

BOULDER SURVEY
OF HISTORIC PLACES, 1994

*Southern Mapleton Hill
Mountain Park-Hayden
Dewey Avenue-Portland Place
Scattered Resources*

Prepared for:

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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. To meet the demand for affordable housing in the city, other residential additions were established outside the original townsite during the late nineteenth and early twentieth centuries, in areas such as the Mountain Park-Hayden neighborhood.

The purpose of the 1994 Boulder Survey of Historic Places was to identify and record 340 historic buildings in four different areas of the city: southern Mapleton Hill (south of Mapleton Avenue); Mountain Park-Hayden west of Pioneer Cemetery; the Dewey Avenue-Portland Place area north of Mapleton Hill; and scattered buildings in and near downtown. This year's project completes the survey of the city-designated Mapleton Hill Historic District, which was chosen for survey 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

II. SURVEY AREA

The intensive level 1994 Boulder Survey of Historic Places examined approximately 149 acres of urban land in the west-central and central areas of Boulder, Colorado. A total of 341 historic resources were recorded by the project. The survey area was located in Sections 25 and 36, Township 1 North, Range 71 West, and Section 30, Township 1 North, Range 70 West, Sixth Principal Meridian, Colorado. The 1994 survey project included three areas within the city as described below and depicted in Figure 1. State identification numbers assigned for the survey embraced 5BL4490 to 5BL4829 and 5BL4862.

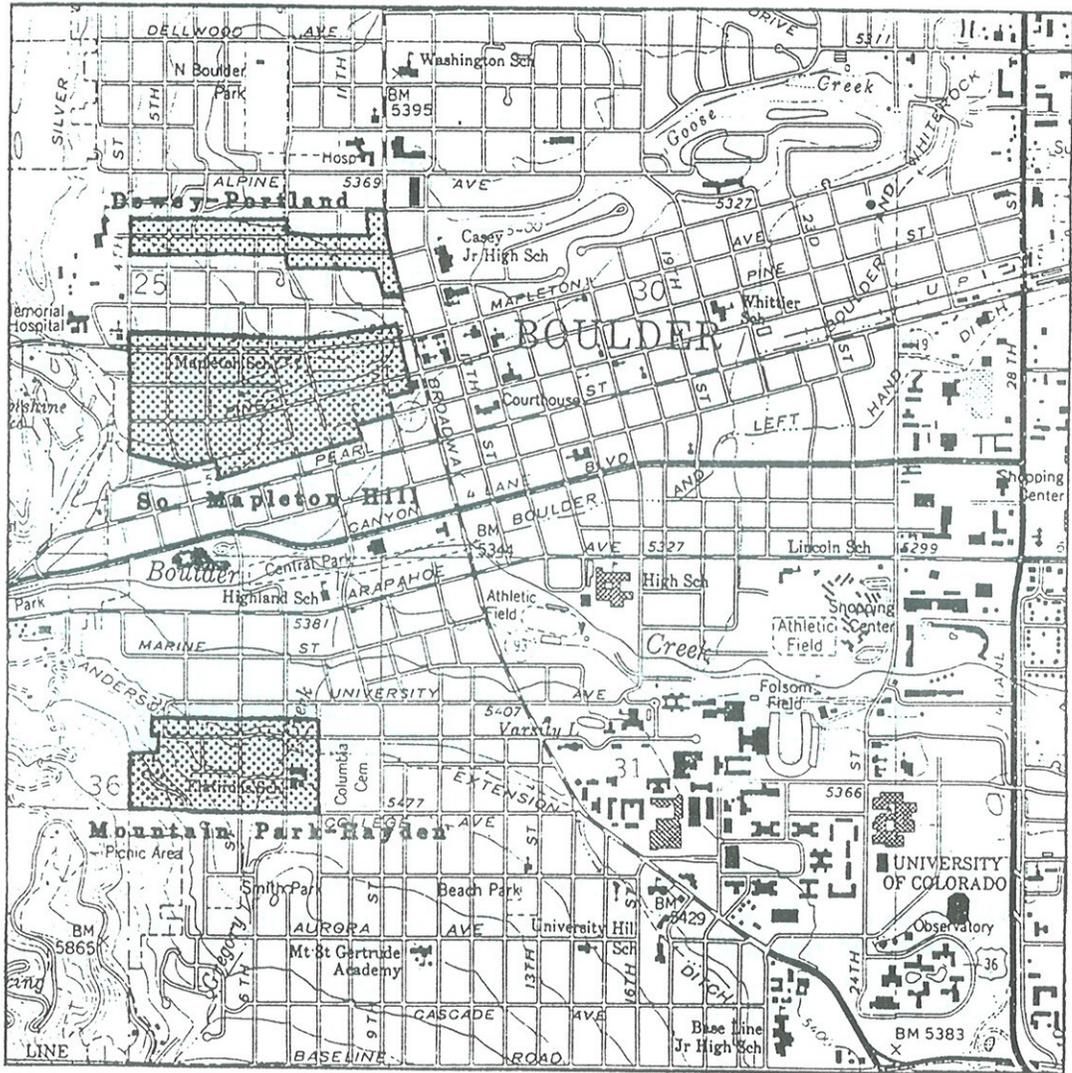
Southern Mapleton Hill

The 1994 survey recorded 183 buildings in approximately 85 acres of the southern portion of the Mapleton Hill area. The Mapleton Hill Historic District was locally designated by the City of Boulder on 7 October 1982 by ordinance number 4702 (HD-82-1). The 1993 project surveyed 165 resources within the northern portion of the historic district, north of the north face blocks of Mapleton Avenue. The boundaries of the entire district are depicted in Figure 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 1994 survey area extended from 4th Street on the west to just west of Broadway and from the north face block of Mapleton Avenue on the north to the south face block of Spruce Street on the south. Figure 3 shows the location of surveyed resources identified by Smithsonian number and indicates individually eligible resources. Blocks in the survey area are generally rectangular, 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, 7th Street, 8th Street, and 10th Street.

Topography within the survey area falls from northwest to southeast, from 5,480 feet at Mapleton Avenue and 4th Street to 5,360 feet near Spruce and 11th streets. Mapleton Avenue at the northern edge of the survey area runs along the crest of the Mapleton Hill neighborhood. The Farmers Ditch flows through the neighborhood from southwest to northeast. Mapleton School, a landmark within the neighborhood, is located at the southwest corner of Mapleton Avenue and 9th Street. The Boulder Central

Figure 1
GENERAL LOCATION OF SURVEY AREAS, 1994



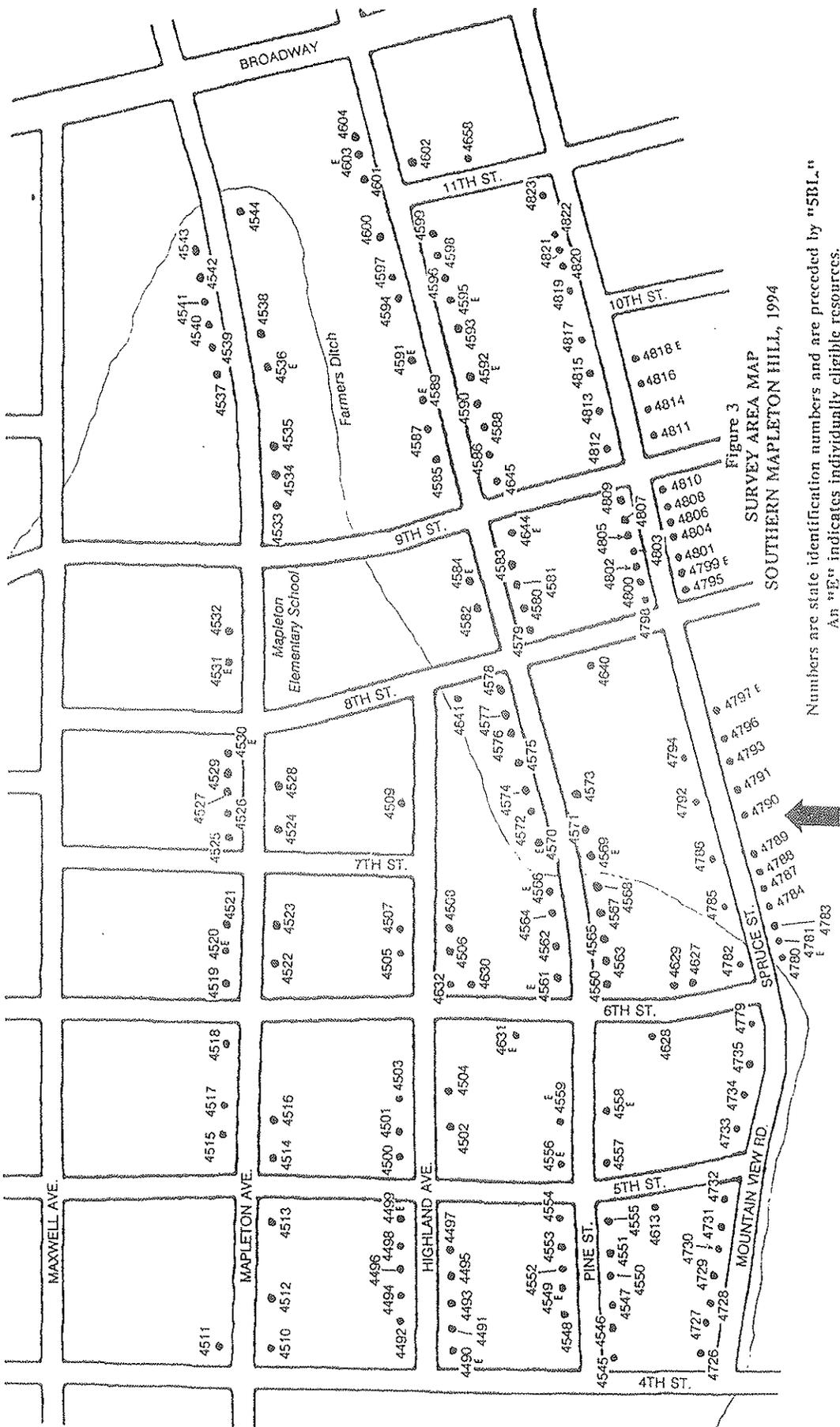


Figure 3
 SURVEY AREA MAP
 SOUTHERN MAPLETON HILL, 1994

Numbers are state identification numbers and are preceded by "SBL."
 An "E" indicates individually eligible resources.

