
2448 7TH ST	5BL4086	Contributing Building	X	
2453 7TH ST	5BL4087	Contributing Building	X	
2455 7TH ST	5BL4088	Contributing Building	X	
2515 7TH ST	5BL4089	Contributing Building	X	
2535 7TH ST	5BL4090	Noncontributing Building		
2616 7TH ST	5BL4091	Noncontributing Building		
2408 8TH ST	5BL4092	Noncontributing Building		
2433 8TH ST	5BL4093	Contributing Building	X	
2456-58 8TH ST	5BL4094	Noncontributing Building		
623 1/2 CONCORD AV	5BL4095	Contributing Building	X	
2336 9TH ST	5BL4096	Contributing Building	X	
519 MAXWELL AV	5BL4097	Contributing Building-Restorable	X	
2337 9TH ST	5BL4128	Contributing Building	X	
2340 9TH ST	5BL4129	Noncontributing Building		
2341-43 9TH ST	5BL4130	Contributing Building	X	
2346 9TH ST	5BL4131	Contributing Building-Restorable	X	
2352 9TH ST	5BL4132	Contributing Building	X	

Memorandum

To: Ms. Lara Ramsey
Boulder Planning Office

From: Tom and Laurie Simmons
Front Range Research Associates, Inc.

Re: Revised Northern Mapleton Hill Historic District
Building Inventory Forms

Date: 22 April 1996

This document summarizes the scope of work, methodology, and results of the CLG Grant project to revise the Northern Mapleton Hill District Building Inventory forms undertaken for the City of Boulder Landmarks Board.

Scope of Work. The scope of work for the project included two components: 1) the revision of 165 Historic Building Inventory Forms to reflect the new local significance categories for buildings located within the historic district; and 2) revision of Appendices 1 and 2 of the 1993 Northern Mapleton Hill Survey of Historic Places report.

Methodology. The 1993 report and forms and the Boulder Significance Categories were reviewed prior to the start of field work. In the field, copies of each form were reviewed while examining each property. The extent of alterations for each property was rechecked to determine whether any buildings had undergone alterations subsequent to the completion of the 1993 report. Alterations made since the 1993 report were noted on forms in the field and the level of alteration (minor, moderate, major) was also verified.

The 1993 forms were revised on page 2 to include a category for the Boulder Significance Categories. The alterations field and level of alterations were also revised on the forms if changes since 1993 were noted. The date of completion field was revised to reflect the original date of completion of the form and the date of the revision. The forms were reprinted and footprints were redrawn on the new forms.

Significance Categories. The Boulder Categories of Significance for Historic District/Potential Historic District Surveys utilized in this project are: a) Individually Significant Building; b) Contributing Building; c) Contributing Building-Restorable; d) Non-contributing; and e) Significant Newer Building.

