

**UNIVERSITY HILL
COMMERCIAL DISTRICT**

*Historic Overview and
Historic District Evaluation*

11/94

Front Range Research Associates, Inc.
Denver, Colorado

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COMMERCIAL DISTRICT

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Historic District Evaluation*

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I. INTRODUCTION

This report presents a summary of the historical development of the University Hill commercial area and an evaluation of the area's potential for designation as a City of Boulder Historic Landmark District. The boundaries of the study area lie roughly between Broadway on the east, 11th Street on the west, University Avenue on the north, and Euclid Avenue on the south. The district was evaluated using the Significance Criteria developed by the Landmark Preservation Advisory Board. The historic context was developed utilizing published materials, as well as information from the repositories of the Boulder Carnegie Branch Library for Local History, the University of Colorado Western Historical Collections and University Archives, and the files of the **Boulder Daily Camera**. The project was undertaken during October 1994 and included a visual inspection of the business area in order to determine the boundaries of the historic district and the integrity of the buildings within its boundaries.

The study was undertaken by Front Range Research Associates, Inc., of Denver, for the University Hill General Improvement District (UHGID). Participants for Front Range included R. Laurie Simmons, Thomas H. Simmons, and Judith Broeker. Peter Pollock, City of Boulder Director of Long Range Planning, and Lara Ramsey, City of Boulder Planning, coordinated the project for UHGID. Special thanks to David Hays, University of Colorado Western Historical Collections, and Henry V. Ellwood, Jr., who generously shared substantial information about the University Hill commercial district.

II. HISTORIC OVERVIEW

INTRODUCTION

Although the Colorado territorial legislature approved the creation of a state university in Boulder in 1861, fifteen years elapsed before the first building was erected with matching funds provided by Boulder residents and the university grounds partially donated by local citizens. The University of Colorado's first president, Joseph Sewall, lived with his family in the 1876 building, Old Main, and his daughter, Jane, described the then isolated and barren location in her memoirs. She recalled that upon the family's arrival in 1877, "no tree nor shrub nor any human habitation was in sight," only "vast expanses of rock and sagebrush." The principal use of the land in the vicinity had been to pasture the animals of local farmers.¹

University Place Addition and Boulder's Streetcar System

The early 1890s were a boom period in Boulder's growth when its housing stock expanded dramatically. Within the first five years of the decade, twenty-eight subdivisions were added to the town boundaries. By the end of 1890, the university encompassed a total of five buildings, including a President's Residence (now the Koenig Alumni Center), a chemistry building, and an arts and sciences facility (See Figure 1). During the previous decade, the city had grown to include new schools, businesses, and a sanitarium operated by the Seventh Day Adventists. Expansion of the city's resident population resulted in a growing demand for new housing.²

The development of University Hill began with the creation of the University Place Addition, encompassing an area roughly from Sixth through Eighteenth Streets and from College to Baseline Road. The subdivision was laid out and platted in 1890. The developer of the addition, the Denver and Boulder Land and Investment Company, created by Humphrey B. Chamberlin, Granville Malcom, and Warren H. McLeod, intended to sell personal property, buy and sell real estate and improve the same, borrow and lend money,

¹Jane Sewall, *Jane, Dear Child* (Boulder, Colo.: University of Colorado Press, 1957), 41; Boulder, Colo., Municipal files, "Mount Saint Gertrude Academy."

²William R. Deno, *Body & Soul: Architectural Style at the University of Colorado at Boulder* (Boulder, Colo.: University of Colorado Publications Service, 1994), 44.

and to make investments.³

The company purchased 194 acres of land adjoining the city in June 1890, at a cost of \$16,786.50. The land was divided into 1,820 lots. S.C. Fulton became president of the development company, and the firm of Fulton Brothers was appointed sole agent for the sale of property in the addition. By 1891, the company had made some improvements to the subdivision and University Place was ready to be advertised as a desirable residential area. The first private residence on University Hill was erected the same year by Mrs. Amelia Perry at the southwest corner of College Avenue and 13th Street.⁴ The following year, Mount St. Gertrude Academy at 10th and Aurora Streets was established on land donated by a member of the development company.

The Fulton Brothers firm erected a large brick building at Broadway, Thirteenth, and Pennsylvania known as **Fulton Terrace**, which housed the company's real estate offices and three residential units (See Figure 2). The terrace, the most prominent building in the area for many years, was remodeled in 1926 as the Alpha Tau Omega house. From the early 1940s into the middle 1950s, the University of Colorado used the building as a Women's Dormitory Annex. Subsequent university occupants included the Extension Division (between 1961 and 1967) and the Communications and Theater Department (1973 to 1983).

* The building was demolished to create a public parking lot.⁵

By 1892, it was evident that public transportation to and from downtown Boulder would be a necessary ingredient in the success of University Hill. Without a transportation system linking the city's major place of employment with the new residential area, the addition's growth was seriously hampered (See Figure 3). In the fall of 1892, the Denver and Boulder Land and Investment Company entered into an agreement with a streetcar company to construct tracks and maintain service through the University Place Addition. The streetcar line was to run between the center of Boulder and the Chautauqua grounds, passing through the residential subdivision. Lack of sufficient capital for the construction of the planned street railway prevented its completion and its promoters lost their franchise. In order to provide the necessary transportation service, the investment company then established a horse drawn bus service.⁶

³"Plat of the University Place Addition, 1890; Warren H. McLeod Collection, University of Colorado Western Historical Collections, Boulder, Colorado, "List of Stockholders of the Denver and Boulder Land and Improvement Company, 1899."

⁴**Boulder Daily Camera**, 2 January 1980. Mrs. Perry's house was later demolished for the construction of the Flatirons Theater

⁵**Boulder Daily Camera**, 2 January 1980.

⁶McLeod Collection, "Report Concerning the Transactions of the Denver and Boulder Land and Investment Company for the Period of Five Years," 30 July 1895.

The beginning of 1893 saw further improvements made to the subdivision and several lots were purchased. Bright prospects for the area's development were dashed by the nationwide depression known as the Silver Panic of 1893 during the later half of the year. The effects of the economic crisis were severe throughout the state, whose prosperity was heavily dependent upon silver production. Humphrey Chamberlin, one of the principals of the development company, who operated the largest real estate business in Denver and had substantial holdings throughout the state, "went down with a crash" in 1893. His Chamberlin Investment company reportedly had liabilities totaling more than \$1 million and assets of only a few thousand dollars at that date. Chamberlin abandoned the "shattered remnants" of his investments and returned to his native England, where he died in 1897.⁷

Although development in University Hill ceased during the economic downturn, the investment company managed to weather the crisis. A positive feature during the period was the state's improvement of the university grounds, which helped make the area more attractive for future investment. During the presidency of James H. Baker (1892-1914), the construction of several new buildings on the university campus and the landscaping of the university grounds made the surrounding area seem more desirable and thus added to the value of lots in the residential addition. From 1893 to 1894, the enrollment at the university actually doubled.⁸ A view (See Figure 4) of the future commercial district of University Hill taken about 1895 from the Hale Science Building looking southwest, shows the house at the northeast corner of 13th Street and College Avenue (now the Oaks Apartments) and the Perry House at the southwest corner of the same intersection (razed in 1950 for construction of the Flatirons Theater).

Prosperity gradually returned to Boulder, bringing new enterprises and opportunities. In July 1898, the Texas-Colorado Chautauqua opened as a result of efforts by a group of Texas teachers and Boulder citizens to establish a pleasant place to spend the summer in an educational environment. Townspeople approved a plan whereby Boulder purchased an eighty acre site and erected an auditorium and dining hall for use during summer educational and recreational activities. The university also offered the use of some of its facilities for the program. Summer residents erected cabins on the Chautauqua grounds adjacent to the southern edge of the University Hill neighborhood. With the opening of Chautauqua came renewed calls for a streetcar line to carry visitors from the railroad depot to the park.

The developers of the University Park Addition took advantage of the need for a Chautauqua line to insure transportation service to their subdivision. In 1898, the city

⁷Denver Republican, 18 May 1897.

⁸Frederick S. Allen, Mark S. Foster, Ernest Andrade, Jr., Philip I. Mitterling, and H. Lee Scamehorn, *The University of Colorado, 1876-1976* (New York: Harcourt Brace Jovanovich, Inc., 1976), 55.

council granted their proposed street railway a right of way. The following year, an agreement was signed between the Denver and Boulder Land and Investment Company and the railway group. In exchange for the construction and operation of an electric streetcar system through University Park (See Figure 5), the streetcar company was given a subsidy of certain lots at reduced rates to finance the operation of the system when it was completed.⁹

The Boulder Street Railway's brown and yellow trolleys began running along the three-mile track in June 1899, charging a fee of five cents per trip (See Figure 6). The route extended from the railroad depot at 14th and Water (now Canyon), south along 12th Street (now Broadway) to its intersection with Pennsylvania Avenue, swinging by Fulton Terrace, and traveling down 13th Street to College Avenue, where it headed west to 9th Street and thence ran directly south to Chautauqua Park. On the return trip, the system traveled north on 10th Street to Aurora Avenue, where it headed east to 14th Street (See Figure 7) and then traveled north until it intersected Broadway and headed back to the depot.¹⁰ The system was eventually extended to connect other parts of the city and routes were adjusted over time. By 1923, the jog past the triangular block at 13th and Pennsylvania had been eliminated and the trolleys proceeded directly west on College from Broadway.¹¹ The streetcar system operated until June 1931, when a bus system was implemented.¹²

The arrival of the streetcar line ushered in the long awaited real estate boom in the University Place Addition (See Figure 8). Citizens began to view the advantages of the residential area in terms of its proximity to the university, its convenient access to downtown Boulder, and its closeness to the natural beauty of the Chautauqua grounds. As the *Boulder Daily Camera* reported on 24 June 1899, a streetcar ride revealed the attractions of the area:

To visitors to Boulder and to citizens themselves the ride is a revelation, particularly in regard to the extent and substantialness of the growth on University hill, in University Place and other additions lying south toward the Chautauqua grounds. The car line circles the addition and will be a means of building up the territory embraced. The plateau has always been a desirable location for residences but with rapid transit to the town itself its desirability is indefinitely increased. The car line, in fact, will be responsible

⁹McLeod Collection, "Agreement between the Denver and Boulder Land and Investment Company and Guy D. Duncan, Trustee," 19 April 1899.

¹⁰"Map of the City of Boulder, 1904," *Boulder City Directory, 1905*; Phyllis Smith, *A History of Boulder's Transportation, 1858-1984* (Boulder, Colo.: City of Boulder, 1984), 17.

¹¹Carnegie Branch Library for Local History, "City of Boulder Colorado, 1923."

¹²Smith, "History of Boulder's Transportation," 18.

for a very welcome growth of the city in the residence line.¹³

By 1906, steady growth of the neighborhood resulted in the erection of the University Hill School. The area attracted professors and employees of the university, families who planned to send their children to CU, business and professional workers, and university students. During the early years, most students lived in rooms off campus since the university provided just one men's dormitory and a few small cottages for women. Boarding houses sprang up in areas adjacent to the university campus, some catering to faculty and staff members and others to students. Fraternities and sororities also favored University Hill as a convenient location for their residences. Early chapter houses were established in areas immediately adjacent to the university campus, some in existing residences and some in specially constructed dwellings.¹⁴

EARLY COMMERCIAL DEVELOPMENT ON THE HILL, 1906-1919

Despite the presence of the streetcar line through the area and the University of Colorado campus immediately to the east, commercial development did not come early to the Hill. As late as 1906, the Sanborn Insurance Company map covering the Hill showed no commercial buildings in the area. **The map for June of that year indicated that single family dwellings were the predominant land use in the area bounded by Pennsylvania Avenue, Broadway, Euclid Avenue, and 11th Street. There were approximately fifty-four dwellings in the area with densities trailing off toward the southern and western edges (See Figures 9 and 10).** The only non-residential uses identified in 1906 were a city hose cart house at the south end of the 1000 block of 13th Street and a "club house" at 1205 13th Street. The latter was shown "from plans" and was identified as the Sigma Alpha Epsilon house on the 1910 map.