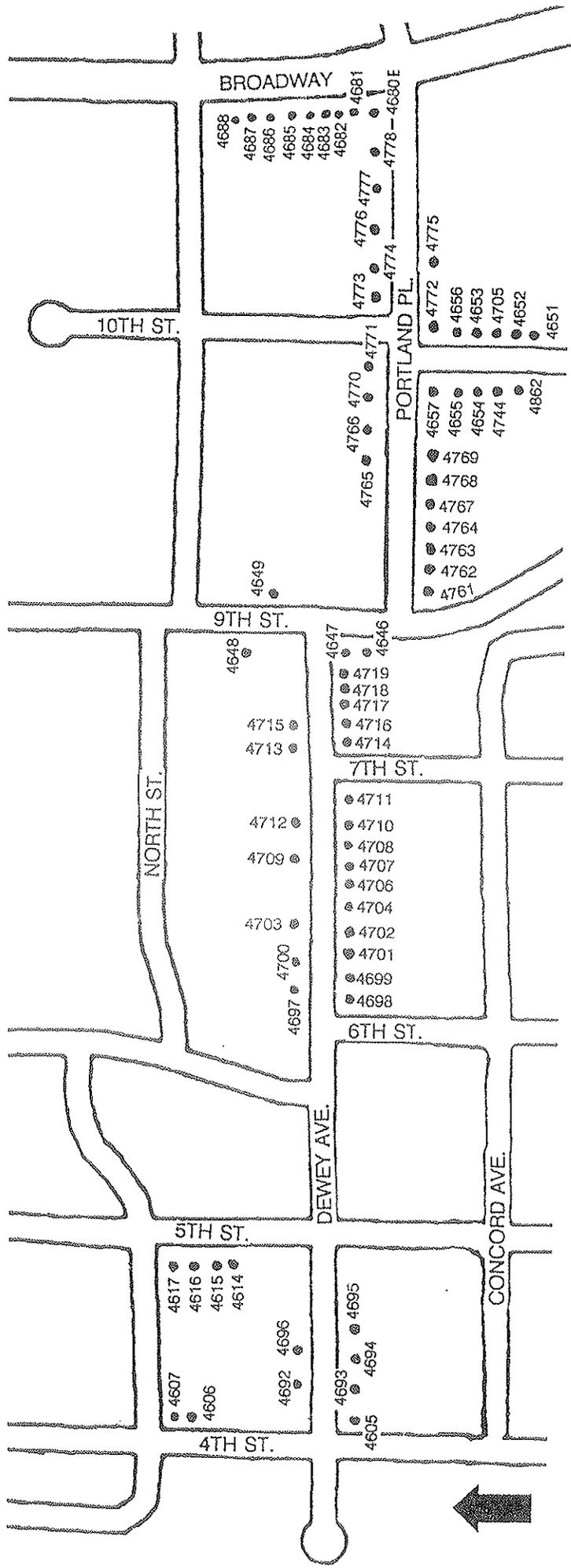


Figure 5
 SURVEY AREA MAP
 DEWEY AVENUE-PORTLAND PLACE, 1994

Numbers are state identification numbers and are preceded by "5BI."
 An "E" indicates individually eligible resources.

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 1994 Boulder Survey of Historic Places called for an intensive-level survey of pre-1945 buildings in the historic residential neighborhood of Mapleton Hill, two other residential areas, and scattered resources in and around downtown Boulder (See Chapter II above). 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, survey maps showing the surveyed buildings' locations, and a final report explaining the survey findings and reviewing the general historical development of Boulder and the neighborhoods examined. The evaluation of any potential National Register districts within the neighborhoods and the contributing/noncontributing status of individual structures within such districts was also to be addressed on the forms and summarized in the final report.

Resources within potential districts were also to be evaluated in terms of categories of significance. During the winter of 1993-94 the City of Boulder formulated six significance categories for resources within districts displayed in Table 1. These evaluations appear on the survey forms and appear in the tables in the Appendix.

Project Participants

Front Range Research Associates, Inc., of Denver, Colorado, conducted the historic buildings survey as consultant to the City of Boulder Planning Department. R. Laurie Simmons, Thomas H. Simmons, and Judith E. Broeker performed the field survey of project resources. Ms. Simmons also prepared architectural descriptions and evaluations of significance for the surveyed buildings, produced final versions of the survey forms, and contributed to the final report. Mr. Simmons conducted historical research, prepared the maps and graphics, set up and maintained the computer data base, performed some photography, and prepared the final survey report. Ms. Broeker also assisted

resources.

Photography

Photography was conducted from mid-March through early June 1994. 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 negative. The contact sheets, negatives, and computer-generated photographic logs (sorted by street address and by roll and frame number) were presented to the city as the conclusion of the project.

Mapping

An annotated USGS map and survey area maps were prepared. The extent of the surveyed areas was drawn on the USGS map and acreage computed from that source. Individual survey maps identified surveyed buildings within the survey areas. Reduced portions of standard city base maps (one inch equals one hundred feet) were used as the base for the survey area map. The scattered resources around the downtown area were plotted on a larger scale map of that area.

Historical Research

Historical research provided essential information regarding individual resources and the development of each 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 indexes 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; and informal interviews with neighborhood residents and homeowners conducted by the surveyors.

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; Ginger Watson of the Boulder County Assessor's Office for providing information requested in a timely manner and usable format; and the staff of the Carnegie Library for providing access to valuable research materials maintained by that institution. Homeowners in the survey areas generously shared their knowledge of specific dwellings and alerted the surveyors to sources of information about the neighborhood.

TABLE 2
PREVIOUSLY SURVEYED HISTORIC BUILDINGS
WITHIN THE SURVEY AREAS, 1994

Street Address	State ID Number
2211 6th St.	5BL535.43
2135 8th St.	5BL535.16
2337 8th St.	5BL535.44
2027-39 11th St.	5BL535.32
2429 Broadway	5BL1115
2439 Broadway	5BL2142
2455 Broadway	5BL2143
2463 Broadway	5BL2144
403 Highland Ave.	5BL535.42
541 Highland Ave.	5BL535.34
603 Highland Ave.	5BL535.40
625 Highland Ave.	5BL535.45
700 Highland Ave.	5BL535.46
725 Highland Ave.	5BL535.31
417-33 Mapleton Ave.	5BL535.1
430 Mapleton Ave.	5BL535.25
534 Mapleton Ave.	5BL535.20
535 Mapleton Ave.	5BL535.2
550 Mapleton Ave.	5BL535.22
604 Mapleton Ave.	5BL535.19
639 Mapleton Ave.	5BL535.4
642 Mapleton Ave.	5BL535.15
643 Mapleton Ave.	5BL535.5
712 Mapleton Ave.	5BL535.14
811 Mapleton Ave.	5BL535.6
821 Mapleton Ave.	5BL535.7
840 Mapleton Ave.	5BL535.28
904 Mapleton Ave.	5BL535.12
909 Mapleton Ave.	5BL535.41
933 Mapleton Ave.	5BL535.8
936 Mapleton Ave.	5BL535.39
1001 Mapleton Ave.	5BL535.9
1020 Mapleton Ave.	5BL535.29
1039 Mapleton Ave.	5BL535.10
1040 Mapleton Ave.	5BL535.23
541 Spruce St.	5BL535.17
701 Spruce St.	5BL535.38
723 Spruce St.	5BL535.37
1019 Spruce St.	5BL363

SOURCE: Colorado Historical Society, Office of Archaeology and Historic Preservation, file search by street name and address range, 4 April 1994 and supplemented by city listings of previously surveyed resources in similar surveys since 1985.

IV. RESEARCH DESIGN

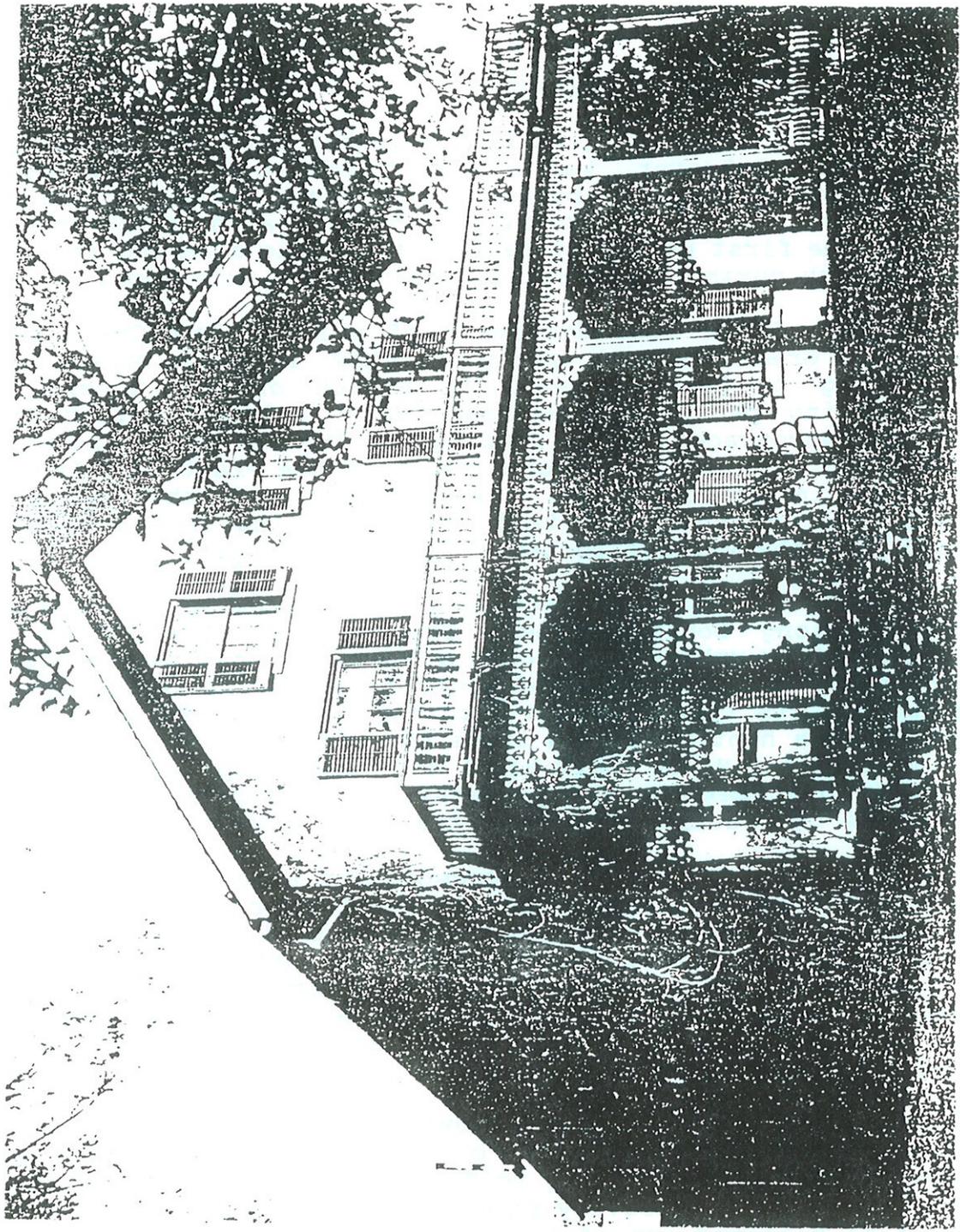
The objective of a survey of historic resources is the recordation of the identified properties and their evaluation for eligibility to the National Register of Historic Places. The purpose of a research design is to provide direction for fields of research and for the interpretation and evaluation of 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 neighborhoods. 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. For Mapleton Hill, the cohesiveness of groups of dwellings as contributing elements of the designated