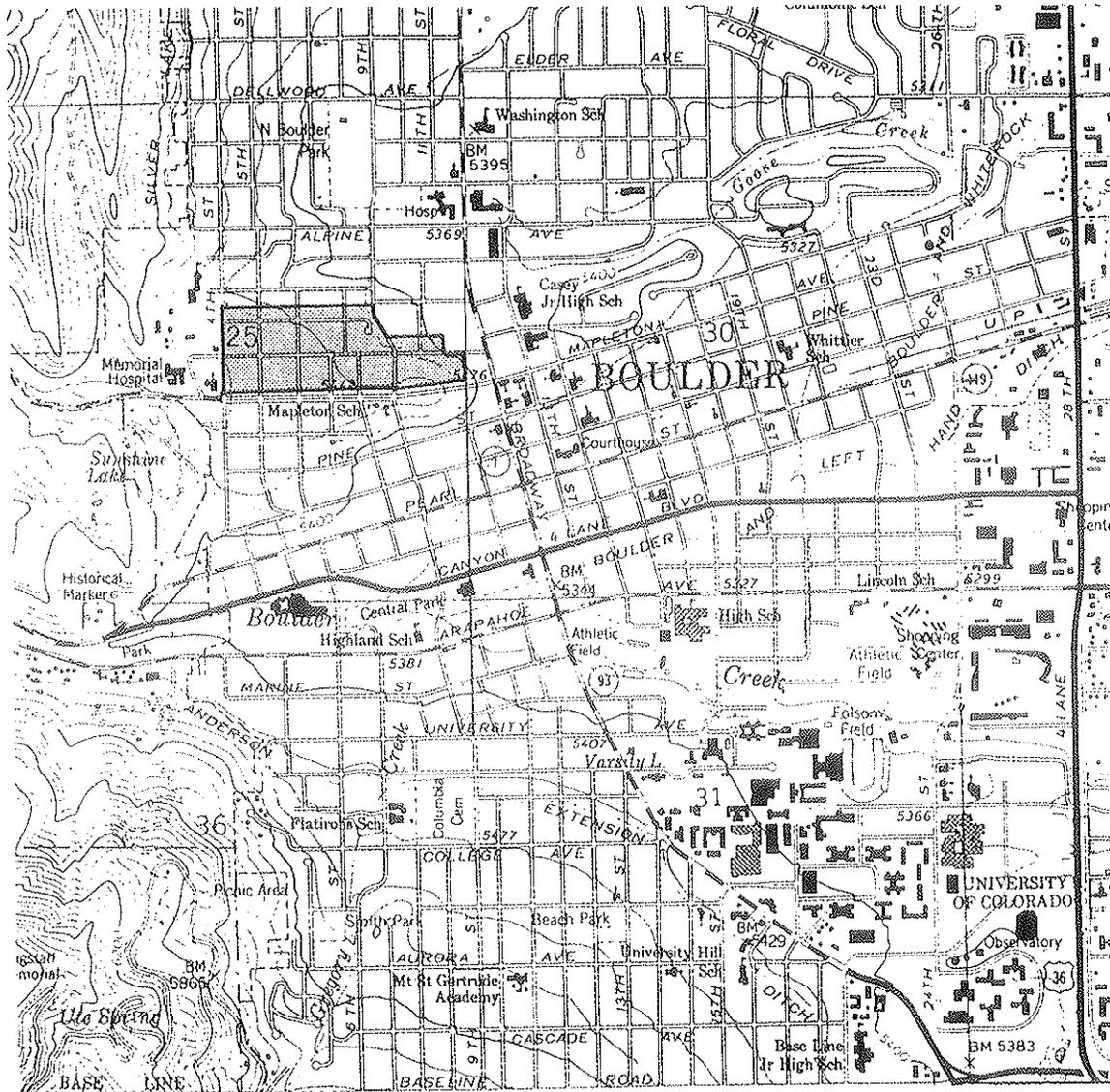
Front Range Research Associates, Inc.
3635 West 46th Avenue Denver, Colorado 80211
(303) 477-7597

Memorandum, Ramsey-No. Mapleton Hill
Page 2, 22 April 1996

Results. The project resulted in the completion of 165 revised Historic Building Inventory forms for buildings in the northern part of the Mapleton Hill Historic District and the completion of revised Appendices 1 and 2 of the 1993 Northern Mapleton Hill Survey of Historic Places

Report. Four buildings (2.4%) in the study area are considered to be Individually Significant. Contributing Buildings comprised 69 (41.8%) of the 165 total buildings, while Contributing-Restorable buildings totalled 62 (37.6%). The three categories added together account for 81.8 percent of the total buildings in the study, while Noncontributing Buildings numbered 30 (18.2%) (Please see the enclosed graph relating to these figures). These totals suggest that Northern Mapleton Hill still strongly contributes to the larger Mapleton Hill Historic District designated by the City of Boulder.

Figure 1
GENERAL LOCATION OF SURVEY AREA
NORTHERN MAPLETON HILL, 1993



SOURCE: Extract of U.S. Geological Survey, "Boulder, Colo.," 1:24,000 topographic quadrangle map, 1966 (photorevised 1979).