The connection between the university and the commercial district existed from the beginning of the business area's development, leading one writer to call the Hill "a kind of satellite campus locked into the orb of its venerable neighbor on the east side of Broadway."¹⁵ The students who lived on the Hill developed a special relationship with the business district which grew there, as the **stores and restaurants catered to the needs of many students.** A small number of students also found employment at businesses on the Hill.

¹³Sanford Gladden, **The Early Days of Boulder** (Boulder, Colo.: Sanford Gladden, 1982), 460.

¹⁴William E. Davis, **Glory Colorado! History of the University of Colorado to 1963** (Boulder, Colo.: Pruett Press, 1965), 363.

¹⁵**Boulder Daily Camera**, 9 October 1975.

McConnell and Crane Drug Store, 1301 Pennsylvania Avenue

Based on an examination of maps and other information, the first commercial building constructed in the area was the McConnell and Crane drug store (later the Co-op and Campus drug store) at 1301 Pennsylvania Avenue (building number 1).¹⁶ Built during the 1906-08 period in the triangular block bounded by Broadway, Pennsylvania Avenue, and 13th Street, the one-and-a-half story brick building with buttressed walls had a trapezoidal shape conforming to its parcel. The building was located at the northern end of the streetcar loop serving University Hill and Chautauqua, with one portion of the line jogging west on Pennsylvania and south on 13th Street and the other proceeding south on Broadway and 14th Street.¹⁷

While listed in the 1913 City Directory as McConnell and Crane drugs, by 1916, the business was known as the Co-op Drug Store. James F. Quine came to Boulder from Telluride in 1923 and bought the business. He changed the name to Quine's Campus Drug and operated the enterprise for twenty years (See Figure 11). In 1943, the drug store was sold to Fred L. Jenkins, who had come to Boulder from Columbia, Missouri, in 1932 as manager of the Colorado Book Store. The drug store was described by the **Boulder Daily Camera** as "one of the favorite meeting places of C.U. students," and contained a soda fountain, prescription department, and "over 1,000 items for the student and home." Jenkins continued to operate the store as Campus Drugs until 1960, when he discontinued the prescription department and changed the name to the Campus Shop. The following year he sold the business to August R. Liese.¹⁸

The Campus Shop continued as a drug store until the late 1960s. From 1969 through the 1980s, the Spoke, a new and used bicycle firm owned by Jeff Finnoff, occupied the building. Buchanan's Coffee Pub is now housed in the structure. The one-story addition to the north, presently occupied by Fruehauf's, was constructed after 1931.¹⁹

¹⁶Buildings within the commercial district that are discussed in the narrative are identified by numbers on the map in Section III.

¹⁷Sanborn Insurance Map, 1910; Boulder City Directory, 1913; **Boulder Daily Camera**, 29 August 1960; and Dorothy Greenman collection, Carnegie Library for Local History, Boulder, Colorado.

¹⁸**Boulder Daily Camera**, 17 September 1943, 30 December 1948, 29 August 1960, 27 April 1961, and 1 January 1980.

¹⁹Spoke advertisement, clipping collection, University of Colorado, Norlin Library, Western Historical Collections; Boulder City Directories, 1967, 1973, and 1983; and Sanborn Insurance Map, 1931.

Greenman's University Store, 1134 13th Street

The McConnell and Crane building was followed by a number of other commercial structures erected during the 1911-13 period between College and Pleasant avenues. In 1911, Alfred A. Greenman constructed Greenman's University Store at 1134 13th Street (building number 3), a two-story brick building with an angled northeastern edge following the alignment of the rear alley (See Figure 12). Greenman also operated a business downtown. Before Alfred A. Greenman built his store he persuaded the City to widen 13th Street north of College Avenue, arguing that "Boulder will not always be a horse and buggy town and we will need wider streets." Greenman and fellow Hill developer, William L. Beach, attempted to foster a degree of design uniformity by agreeing to only build two-story commercial buildings on 13th Street. Greenman reportedly purchased the Sigma Alpha Epsilon house at 1201 13th Street "to control growth of business buildings on University Hill." The construction of one-story commercial additions to houses on the west side of 13th Street undermined the Greenman-Beach plan.²⁰

→ Greenman, a native of Pennsylvania who came to Boulder in 1890, was a prominent Boulder businessman and one of its most influential civic leaders. He attended the university and entered the book and drug store trade in Boulder, operating a store on Pearl Street before he opened the Hill store. Greenman served as mayor from 1909-11 and as president of the Chautauqua Association board for more than thirty-five years. He was active in organizing the Chamber of Commerce and was a member of the City's park and planning commission for many years.²¹

Greenman's University Store opened in September 1911 and initially specialized in textbooks, stationery, and athletic goods. After the university opened its own bookstore in the basement of Macky in 1922, Greenman's dropped books and expanded its food and drug lines with a pharmacy and an ice cream fountain. The newspaper reported, "the pretty new ice cream fountain recently installed by the University book and drugstore is now ready for service and is in charge of an expert mixologist. The fountain is one of the prettiest and most sanitary in town and will, no doubt, draw a large share of the soft drink trade." The store was reportedly the first on the Hill to feature toasted sandwiches and served fifty to seventy-five breakfasts each morning during the late 1910s and 1920s.²²

Alfred Greenman's brother, Ernest M. Greenman, managed the University Hill store and became sole owner in 1941. In 1945, he sold the business to Mr. and Mrs. W.E. Smith but

²⁰Boulder Daily Camera, 3 October 1939 and Dorothy Greenman collection and photographs, Carnegie Library for Local History, Boulder, Colorado.

²¹Boulder Daily Camera, 20 February 1939 and 3 October 1939.

²²Boulder Daily Camera, 9 October 1975.

continued working at the store as a clerk until at least 1955.²³ W.E. Smith had been associated with the business since 1913. In July 1964, Smith announced that Greenman's University Store would sell its merchandise and close.²⁴ Subsequent businesses in the building have included Audiophile Records and Components (1967), King of the Hill Candy (1973), and Old Chicago Arcade (1983). Stella's College Market currently occupies the building.²⁵

Murphy Building and Hall, 1211-15 13th Street

By the early 1910s, the business district already included a building which housed university sponsored activities. In 1912, when the Women's Athletic Association pressured the university regents to provide better athletic facilities for its women students, CU rented the hall in the upper portion of the newly constructed Murphy Building at 1211-15 13th Street for that purpose (building number 31). The Women's Athletic Association supervised activities in the hall, called by the students "Varsity Hall," which was described as "well-suited for basketball and gymnasium purposes." The university regents and the associated students each paid for half of the cost of maintaining the facilities.²⁶

George W. Murphy, a realtor, was the developer behind construction of the building and had his offices there in 1913. In addition to the hall discussed above, other tenants of the building in 1913 included Henry A. Reiber's restaurant, Larson and Garvin's grocery, and Thomas Morris cleaning and dying. The association of the Ellwood family with the building began in the early 1920s, when Henry Ellwood started the Dugout clothing store there, so-called because it was located below grade in the southern end of the structure. The company was performing dry cleaning by 1926 and, over the years, expanded into the first floor of the building. Dugout Cleaners and Laundry remained at the address until the 1980s. Ellwood's sisters operated the Bide-A-Wee tearoom in the building during the 1920s. The building also housed a number of grocery stores over the years, including C.C. Smith (1916-21), the Home Ranch market (1923), and a Piggly-Wiggly outlet (1926). The upper floor of the structure was remodelled into the Ellwood Apartments in the late 1940s. The building currently contains the Gym on the Hill, Full Cycle, and the Yello Sub.²⁷

²³Boulder Daily Camera, 15 March 1955.

²⁴Boulder Daily Camera, 9 October 1975.

²⁵Boulder Daily Camera, July 1964 and Boulder City Directories, 1967-83.

²⁶Davis, 178.

²⁷Boulder City Directories, 1913-83; Ellwood; and Sanborn Insurance Company maps, 1910-31.

Other Early Businesses

Three two-story commercial buildings were constructed on the east side of the 1100 block of 13th Street in the 1910s. The trio of structures is important in giving the block a sense of commercial streetwall and all may have been associated with William L. Beach. A narrow, two-story brick commercial building (See Figure 13) was constructed at 1118 13th in 1911 (building number 5). The 1913 city directory lists Morgan and Hedbloom grocers as the building's occupant, followed by Rethlefsen and Stephens in 1916. A.E. Graham operated the University Hill Grocery in the building from about 1918 through at least 1938. After a brief listing as the Model Grocery in the 1943 city directory, the University Hill Grocery reappeared and remained at the address until the late 1960s. Later businesses in the building included Discount Records (1973) and Budget Tapes and Records (1983). The current occupant of the structure is Jacque Michelle Apparel and Home Decor.²⁸

The next building to the south (1114-16 13th Street, building number 34) was a two-story brick commercial building erected in 1913 (See Figure 14). William L. Beach was probably responsible for its construction and is listed as an occupant through 1923. Beach was active in mining west of Boulder at Sugarloaf and Wallstreet before moving to the city in 1902. He and his wife Grace lived just southeast of the Hill commercial area at 1036 14th Street. In the 1930s Beach donated twenty-two lots to the City for a public park on University Hill in the 900 block of 13th Street. Aside from Beach, the principal early tenant in the building was the University (or U of C) Cafeteria, which appeared in city directories from 1921 through 1932. When the next building to the south (1110-12 13th Street) was built in the late teens or early 1920s, the restaurant expanded to fill the first floor of that structure. Since the late 1940s, a number of small retail and service shops have occupied the storefront, including gift shops, clothing stores, and photography studios. The Logos Book Store was present in the building in 1973 and Trade-A-Tape and Records in 1983. Bolo Bagels now occupies the building.²⁹

The two-story brick and cinderblock building at 1110-12 13th Street (building number 26) was constructed between 1919 and 1921, but the address does not appear in city directories until 1932. This apparently stems from the fact that the University Cafeteria at 1114 13th Street expanded into the first floor of this building upon its completion. The address was not used until the restaurant reduced its space in the early 1930s. The 1932 to 1938 city directories list Stewart's Shoe Shop and William F. Lesch jeweler as occupants. Since the 1940s the building has housed a number of shoe repair firms and Stuart's Jewelry (1949-73).

²⁸Sanborn Insurance Company maps, 1910 and 1918; Boulder Assessor collection, Carnegie Branch Library for Local History; and Boulder City Directories, 1913-83.

²⁹Sanborn Insurance Company maps, 1910 and 1918; computerized index, Carnegie Library for Local History, Boulder, Colorado; and Boulder City Directories, 1913-83.