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).



The most elaborate architectural feature of the 1865 Tourtellot and Squires home at 1019 Spruce was the heavily ornamented verandah, which was later removed. Source: University of Colorado, Museum Photo Collection, XXI170.

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

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.

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

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 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

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

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.

Southern Mapleton Hill

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 of early Boulder.⁷

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

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 1901.¹²

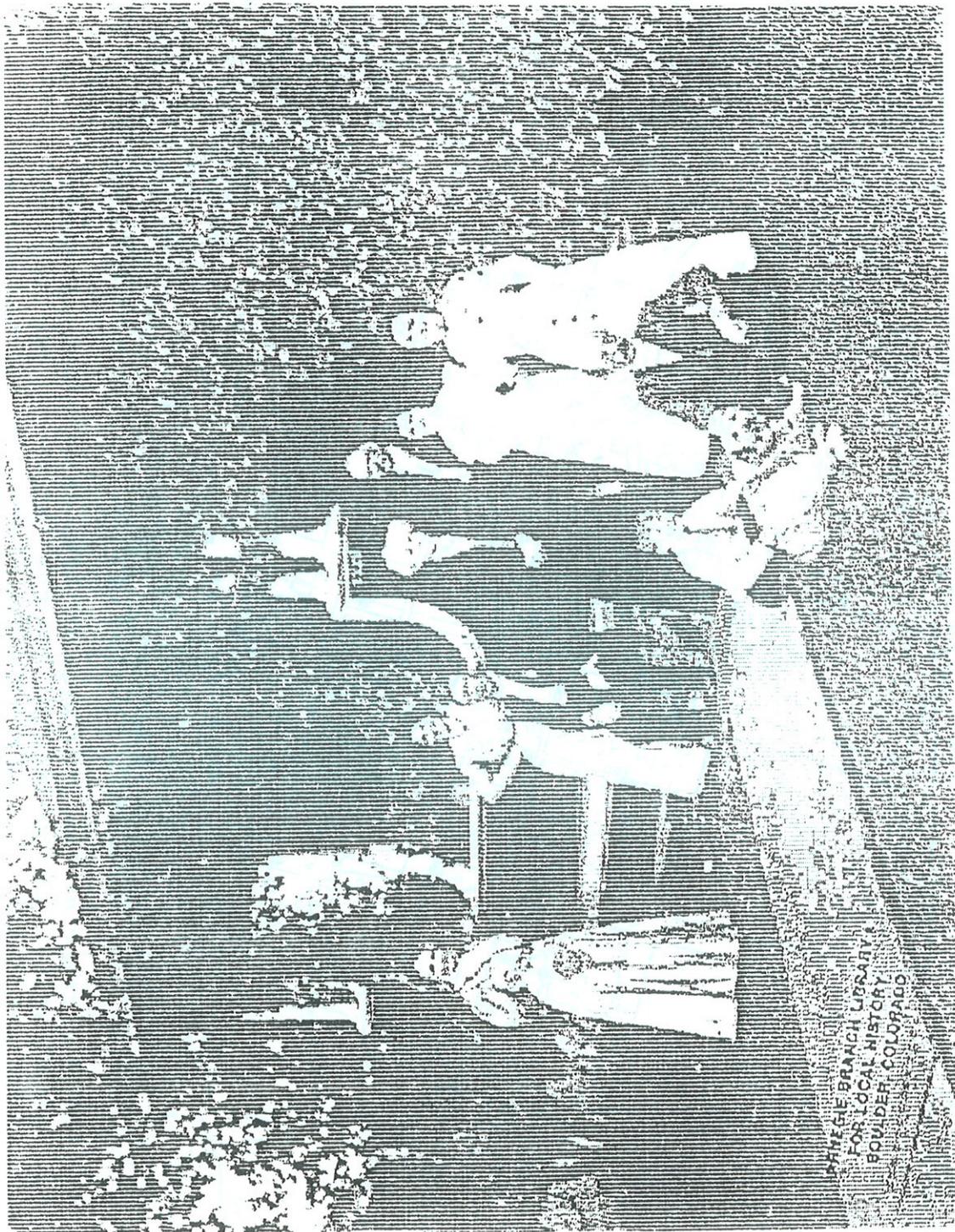
Breath's Subdivision. Samuel Breath's successful development of the area also included Breath's Subdivision, platted in 1882, a subdivision of Outlot No. 1 of Squires Addition to West Boulder. The land in the subdivision encompassed one block. The subdivision was owned by Samuel M. Breath and Ivers Phillips. 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 interested in 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.¹³

¹²City 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.

¹³Gladden, *Hotels*, 113 (presumably, the direction should read northwest rather than southeast) and Bixby, 672-673.



One of the many fine examples of Foursquare style homes in Mapleton Hill is 745 Mapleton, photographed by Edwin Tangen in 1929. Source: BHS 141 b03 e098.



BRIDGE BRANCH LIBRARY
 FOR LOCAL HISTORY
 BOULDER, COLORADO

Members of the Coulson family pose outside their home at 2230 6th Street. Source: Carnegie Library: BHS 207 b18 e12.

western and northwestern sections of the survey were undeveloped in 1887.

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 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 grades 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. Children 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 being 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 were completed during the late 1890s and early

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.;

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).

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

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 1896.²⁵ By that date, Colorado was seen by many as a destination for those suffering from a variety of respiratory diseases. It was commonly believed that the state's dry climate, sunshine, and altitude were advantageous for health seekers. The sanitarium 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.²⁶

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 date.²⁷ 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 and the Seventh Day Adventist Church at 750 Highland Avenue. By 1903 the neighborhood was served by an electric streetcar line along Maxwell Avenue, which linked downtown and the Colorado Sanitarium on 4th Street. The Carnegie Library, the city's first public library, was erected in 1906 at 1125 Pine Street.²⁸

The southern portion of the Mapleton Hill neighborhood became a popular residential area which attracted wealthier residents and more substantial homes. Mapleton Hill was the preferred residential area for Boulder's power elite in business, the professions, and politics. While there was a striking concentration of such residents in the southern portion of Mapleton Hill, the area also contained working and middle class residents, retired persons, and widows. Early city directories and the 1900 and 1910 manuscript U.S. Census returns were used

²⁴Mapleton Hill Design Guidelines, 2.

²⁵Boulder Daily Camera, 13 September 1970.

²⁶Boulder Daily Camera, 13 September 1970.

²⁷Boulder Daily Camera, 13 September 1975 and Jessie Fitzpatrick, Boulder, Colo., Interview by Josie Heath, 19 January 1974.

²⁸Smith, 124.

to assemble the following discussion of early neighborhood inhabitants.

The southern part of Mapleton Hill contained many prominent professionals at the turn of the century. Over a dozen physicians, surgeons, and dentists made the area their home. Dr. George H. Cattermole came to Boulder in 1898, developed a large practice, and served as a professor of medicine at the University Medical School. He and his wife Mary resided at 605 Pine Street. H.A. Green, the medical superintendent at the nearby Colorado Sanitarium, lived at 403 Mapleton Avenue with his wife Adelia. The house at 745 Mapleton Avenue was the home of Luman M. and Fannie L. Giffin. Dr. Giffin was the superintendent of University Hospital and served as a surgeon for various railroads. Physician and city health officer Cyrus W. Poley and his wife Mildred lived at 620 Highland Avenue. Dentists and wives in the area included Harry D. and Georgia H. Ingalls (421 Highland Avenue), Charles N. and Margaret E. Eddy (445 Pine Street), and George E. and Flora Ames (740 Spruce Street).

Southern Mapleton Hill also contained a number of attorneys, including Junius Henderson, who lived with his wife Nellie at 627 Pine Street. Henderson practiced law in Boulder, taught at the law school, and served as a county judge. He resigned from the latter position to become the curator of the museum at the University of Colorado, where he also taught natural science. Prominent mining attorney John R. Wolff and Maude, his wife, made their home at 522 Highland Avenue. Wolff was also an organizer of the Commonwealth Bank. Hiram E. Rowland, city attorney and president of the Boulder Bar Association, lived at 1014 Mapleton Avenue with his wife Harriet.

Miscellaneous professions were also represented in the neighborhood. Architect David H. Holmes and his wife Helen resided at 570 Highland Avenue. Number 445 Highland Avenue was the home of city manager Scott Mitchell and his wife Revel. Frances S. Jameson, a professor of English and Speech, lived at 612 Spruce Street. Assayer Hugh F. Watts and his wife Claribel resided at 914 Mapleton Avenue.