DISTRIBUTION BY CATEGORIES
Northern Mapleton Hill Area

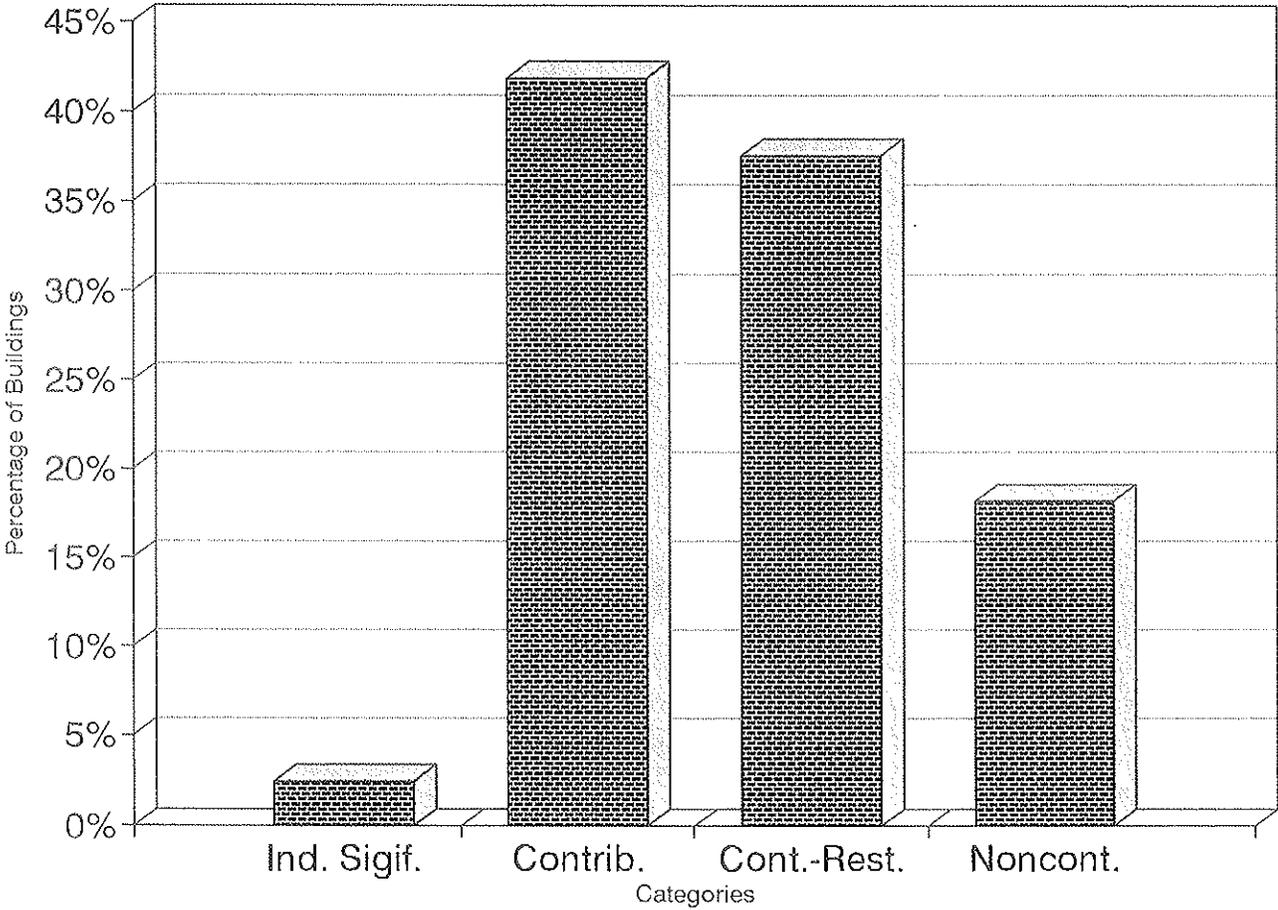


TABLE 1
 NORTHERN MAPLETON HILL
 LISTING OF SURVEYED BUILDINGS, 1993
 EVALUATED BY CATEGORY, 1996
 SORTED BY ADDRESS

Address	State ID No.	Category	--Status--	
			Cont.?	Elig.?
2424 4TH ST	5BL4046	Contributing Building-Restorable		
2430 4TH ST	5BL4047	Contributing Building-Restorable	X	
2436 4TH ST	5BL4048	Contributing Building-Restorable	X	
2442 4TH ST	5BL4049	Contributing Building-Restorable	X	
2530 4TH ST	5BL4050	Contributing Building-Restorable		
2409 5TH ST	5BL4051	Individually Significant Building	X	X
2415 5TH ST	5BL4052	Contributing Building-Restorable	X	
2433 5TH ST	5BL4053	Contributing Building-Restorable	X	
2438-40 5TH ST	5BL4054	Contributing Building	X	
2441 5TH ST	5BL4055	Contributing Building	X	
2449 5TH ST	5BL4056	Contributing Building	X	
2525 5TH ST	5BL4057	Contributing Building	X	
2530 5TH ST	5BL4058	Contributing Building-Restorable		
2531 5TH ST	5BL4059	Noncontributing Building		
2605 5TH ST	5BL4060	Contributing Building	X	
2621 5TH ST	5BL4061	Noncontributing Building		
2424 6TH ST	5BL4062	Noncontributing Building		
2425 6TH ST	5BL4063	Contributing Building	X	
2436 6TH ST	5BL4064	Contributing Building	X	
2439 6TH ST	5BL4065	Contributing Building-Restorable		
2440 6TH ST	5BL4066	Contributing Building	X	
2443 6TH ST	5BL4067	Contributing Building	X	
2444 6TH ST	5BL4068	Contributing Building	X	
2447 6TH ST	5BL4069	Noncontributing Building		
2449 6TH ST	5BL4070	Noncontributing Building		
2455 6TH ST	5BL4071	Contributing Building	X	
2528 6TH ST	5BL4072	Contributing Building-Restorable	X	
2529 6TH ST	5BL4073	Contributing Building	X	
2530-32 6TH ST	5BL4074	Contributing Building-Restorable	X	
2535 6TH ST	5BL4075	Contributing Building-Restorable	X	
2540 6TH ST	5BL4076	Contributing Building-Restorable		
2541 6TH ST	5BL4077	Contributing Building-Restorable	X	
2548 6TH ST	5BL4078	Noncontributing Building		
2427 7TH ST	5BL4079	Contributing Building	X	
2435 7TH ST	5BL4080	Contributing Building-Restorable	X	
2436 7TH ST	5BL4081	Contributing Building-Restorable	X	
2440 7TH ST	5BL4082	Contributing Building	X	
2441 7TH ST	5BL4083	Contributing Building	X	
2445 7TH ST	5BL4084	Contributing Building	X	
2446 7TH ST	5BL4085	Contributing Building	X	
2448 7TH ST	5BL4086	Contributing Building	X	
2453 7TH ST	5BL4087	Contributing Building	X	
2455 7TH ST	5BL4088	Contributing Building	X	
2515 7TH ST	5BL4089	Contributing Building	X	
2535 7TH ST	5BL4090	Noncontributing Building		
2616 7TH ST	5BL4091	Noncontributing Building		
2408 8TH ST	5BL4092	Noncontributing Building		
2433 8TH ST	5BL4093	Contributing Building	X	
2456-58 8TH ST	5BL4094	Noncontributing Building		
2336 9TH ST	5BL4096	Contributing Building	X	
2337 9TH ST	5BL4128	Contributing Building	X	
2340 9TH ST	5BL4129	Noncontributing Building		
2341-43 9TH ST	5BL4130	Contributing Building	X	
2346 9TH ST	5BL4131	Contributing Building-Restorable	X	
2352 9TH ST	5BL4132	Contributing Building	X	

NORTHERN MAPLETON HILL
 LISTING OF SURVEYED BUILDINGS, 1993