Today, the building houses Bill Cronin goldsmith and the Design T-Shirt gallery.³⁰

By 1918, the house at 1221 Pennsylvania Avenue was identified on Sanborn Insurance Company as a milk station (building number 33). The structure was apparently a single family dwelling that had appeared on Sanborn maps since 1906. According to Henry V. Ellwood, Jr., area dairy farmers would bring raw milk to the station for transport to local dairies. By 1921, the building contained the Bide-A-Wee tearoom, followed during the 1923-26 period by the E&F Beauty Parlor. Between 1922 and 1931 an addition was made to the western side of the building. Ross Chivers Sports was housed in the building from the mid-1950s through the mid-1970s. Dick's Bicycle Center was located in the building in 1983, followed by today's Morgul Bismark Bicycles.³¹

THE 1920s AND 1930s: GROWTH OF THE COMMERCIAL DISTRICT AND THE HILL AS THE FOCUS OF OFF-CAMPUS LIFE

During World War I, national events affected life on the Hill, as most of the fraternity houses became army barracks for soldiers given training at the university. By 1919, the slogan "on the Hill" was already being used in advertisements for the University Hill area (See Figure 15). During the 1920s, University Hill experienced its most dramatic period of residential growth, as the prosperity of the era encouraged the construction of a multitude of new houses in the neighborhood. Greek letter society chapter houses also increased in numbers in University Hill during the 1920s and early 1930s. Fulton Terrace at 1300 Pennsylvania was converted to a fraternity house in about 1926. In 1930, Glenn H. Huntington designed a new house for the Beta Theta Pi fraternity at 1111 Broadway. The fraternity's 1905 house on the same site was razed.³² Despite these improvements, the Hill still retained a small town feel. Henry Ellwood, Sr., recalled that, until 1925, there was no street paving on the Hill (See Figure 16). The street was crossed by stepping stones.³³

The era saw the construction of the first large apartments in the Hill area. The Pulliam Apartments were constructed at 1020 13th Street. The building was a two-story, "U"-shaped structure with a long, detached garage opening onto the alley. The Nafe Apartments at 1305 Euclid Avenue also appeared, as did multi-unit buildings at 1090 11th Street and 1145

³⁰Boulder City Directories, 1913-83 and Sanborn Insurance Company maps, 1918-22.

³¹Sanborn Insurance Company maps, 1906-31 and Boulder City Directories, 1916-83.

³²Sanborn Insurance Company maps, 1922 and 1931; Boulder City Directories, 1921-32; and photographic collections, Carnegie Library for Local History, Boulder, Colorado. While Sanborn coverage expanded between 1922 and 1931, the discussion compares the same geographic area for both years.

³³Boulder Daily Camera, 25 January 1976.

Pennsylvania Avenue.³⁴

The dwelling at 1127 Broadway (building number 9) was converted to the Swayne Apartments during the early 1920s (See Figure 17). The house appeared on the 1906 Sanborn Insurance map and early residents included Mrs. Sallie Webster (widow of Edgar H. Webster) in the 1911-13 period and Mrs. Mamie Packard in 1916. The 1918 City Directory lists William J. Preston, who was in mining, and his wife Emma, a physician. Members of the Swayne family first appeared at the address in 1920 and Mrs. Josephine R. Swayne still resided there in 1943. The design for remodelling the house into apartments was developed by Boulder architect-engineer William L. McFerson for Mrs. James W. Swayne in 1920. The two story addition was constructed at the rear of the house about 1925. In the late 1940s, the building was owned by Robert E. and Ida H. Nelson. The building is still extant and continues to function as an apartment house.³⁵

In the late 1920s, the university continued its practice of utilizing buildings on the Hill as extensions of its campus facilities. CU purchased the R.T. Fulton residence, one of the earliest houses erected in University Hill, at 1105 11th Street. The Beta Theta Pi Fraternity had rented the house in 1903 and several other fraternities subsequently utilized it as a chapter house. The university used the building as a school where education students practiced teaching. Students at the school were those who lived in the area or who entered during the middle of the school year. The house later was utilized as a music school annex until the Imig Music Building on the campus was erected. The university sold the building in 1954 and it was later razed and replaced by the Sigma Delta Phi fraternity house.³⁶

The Hill commercial district also experienced significant growth during the 1920s. During the middle to late teens a wall of commercial buildings had emerged along the east side of the 1100 block of 13th Street. Faced with the changing character of the neighborhood, residents on the west side of the street began converting their dwellings to commercial uses, principally through the construction of additions onto the fronts and sides of existing houses. This "wrapping" of homes with business additions of incompatible styles has been described by **Old House Journal** as "appendage-itis."³⁷

The proliferation of commercial establishments in what had once been a residential neighborhood adjacent to the campus engendered the desire among University Hill residents

³⁴Sanborn Insurance Company maps, 1922 and 1931 and Boulder City Directories, 1921-32.

³⁵Boulder City Directories, 1911-49; Sanborn Insurance Maps, 1906-31; and photographic and other collections, Carnegie Library for Local History, Boulder, Colorado.

³⁶**Boulder Daily Camera**, 2 January 1980.

³⁷**Old House Journal**, 19(March/April 1991):96.

that the business district be limited. The city hired Denver planner Saco B. DeBoer to draft a zoning ordinance in 1926 after receiving complaints about the "promiscuous erection of places of business in what has been the residence district of the Hill." Boulder's first zoning ordinance, designed to answer the concerns of University Hill residents, was adopted with little objection in January 1928.³⁸

During the 1920s, historical accounts first note student use of the Hill as a site for mass gatherings and celebrations. The small pox scare in the 1920s resulted in the stipulation that students prove they had been inoculated from the disease and a big parade of vaccinated students developed which toured all over the Hill. The area was well established as the center of off-campus social activities by the 1920s. The Sunken Gardens, Co-op, and Greenman's were favored places for "coking" or the consumption of soft drinks and conversation.³⁹ Apparently the Hill had also become the popular site for students to imbibe stronger liquids. The *Silver & Gold* reported on 10 January 1922 that "every weekend brings news of a drunken carousal some place on the Hill."⁴⁰

G&S Kash-Karry Grocery, 1138-44 13th Street

In addition to conversions and additions to existing residential dwellings, a few new commercial buildings were constructed during the 1920s and 1930s. A two-story brick building with elevated cornice projections was built at 1138-44 13th Street in 1923 (building number 2). The building's construction altered the course of the alley lying east of 13th Street. The alley had previously intersected 13th Street at an acute angle; the new building forced the alley to jog and meet 13th Street at a right angle. Original tenants of the structure included: G&S (later the A&B) Kash-Karry Grocery, P.B. Paddock's men's furnishings, J.M. Payne shoe repair, University Hill Cleaners and Dyers, and E.J. Tryon confectionery. The 1926 city directory lists the Beach-Johnson Apartments on the second floor of the building, suggesting that William L. Beach might have been involved in the construction of this building as well. The original tenants stayed quite stable until the mid-1930s, when the cleaners and men's store departed and the Casa Grande Cafe began operations. The A&B Grocery was housed in the building until the mid-1940s, while the Casa Grande operated through the mid-1950s. Subsequent tenants included a number of clothing and miscellaneous retail stores. City directory listings from the 1970s and 1980s refer to the structure as the Aurand Building; Robert A. Aurand is shown as the owner of the property on the old Assessor's appraisal card. The building's present occupants include: Roach Galleries (which was at the address in 1973); DE Exchange; Serendipity; and Council

³⁸Phyllis Smith, *A Look at Boulder From Settlement to City* (Boulder, Colo.: Pruett Publishing Co., 1981), 179.

³⁹Davis, 362.

⁴⁰Davis, 317.

Travel.⁴¹

Somers Sunken Gardens, 1165 13th Street

One of the most notable and extensive examples of the trend to recycle old houses as parts of the commercial district involved the large home at 1165 13th Street (building number 11). The dwelling (See Figure 18), constructed about 1900, was reportedly built by a Mr. Teagarden. It was occupied by J.W. Mott, a travelling salesman, and his wife Eva in 1913. The City Directory identified the address as the Sigma Nu fraternity house in 1916 and as the Phi Delta Theta house in 1921. The residence's corner porch was removed and one-story shops were added to the north and east sides of the house, along Pennsylvania Avenue and 13th Street, respectively, in about 1928.

Edward A. and Henrietta Somers resided in the house by 1923. Somers had reportedly approached the owners of the Bide-a-Wee tearoom at 1211 13th Street seeking to manage that facility. Rebuffed, he vowed to open a restaurant nearby and run the tearoom out of business. Somers contracted with Glen H. Huntington to design the commercial additions to his home. Somers' Sunken Gardens restaurant opened in 1928 in the corner storefront and expanded to seat two hundred patrons by the following year. A description of the restaurant, which was promoted as "entirely suitable for family parties, afternoon teas and other kinds of parties," emphasized its unique design featuring abundant indoor greenery. Somers and his wife lived in an apartment above the restaurant.⁴²

By 1932, in addition to Somers' restaurant, the following businesses were housed in the building's storefronts: 1220 Pennsylvania, Dugald F. Godfrey clothing; 1222-24 Pennsylvania, vacant; 1159 13th, the College Shop dressmaking; 1161 13th, Jack Harding barber; and 1163 13th, a branch outlet of the Boulder Cleaning and Dye Works. When Somers drowned in a lake north of Boulder in August 1932, his wife continued to operate the restaurant. She married Harry C. Hill in 1936, who helped manage the business until its sale to Francis LeBron in 1938.⁴³

⁴¹Boulder City Directories, 1916-23; Sanborn Insurance Company maps, 1918-31; and Boulder County Assessor collection, Carnegie Library for Local History, Boulder, Colorado. The 1917 date of construction reported by the Assessor is not supported by city directories or the Sanborn maps. The projecting cornice details are no longer extant.

⁴²Boulder City Directories, 1921-26; Glen H. Huntington architectural collection, Carnegie Library for local history, Boulder, Colorado; Henry V. Ellwood, Jr., personal communication, 31 October 1994, Boulder, Colorado; and Peter Pollock to Landmarks Preservation Advisory Board, memorandum, individual landmark nomination for Somers-Notestine house, 1403 Baseline Road, 6 December 1989. The Bide-A-Wee tearoom had disappeared from the City Directory by 1932.

⁴³Ellwood; Pollock; and Boulder City Directory, 1932.

Somers' Sunken Gardens continued as a fixture on the Hill, becoming a popular watering hole for university students after it acquired a liquor license in the late 1940s. Actor-director Robert Redford, who attended CU for a few years in the 1950s, recalled frequenting the Sink, as it came to be known, as a patron and as a cleanup shift janitor. Redford observed that Tulagi was preferable for dates, whereas "you'd go to the Sink if you just wanted to lose yourself." The interior of the bar featured caricatures of college life by artist Lloyd Kavitch. Joe Beimford later owned the business and sold it to Herbie Kauvar and others in 1960. Known as Herbie's Deli from 1974 to 1989, the spot was renamed the Sink in July 1989.⁴⁴

Other tenants in the Somers building from the 1940s through 1980s included such service and retail firms as cleaners, barber and beauty shops, clothing stores (Altman's College Shop, the Treasure Chest, and Bogart's Hat Shop), a gift shop, a photography studio, a jewelry store, Fraternity Management, ski and bicycle shops, and Campus Candies. By the early 1980s, Kinsley and Company, a mens clothing store housed in the building to the south, had expanded to include space in the Somers building. The Somers building also contained apartments in the upper level on the north side. Current tenants, in addition to the Sink, include: Kinsley and Company (part); Boulder Beads; Co-op on the Hill; and the Deli.⁴⁵

Rialto/Fox Theater

- landmarked 2002.