Many prominent political leaders of Boulder made southern Mapleton Hill their home. James Cowie served as Colorado Secretary of State, county clerk, mayor, and as a member of the school and library boards. Cowie, a native of Scotland, lived with his wife Irene and sister Mary at 703 Pine Street. Mary Cowie was Boulder postmistress for many years. Other Boulder mayors who resided in the area included: Frederick C. Moys (421 Pine Street); William L. Armstrong (717-21 and 735 Spruce Street); and Montford S. Whiteley (1109 Pine Street). Grant McFerson, state banking commissioner, lived with his wife Marie at 928 Mapleton Avenue.

Proprietors of Boulder businesses also found southern Mapleton Hill a hospitable residential location. Ira T. and Lizzie M. McAllister lived at 835 Pine. Beginning with a small sawmill, McAllister built McAllister Lumber and Supply Company into a major concern. His son, Daniel E. McAllister, was also involved in the business and lived with his wife Lulu at 820 Spruce Street. Boulder National Bank president F.W. Kohler resided with his wife Franc at 943 Spruce Street. Samuel M. and Amanda Breath lived at 1035-37 Mapleton Avenue. Breath was active in real estate (including subdivision platting), mining, and political affairs. Coal mine operator and real estate investor Scott C. Campbell lived at 522 Pine Street. His wife Ida M. Campbell was one of the more prominent women residents of southern Mapleton Hill. She was active in civic and social affairs, serving as a member of the 1917 city charter commission and as a member of the Boulder City Council for ten years.

John G. and Georgina Trezise lived at 1104 Pine Street. Trezise, a native of England, operated an undertaking establishment with his wife and served as county coroner. Canadian native Albert E. Howe and his wife Laura were the proprietors of Howe Mortuary. They made their home at 1035 Spruce.

A number of druggists lived in the neighborhood. Fonda's Drug owners Henry D. and Catherine Fonda resided at 827 Pine Street and later at 2125 8th Street. James T. Jones established Jones Drug in 1902. He and his wife, M. Helen Jones, lived at 506 Pine Street. Potter Drug proprietor William W. Potter resided at 838 Spruce Street with his wife Lena. Wilmer and Bessie Johnson made their home at 456 Mapleton Avenue. They operated the Public Drug Company from 1938 to 1961. Eben G. Fine also operated a drug store and lived in the area with his wife Mary at 814 Pine Street. Fine is better remembered as a photographer and for his efforts at promoting Boulder through the Boulder Commercial Association.

Principals of White-Davis Mercantile, a dry goods and department store, lived in the neighborhood. Eugene D. and Terzah A. White lived at 625 Mapleton Avenue, while Joseph A. and Elizabeth Davis resided at 807 Spruce Street. The proprietor of the Clover Leaf Creamery, Edward C. Randall, and his wife Estella lived at 410 Highland Avenue. The organizer of the Boulder Milling and Elevator Company, Gilbert A. Callahan, lived at 505 Mountain View Road with his wife Amy.

Proprietors of smaller businesses and retail and service workers also found a place in southern Mapleton Hill. Restaurant operators, furniture dealers, grocers, jewelers, clothiers, and stationery suppliers lived in the area. Such occupations as salesmen, clerks, realtors, tellers, teamsters, miners, janitors, and carpenters were represented in the neighborhood.

Stonemason Donald Grant, a native of Scotland, lived with his wife Isabel at 454 Pine Street. Widowed dressmaker Emma Clarke raised her children and took in boarders at 1001 Spruce Street. She lived at the address for more than sixty years until her death at 103 in 1965. Longtime Post Office mail carrier Theophilus C. "Joe" Ardourel lived with his wife Elizabeth at 436 Highland Avenue. Carpenter and cabinet maker Evan Blystad, a native of Norway, resided at 429 Highland Avenue with his wife Marie.

Historic District Designation

In recognition of the area's historical significance, the City of Boulder designated the Mapleton Hill Historic District in 1982. The district, which includes the 1994 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 juxta-position 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

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 were found to be vernacular in design. In the southern portion of the district, surveyed in 1994, the houses were found to be generally of larger scale and in most cases reflecting elements of popular late nineteenth and early twentieth century styles. Among the styles found within the neighborhood are Italianate, Queen Anne, Victorian Eclectic, Edwardian Vernacular, Foursquare, Bungalow, Dutch Colonial Revival, Classic Cottage, Craftsman, English/Norman Cottage, Tudor Revival, and Mission, as well as a variety of examples of Vernacular Wood Frame and Vernacular Masonry buildings.

Vernacular Dwellings. Among the earliest buildings in the neighborhood were those of vernacular design. Vernacular dwellings constitute eighteen percent of the homes by style of the homes surveyed in the southern portion of Mapleton Hill.

Before the arrival of professional architects or mail order pattern books, the design of a home reflected the traditional skills and building habits of the community and the builder. The origins of many of the builders of the city were reflected in house designs. The simple foursquare frame residence with its boxy shape and symmetrical arrangement of doors and windows was transported by English immigrants to the United States. Other groups also reproduced designs which they had known in their country of origin. Germans and Scandinavians favored homes with plastered masonry and small, asymmetrical windows.

Vernacular housing, or that which had no particular stylistic influence and was based on local traditions utilizing native materials, dominated the early period of construction in Boulder and continued to be extensively produced during the twentieth century. Vernacular construction has been divided into several subcategories by the Colorado Historical Society: gabled L, front gable, hipped box, and side gable. Vernacular housing was generally the least expensive type of building available to the home owner, as it did not require formal architectural knowledge or the degree of skilled craftsmanship required by some more formal styles.

The Tourtellot and Squires House at 1019 Spruce is the best known example of early vernacular construction in Mapleton Hill. Erected in 1865, the house exhibits the simplicity of design and lack of architectural details reflecting a particular style which are hallmarks of vernacular design. The dwelling is notable for its gabled roof, evenly spaced windows with wooden lintels, and river rock construction. A prominent feature, now missing, was the ornate verandah. The home was built to accommodate the families of business partners Jonathan Tourtellot and Frederick Squires and their twin sister wives, Miranda and Maria. Tourtellot and Squires platted the first addition annexed to the city in 1870, an area north and west of the original townsite including many of the older homes in Mapleton Hill.²⁹

Other early examples of vernacular construction in Mapleton Hill include the property named "Sunnyside" by its original owners, at 931-937 Spruce. Built in 1872 by Marvin and Louisa Wilder, the two-story frame dwelling with side gable roof is also notable for its simple design, with evenly spaced windows along the facade. The size of the house reflects the status of its owners, who were associated with several mills in the Midwest before coming to Boulder in 1872.

²⁹Jane Valentine Barker, *76 Historic Homes of Boulder, Colorado* (Boulder: Pruett Publishing Company, 1876), 3.

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. 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.³⁰

A variety of fine Queen Anne style dwellings were erected in the Mapleton Hill neighborhood, comprising thirteen percent of the resources in the southern portion of the district. The Casaday Residence, 505 Pine, is one of the finest examples of the Queen Anne style in the city. The red stone dwelling with white stone accents and shingled upper story displays decorative verge boards and gable ornaments, multiple dormers, a wrap-around porch with classical columns, and a variety of windows. Another large, well preserved Queen Anne style dwelling is the Lippoldt Residence at 946 Spruce. The two-and-a-half-story asymmetrical dwelling with brick first story and clapboard sided upper story is topped by shingled gables. The house still displays cut-away corners with brackets, gable ornaments and verge boards, and a spindled porch with frieze topped by pedimented balcony.

³⁰James C. Massey and Shirley Maxwell, "Queen Anne Style," Old House Journal (July/August 1989): 38-41.

A smaller, more vernacular example of the Queen Anne style is located at 602 Spruce. The long-time home of early twentieth century real estate and insurance agent Nellie Rust, the brick dwelling is notable for its overlapping front gables with gable ornaments, paneled and shingled gable faces, and porch with spindle supports and lace-like brackets.

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 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 and comprises eighteen percent of the homes by style in the southern portion of Mapleton Hill.

The home of Daniel and Lulu McAllister at 820 Spruce reflects elements of the Edwardian Vernacular style. The hipped roof dwelling with intersecting cross-gables has clapboard sided walls and wood shingles in the apex of the gables. The shed roofed porch is supported by classical columns and a two-story gabled bay projects on the eastern elevation of the dwelling.

A popular Edwardian Vernacular design in Boulder was a one-and-a-half-story front gable roofed dwelling with Colonial Revival accents such as oval or Palladian windows, a shingled gable face, and a prominent porch with classical columns. Examples of this variety of Edwardian Vernacular homes include 928 Mapleton, 1014 Mapleton, 1063 Mapleton, and 702 Pine. A very nice small example of the Edwardian Vernacular style is located at 617 Mapleton, a one-story stone house with polygonal corner turret and porch with stone columns atop a honeycomb porch wall.

Foursquare Style. 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.

Mapleton Hill contains many excellent examples of the Foursquare style, varying from high style to basic designs. Twelve percent of the dwellings in the southern part of the neighborhood are Foursquare style. The 1907 frame example of the style at 453 Highland Avenue is notable for its corner pilasters, porch with squared columns, and second story window with broken scroll crown. The house combines wood shingle siding on the first story and clapboard on the upper story, a popular combination of those elements in Foursquare style homes. Erected in 1904, the large Foursquare style home at 522 Highland displays the pared down ornamentation and boxy exterior which were hallmarks of the style. The house displays a solidity befitting its long-time association with prominent Boulder attorney John R. Wolff. A notable feature is the full-width porch with central pediment and column supports atop brick walls with decorative brickwork.

The substantial frame Foursquare style home at 522 Pine was erected in the early 1900s by early Boulder feminist Ida M. Campbell and her husband Scott, real estate investor and coal mine operator. The arched roof gable of the central facade, the central balcony and oval window, and the prominent porch with squared columns and balustrade are notable details of the Campbell house. The Cattermole Residence, erected at 605 Pine in 1905, displays a variety of classical details on the basic Foursquare design, including arched roof dormers, brick pilasters with Corinthian capitals, and Ionic porch supports. The porch is also notable for its spindled balustrade and honeycomb brick base. An example of the less elaborate versions of the Foursquare style in the neighborhood is 1003 Spruce. Built in 1902, the house has the hipped roof with overhanging eaves, central dormer, and broad porch with classical columns which were basic elements of all houses of the style.