 EVALUATED BY CATEGORY, 1996
 SORTED BY ADDRESS (Con't.)

Address	State		--Status--	
	ID No.	Category	Cont.?	Elig.?
2420 10TH ST	5BL4044	Noncontributing Building		
2425 10TH ST	5BL4045	Contributing Building	X	
404 CONCORD AV	5BL3938	Contributing Building	X	
421-23 CONCORD AV	5BL3939	Contributing Building	X	
424 CONCORD AV	5BL3940	Contributing Building	X	
428 CONCORD AV	5BL3941	Contributing Building	X	
429 CONCORD AV	5BL3942	Contributing Building-Restorable	X	
435 CONCORD AV	5BL3943	Contributing Building-Restorable	X	
436 CONCORD AV	5BL3944	Noncontributing Building		
444 CONCORD AV	5BL3945	Contributing Building	X	
505 CONCORD AV	5BL3946	Contributing Building-Restorable		
512 CONCORD AV	5BL3947	Contributing Building-Restorable	X	
515 CONCORD AV	5BL3948	Noncontributing Building		
519 CONCORD AV	5BL3949	Contributing Building	X	
520 CONCORD AV	5BL3950	Noncontributing Building		
526 CONCORD AV	5BL3951	Noncontributing Building		
529 CONCORD AV	5BL3952	Contributing Building-Restorable	X	
530 CONCORD AV	5BL3953	Noncontributing Building		
537 CONCORD AV	5BL3954	Noncontributing Building		
545 CONCORD AV	5BL3955	Contributing Building-Restorable	X	
553 CONCORD AV	5BL3956	Contributing Building-Restorable	X	
605 CONCORD AV	5BL3957	Contributing Building-Restorable	X	
611 CONCORD AV	5BL3958	Contributing Building-Restorable	X	
620 CONCORD AV	5BL3959	Contributing Building-Restorable	X	
623 CONCORD AV	5BL3960	Contributing Building-Restorable	X	
623 1/2 CONCORD AV	5BL4095	Contributing Building	X	
624 CONCORD AV	5BL3961	Contributing Building-Restorable	X	
625 CONCORD AV	5BL3962	Noncontributing Building		
626 CONCORD AV	5BL3963	Noncontributing Building		
642 CONCORD AV	5BL3964	Contributing Building	X	
645 CONCORD AV	5BL3965	Contributing Building	X	
652 CONCORD AV	5BL3966	Contributing Building	X	
653 CONCORD AV	5BL3967	Contributing Building-Restorable	X	
661 CONCORD AV	5BL3968	Contributing Building-Restorable	X	
663 CONCORD AV	5BL3969	Noncontributing Building		
704 CONCORD AV	5BL3970	Contributing Building-Restorable		
710 CONCORD AV	5BL3971	Contributing Building-Restorable		
721 CONCORD AV	5BL3972	Noncontributing Building		
729 CONCORD AV	5BL3973	Noncontributing Building		
735 CONCORD AV	5BL3974	Contributing Building	X	
820 CONCORD AV	5BL3975	Contributing Building	X	
824 CONCORD AV	5BL3976	Contributing Building	X	
402 MAXWELL AV	5BL3977	Contributing Building	X	
415 MAXWELL AV	5BL3978	Contributing Building-Restorable	X	
424 MAXWELL AV	5BL3979	Contributing Building	X	
429 MAXWELL AV	5BL3980	Contributing Building-Restorable	X	
435 MAXWELL AV	5BL3981	Contributing Building-Restorable	X	
445 MAXWELL AV	5BL3982	Contributing Building-Restorable	X	
457 MAXWELL AV	5BL3983	Contributing Building-Restorable	X	
504 MAXWELL AV	5BL3984	Contributing Building-Restorable	X	
505 MAXWELL AV	5BL3985	Contributing Building-Restorable	X	
510 MAXWELL AV	5BL3986	Contributing Building-Restorable	X	
516 MAXWELL AV	5BL3987	Contributing Building-Restorable		
519 MAXWELL AV	5BL4097	Contributing Building-Restorable	X	
520 MAXWELL AV	5BL3988	Contributing Building	X	