The building now housing the Fox Theater at 1135 13th Street (building number 15) was apparently built in 1926 as the Rialto Theater (See Figure 19). According to Boulder County Assessor data, the building was constructed in 1926 and the 1931 Sanborn Insurance Company map shows a large, two-story, rectangular structure in the appropriate location. A chronology of Boulder theaters indicates that the Rialto opened 26 May 1926 and closed 18 November 1927.⁴⁶ City directories do not identify the address until 1938, when the Buffalo Club, a dancing facility, appears. Later listings show that the building was vacant (1943), the Anchorage Bar and Grill (1949), Ted's Buff Cafe and the Sugar-N-Spice confectionery (1955), and the Fox Theater (1961 to present). The original facade featured a shaped parapet, brick walls, terra cotta details, and an iron canopy over the entry. Original details may still be present under the modern facade-cladding, which was probably

⁴⁴Boulder Daily Camera, May 1989, clipping collection, University of Colorado, Norlin Library, Western Historical Collections.

⁴⁵Boulder City Directories, 1943-83.

⁴⁶These dates correspond to the licenses for the Rialto on file at the Carnegie library, which indicate an address of 1143 13th Street.

applied in 1962.⁴⁷

Stoffle's Restaurant/Owen's Sandwich Shoppe, 1100 13th Street

An existing corner house at 1100 13th Street received a two-story brick commercial addition along 13th Street in 1927-28. In 1935, the house was razed and a one and two-story addition of shops erected along College Avenue. The 1935 construction followed the same style and materials as that employed in 1927-28; together, the two phases of construction comprise building number 6. The house was present on the 1906 Sanborn map. Miss A.A. Green resided at the house (addressed then as 1307 College Avenue) according to the 1913-16 city directories, while Alice M. Green was listed at the address in 1918. J.E. Moore was living at the house in 1926.⁴⁸

W. Merton Stoffle, who had earlier operated the University Hill Grocery Store at 1118 13th Street, may have been responsible for the construction of the 1927-28 commercial addition. By 1932, Stoffle's Restaurant was located at 1100 13th Street, while Stoffle resided in the attached house. Early tenants of the 1935 addition along College included the Randall Shop (a women's clothing store) at 1309 College and Gladys O. Kauffman's beauty shop at 1311 College.

In 1929, the Harry C. Owen family from Clarinda, Iowa, established the Owen Sandwich Shoppe on the west side of 13th Street near College Avenue, which became a "home away from home" for students. According to an article in the *Daily Camera*, the restaurant was "one of those last, informal, 'pay when you can' types of businesses where your word was your meal ticket."⁴⁹ The cafe's original location apparently did not have a sufficiently high volume of business and the shop struggled there. Then Harry Owen's wife, Fariba, and son Donald, purchased Stoffle's Shop across the street, moved the restaurant, and business improved dramatically. The cafe operated at that location until 1966 (See Figure 20). Current tenants of the building include: 1100 13th Street, Dairy Queen and Budget Alterations (upstairs); 1305 College Avenue, K&K Fine Silver Jewelry; 1307 College, the Wave clothing store; 1315 College, under renovation for a T-shirt store; 1319 College, Off Campus Cuts hairstyling; and 1321 College, Kevin R. Rowan, optometrist.

⁴⁷Boulder City Directories, 1926-61; Boulder County Assessor collection (old appraisal card) and Rialto Theater licenses, Carnegie Library for Local History, Boulder, Colorado; and chronology of Boulder theaters, University of Colorado, Norlin Library, Western Historical Collections, Boulder, Colorado.

⁴⁸Boulder City Directories, 1913-32; Sanborn Insurance Company maps, 1906-31; and Boulder County Assessor collection, Carnegie Library for Local History.

⁴⁹*Boulder Daily Camera*, 9 October 1975.

Other Commercial Undertakings

Kinsey Confectionery, 1155 13th Street

During the mid-1920s, the porch of 1155 13th Street was changed to business uses while the rear continued as a residence. The O.P. Kinsey confectionery is listed at the address in the 1926 City Directory. A photograph taken circa 1929-30 shows the porch converted to elaborate display windows for Tarkoff's Varsity Clothing Store. The building also housed the College Inn restaurant (1932) and Robinson's Highland Inn (1949-54). During the middle to late 1930s, the building may have reverted to residential uses; a Robert H. Townley is listed at the address in the 1936 and 1938 city directories. The house was present on the 1906 Sanborn Insurance Company map, and, during the 1910s and 1920s, housed individuals and a number of Greek organizations, including: Sigma Nu; Alpha Sigma Phi; and Chi Omega. The building was demolished in the 1950s to make way for new construction (See building number 12 below).⁵⁰

Gas Station, 1301-11 Broadway

The popularity of the automobile led to the construction of many auto-related buildings in Boulder during the 1920s, although their numbers were limited in University Hill. A one-story commercial block was built at 1301-11 Broadway (the northwest corner of Broadway and Pleasant Avenue) in 1925 (building number 28). The one-story concrete and brick building assumed a trapezoidal shape to conform to the angle formed by Broadway and Pleasant and was set away from Pleasant to accommodate gas pumps and a canopy. The rear projecting wing was a later addition to the building. The 1926 city directory shows three businesses in the building: a gasoline station operated by D.K. Glendenning; C.D. Johnson's restaurant; and the Acme Shoe Shop. The Campus Service Station was a longtime occupant, housed on the corner at 1301 Broadway from 1932 through the late 1960s or early 1970s. In 1938, the first photographic related business appeared at the address, Saunders Photo Shop. The Campus Camera Shop was housed in the building from 1943 until the early 1960s, followed by Look Photo, which remained until the 1980s. Other businesses with long tenures included: the Acme Shoe Shop (1926-38); the Alicia Beauty Shop (1932-55); and the Boulder Laundry (1949-73). Current occupants of the structure are: Color the World and three restaurants: La Iguana Taqueria, Tra-Ling's Oriental Cafe; and Subway.⁵¹

⁵⁰Boulder City Directories, 1923-55 and photographic collections, Carnegie Library for Local History, Boulder, Colorado. The building was addressed as 1153-55 13th Street beginning in the 1930s.

⁵¹Boulder City Directories, 1923-83; Sanborn Insurance Company maps, 1922 and 1931; and Boulder County Assessor collection, Carnegie Library for Local History, Boulder, Colorado.

University Hill Cleaners and Dyers, 1350 College Avenue

A small, one-story commercial building was built in 1927 at 1350 College Avenue (building number 22). The building is labeled on the 1931 Sanborn Insurance map as a store and is identified as University Hill Cleaners and Dyers in the 1932 City Directory. The building housed a cleaning shop until the early to middle 1960s: University Hill Cleaners through the middle 1940s, a branch of Yankee Cleaners in 1949, and Kampus Kleaners (1955-61). Since that time, the building has been used as a travel agency, first by University Hill Travel and then by the James Travel Center (now James Travel Points International).⁵²

Silver and Gold Cleaners, 1143 13th Street

The house at 1143 13th Street received two storefront additions during the 1927-30 period (building number 14). The original dwelling, which appears extant as the rear portion of the building, was present on the 1906 Sanborn Insurance Company map. The house had a number of occupants; L.F. Jones resided at the address in the 1923-26 period just prior to its commercial conversion. The one-story, brick commercial addition featured a central, covered passageway leading to the rear of the parcel and was addressed as 1145-47 13th Street. The 1932 city directory listed the Silver and Gold Cleaners, the University Hill Shoe Shop, a U.S. Post Office station, and the Armstead Scenic Company as early tenants. The shoe shop, Armstead, and the Post Office station remained in the building through at least 1938, when Buffalo Press was also located there. Payne's Shoe Shop was a building tenant from 1943 through the early 1960s. Other occupants who shared the building during the period included the Judd Book and Record Shop (1949), the University Shop men's clothing store (1955), and the Regiment men's clothing store (1961). From the mid-1960s through the 1980s, Mattson's on the Hill, a women's clothing store, was housed in the building. Taylor's Bar and Grill is the present occupant of the building.⁵³

University Hill Garage, 1030-34 13th Street

Detached from the rest of the Hill commercial area and separated from it by several residential parcels, was the 1926 University Hill Garage at 1030-34 13th Street (building number 24). The large concrete and stone building had an arched roof. The University Hill Garage, which operated at the location until the late 1930s, included garage services in the rear and new car sales in front. In 1943 Gillette's Grocery and Market and the Public Fruit Market shared the structure. By the mid-1950s, uses included Glen's Market, Ace Cleaners and Dyers, and storage for Pike-Lyons Motor Company. Holubar Mountaineering,

⁵²Boulder City Directories, 1926-83 and Sanborn Insurance maps, 1922 and 1931. The College Barber Shop (addressed as 1346 College Avenue) may have also been housed in this building through the 1940s.

⁵³Boulder City Directories, 1913-83 and Sanborn Insurance Company maps, 1906-31.

Community Communications cable television, and Young Quality Cleaners were housed in the building in 1967. By the early 1970s, tenants included the Jabberwock book store, Boulder Cable TV, and Boulder's B&M Quality Dry Cleaners and Industrial Laundry. The building has contained the offices of the Economics Institute since the 1980s.⁵⁴

The Depression Era

In April 1930, the first report of students causing damage to property on the Hill was filed when hundreds of dollars of destruction were inflicted on fraternity and sorority houses after student elections were held.⁵⁵ The neighborhood was evolving into an area where students massed to voice concerns, celebrate good news, and display anger--a home away from home. Shine Owen, whose family operated the Owen's Sandwich Shoppe on 13th Street for twenty-seven years, recalled that during the 1930s, "the students were your friends...The Hill was surrounded by a lot of old mansions and fraternity and sorority houses. Most of the students stayed in them, because there weren't many dorms. When a fraternity or sorority cook didn't show up or one of their menus wasn't very appetizing, the students would eat at our place."⁵⁶

By the 1930s, the residential portion of University Hill was substantially developed, and that in conjunction with the downturn in construction during the economic crisis, resulted in few new buildings being erected during the decade. During the Depression, many students stayed at the university because there were no jobs available elsewhere. Federal agencies provided relief programs which helped local citizens weather the crisis. The university, assisted by federal relief programs, managed to expand its building inventory despite cutbacks in school financing.⁵⁷ Students still managed to have fun despite the economic stringency. Varsity Hall above Dugout Cleaners was utilized to hold "jitney dances" to raise money for relief.⁵⁸

Nix/University Barber Shop, 1149 13th Street

The Hill gained a successful barber shop when a small one-story, rectangular brick building was erected between 1932 and 1935 at 1149 13th Street (building number 13). In 1936, the

⁵⁴Boulder City Directories, 1926-83 and Sanborn Insurance Company maps, 1922 and 1931.

⁵⁵Davis, 359.

⁵⁶**Boulder Daily Camera**, 9 October 1975.

⁵⁷Davis, 245.

⁵⁸Davis, 362.

structure housed the Edward T. Nix barber shop and a branch of Berkeleys. By 1938, William M. Bailey had joined Nix as a shoe shiner and the Wilfred Wave Studio occupied the other half of the building. The Nix shop listed C. Sid Jones for shoe shines in 1943. By 1949, the entire building was filled by the University Barber Shop, which continued operating in the building until at least 1967. University Billiards occupied the building in the early 1970s before it became a restaurant. From the early 1980s through the early 1990s, the building housed Dino's Restaurant. Mamacitas Restaurant is a relative newcomer to the building.