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. Mapleton Hill includes several excellent examples of the style, including 720

Marinus G. Smith, and George A. Andrews.³¹

The 1874 birdseye view map of Boulder shows only Pioneer-Columbia Cemetery in the vicinity of the survey area and no development to the west. The cemetery was established in 1870 and is the final resting place for many of Boulder's most prominent citizens, including James A. Maxwell, Frederick A. Squires, Jonathan A. Tourtellot, and Joseph Sturtevant.³²

Platting of Subdivisions

Vermont Addition. Subdivision platting activity did not occur in the survey area until the turn of the century. The earliest subdivision in the survey area and the largest in terms of land area was the Vermont Addition. A plat was filed 11 April 1902 by M.J. Hapgood of the County of Bennington, Vermont. Lots in the addition were to be fifty by one hundred forty feet.³³

Mountain Park and Buena Vista Heights Additions. The Mountain Park and Buena Vista Heights additions were also created in 1902. The subdivisions were two of ten platted by the heirs of pioneer Marinus G. Smith from the extensive landholdings of his estate. The Mountain Park Addition, shaped like an upside down "L", was located between College Avenue and Pleasant Street from 6th to 8th streets. Lots shown on the plat were rectangular in form and varied in size from fifty by one hundred eighteen feet, forty-five by one hundred forty feet, and fifty by one hundred forty feet. The plat noted a "field of large boulders" lying northeast of the intersection of 6th Street and Pennsylvania Avenue.

Buena Vista Heights was a narrow rectangle, lying between University and Pleasant streets, from 9th Street westward to the west face block of 7th Street. Lots were rectangular, with most fifty by one hundred forty feet. Both Mountain Park and Buena Vista Heights were filed with the County Clerk and Recorder on 15 October 1902.³⁴

Hayden's Addition. Hayden's Addition was the latest and

³¹R. Laurie Simmons and Christine Whitacre, 1989 Boulder Survey of Historic Places: Highland Lawn (Boulder, Colorado: City of Boulder, Planning and Community Development Department, September 1988), 15.

³²Colorado Historical Society, Historic Building Inventory Record Reevaluation Form, "Pioneer Cemetery, 5BL571," Denver, Colorado.

³³Boulder County Clerk and Recorder, subdivision plats, Plat Book 2, Page 184.

³⁴Boulder County Clerk and Recorder, subdivisions plats, Plat Book 2, Page 189, filed 15 October 1902.

E. Cannoll, who lived with his wife Elsie at 520 Pleasant Street; and tinner John H. Thomas, who resided at 656 Pleasant Street with his wife Fannie.

The Mountain Park-Hayden area was also home for a few business proprietors. Edgar Harrell managed a business college and lived with his wife Clara at 704 Pleasant Street, while the proprietor of the Elite Laundry, James O. Hammond, lived with his wife Maud at number 500. The Townsend family, which operated barber shops and beauty salons, occupied two nearby homes on Pleasant Street, Wilmer E. and Yuneta Townsend at number 638 and Elton A. Lizzie Townsend at number 658. Elton Townsend operated the White House Barber Shop in downtown Boulder.

A few professionals also lived in the neighborhood. Petrus Nelson, a native of Norway, was an attorney, who lived with his wife Katie at 621 Pleasant Street. Number 422 Pleasant was the residence of Alfred and Millie Horn. Mr. Horn was an oculist. Coal mine inspector Daniel M. McNeil lived with his wife Edith M. at 510 Pleasant Street. Jacob H. Wallace, a mechanical engineer, and his wife Julia lived at 131 7th Street, while Thomas J. Johnson, an engineer with Boulder Milling and Elevator, resided at 1327 6th Street with his wife Mary.

Historic Architectural Styles

The study of historic buildings in the neighborhood revealed that a scattered five percent of the homes were erected before 1900, but the principal period of development for the area was between 1900 and 1910, when fifty-two percent of the homes were erected. Another nine percent of the dwellings were built between 1910 and 1919, and twelve percent were erected 1920 or later. The architecture of the neighborhood reflects these periods of development.

Vernacular frame dwellings were the most frequently erected type of homes in the neighborhood, comprising about seventy percent of the total number surveyed. Vernacular dwellings are those which lack architectural details which would reflect a particular style. Among the most notable examples of vernacular construction in the neighborhood is 501 Pleasant, erected about 1910. The one-and-a-half-story front gable roofed house reflects the minimal exterior ornament of vernacular construction, but includes a rounded, shingled bay window on the facade, as well as a shingled gable face and a porch with squared column supports. A very well preserved example of vernacular construction in the neighborhood is 508 Pleasant, similar in design to 501 Pleasant, but with spindle supports on the porch and lacking the bay window. A very similar dwelling is found at 1327 6th, a frame dwelling dominated by its hipped roof porch with spindle supports.

early 1870s and to Boulder in 1881. He and his wife, Margaret, lived south of the subdivision at 835 Pine Street. Stewart was a Boulder minister and fruit grower. Emily Neikirk was the wife of Henry Neikirk, an Illinois native who came to Colorado in 1862 as a prospector and miner. Neikirk achieved considerable success in mining, including discovery of the Melvina Mine near Salina in Boulder County. He represented Boulder in the State Senate (1879-83), served as a director and vice president of the National State Bank of Boulder for fourteen years. Neikirk was also active in irrigation, including the construction of a reservoir near Longmont. His extensive land holdings encompassed Denver real estate, ranches in Boulder and Weld counties, and land near Boulder. Neikirk brought his family to Boulder in 1875 and in 1881 purchased thirty-four acres northwest of downtown. On Portland Place, between 8th and 9th streets, he "built a substantial brick residence, set out shade and ornamental trees, as well as a number of fruit trees, and introduced a system of irrigation."³⁷

Elbridge Green Addition and Elbridge Addition. Elbridge Green undertook two subdivisions within the study area: the Elbridge Green Addition (1898) and the Elbridge Addition (1899). The small Elbridge Green Addition embraced the north side of Portland Place on either side of 10th Street. The platters included Green and other owners within the boundaries of the plat: Mrs. J.G. Matteson; Miss Bettie Larson; W.M. Euler, Jr. (1025 Portland Place); and John Roberts (1125 Portland Place). Green was the sole platter of the Elbridge Addition, located north of the Elbridge Green Addition, extending along North Street from Broadway west to 10th Street. The 1896 Boulder County Directory identified Green as an assistant elder in the Seventh Day Adventists Church. At that date he resided with his wife Irene at 1024 Portland Place. By 1903 Green had retired and lived at 813 Maxwell Avenue.³⁸

Mountain Heights. The Mountain Heights Addition of 1903 was platted by eighteen property owners of the area, many of whom also lived within the addition. The subdivision extended from First Avenue (now Alpine Avenue) on the north to the south face block of Dewey Avenue and from 5th Street west to the city limits. Lots varied in size from forty by one hundred ten feet

³⁷Portrait and Biographical Record of Denver and Vicinity, Colorado (Chicago: Chapman Publishing Co., 1898). Neikirk platted the subdivision in the name of his wife Emily. This was a fairly common practice by businessmen, apparently in an effort to protect assets.

³⁸Boulder County Clerk and Recorder, subdivision plats, Elbridge Green Addition, Plat Book 2, Page 127, field 17 February 1898 and Elbridge Addition, Plat Book 2, Page 152, filed 27 February 1902.

to forty by one hundred forty-two feet. The numerous platters included persons from various socioeconomic levels: J.W. Alcorn, plasterer, 400 block First Avenue; Guy C. Emery, physician, 418 First Avenue; John M. Weekly, teamster, 414 First Avenue; and F.M. Langley, miner, 415 North Street.³⁹

The most prominent of the Mountain Heights platters was James P. Maxwell. 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. In 1883, the firm of Maxwell and Oliver, surveyors, was housed in the First National Bank building. Maxwell built the Silver Lake Ditch and developed the Maxwell Addition as well as serving as director and president of the First National Bank. Also, Maxwell was vice president of the company which platted Mapleton Addition.⁴⁰

Development of the Area

Construction dates for the Dewey Avenue-Portland Place area indicate that most resources were built during the 1890 to 1910 period. A few houses on the western end of Dewey Avenue were erected in the 1920s. The surveyed area historically developed principally as a residential neighborhood. The area became more accessible after the turn of the century, when the electric streetcar line was extended north on 5th Street, east on First Avenue (Alpine Avenue), and south on Broadway. This made the western end of the area more attractive as a residential area and enhanced the accessibility of the eastern end of the neighborhood to downtown Boulder.

An examination of manuscript U.S. Census returns for 1900 and 1910 and early city directories suggests that the area was a mostly working class neighborhood, with a sprinkling of middle class residents. The early occupational mix included laborers, an auto mechanic, a driller, miners, building contractors and others involved in the construction trades, and shopkeepers.

³⁹Boulder County Clerk and Recorder, subdivision plats, Plat Book 2, Page 192, filed 28 February 1903 and Boulder City Directory (1903).

⁴⁰Planning Department Memorandum and Bixby, 661.

Laborer Fred F. Jordan and his wife, Rosa D., lived at 648 Dewey Avenue, while John Murie, a driller, and his wife, Lola E., a housekeeper, lived at number 652. C.A. and Clara Wilhelm lived at 1025 Portland Place. Mr. Wilhelm was a machinist. Residents identified as miners included Thomas and Laura Teasley (645 Dewey Avenue) and H.H. and Louisa O'Hanlon (1119 Portland Place). City policeman William C. Dake lived with his wife, Lucy G., at 640 Dewey Avenue. Melinda J. Shumate, a private nurse, resided at 645 Dewey Avenue, while stenographer Agnes Ferrell lived with her aunt, Jane A. Davey, at 644 Dewey Avenue. Four music teachers lived in the area: Howard S. Reynolds and his sisters (Alice and Mary) at 801 Dewey Avenue and George W. Colcord at 1031 Portland Place.

A number of persons involved in construction lived in the area. Building contractors included: John J. and Nellie A. Blanchard (606 Dewey Avenue); John D. and Thamzin M. Shearer (834 Dewey Avenue); Walter W. and Cynthia Giggey (836 Dewey Avenue); and Charles N. and Amy Van Note (1014 Portland Place). Two carpenters, Frank E. Hall (number 610) and Andrew Hansen (number 620) lived on Dewey Avenue, while stonemason Orrin B. Shinkle resided at 930-32 Portland Place.