NORTHERN MAPLETON HILL
LISTING OF SURVEYED BUILDINGS, 1993
EVALUATED BY CATEGORY, 1996
SORTED BY ADDRESS (Con't.)

Address	State ID No.	Category	--Status--	
			Cont.?	Elig.?
521 MAXWELL AV	5BL3989	Contributing Building	X	
527 MAXWELL AV	5BL3990	Individually Significant Building	X	X
530 MAXWELL AV	5BL3991	Noncontributing Building		
536 MAXWELL AV	5BL3992	Contributing Building-Restorable	X	
540 MAXWELL AV	5BL3993	Contributing Building-Restorable		
541 MAXWELL AV	5BL3994	Individually Significant Building	X	X
545 MAXWELL AV	5BL3995	Contributing Building	X	
603 MAXWELL AV	5BL3996	Contributing Building	X	
607 MAXWELL AV	5BL3997	Contributing Building-Restorable	X	
610 MAXWELL AV	5BL3998	Contributing Building	X	
611 MAXWELL AV	5BL3999	Noncontributing Building		
613 MAXWELL AV	5BL4000	Contributing Building	X	
621 MAXWELL AV	5BL4001	Contributing Building-Restorable	X	
623-25 MAXWELL AV	5BL4002	Contributing Building-Restorable	X	
624 MAXWELL AV	5BL4003	Contributing Building	X	
628 MAXWELL AV	5BL4004	Contributing Building-Restorable	X	
633 MAXWELL AV	5BL4005	Contributing Building	X	
651 MAXWELL AV	5BL4006	Contributing Building-Restorable	X	
655 MAXWELL AV	5BL4007	Contributing Building	X	
661 MAXWELL AV	5BL4008	Contributing Building	X	
665 MAXWELL AV	5BL4009	Contributing Building-Restorable	X	
705 MAXWELL AV	5BL4010	Contributing Building	X	
707 MAXWELL AV	5BL4011	Contributing Building	X	
716 MAXWELL AV	5BL4012	Contributing Building	X	
730 MAXWELL AV	5BL4013	Contributing Building	X	
734 MAXWELL AV	5BL4014	Noncontributing Building		
736 MAXWELL AV	5BL4015	Contributing Building-Restorable	X	
801 MAXWELL AV	5BL4016	Contributing Building	X	
802 MAXWELL AV	5BL4017	Contributing Building	X	
805 MAXWELL AV	5BL4018	Contributing Building	X	
806 MAXWELL AV	5BL4019	Contributing Building	X	
810 MAXWELL AV	5BL4020	Contributing Building	X	
814 MAXWELL AV	5BL4021	Noncontributing Building		
815 MAXWELL AV	5BL4022	Noncontributing Building		
818 MAXWELL AV	5BL4023	Noncontributing Building		
823 MAXWELL AV	5BL4024	Contributing Building	X	
826 MAXWELL AV	5BL4025	Contributing Building	X	
834 MAXWELL AV	5BL4026	Contributing Building-Restorable	X	
840 MAXWELL AV	5BL4027	Contributing Building	X	
900 MAXWELL AV	5BL4028	Contributing Building	X	
915 MAXWELL AV	5BL4029	Contributing Building-Restorable	X	
921 MAXWELL AV	5BL4030	Contributing Building-Restorable		
928 MAXWELL AV	5BL4031	Contributing Building-Restorable	X	
929 MAXWELL AV	5BL4032	Contributing Building-Restorable		
937 MAXWELL AV	5BL4033	Contributing Building-Restorable	X	
1017 MAXWELL AV	5BL4034	Contributing Building-Restorable	X	
1025 MAXWELL AV	5BL4035	Contributing Building-Restorable		
1035 MAXWELL AV	5BL4036	Contributing Building	X	
1039 MAXWELL AV	5BL4037	Noncontributing Building		
1044 MAXWELL AV	5BL4038	Contributing Building	X	
1100 MAXWELL AV	5BL4039	Contributing Building	X	
1104 MAXWELL AV	5BL4040	Individually Significant Building	X	X
1112 MAXWELL AV	5BL4041	Contributing Building-Restorable	X	
1116 MAXWELL AV	5BL4042	Contributing Building	X	
1128 MAXWELL AV	5BL4043	Contributing Building-Restorable	X	