Colorado Book Store, 1124-28 13th Street

The gap in the eastern side of the 1100 block of 13th Street was filled in 1939 when the Colorado Book Store erected its own building (number 4) at 1124-28 13th Street, between Greenman's University Store and the University Hill Grocery Store. The one-story shop contrasted with the two-story, brick buildings on either side. The business remained in this location until 1964, when a new Colorado Book Store was completed at the northwest corner of Broadway and College Avenue (See Figure 21). Both old and new locations of the book store contained a U.S. Post Office station, which provided additional inducement for visiting the facility. Following the opening of the new building, the structure on 13th Street housed the Gunslinger Restaurant (1967) and the Around the Corner Restaurant (1973 through 1983). Teresa's Pizza Colore and Albums (a tape and disc store) are located in the building today.⁵⁹

THE 1940S AND 1950S: WORLD WAR II AND AFTER

The Japanese attack on Pearl Harbor brought America's entrance into World War II in December 1941. On 12 December 1941, the *Silver & Gold* noted that "for the first time in the history of convocations, the campus coking spots on the hill were deserted" as a result of the war.⁶⁰ During World War II, the university made up for the loss of students to the armed services by hosting several military training programs. The Naval Language School brought many students and Japanese faculty members to the university and provided a stimulus for the local economy.

The 1940s saw no discernible new construction activity on the Hill. As one University Hill business owner reminisced, "in 1944 the business district was confined pretty largely to the 1100 block on 13th Street and west on Penn. Ave. for 1/2 block." The businessman noted that the merchants of the Hill during the era were very involved in promoting university

⁵⁹Boulder City Directories, 1932-83; Boulder County Assessor collection, Carnegie Library for Local History, Boulder, Colorado.

⁶⁰Davis, 455.

functions, such as the 1949 homecoming celebration, when store owners erected false front facades along 13th Street to carry out the homecoming theme, "the 49ers."⁶¹

The 1950s

William Davis noted that there were "important developments on the Hill during the 1950s," including the erection of the Flatirons Theater, the conversion of an old theater building into the Fox Theater, and the erection of Tulagi. As the university's enrollment boomed in the postwar years the commercial district in the adjacent Hill area experienced concomitant growth. A number of large commercial buildings were constructed during the 1950s and 1960s, particularly along Broadway and College Avenue.

In February 1950, the city council approved a proposal to rezone 13th Street and College Avenue for business purposes "over-riding the protest of most of the property owners in the block." Shortly thereafter, the council reversed its decision, denying the request, and then reversed itself a second time, approving the request for commercial zoning.⁶²

Tulagi was the only business on the Hill which possessed a license to sell 3.2 beer in 1949, when it was proposed that a ban be enacted against selling 3.2 beer near the university grounds. The desire of Sunken Gardens to obtain a beer license stimulated the attempted ban, but in 1950, the establishment received its permit. The council then decided to limit beer licenses granted near the campus to ten.⁶³

During the 1950s, the Hill continued to be the off-campus site for celebration among university students. In 1954, CU was chosen the conference representative for the NCAA basketball tournament. When students found out about the selection, they lined the rooftops along 13th Street, sat on cars and porches, and created a bonfire in front of Tulagi (See Figure 22). A policeman sent to ensure that the celebration stayed under control was hit with tomatoes and eggs by the revelers. As the gathering expanded, students circled the bonfire, throwing on beer cans and bottles, and shouting "no class tomorrow." Other students drove automobiles across yards of residences, while a snake dance stretched down Broadway.⁶⁴

Tulagi, 1129 13th Street

Tulagi, a popular drinking establishment (building number 16), evolved from a wartime

⁶¹Boulder Daily Camera, Clipping Files, "University Hill."

⁶²Smith, *Boulder from Settlement to City*, 187.

⁶³Ibid.

⁶⁴Davis, 614-615.

business known as the Anchorage Tavern.⁶⁵ The name Tulagi came from a World War II Pacific island campaign. Some observers believed that beer consumption at Tulagi and the Sunken Gardens outdistanced any other place in the country. In 1950, the nightclub was briefly housed in the former quarters of the Anchorage at 1135 13th Street, a building which later became the Fox Theater. In 1951, Rex Bailey and Ray Imel, owners of Tulagi, built the structure at 1129 13th Street (See Figure 23). The two-story structure had a native flagstone and glass block facade, an entrance under an angled metal canopy, and cinderblock side walls. The interior, with a seating capacity of 250 couples, featured a bar and ballroom on the main floor and another large room on the upper floor. During the Rock'n'Roll era, Tulagi hosted some of the best known musical groups in the country. During the 1970s, Tulagi became a disco.⁶⁶

The Flatirons Theatre, 1089 13th Street

The Flatirons Theatre was built at 1089 13th Street in 1950 (building number 20). William Hammer was the contractor for the project. According to Laurence T. Paddock, the first private residence on University Hill, the Amelia Perry home (1891), was razed to build the theater at the southwest corner of 13th Street and College Avenue. The 950-seat theater was a rectangular brick structure, with a rounded northeast corner and a facade featuring a sandstone center and glass block panels with concrete trim. The entry was inset at an angle and was topped with an angled marquee. Early theater operator Claude Graves returned to Boulder to manage the new theater. He and his partner, Wilbur Williams, were involved with the facility until they sold all of their movie holdings in 1966. The Flatirons continues to operate today. Two small shops, Jack's Haircuts and Rituals Body Piercing, also share the building.⁶⁷

Sigma Alpha Epsilon/Campus Club, 1205 13th Street

The large, two-and-a-half story brick building at 1205 13th Street received one-story commercial additions during the early 1950s (building number 32). The Sigma Alpha Epsilon fraternity constructed the building about 1906 and occupied it until at least 1926. After remaining vacant during the 1930s, the building housed the Campus Club (1949). The 1955 city directory showed Heflin Jewelers, dentist Duane Botts, and the Boulder Optical Company located at the address. Dr. Botts maintained his office in the building until the mid-1970s, while Boulder Optical remained there until at least 1967. Present occupants include Pat Patterson gold and silversmith, Stellar Clothing, John's Cleaners and Laundry,

⁶⁵Davis, 553.

⁶⁶**Boulder Daily Camera**, 26 March 1951 and 9 October 1975.

⁶⁷**Boulder Daily Camera**, 2 January 1980; Boulder theater chronology, University of Colorado, Norlin Library, Western Historical Collections; and clippings collection, Carnegie Library for Local History, Boulder Colorado.

and the Aion Bookshop (at 1235 Pennsylvania Avenue).⁶⁸

Belser House/McDowell Studios, 1107 13th Street

The Belser house (See Figure 25), still extant behind storefront additions, prominently appeared in 1890s views of the area and was one of the earlier residences built on University Hill. Carl W. and Susie Belser built the home about 1895. Belser, a graduate of University of Michigan, was Professor of Latin at the University of Colorado for five years until his death of consumption in 1898. The house is now the Oaks Apartments, addressed as 1225 College Avenue.⁶⁹

The house (building number 19) received shopfront additions along 13th Street in the late 1940s or early 1950s. The one-story storefronts feature different facade cladding, now painted a uniform white. Commercial listings appear in the 1949 city directory for McDowell Studios photography and Lester Showalter, a contractor, at 1107 and 1109 13th Street, respectively. The storefronts saw a number of tenants throughout the 1950s and 1960s. The corner unit (number 1101) was occupied by the Fish Bowl in 1955, followed by the Corner Kitchen (1961), Mr. Shoe Box Shoes (1967 through 1973), and Pacific Actionwear (1983). Espresso Roma is now housed at that address. McDowell Studios remained at number 1107 until the mid-1960s, when Mason Owens Photography became a tenant. Two shoe stores (Goody Two Shoes in 1973 and the Fifth Avenue West shoe shop in 1983) were subsequent tenants. The City of Boulder University Hill Services office now occupies the storefront. The third unit (number 1109 or 1111) was identified in the 1955 city directory as the Hillside Variety Store, which remained at the address until the late 1960s, after which the Hillside Gift Shop (1973) and Hillside Shop Ltd. (1983) appeared. Josh and John's Ice Cream presently occupies the unit.⁷⁰

Kinsley and Company, 1155 13th Street

Kinsley and Company, a men's clothing outlet, erected a new store at 1155 13th Street in the 1956-57 period (building number 12). An old house which had been converted to business use (see above) was demolished to make way for the new store. The Kinsley store, constructed in brick in a Tudor-influenced style, is set back from the street and contrasts with other buildings along the block. A plaque on the building suggests that the company traces its origins to the University Shop established in 1949. The business now includes part of the Somers building to the north, with storefronts redone in a similar style to the main

⁶⁸Sanborn Insurance Company maps, 1906-31 and Boulder City Directories, 1913-83.

⁶⁹Mary McRoberts, **Genealogical Abstracts from the Boulder Daily Camera, 1891-1900** (Boulder, Colorado: by the author, 1985), 34.

⁷⁰Sanborn Insurance Company map, 1931 and Boulder City Directories, 1943-83.

part of the store.⁷¹

University Hill Plaza, 1313 Broadway

The first of several commercial projects along Broadway occurred in 1958, when a small, "L"-shaped shopping center (See Figure 24) was constructed at 1313 Broadway (building number 27). The anchor tenant of the center was Anderson Drugs, at the two-story, southeastern end of the structure. Other businesses in the development in 1961 included One Hour Martinizing Cleaners, Myrtle's Beauty Salon, Al's Barber Shop, Sam's Fine Foods Restaurant, Doozy Duds laundromat, and three life insurance companies (Northwestern Mutual Life, Massachusetts Mutual Life, and New England Mutual Life). Craig's Service Station was located in a detached building at the corner of Broadway and University. The center, currently known as University Hill Plaza, has been considerably altered since its original construction. A second story has been added to the remainder of the center and the entire complex has been stuccoed. Bova's Pantry and Deli now occupies the site of Anderson's Drugs. Other present-day occupants include: Brandon's Cafe, Pita-ria, Class Notes, Crazy Horse Hair Salon, Doozy Duds, and various professional offices.⁷²

Scots, Ltd., 1119 13th Street

The one-story commercial building at 1119 13th Street was built about 1958. The building has a wood-shingled mansard overhang, an inset entrance, and brick walls with large plate glass windows. The original tenant was Scot's Ltd., a womens clothing store, which continued at the address into the 1980s. The Boulder Boardwalk, a video arcade, presently occupies the structure.⁷³

Miller House/University Record Shop, 1320-26 College Avenue

The dwelling at 1320 College Avenue apparently received a storefront addition in the late 1950s (building number 30). The original house, which remains attached at the rear, was built between 1911 and 1917 and was occupied by George D. Miller from the late 1940s

⁷¹Boulder City Directories, 1955 and 1961 and photographic collections, Carnegie Library for Local History, Boulder, Colorado. The Assessor's year of construction of 1954 is contradicted by other evidence.

⁷²Boulder City Directories, 1961 and photographic collection, University of Colorado, Norlin Library, Western Historical Collections. The origin of the present Quickies building, a detached building in the open area of the center, was not ascertained; it does not seem to be present in early photographs of the shopping center.