A few people associated with agriculture were early residents of the Dewey-Portland corridor. Truck farm operator William B. Harris lived with his wife, Laura V., at 636 Dewey Avenue. John S. and Jennie Imel resided at 430 Dewey Avenue. Mr. Imel was a dairyman. Charles Schlinger, an engineer at Watts-Hardy Dairy, lived with his wife, Frances, at 435 Dewey Avenue.

A number of shopkeepers lived in the neighborhood. John W. and Bertha Crowder lived at 653 Dewey Avenue. Crowder operated a jewelry store for many years in downtown Boulder. Samuel M. Maupin of 645 Dewey Avenue, was a shoemaker, as was Oscar A. Wanson, who lived with his wife, Lottie, at 805 Dewey Avenue. Two furniture dealers lived on Portland Place: Luman B. and Emma S. Swaggert at number 1122 and James W. and Anna D. Sibbitt at number 1143.

Elbridge Green and his wife, Irene, resided at 1024 Portland Place. Green platted two subdivisions in the area and was prominent in the Seventh Day Adventist Church. The only professional noted in the area in the early period was Landen O. Rodes, a physician. He lived with his wife, Florence W., at 1153-55 Portland Place.

Historic Architectural Styles

Sixty-eight percent of the resources documented in the Dewey Avenue/Portland Place area were of vernacular construction. The vernacular buildings ranged from one to two stories, with predominantly hipped and gabled roofs. A common design for

dwellings in the area is a one-story hipped roof frame dwelling, such as the house at 900 Portland. The house with pyramidal hipped roof features a porch with spindle supports. A front gable roofed frame dwelling in the vernacular style, notable for its simplicity is 812 Dewey. Architectural features of the dwelling include variegated decorative shingles, windows with architrave surrounds, and a porch with slender spindles and lace-like brackets. A masonry dwelling with vernacular design is 946 Portland Place. The one-and-a-half-story brick dwelling has a gabled roof with decorative shingles in the gable face and spindled porch supports which reflect Queen Anne influences popular when the building was erected about 1900.

A variety of other architectural styles popular during the late nineteenth and early twentieth centuries are found scattered throughout the Dewey Avenue/Portland Place survey area. Three vernacular versions of the Foursquare style, with a hipped roof with overhanging eaves and boxy exterior with minimal ornament are found in the 2400 block of 10th Street. Three Dutch Colonial Revival style dwellings with gambrel roofs and three Edwardian Vernacular style homes were recorded in the area. Other styles documented included one or two examples each of Bungalow, Craftsman, Queen Anne, and Victorian Eclectic style dwellings. One of the more notable buildings documented is the Queen Anne style home at 1025 Portland Place. The clapboard sided dwelling is significant for its gable ornament with shell motif, porch with spindle supports and balustrade, and parlor window with leaded glass.

A few commercial buildings are found in the Dewey Avenue/Portland Place area. One building, 2543 Broadway, reflects the Twentieth Century Commercial style in its brick construction, flat roof with brickwork cornice with stone coping, and large display windows. Smaller commercial structures include a shop building behind a residence at 2519 Broadway, which was erected to house a small upholstery and furniture business. Another commercial building associated with a dwelling is found at 2523 Broadway, which was an early grocery store.

Scattered Resources

Among the most significant of the surveyed buildings scattered around the downtown area was the National State Bank building at 1243-1245 Pearl Street. The two-story bank building, erected in 1882 reflects elements of the Renaissance Revival style and is notable for its rounded corner entrance tower, elaborate cornice, round arched windows, and rusticated stone trim. The building housed National State Bank, founded by Walter and Charles Buckingham in 1874.

Another significant individual building surveyed was Boulder High School at 1604 Arapahoe Avenue. Boulder's only high school for many years was erected in 1937 with partial funding from the Public Works Administration. The building was designed by architects Frank W. Frewen, Earl C. Morris, and Glen H. Huntington and built by the Mead and Mount Construction Company. Notable features of the building include its asymmetrical composition of narrow layers of native sandstone, its three-story entrance bay, and four-story clock tower.

One of the more interesting commercial buildings surveyed was the 1938 office of Mountain States Telephone and Telegraph at 1319 Spruce. The Art Deco style brick building features a flat roof, columns of recessed windows with spandrels, and an entrance with engaged columns with foliate ornament. Also surveyed was the Mountain States Telephone garage at 805 Walnut.

The one-story Classic Cottage style dwelling at 1327 Arapahoe Avenue is a well preserved brick house with the hipped roof and porch with classical column supports typical of the style. The house is notable as the long-time home of William W. and Sarah A. Bryant, members of Boulder's small African American community. William Bryant was employed as a laborer and janitor by institutions such as the University of Colorado and the Presbyterian Church.

VI. RESULTS AND RECOMMENDATIONS

The 1994 Boulder Survey of Historic Places recorded 341 buildings in three Boulder neighborhoods, plus scattered sites around the downtown area. Appendices 1 and 2 contain listings in street address and state identification number order of all resources surveyed during the 1994. The buildings recorded were predominantly single family residences, although a few multi-family, commercial/office, garage buildings, and a school were also recorded.

Buildings Potentially Eligible to the National Register of Historic Places

Thirty-one individual resources within the survey area were evaluated as potentially eligible to the National Register and are listed in Table 4.

Historic District Evaluations

Mapleton Hill

The 1994 survey encompassed the southern half of the city-designated Mapleton Hill Historic District, completing the survey of the district begun in 1993. The survey found that a National Register eligible historic district exists within the Mapleton Hill neighborhood. The district is significant under National Register Criterion A, for its association with individuals influential in the development of the city, including persons such as pioneer businessmen and developers Frederick Squires and Jonathan Tourtellot; Ida M. Campbell, the first woman elected to the city council in Boulder; Ira and Daniel McAllister, founders of the successful McAllister Lumber and Supply Company; Boulder mayor Frederick C. Moys; University of Colorado professor of medicine Dr. George Cattermole; noted historian James Willard; distinguished University of Colorado professor and jurist Junius Henderson; illustrious pioneer James Cowie, who served on the school board, as secretary of state, and as Boulder mayor; and Boulder promoter and druggist Eben Fine.

The district is significant under criterion C, for its architecture, as a well preserved and cohesive collection of dwellings reflecting late nineteenth century and early twentieth century architectural styles. Within the district are a number of buildings identified as individually significant, as well as many buildings which are excellent examples of architectural styles. Within the district are examples of some of Boulder's

earliest domestic architecture, including homes in the Italianate and Queen Anne styles and early vernacular housing. Also present within the district are landmark buildings reflecting the finest residential architecture of the city. In its built environment, the district reflects the tastes of Boulder citizens from diverse backgrounds and economic status. Many of the homes in the neighborhood display local craftsmanship and native building materials and are testimony to the varied lifestyles of the residents of the neighborhood.

The district is also significant for its urban landscaping, reflecting a distinct area of the city, Mapleton Hill, which features maple trees planted by early developers and residents, flagstone sidewalks, hitching posts, and irrigation ditches. The district includes many examples of native stonework, as reflected in a variety of stone retaining walls. Other landscaping features include the divided median along Mapleton Avenue, flower gardens, and picket and wrought iron fences.

The period of significance for the district extends from 1865, the date of construction of the earliest house within the district boundaries, through 1930, by which time most of the lots within the district had been developed. Of the resources surveyed in 1994, 80.8 percent were evaluated as contributing, while 19.2 percent were evaluated as noncontributing to the district. Buildings were evaluated as contributing or noncontributing based upon period of construction, historical associations, and architectural integrity.

While a smaller, more cohesive district, consisting of larger scale dwellings, could be defined in the southern portion of the area, the surveyors believe that the current boundary used in the local district is more appropriate. The existing local district encompasses resources of varying scales, styles, and materials, reflecting the socioeconomic and architectural diversity of the overall Mapleton Hill area. In addition, the larger district encompasses the areas which are unified by landscaping, most significantly the mature trees which line the streets.

Within Mapleton Hill, buildings were also evaluated using a six-tiered ranking system developed by the Landmark Preservation Board and the City Planning Office. The categories are presented in Table 1 above. Each building within the district was evaluated utilizing the categories and the tier evaluation was included as an item on the Historic Building Inventory Record forms and the listings in the appendix.

A substantial amount of rehabilitation and maintenance activity was noted in the southern Mapleton Hill area. The soaring property values within the neighborhood and the wealth of residents have had some impacts on the condition of historic

Recommendations

Upon the conclusion of the 1994 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.
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. A National Register nomination for the Mapleton Hill Historic District should be prepared.
3. Many of the residents encountered during the survey were new to the area and were interested in learning more about its history and Boulder's preservation programs. Property owners in the 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. A public program highlighting the history of the area and discussing Boulder's preservation programs should be offered for neighborhood residents.
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.
5. Neighborhood residents in areas experiencing development pressures and problems from increased traffic expressed concern about these trends. These concerns should be examined by the city and plans for mitigating such problems should be formulated.