TABLE 2
 NORTHERN MAPLETON HILL
 LISTING OF SURVEYED BUILDINGS, 1993
 EVALUATED BY CATEGORY, 1996
 SORTED BY STATE IDENTIFICATION NUMBER

Address	State ID No.	Category	--Status--		
			Cont.?	Elig.?	
404 CONCORD AV	5BL3938	Contributing Building		X	
421-23 CONCORD AV	5BL3939	Contributing Building		X	
424 CONCORD AV	5BL3940	Contributing Building		X	
428 CONCORD AV	5BL3941	Contributing Building		X	
429 CONCORD AV	5BL3942	Contributing Building-Restorable		X	
435 CONCORD AV	5BL3943	Contributing Building-Restorable		X	
436 CONCORD AV	5BL3944	Noncontributing Building			
444 CONCORD AV	5BL3945	Contributing Building		X	
505 CONCORD AV	5BL3946	Contributing Building-Restorable			
512 CONCORD AV	5BL3947	Contributing Building-Restorable		X	
515 CONCORD AV	5BL3948	Noncontributing Building			
519 CONCORD AV	5BL3949	Contributing Building		X	
520 CONCORD AV	5BL3950	Noncontributing Building			
526 CONCORD AV	5BL3951	Noncontributing Building			
529 CONCORD AV	5BL3952	Contributing Building-Restorable		X	
530 CONCORD AV	5BL3953	Noncontributing Building			
537 CONCORD AV	5BL3954	Noncontributing Building			
545 CONCORD AV	5BL3955	Contributing Building-Restorable		X	
553 CONCORD AV	5BL3956	Contributing Building-Restorable		X	
605 CONCORD AV	5BL3957	Contributing Building-Restorable		X	
611 CONCORD AV	5BL3958	Contributing Building-Restorable		X	
620 CONCORD AV	5BL3959	Contributing Building-Restorable		X	
623 CONCORD AV	5BL3960	Contributing Building-Restorable		X	
624 CONCORD AV	5BL3961	Contributing Building-Restorable		X	
625 CONCORD AV	5BL3962	Noncontributing Building			
626 CONCORD AV	5BL3963	Noncontributing Building			
642 CONCORD AV	5BL3964	Contributing Building		X	
645 CONCORD AV	5BL3965	Contributing Building		X	
652 CONCORD AV	5BL3966	Contributing Building		X	
653 CONCORD AV	5BL3967	Contributing Building-Restorable		X	
661 CONCORD AV	5BL3968	Contributing Building-Restorable		X	
663 CONCORD AV	5BL3969	Noncontributing Building			
704 CONCORD AV	5BL3970	Contributing Building-Restorable			
710 CONCORD AV	5BL3971	Contributing Building-Restorable			
721 CONCORD AV	5BL3972	Noncontributing Building			
729 CONCORD AV	5BL3973	Noncontributing Building			
735 CONCORD AV	5BL3974	Contributing Building		X	
820 CONCORD AV	5BL3975	Contributing Building		X	
824 CONCORD AV	5BL3976	Contributing Building		X	
402 MAXWELL AV	5BL3977	Contributing Building		X	
415 MAXWELL AV	5BL3978	Contributing Building-Restorable		X	
424 MAXWELL AV	5BL3979	Contributing Building		X	
429 MAXWELL AV	5BL3980	Contributing Building-Restorable		X	
435 MAXWELL AV	5BL3981	Contributing Building-Restorable		X	
445 MAXWELL AV	5BL3982	Contributing Building-Restorable		X	
457 MAXWELL AV	5BL3983	Contributing Building-Restorable		X	
504 MAXWELL AV	5BL3984	Contributing Building-Restorable		X	
505 MAXWELL AV	5BL3985	Contributing Building-Restorable		X	
510 MAXWELL AV	5BL3986	Contributing Building-Restorable		X	
516 MAXWELL AV	5BL3987	Contributing Building-Restorable			
520 MAXWELL AV	5BL3988	Contributing Building		X	
521 MAXWELL AV	5BL3989	Contributing Building		X	
527 MAXWELL AV	5BL3990	Individually Significant Building		X	X
530 MAXWELL AV	5BL3991	Noncontributing Building			
536 MAXWELL AV	5BL3992	Contributing Building-Restorable		X	