⁷³Boulder City Directories, 1955-83.

until the time of its conversion.⁷⁴ The 1961 city directory showed a large number of shops in the building: Aber's University Record Shop, the Pink poodle Yarn Shop, the Uppowoc pipe Shop, Custom Photographers, the Polar Bear Bar restaurant, and the Boulder Travel Agency. By 1967, the University Record Shop, Clancy's Book Shop, Arlene's Window Shop women's apparel, and the Whatchamacallit novelty shop were housed in the building. Tenants of the early 1970s included the Brillig Works book store, Budget Tapes and Records, American Horse leather goods, and an Orange Julius outlet. The Brillig Works books store and Pacific Shore for Gals clothing were the only shops listed in 1983. Today, the building continues to house the Brillig Works Cafe and Bakery, as well as the Boulder Bistro and Abo's Pizza.

THE 1960S: THE HIPPIE INVASION AND NEW CONSTRUCTION

During the 1960s, inadequate facilities at the university forced it to continue its traditional pattern of utilizing buildings in the Hill commercial district for classes. The Flatiron Theater housed large classes such as freshman Biology, where hundreds of students seated in the auditorium were taught by professors using the theater stage and the motion picture screen.⁷⁵ The Hill received a significant amount of new retail and office space as six new buildings were erected, mostly on the southern and eastern periphery, along College Avenue and Broadway (See Figure 26).

By the late 1960s, student concern was focused on such national issues as the Vietnam War and the Civil Rights movement. Formerly popular extracurricular activities such as homecoming parades and Greek letter societies held little interest among students during the decade, as political affiliation and actions affecting the problems of society became increasingly significant to students. The Hill's traditional association with student activities such as parades and pep rallies dwindled. Students demanded changes in the structure of their academic lives and protested American foreign and domestic policy, with most confrontations, threats, teach-ins, and mass meetings taking place on the university campus.⁷⁶

In the late 1960s, as students were increasingly preoccupied with national events, hippies⁷⁷

⁷⁴Boulder City Directories, 1926-83.

⁷⁵Judith Broeker, Boulder, Colo., Telephone Interview, 31 October 1994.

⁷⁶Frederick S. Allen, Mark S. Foster, Ernest Andrade, Jr., Philip I. Mitterling, and H. Lee Scamehorn, **The University of Colorado, 1876-1976** (New York: Harcourt Brace Jovanovich, Inc., 1976), 233-239.

⁷⁷Merriam Webster defines hippie as "a usually young person who rejects established mores, advocates nonviolence, and often uses psychedelic drugs or marijuana."

(the then popular term often used in Boulder to refer to a street person or transient) began to find the Hill an attractive place to congregate. Merchants felt that the growing number of street people had a negative effect on their businesses, citing an increase in loitering, panhandling, and vandalism in the area. Hippie leaders attempted to allay the concerns of business owners by creating a job cooperative which provided short term jobs for those who otherwise resorted to panhandling. Others organized hippies to sweep sidewalks in front of Hill stores to rid the area of the trash which seemed to accumulate where the young people gathered. University Hill merchants worried that the growing numbers of hippies loitering on the Hill brought with them increases in "crime, dope, and disease." In response to these concerns, the city assigned a policeman to patrol the area on foot in order to enforce city ordinances and passed new ordinances to control the problems.⁷⁸

Security Bank of Boulder, 1135 Broadway

The Security Bank of Boulder was erected at 1135 Broadway in 1960 (building number 10). The two-story stucco and concrete structure had a stepped design and featured ground level parking under the second story of the building. Two large residences at 1135 and 1143 Broadway were razed to permit construction of the bank. By 1973, the University of Colorado was using the building for its Earth Science Education Program. Current tenant Art Hardware, a large artist and drafting supplies concern, had occupied the building by 1983.⁷⁹

1121 Broadway

The music of the Rondels and a prize drawing marked the September 1963 grand opening of 1121 Broadway (building number 8). The two-story glass, brick, and stucco retail and office building featured a wide, overhanging eave. An advertisement for the building highlighted the original occupants: Boulder Travel; Arapahoe Sports; Howard's Shoes; and the Plush Cue. Like many Hill businesses, the first three tenants were branches of firms with other (principally downtown) locations. The Plush Cue was a billiard parlor operated by Phil and Gloria Weiss that encouraged women to participate in the game.⁸⁰

Jones Drug and Camera, 1352-70 College

The 1961 construction of Jones Drug and Camera (building number 23) at 1352-70 College Avenue was the first of three major commercial projects occurring along College Avenue between Broadway and 13th Street during the first half of the 1960s. Jones Drug, at the

⁷⁸Boulder Daily Camera, 20 June 1969.

⁷⁹Boulder City Directories, 1961-83 and photographic collection, Carnegie Library for Local History.

⁸⁰Colorado Daily, 20 September 1963, 16.

northeast corner of the building, was the principal tenant of the structure. Smaller store spaces existed west on College and south on 14th Street. The building also housed Altman's on the Hill (a women's clothing shop), Gaylord's on the Hill restaurant, the Best Beauty Shop, and the Silver and Gold Barber Shop. A single family residence at 1091 14th Street was previously located on the site. Jones Drug and Silver and Gold Barber Stylist are still housed in the building; other current tenants include the Pipefitter on College Avenue and Young's Place and Falafel King facing 14th Street. The building, which originally featured walls of layered sandstone, now has been stuccoed and sports post-modern gables with round vents.⁸¹

Colorado Book Store, 1111 Broadway

The new home of the Colorado Book Store was constructed at 1111 Broadway in 1964 (building number 7). The Beta Theta Pi fraternity house, an impressive stone building erected in 1930, was razed to construct the bookstore. The northwest corner of Broadway and College was the third location on the Hill for the Colorado Book Store. Originally housed at 1215 13th Street beginning in 1931, the bookstore moved to its own building at 1124-28 13th Street in 1939. The 1964 Colorado Book Store was a two-story, rectangular cinderblock building with wall pilasters and widely overhanging concrete roof. The building was located at a major pedestrian access point between the university campus and the Hill commercial district. The book store, with textbooks, other reading matter, and supplies was responsible for luring many students to the Hill. The Colorado Book Store was part of a company that owned college-oriented book stores in Columbia, Missouri, and Berkeley, California.⁸²

Hilltop Building, 1310 College Avenue

The year 1965 saw the completion of the Hilltop Building, an enclosed mini-mall, at 1310 College (building number 21), at the southeast corner of College Avenue and 13th Street. Two single family residences had earlier occupied the site. The large, rectangular building had a flat roof and stone faced foundation, and an inset entrance facing College. The upper level and a raised garden level featured plate glass and stucco walls. During the 1970s, the Hilltop Building was a popular hangout for hippies. Today, a large number of student-oriented businesses are housed in the building: McDonalds Food Court; the College Corner clothing; CD Warehouse; Kaplan Test Preps; Quinn's Billiards; College Optical; and Bernie's Bagels.

⁸¹Boulder City Directories, 1961 and 1967.

⁸²Boulder City Directories, 1926, 1932, and 1967; Boulder County Assessor collection, Carnegie Library for Local History, Boulder, Colorado; and Henry V. Ellwood, Jr., personal communication, Boulder, Colorado, 31 October 1994.

The Regiment, Ltd., 1121 13th Street

The one story commercial building at 1121 13th Street was erected in 1965 (building number 17) and displays framed projecting gables, red tile roofing, large windows, and brick wall cladding. The Regiment Ltd., men's apparel store, was apparently the original occupant of the building and remained at the address into the 1980s. Buff Stuff, a gift store specializing in products with a University of Colorado theme, is the present tenant.⁸³

Boulder Mountaineer, 1335 Broadway

The only building erected during the late 1960s on the Hill was the Boulder Mountaineer at 1335 Broadway (building number 25). The structure was located in the open area of University Hill Plaza on a site originally occupied by a service station. The business specializes in mountaineering and outdoor equipment.

THE 1970S: UNREST AND REVITALIZATION

Problems with hippies continued to plague the commercial district in the early 1970s, as large numbers of street people loitered there and fewer students and townspeople shopped in the area. Some reports asserted that the hippies actually controlled the Hill during this period and that the merchants could do little to stop them from flaunting their unorthodox lifestyle. In 1971, a police substation was established in the Hilltop Building at 1310 College to assist in efforts to regulate activities in the area and enforce local ordinances.

In response to the efforts of merchants to alter the atmosphere of the business area, street people initiated two nights of riots, resulting in \$50,000 damage to the business district (See Figure 27). On 22 and 23 May, as many as 250 people, which the **Daily Camera** described as "young longhairs" and members of the "city's more or less permanent freak community" rioted, looting and smashing windows and damaging buildings and cars in the commercial area. Few students were believed to be involved in the destruction. Apparently the street people felt that certain businesses were taking advantage of them by charging excessively high prices and discouraging their business. The group was also angry about the large numbers of arrests made on the Hill by patrolling police assigned there. The transients reportedly wanted to eliminate the heavy police presence in the area and maintain their control of the Hill. Most of the destruction was centered on College Avenue between 13th and Broadway, with Jones Drug and Camera Center and the Colorado Book Store sustaining the most damage. Police utilized tear gas to gain control of the situation and arrested forty people, while street people armed themselves with clubs and Molotov

⁸³Boulder City Directories, 1961-83.

cocktails and threw rocks at passing cars (See Figure 28).⁸⁴

Problems with transients continued to trouble business owners for several years.⁸⁵ No buildings were constructed on the Hill during the 1970s, reflecting the reluctance of investors following the civil unrest experienced in the area during the late 1960s and early 1970s. Merchants struggled to make the area appealing to townspeople and the student population once again. The Ellwood Building at 1211-15 13th Street was renovated in the mid-1970s using plans developed by Boulder architect Charles A. Haertling. Apartments were added to the upper story and a plaza with a curving wall constructed in front. A Circle K-convenience store and covered gas pump island was constructed at 1275 13th Street in 1987 (building number 29). Gruen's Exxon service station was razed in order to construct the new building. The site was previously occupied by a dwelling which housed a sorority and the University Women's Club.

By 1975, the transient population was essentially gone from the Hill and townspeople and students were returning to the area to shop. Merchants in the area reorganized the University Hill Association and sought to revitalize the district by sponsoring special events such as pep rallies and Octoberfests, expanding parking, and refurbishing storefronts (See Figures 29 and 30).⁸⁶ One concept favored by merchants was to model the area after Larimer Square in Denver. The commercial district progressively cast off the shadow of its hippie days and once again became a flourishing neighborhood resource and a social and commercial center for university students.

⁸⁴Boulder Daily Camera, 24 May 1971, 26 May 1971 and 27 May 1971.

⁸⁵Boulder Daily Camera, 11 September 1973.

⁸⁶Boulder Daily Camera, 15 August 1975.

III. HISTORIC COMMERCIAL DISTRICT ASSESSMENT

An area with potential for designation as a City of Boulder Landmark District exists within the University Hill business district, encompassing the commercial area's historic development along 13th Street and including the earliest commercial building erected on University Hill at 1301 Pennsylvania Avenue, the most intact commercial buildings within the area along the eastern side of the 1100 block of 13th Street, and the individually significant building at 1211-15 13th Street. Within the district are twenty-one buildings, of which seventeen (81 percent) are evaluated as contributing structures and four are evaluated as noncontributing buildings (See Map). The period of significance for the district is 1906 to 1954, reflecting its historical period of development and allowing buildings forty years of age or older to be included. The period was extended to 1954 in order to include two buildings which have had a significant influence on the history of the Hill, Tulagi and the Flatirons Theater. The table which follows contains a listing of all commercial buildings within the study area, identified by number, address, contributing status, and date of construction.