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APPENDICES

APPENDIX 1
BOULDER SURVEY OF HISTORIC PLACES, 1994
SURVEYED SITES IN STREET ADDRESS ORDER

Address	State ID Number	Indiv. Contrib. Elig. to District	Tier
1313 7TH ST	5BL4636		
1317 7TH ST	5BL4637		
1304 8TH ST	5BL4638		
1312 8TH ST	5BL4639		
2125 8TH ST	5BL4640	X	Contributing Building
2227 8TH ST	5BL4641	X	Contributing Building-Restorable
1315 9TH ST	5BL4642		
1321 9TH ST	5BL4643		
2133 9TH ST	5BL4644	X	Individually Significant Building
2140 9TH ST	5BL4645		Nonrated Building
2503 9TH ST	5BL4646		
2507 9TH ST	5BL4647		
2529 9TH ST	5BL4648		
2530 9TH ST	5BL4649		
2025-27 10TH ST	5BL4650		
2426 10TH ST	5BL4651	X	Contributing Building
2432 10TH ST	5BL4652		
2433 10TH ST	5BL4862		
2438 10TH ST	5BL4705		
2439 10TH ST	5BL4744		
2444 10TH ST	5BL4653		
2445 10TH ST	5BL4654		
2455-57 10TH ST	5BL4655		
2460 10TH ST	5BL4656		
2461 10TH ST	5BL4657		
2130 11TH ST	5BL4658	X	Contributing Building
1708-10 13TH ST	5BL4659		
1966 13TH ST	5BL4660		
2118-22 13TH ST	5BL4661	X	
2129 13TH ST	5BL4662	X	
2133 13TH ST	5BL4663		

APPENDIX 1
BOULDER SURVEY OF HISTORIC PLACES, 1994
SURVEYED SITES IN STREET ADDRESS ORDER

Address	State ID Number	Indiv. Contrib. Elig. to District	Tier
434 DEWEY AV	5BL4695		
435 DEWEY AV	5BL4696		
603 DEWEY AV	5BL4697		
606 DEWEY AV	5BL4698		
610 DEWEY AV	5BL4699		
611 DEWEY AV	5BL4700		
616 DEWEY AV	5BL4701		
620 DEWEY AV	5BL4702		
625 DEWEY AV	5BL4703		
632 DEWEY AV	5BL4704		
636 DEWEY AV	5BL4706		
640 DEWEY AV	5BL4707		
644 DEWEY AV	5BL4708		
645 DEWEY AV	5BL4709		
648 DEWEY AV	5BL4710		
652 DEWEY AV	5BL4711		
653 DEWEY AV	5BL4712		
801 DEWEY AV	5BL4713		
804 DEWEY AV	5BL4714		
805 DEWEY AV	5BL4715		
812 DEWEY AV	5BL4716		
830 DEWEY AV	5BL4717		
834 DEWEY AV	5BL4718		
836 DEWEY AV	5BL4719		
410 HIGHLAND AV	5BL4490	X	Individually Significant Building
420 HIGHLAND AV	5BL4491	X	Contributing Building
421 HIGHLAND AV	5BL4492	X	Contributing Building-Restorable
428 HIGHLAND AV	5BL4493	X	Contributing Building-Restorable
429 HIGHLAND AV	5BL4494	X	Contributing Building-Restorable
436 HIGHLAND AV	5BL4495	X	Contributing Building
437 HIGHLAND AV	5BL4496	X	Contributing-Restorable

APPENDIX 1
BOULDER SURVEY OF HISTORIC PLACES, 1994
SURVEYED SITES IN STREET ADDRESS ORDER

Address	State ID Number	Indiv. Elig. to District	Contrib. Tier
707 MAPLETON AV	5BL4526	X	Contributing Building
711 MAPLETON AV	5BL4527	X	Contributing Building
720 MAPLETON AV	5BL4528		Noncontributing Building
735 MAPLETON AV	5BL4529	X	Contributing Building-Restorable
745 MAPLETON AV	5BL4530	X	Individually Significant Building
829 MAPLETON AV	5BL4531	X	Individually Significant Building
839 MAPLETON AV	5BL4532	X	Contributing Building
914 MAPLETON AV	5BL4533	X	Contributing Building
920 MAPLETON AV	5BL4534	X	Contributing Building
928 MAPLETON AV	5BL4535	X	Contributing Building-Restorable
1002 MAPLETON AV	5BL4536	X	Individually Significant Building
1013 MAPLETON AV	5BL4537		Noncontributing Building
1014 MAPLETON AV	5BL4538	X	Contributing Building
1019 MAPLETON AV	5BL4539	X	Contributing Building-Restorable
1025 MAPLETON AV	5BL4540	X	Contributing Building-Restorable
1035-37 MAPLETON AV	5BL4541	X	Contributing Building-Restorable
1043 MAPLETON AV	5BL4542		Noncontributing Building
1063 MAPLETON AV	5BL4543	X	Contributing Building
1116 MAPLETON AV	5BL4544	X	Contributing Building-Restorable
1253 MARSHALL ST	5BL4722		Contributing Building
1321 MARSHALL ST	5BL4723		Contributing Building
1331 MARSHALL ST	5BL4724		Contributing Building
1337 MARSHALL ST	5BL4725		Contributing Building-Restorable
403 MOUNTAIN VIEW RD	5BL4726		Noncontributing Building
409 MOUNTAIN VIEW RD	5BL4727		Noncontributing Building
421 MOUNTAIN VIEW RD	5BL4728		Noncontributing Building
425 MOUNTAIN VIEW RD	5BL4729		Nonrated Building
437 MOUNTAIN VIEW RD	5BL4730	X	Contributing Building
443 MOUNTAIN VIEW RD	5BL4731	X	Contributing Building
449 MOUNTAIN VIEW RD	5BL4732	X	Contributing Building
505 MOUNTAIN VIEW RD	5BL4733	X	Contributing Building

APPENDIX I
BOULDER SURVEY OF HISTORIC PLACES, 1994
SURVEYED SITES IN STREET ADDRESS ORDER

State ID
Number

Indiv. Contrib. Tier
Elig. to District

Address	State ID Number	Indiv. Contrib. Elig.	Tier to District	Building Type
703 PINE ST	5BL4570	X		Individually Significant Building
706 PINE ST	5BL4571	X		Contributing Building
711 PINE ST	5BL4572		X	Non-rated Building
720 PINE ST	5BL4573		X	Contributing Building
727 PINE ST	5BL4574		X	Contributing Building
731 PINE ST	5BL4575		X	Contributing Building
735 PINE ST	5BL4576		X	Contributing Building
743 PINE ST	5BL4577		X	Contributing Building
745 PINE ST	5BL4578		X	Contributing Building-Restorable
802 PINE ST	5BL4579		X	Contributing Building-Restorable
808 PINE ST	5BL4580		X	Contributing Building-Restorable
814 PINE ST	5BL4581		X	Contributing Building
827 PINE ST	5BL4582		X	Contributing Building-Restorable
828 PINE ST	5BL4583		X	Contributing Building-Restorable
835 PINE ST	5BL4584		X	Contributing Building-Restorable
911 PINE ST	5BL4585	X		Noncontributing Building-Restorable
916 PINE ST	5BL4586		X	Individually Significant Building
919 PINE ST	5BL4587		X	Noncontributing Building
920 PINE ST	5BL4588		X	Contributing Building
927 PINE ST	5BL4589		X	Contributing Building
928 PINE ST	5BL4590	X		Contributing Building
933 PINE ST	5BL4591		X	Individually Significant Building
942 PINE ST	5BL4592		X	Contributing Building-Restorable
1004 PINE ST	5BL4593		X	Individually Significant Building
1015 PINE ST	5BL4594		X	Individually Significant Building
1018 PINE ST	5BL4595		X	Contributing Building-Restorable
1026-28 PINE ST	5BL4596	X		Individually Significant Building
1027 PINE ST	5BL4597		X	Noncontributing Building
1032-34 PINE ST	5BL4598		X	Individually Significant Building
1040 PINE ST	5BL4599		X	Contributing Building-Restorable
1053 PINE ST	5BL4600		X	Contributing Building-Restorable
				Nonrated Building
				Noncontributing Building

APPENDIX 1
BOULDER SURVEY OF HISTORIC PLACES, 1994
SURVEYED SITES IN STREET ADDRESS ORDER

Address	State ID Number	Indiv. Elig.	Contrib. to District	Tier
1020 PORTLAND PL	5BL4768			
1024 PORTLAND PL	5BL4769			
1025 PORTLAND PL	5BL4770			
1031 PORTLAND PL	5BL4771			
1102 PORTLAND PL	5BL4772			
1109 PORTLAND PL	5BL4773			
1119 PORTLAND PL	5BL4774			
1122 PORTLAND PL	5BL4775			
1125 PORTLAND PL	5BL4776			
1143 PORTLAND PL	5BL4777			
1153-55 PORTLAND PL	5BL4778			
531 SPRUCE ST	5BL4779	X		Contributing Building-Restorable
600 SPRUCE ST	5BL4780			Non-Rated Buildings
602 SPRUCE ST	5BL4781	X		Contributing Building
603 SPRUCE ST	5BL4782	X		Contributing Building-Restorable
608 SPRUCE ST	5BL4783			Non-rated Building
612 SPRUCE ST	5BL4784			Non-rated Building
615 SPRUCE ST	5BL4785			Noncontributing Building
627 SPRUCE ST	5BL4786			Noncontributing Building
630 SPRUCE ST	5BL4787	X		Contributing Building
636 SPRUCE ST	5BL4788	X		Contributing Building-Restorable
644 SPRUCE ST	5BL4789	X		Contributing Building
702 SPRUCE ST	5BL4790	X		Contributing Building
704 SPRUCE ST	5BL4791	X		Contributing Building
717-21 SPRUCE ST	5BL4792	X		Contributing Building
730 SPRUCE ST	5BL4793	X		Contributing Building
735 SPRUCE ST	5BL4794	X		Contributing Building
740 SPRUCE ST	5BL4796	X		Contributing Building
744 SPRUCE ST	5BL4797	X		Contributing Building
802 SPRUCE ST	5BL4795		X	Individually Significant Building
803 SPRUCE ST	5BL4798		X	Contributing Building-Restorable

APPENDIX 2
BOULDER SURVEY OF HISTORIC PLACES, 1994
SURVEYED SITES IN STATE IDENTIFICATION NUMBER ORDER

Address	State ID Number	Indiv. Elig.	Contrib. to District	Tier
410 HIGHLAND AV	5BL4490	X	X	Individually Significant Building
420 HIGHLAND AV	5BL4491		X	Contributing Building
421 HIGHLAND AV	5BL4492		X	Contributing Building-Restorable
428 HIGHLAND AV	5BL4493		X	Contributing Building-Restorable
429 HIGHLAND AV	5BL4494		X	Contributing Building-Restorable
436 HIGHLAND AV	5BL4495		X	Contributing Building
437 HIGHLAND AV	5BL4496		X	Contributing-Restorable
444 HIGHLAND AV	5BL4497		X	Contributing Building-Restorable
445 HIGHLAND AV	5BL4498		X	Contributing Building
453 HIGHLAND AV	5BL4499		X	Individually Significant Building
505 HIGHLAND AV	5BL4500	X	X	Contributing Building
511 HIGHLAND AV	5BL4501		X	Contributing Building-Restorable
522 HIGHLAND AV	5BL4502		X	Individually Significant Building
525 HIGHLAND AV	5BL4503		X	Contributing Building-Restorable
570 HIGHLAND AV	5BL4504			Noncontributing Building
615 HIGHLAND AV	5BL4505		X	Contributing Building-Restorable
620 HIGHLAND AV	5BL4506		X	Contributing Building
631 HIGHLAND AV	5BL4507		X	Contributing Building
634 HIGHLAND AV	5BL4508		X	Contributing Building
735 HIGHLAND AV	5BL4509		X	Contributing Building
400 MAPLETON AV	5BL4510		X	Contributing Building
403 MAPLETON AV	5BL4511		X	Contributing Building
424 MAPLETON AV	5BL4512		X	Contributing Building
456 MAPLETON AV	5BL4513		X	Contributing Building
502 MAPLETON AV	5BL4514			Non-rated Building
515 MAPLETON AV	5BL4515			Noncontributing Building
516 MAPLETON AV	5BL4516		X	Non-rated Building
525 MAPLETON AV	5BL4517		X	Contributing Building
555 MAPLETON AV B	5BL4518			Contributing Building
607 MAPLETON AV	5BL4519			Noncontributing Building
617 MAPLETON AV	5BL4520	X	X	Non-rated Building
				Individually Significant Building