NORTHERN MAPLETON HILL
 LISTING OF SURVEYED BUILDINGS, 1993
 EVALUATED BY CATEGORY, 1996
 SORTED BY STATE IDENTIFICATION NUMBER (Con't.)

Address	State ID No.	Category	--Status--	
			Cont.?	Elig.?
540 MAXWELL AV	5BL3993	Contributing Building-Restorable		
541 MAXWELL AV	5BL3994	Individually Significant Building	X	X
545 MAXWELL AV	5BL3995	Contributing Building	X	
603 MAXWELL AV	5BL3996	Contributing Building	X	
607 MAXWELL AV	5BL3997	Contributing Building-Restorable	X	
610 MAXWELL AV	5BL3998	Contributing Building	X	
611 MAXWELL AV	5BL3999	Noncontributing Building		
613 MAXWELL AV	5BL4000	Contributing Building	X	
621 MAXWELL AV	5BL4001	Contributing Building-Restorable	X	
623-25 MAXWELL AV	5BL4002	Contributing Building-Restorable	X	
624 MAXWELL AV	5BL4003	Contributing Building	X	
628 MAXWELL AV	5BL4004	Contributing Building-Restorable	X	
633 MAXWELL AV	5BL4005	Contributing Building	X	
651 MAXWELL AV	5BL4006	Contributing Building-Restorable	X	
655 MAXWELL AV	5BL4007	Contributing Building	X	
661 MAXWELL AV	5BL4008	Contributing Building	X	
665 MAXWELL AV	5BL4009	Contributing Building-Restorable	X	
705 MAXWELL AV	5BL4010	Contributing Building	X	
707 MAXWELL AV	5BL4011	Contributing Building	X	
716 MAXWELL AV	5BL4012	Contributing Building	X	
730 MAXWELL AV	5BL4013	Contributing Building	X	
734 MAXWELL AV	5BL4014	Noncontributing Building		
736 MAXWELL AV	5BL4015	Contributing Building-Restorable	X	
801 MAXWELL AV	5BL4016	Contributing Building	X	
802 MAXWELL AV	5BL4017	Contributing Building	X	
805 MAXWELL AV	5BL4018	Contributing Building	X	
806 MAXWELL AV	5BL4019	Contributing Building	X	
810 MAXWELL AV	5BL4020	Contributing Building	X	
814 MAXWELL AV	5BL4021	Noncontributing Building		
815 MAXWELL AV	5BL4022	Noncontributing Building		
818 MAXWELL AV	5BL4023	Noncontributing Building		
823 MAXWELL AV	5BL4024	Contributing Building	X	
826 MAXWELL AV	5BL4025	Contributing Building	X	
834 MAXWELL AV	5BL4026	Contributing Building-Restorable	X	
840 MAXWELL AV	5BL4027	Contributing Building	X	
900 MAXWELL AV	5BL4028	Contributing Building	X	
915 MAXWELL AV	5BL4029	Contributing Building-Restorable	X	
921 MAXWELL AV	5BL4030	Contributing Building-Restorable		
928 MAXWELL AV	5BL4031	Contributing Building-Restorable	X	
929 MAXWELL AV	5BL4032	Contributing Building-Restorable		
937 MAXWELL AV	5BL4033	Contributing Building-Restorable	X	
1017 MAXWELL AV	5BL4034	Contributing Building-Restorable	X	
1025 MAXWELL AV	5BL4035	Contributing Building-Restorable		
1035 MAXWELL AV	5BL4036	Contributing Building	X	
1039 MAXWELL AV	5BL4037	Noncontributing Building		
1044 MAXWELL AV	5BL4038	Contributing Building	X	
1100 MAXWELL AV	5BL4039	Contributing Building	X	
1104 MAXWELL AV	5BL4040	Individually Significant Building	X	X
1112 MAXWELL AV	5BL4041	Contributing Building-Restorable	X	
1116 MAXWELL AV	5BL4042	Contributing Building	X	
1128 MAXWELL AV	5BL4043	Contributing Building-Restorable	X	
2420 10TH ST	5BL4044	Noncontributing Building		
2425 10TH ST	5BL4045	Contributing Building	X	
2424 4TH ST	5BL4046	Contributing Building-Restorable		
2430 4TH ST	5BL4047	Contributing Building-Restorable	X	