In terms of National Register potential, although the commercial area contributes to the greater potential University Hill historic district, when viewed as a separate element, the area does not display the historic integrity necessary for National Register designation. This is due to the substantial alteration of some buildings and the construction of newer buildings which fall outside the general the fifty year limit for National Register properties.

CITY OF BOULDER SIGNIFICANCE CRITERIA

Historical Significance

1. Association with Historical Persons or Events: The commercial district is significant for its association with Alfred A. Greenman, William L. Beach, and Henry Ellwood, three prominent Boulder businessmen who guided the development of the area and operated businesses in the district.
2. Distinction in the Development of the Community of Boulder: The district is significant and has value as part of the development of Boulder's University Hill neighborhood, representing the early twentieth century development of the streetcar suburb in which many of the needs of the residential area were met by the creation of neighborhood businesses. The district is also uniquely significant for its relationship to the university and its students, as the businesses which were established provided necessities for students such as books, food, and entertainment, as well as classroom space when university facilities proved inadequate. The symbiotic relationship between the commercial area and the university is unique within Boulder.

3. **Recognition by Authorities:** Historic Boulder, Inc., is currently studying the significance of the University Hill commercial district. Specific buildings in the district have been discussed in newspaper articles authored by Laurence Paddock (see for example: **Boulder Daily Camera**, 2 January 1980). Several buildings within the commercial district have been documented as a result of projects conducted by the City of Boulder Planning Office and the Colorado Historical Society. The district was included within the boundaries of the potential National Register of Historic Places district identified in the larger University Hill neighborhood in 1992.

4. **Date of Construction:** The district contains commercial buildings which were built during the period 1906 to 1954, and incorporates some of the early historic homes in University Hill which were converted to commercial structures, principally during the 1920s.

Architectural Significance

1. **Architectural Identity:** The contributing buildings of University Hill historic commercial district display common characteristics such as brick construction; a height of one to two stories; large display windows, often with clerestory windows and kickplates; recessed entrances; and decorative cornices. The massive Murphy Building at 1211-15 13th Street is exceptional both for its size and its design, which includes a complex roofline, eyebrow dormer, arched entrances, and stone trim. One of the singular characteristics of the district is the conversion of some historic homes into commercial structures through facade additions. The district is also significant for encompassing two buildings which feature University of Colorado style stone masonry as adapted to commercial buildings in Boulder.

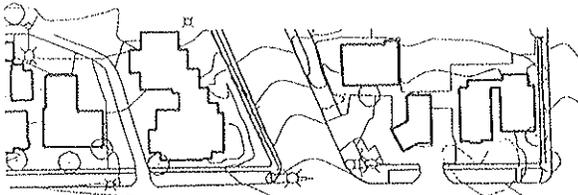
2. **Recognized Period(s)/Style(s):** The buildings of the district display elements popular during the early twentieth century for small commercial structures and in design are typical of the Twentieth Century Commercial style defined by the Colorado Historical Society's **Guide to Colorado Architecture**: one to five story buildings with flat roofs constructed of brick with decorative brickwork along the cornice. The buildings on the eastern side of the block are more highly ornamented and retain more elements related to Nineteenth Century Commercial style, with bracketed metal cornices, pilasters, stone trim, and decorative window elements.

6. **Indigenous Qualities:** Two buildings within the district, Tulagi and the Flatirons Theater, display the stonework associated with buildings designed by Charles Klauder on the CU campus, reflecting elements of what is often called the "University of Colorado style."

Environmental Significance

3. **Geographic Importance:** The University Hill business district, widely known as "the Hill", is significant as a recognized and familiar location within the city to current residents and

thousands of former university students. The commercial district is a unique geographic area, due to its configuration on the Hill, its compactness, the non-rectilinear blocks caused by the angled alignment of Broadway, and its proximity and ties to the University of Colorado campus.



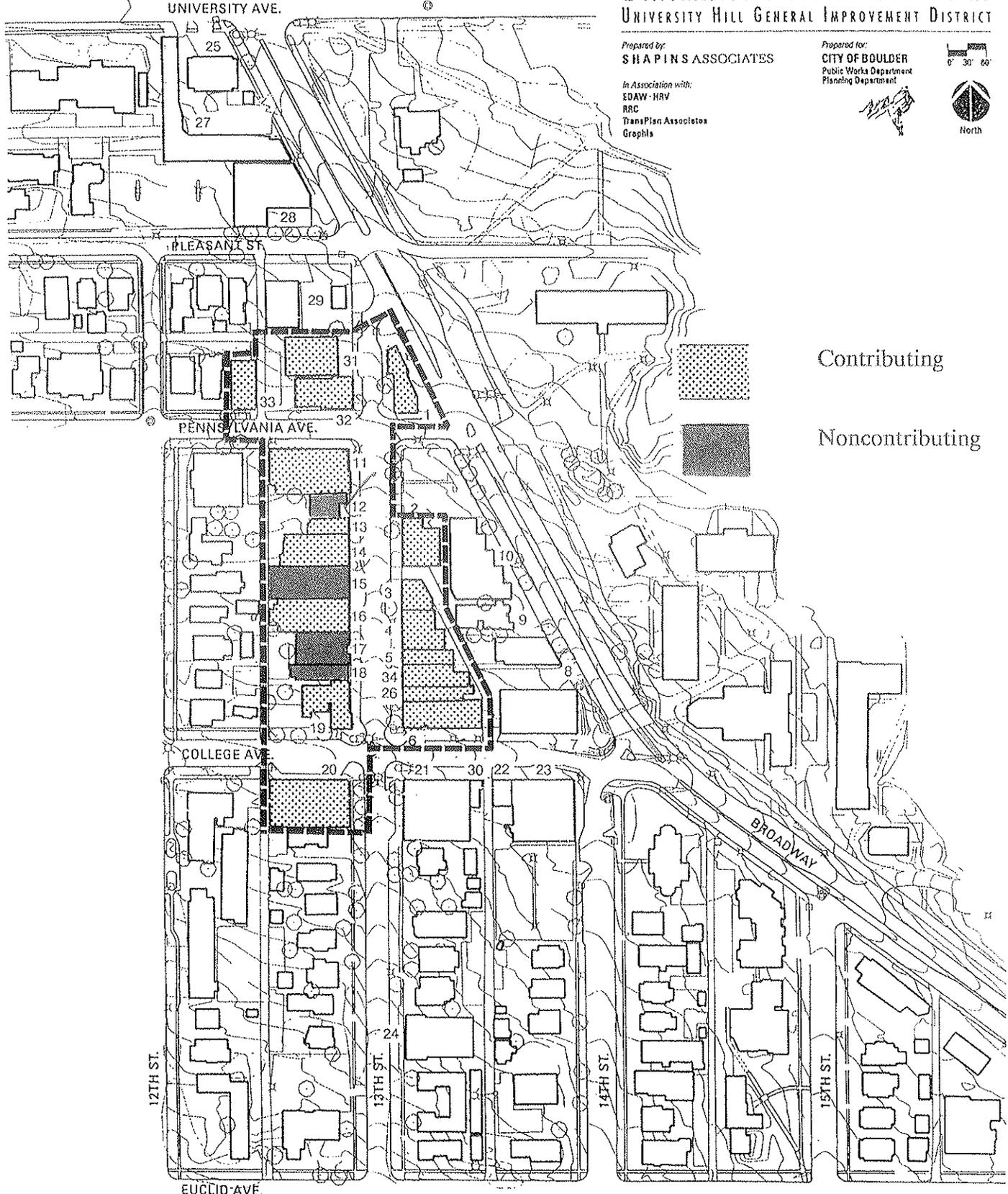
UNIVERSITY HILL SKETCH PLAN

UNIVERSITY HILL GENERAL IMPROVEMENT DISTRICT

Prepared by:
SHAPINS ASSOCIATES

In Association with:
EDAW · HRV
RRC
TransPlan Associates
Graphis

Prepared for:
CITY OF BOULDER
Public Works Department
Planning Department



Contributing

Noncontributing

UNIVERSITY AVE.

PLEASANT ST.

PENNSYLVANIA AVE.

COLLEGE AVE.

EUCLID AVE.

BROADWAY

12TH ST.

13TH ST.

14TH ST.

15TH ST.

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TABLE
 COMMERCIAL RESOURCES OF UNIVERSITY HILL, 1994

Building Number	Street Address	Present Name	Year Built	Dist. Status
1	1301 Pennsylvania	Buchanan's Coffee Pub	1906-08	C
2	1138-44 13th	Roach Galleries	1923	C
3	1134 13th	Stella's College Market	1911	C
4	1124-28 13th	Teresa's Pizza Colore	1939	C
5	1118 13th	Jacque Michelle Apparel and Home Decor	1911	C
6	1100 13th	Dairy Queen	1927-35	C
7	1111 Broadway	Colorado Book Store	1964	OD
8	1121 Broadway	Michael's Cafe	1963	OD
9	1127 Broadway	Swayne Apartments	1900	OD
10	1135-43 Broadway	Art Hardware	1960	OD
11	1165 13th	The Sink	1900	C
12	1155 13th	Kinsley and Company	1956-57	NC
13	1149 13th	Mamacitas	1932-35	C
14	1143 13th	Taylor's Bar and Grill	1900-05	C

TABLE (Con't.)
 COMMERCIAL RESOURCES OF UNIVERSITY HILL, 1994

Building Number	Street Address	Present Name	Year Built	Dist. Status
15	1135 13th	Fox Theatre	1926	NC
16	1129 13th	Tulagi	1951	C
17	1121 13th	Buff Stuff	1965	NC
18	1119 13th	Boulder Boardwalk	1958	NC
19	1101-11 13th	Espresso Roma	1895	C
20	1089 13th	Flatirons Theatre	1950	C
21	1310 College	Hilltop Building	1965	OD
22	1350 College	James Travel Points Intl.	1927	OD
23	1352-70 College	Jones Drug and Camera	1961	OD
24	1030 13th	Economics Institute	1926	OD
25	1335 Broadway	Boulder Mountaineer	1968	OD
26	1110-12 13th	Bill Cronin Goldsmith	1919-21	C
27	1313 Broadway	University Hill Plaza	1958	OD
28	1303-11 Broadway	La Iguana Taqueria	1925	OD

TABLE (Con't.)
 COMMERCIAL RESOURCES OF UNIVERSITY HILL, 1994

Building Number	Street Address	Present Name	Year Built	Dist. Status
29	1275 13th	Circle K	1987	OD
30	1320-26 College	Brillig Works	1911-17	OD
31	1211-15 13th	Murphy/Ellwood Building	1912	C
32	1203-05 13th	Patterson Gold and Silversmith	1906	C
33	1221 Pennsylvania	Morgul Bismark	1900-05	C
34	1116 13th	Bolo Bagels	1913	C

NOTES: Dist. Status--Indicates the contributing status for resources within the potential historic district, C-contributing, NC-Noncontributing, and OD-outside the boundary of the district.

Year Built--Indicates actual or estimated date of construction. For wrapped houses, the date shown is that of the original house.