APPENDIX 2
BOULDER SURVEY OF HISTORIC PLACES, 1994
SURVEYED SITES IN STATE IDENTIFICATION NUMBER ORDER

Address	State ID Number	Indiv. Elig.	Contrib. to District	Tier
437 PINE ST	5BL4552	X		Contributing Building
445 PINE ST	5BL4553	X		Contributing Building
453 PINE ST	5BL4554	X		Contributing Building
454 PINE ST	5BL4555			Noncontributing Building.
505 PINE ST	5BL4556	X		Individually Significant Building
506 PINE ST	5BL4557	X		Contributing Building-Restorable
522 PINE ST	5BL4558	X		Individually Significant Building.
537 PINE ST	5BL4559	X		Individually Significant Building
602 PINE ST	5BL4560	X		Contributing Building-Restorable
605 PINE ST	5BL4561	X		Individually Significant Building
613 PINE ST	5BL4562	X		Contributing Building
616 PINE ST	5BL4563	X		Contributing Building
621 PINE ST	5BL4564	X		Contributing Building
624 PINE ST	5BL4565	X		Contributing Building-Restorable
627 PINE ST	5BL4566	X		Individually Significant Building
630 PINE ST	5BL4567	X		Contributing Building-Restorable
634 PINE ST	5BL4568	X		Contributing Building
702 PINE ST	5BL4569	X		Individually Significant Building
703 PINE ST	5BL4570	X		Individually Significant Building
706 PINE ST	5BL4571	X		Contributing Building
711 PINE ST	5BL4572			Non-rated Building
720 PINE ST	5BL4573	X		Contributing Building
727 PINE ST	5BL4574	X		Contributing Building
731 PINE ST	5BL4575	X		Contributing Building
735 PINE ST	5BL4576	X		Contributing Building-Restorable
743 PINE ST	5BL4577	X		Contributing Building
745 PINE ST	5BL4578	X		Contributing Building
802 PINE ST	5BL4579	X		Contributing Building-Restorable
808 PINE ST	5BL4580	X		Contributing Building-Restorable
814 PINE ST	5BL4581	X		Contributing Building-Restorable
827 PINE ST	5BL4582	X		Contributing Building-Restorable

APPENDIX 2
BOULDER SURVEY OF HISTORIC PLACES, 1994
SURVEYED SITES IN STATE IDENTIFICATION NUMBER ORDER

Address	State ID Number	Indiv. Contrib. Elig. to District	Tier	
2637 5TH ST	5BL4614			
2645 5TH ST	5BL4615			
2687 5TH ST	5BL4616			
2695 5TH ST	5BL4617			
1103 6TH ST	5BL4618			
1153 6TH ST	5BL4619			
1201 6TH ST	5BL4620			
1212 6TH ST	5BL4621			
1219 6TH ST	5BL4622			
1223 6TH ST	5BL4623			
1320 6TH ST	5BL4624			
1327 6TH ST	5BL4625			
1344 6TH ST	5BL4626			
2126 6TH ST	5BL4627	X		Contributing Building-Restorable
2133 6TH ST	5BL4628	X		Contributing Building
2136 6TH ST	5BL4629	X		Contributing Building
2230 6TH ST	5BL4630	X		Contributing Building
2237 6TH ST	5BL4631	X		Individually Significant Building
2250 6TH ST	5BL4632	X		Contributing Building
1123 7TH ST	5BL4633			
1228 7TH ST	5BL4634			
1305 7TH ST	5BL4635			
1313 7TH ST	5BL4636			
1317 7TH ST	5BL4637			
1304 8TH ST	5BL4638			
1312 8TH ST	5BL4639			
2125 8TH ST	5BL4640	X		Contributing Building
2227 8TH ST	5BL4641	X		Contributing Building-Restorable
1315 9TH ST	5BL4642			
1321 9TH ST	5BL4643	X		
2133 9TH ST	5BL4644	X		Individually Significant Building

APPENDIX 2
BOULDER SURVEY OF HISTORIC PLACES, 1994
SURVEYED SITES IN STATE IDENTIFICATION NUMBER ORDER

Address	State ID Number	Indiv. Contrib. Elig. to District	Tier
1629 ARAPAHOE AV	5BL4676		
1645-51 BROADWAY	5BL4677		
1655 BROADWAY	5BL4678		
2235 BROADWAY	5BL4679		
2503 BROADWAY	5BL4680		
2507-09 BROADWAY	5BL4681	X	
2515 BROADWAY	5BL4682		
2517 BROADWAY	5BL4683		
2519 BROADWAY	5BL4684		
2521 BROADWAY	5BL4685		
2523 BROADWAY	5BL4686		
2525 BROADWAY	5BL4687		
2543 BROADWAY	5BL4688		
651 COLLEGE AV	5BL4689		
1208 DEAN PL	5BL4690		
1230-32 DEAN PL	5BL4691		
417 DEWEY AV	5BL4692		
424 DEWEY AV	5BL4693		
430 DEWEY AV	5BL4694		
434 DEWEY AV	5BL4695		
435 DEWEY AV	5BL4696		
603 DEWEY AV	5BL4697		
606 DEWEY AV	5BL4698		
610 DEWEY AV	5BL4699		
611 DEWEY AV	5BL4700		
616 DEWEY AV	5BL4701		
620 DEWEY AV	5BL4702		
625 DEWEY AV	5BL4703		
632 DEWEY AV	5BL4704		
2438 10TH ST	5BL4705		
636 DEWEY AV	5BL4706		

APPENDIX 2
BOULDER SURVEY OF HISTORIC PLACES, 1994
SURVEYED SITES IN STATE IDENTIFICATION NUMBER ORDER

Address	State ID Number	Indiv. Contrib. Elig. to District	Tier
633 PENNSYLVANIA AV	5BL4738		
637 PENNSYLVANIA AV	5BL4739		
402 PLEASANT ST	5BL4740		
416 PLEASANT ST	5BL4741		
422 PLEASANT ST	5BL4742		
428 PLEASANT ST	5BL4743		
2439 10TH ST	5BL4744		
500 PLEASANT ST	5BL4745		
501 PLEASANT ST	5BL4746		
504 PLEASANT ST	5BL4747		
508 PLEASANT ST	5BL4748		
511 PLEASANT ST	5BL4749		
513 PLEASANT ST	5BL4750		
520 PLEASANT ST	5BL4751		
609 PLEASANT ST	5BL4752		
621 PLEASANT ST	5BL4753		
638 PLEASANT ST	5BL4754		
653 PLEASANT ST	5BL4755		
655 PLEASANT ST	5BL4756		
656 PLEASANT ST	5BL4757		
658 PLEASANT ST	5BL4758		
704 PLEASANT ST	5BL4759		
711 PLEASANT ST	5BL4760		
900-02 PORTLAND PL	5BL4761		
930-32 PORTLAND PL	5BL4762		
946 PORTLAND PL	5BL4763		
1004 PORTLAND PL	5BL4764		
1009 PORTLAND PL	5BL4765		
1013 PORTLAND PL	5BL4766		
1014 PORTLAND PL	5BL4767		
1020 PORTLAND PL	5BL4768		

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BOULDER SURVEY OF HISTORIC PLACES, 1994
SURVEYED SITES IN STATE IDENTIFICATION NUMBER ORDER

Address	State ID Number	Indiv. Contrib. Elig. to District	Tier
807 SPRUCE ST	5BL4800		Noncontributing Building
814 SPRUCE ST	5BL4801	X	Contributing Building, Restorable
815 SPRUCE ST	5BL4802	X	Contributing Building-Restorable
819 SPRUCE ST	5BL4803	X	Contributing Building
820 SPRUCE ST	5BL4804	X	Contributing Building
825 SPRUCE ST	5BL4805	X	Contributing Building
828 SPRUCE ST	5BL4806		Noncontributing Building
833 SPRUCE ST	5BL4807	X	Contributing Building
838 SPRUCE ST	5BL4808	X	Contributing Building
841 SPRUCE ST	5BL4809	X	Contributing Building
844 SPRUCE ST	5BL4810	X	Contributing Building
910 SPRUCE ST	5BL4811	X	Contributing Building
915 SPRUCE ST	5BL4812	X	Contributing Building-Restorable
921 SPRUCE ST	5BL4813	X	Contributing Building-Restorable
922 SPRUCE ST	5BL4814	X	Contributing Building
931-37 SPRUCE ST	5BL4815	X	Contributing Building
934 SPRUCE ST	5BL4816		Nonrated Building
943 SPRUCE ST	5BL4817	X	Contributing Building
946 SPRUCE ST	5BL4818	X	Individually Significant Building
1001 SPRUCE ST	5BL4819	X	Contributing Building-Restorable
1003 SPRUCE ST	5BL4820	X	Contributing Building
1005 SPRUCE ST	5BL4821		Noncontributing Building
1011 SPRUCE ST	5BL4822		Noncontributing Building
1035 SPRUCE ST	5BL4823		Nonrated Building
1217-21 SPRUCE ST	5BL4824	X	
1319 SPRUCE ST	5BL4825	X	Contributing Building-Restorable
805 WALNUT ST	5BL4826		
901-05 WALNUT ST	5BL4827		
949 WALNUT ST	5BL4828		
1175-77 WALNUT ST	5BL4829		
2433 10TH ST	5BL4862		