NORTHERN MAPLETON HILL
 LISTING OF SURVEYED BUILDINGS, 1993
 EVALUATED BY CATEGORY, 1996
 SORTED BY STATE IDENTIFICATION NUMBER (Con't.)

Address	State		Category	--Status--	
	ID No.			Cont.?	Elig.?
2436 4TH ST	5BL4048	Contributing	Building-Restorable	X	
2442 4TH ST	5BL4049	Contributing	Building-Restorable	X	
2530 4TH ST	5BL4050	Contributing	Building-Restorable		
2409 5TH ST	5BL4051	Individually	Significant Building	X	X
2415 5TH ST	5BL4052	Contributing	Building-Restorable	X	
2433 5TH ST	5BL4053	Contributing	Building-Restorable	X	
2438-40 5TH ST	5BL4054	Contributing	Building	X	
2441 5TH ST	5BL4055	Contributing	Building	X	
2449 5TH ST	5BL4056	Contributing	Building	X	
2525 5TH ST	5BL4057	Contributing	Building	X	
2530 5TH ST	5BL4058	Contributing	Building-Restorable		
2531 5TH ST	5BL4059	Noncontributing	Building		
2605 5TH ST	5BL4060	Contributing	Building	X	
2621 5TH ST	5BL4061	Noncontributing	Building		
2424 6TH ST	5BL4062	Noncontributing	Building		
2425 6TH ST	5BL4063	Contributing	Building	X	
2436 6TH ST	5BL4064	Contributing	Building	X	
2439 6TH ST	5BL4065	Contributing	Building-Restorable		
2440 6TH ST	5BL4066	Contributing	Building	X	
2443 6TH ST	5BL4067	Contributing	Building	X	
2444 6TH ST	5BL4068	Contributing	Building	X	
2447 6TH ST	5BL4069	Noncontributing	Building		
2449 6TH ST	5BL4070	Noncontributing	Building		
2455 6TH ST	5BL4071	Contributing	Building	X	
2528 6TH ST	5BL4072	Contributing	Building-Restorable	X	
2529 6TH ST	5BL4073	Contributing	Building	X	
2530-32 6TH ST	5BL4074	Contributing	Building-Restorable	X	
2535 6TH ST	5BL4075	Contributing	Building-Restorable	X	
2540 6TH ST	5BL4076	Contributing	Building-Restorable		
2541 6TH ST	5BL4077	Contributing	Building-Restorable	X	
2548 6TH ST	5BL4078	Noncontributing	Building		
2427 7TH ST	5BL4079	Contributing	Building	X	
2435 7TH ST	5BL4080	Contributing	Building-Restorable	X	
2436 7TH ST	5BL4081	Contributing	Building-Restorable	X	
2440 7TH ST	5BL4082	Contributing	Building	X	
2441 7TH ST	5BL4083	Contributing	Building	X	
2445 7TH ST	5BL4084	Contributing	Building	X	
2446 7TH ST	5BL4085	Contributing	Building	X	
2448 7TH ST	5BL4086	Contributing	Building	X	
2453 7TH ST	5BL4087	Contributing	Building	X	
2455 7TH ST	5BL4088	Contributing	Building	X	
2515 7TH ST	5BL4089	Contributing	Building	X	
2535 7TH ST	5BL4090	Noncontributing	Building		
2616 7TH ST	5BL4091	Noncontributing	Building		
2408 8TH ST	5BL4092	Noncontributing	Building		
2433 8TH ST	5BL4093	Contributing	Building	X	
2456-58 8TH ST	5BL4094	Noncontributing	Building		
623 1/2 CONCORD AV	5BL4095	Contributing	Building	X	
2336 9TH ST	5BL4096	Contributing	Building	X	
519 MAXWELL AV	5BL4097	Contributing	Building-Restorable	X	
2337 9TH ST	5BL4128	Contributing	Building	X	
2340 9TH ST	5BL4129	Noncontributing	Building		
2341-43 9TH ST	5BL4130	Contributing	Building	X	
2346 9TH ST	5BL4131	Contributing	Building-Restorable	X	
2352 9TH ST	5BL4132	Contributing	Building	X	