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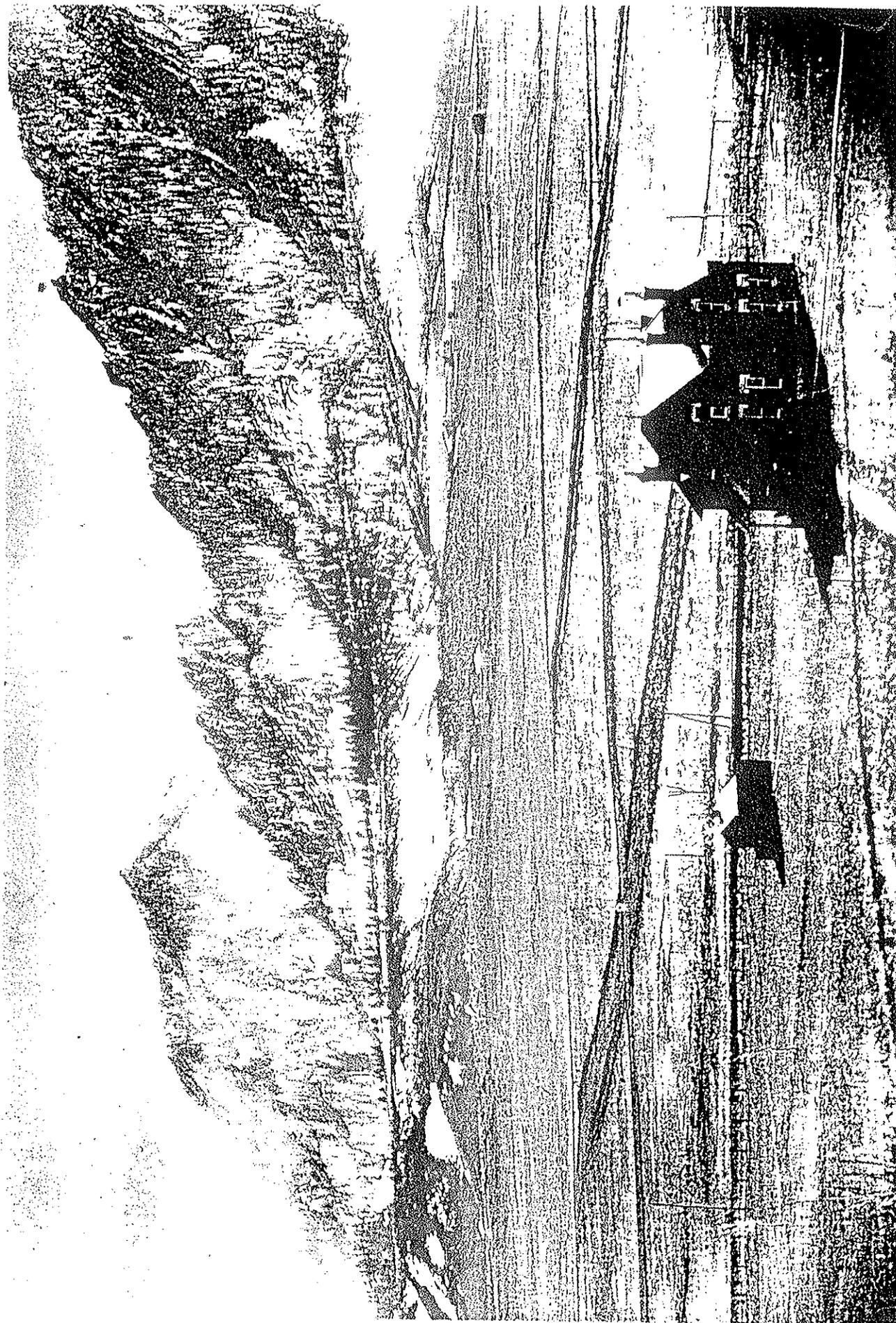
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- _____. Subject Clipping Files.
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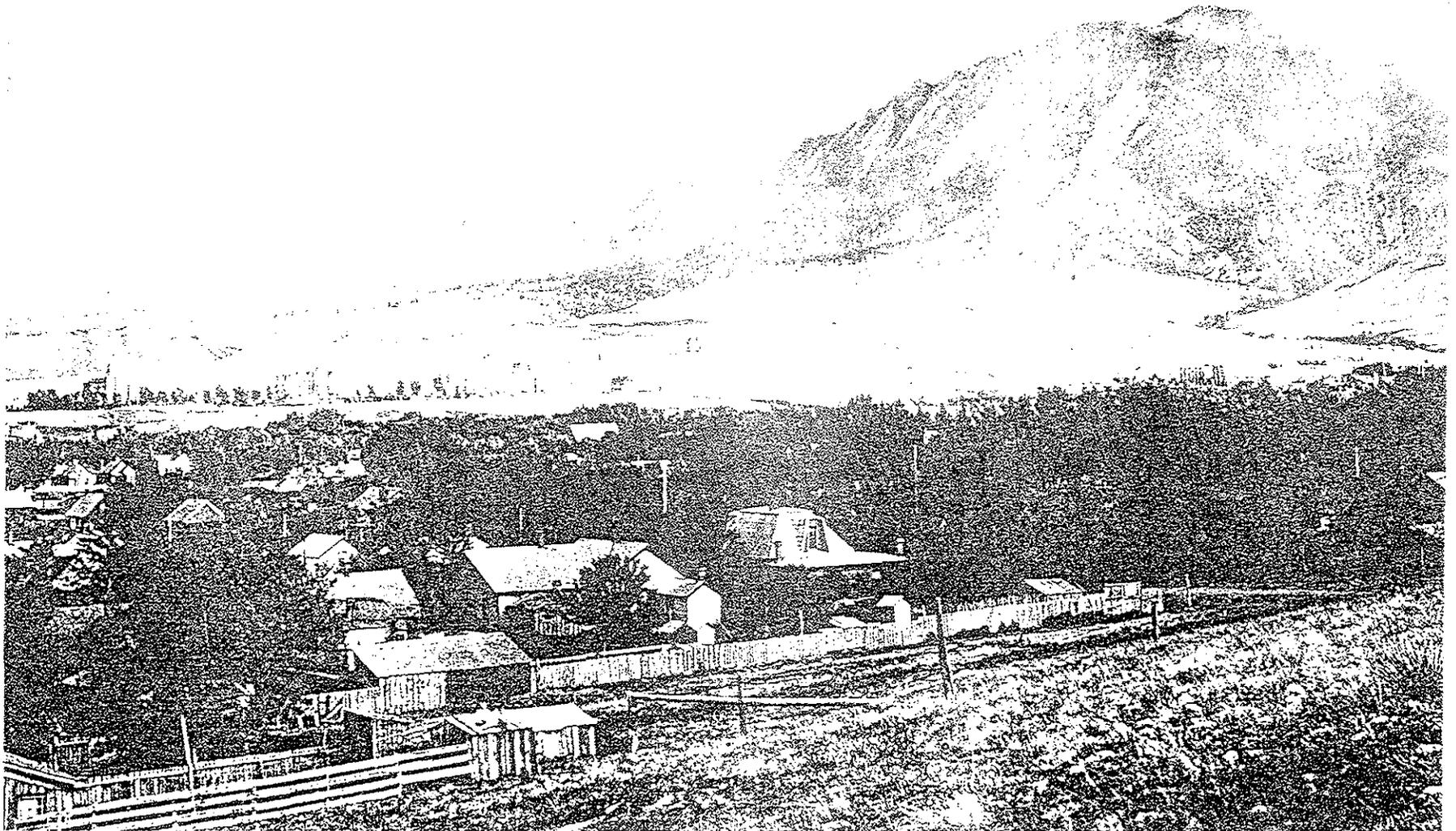
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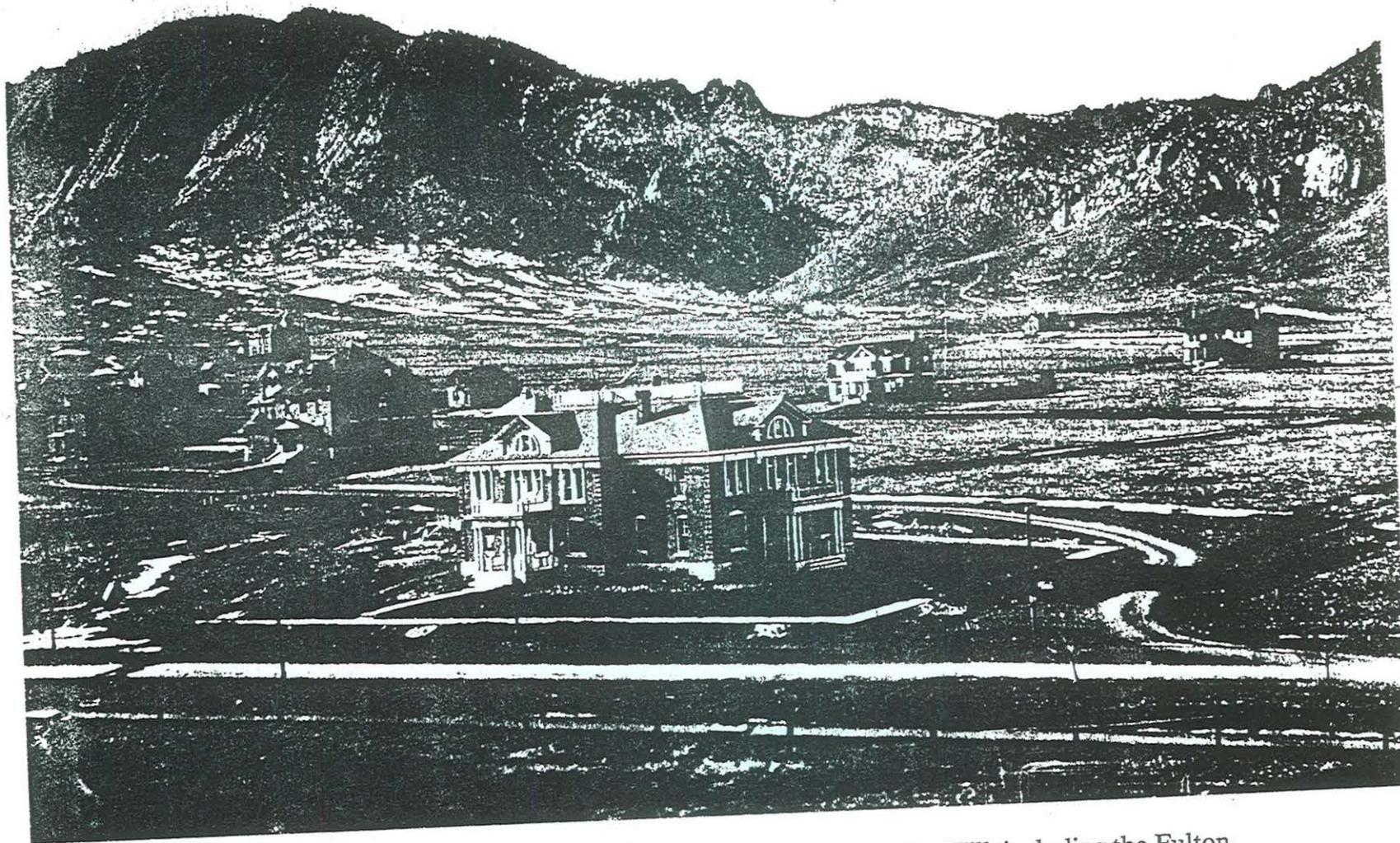
1. Cottage No. 2, erected in 1884, is only major development visible in this photograph of the junction of Broadway and 14th Street. Source: Schoolland.



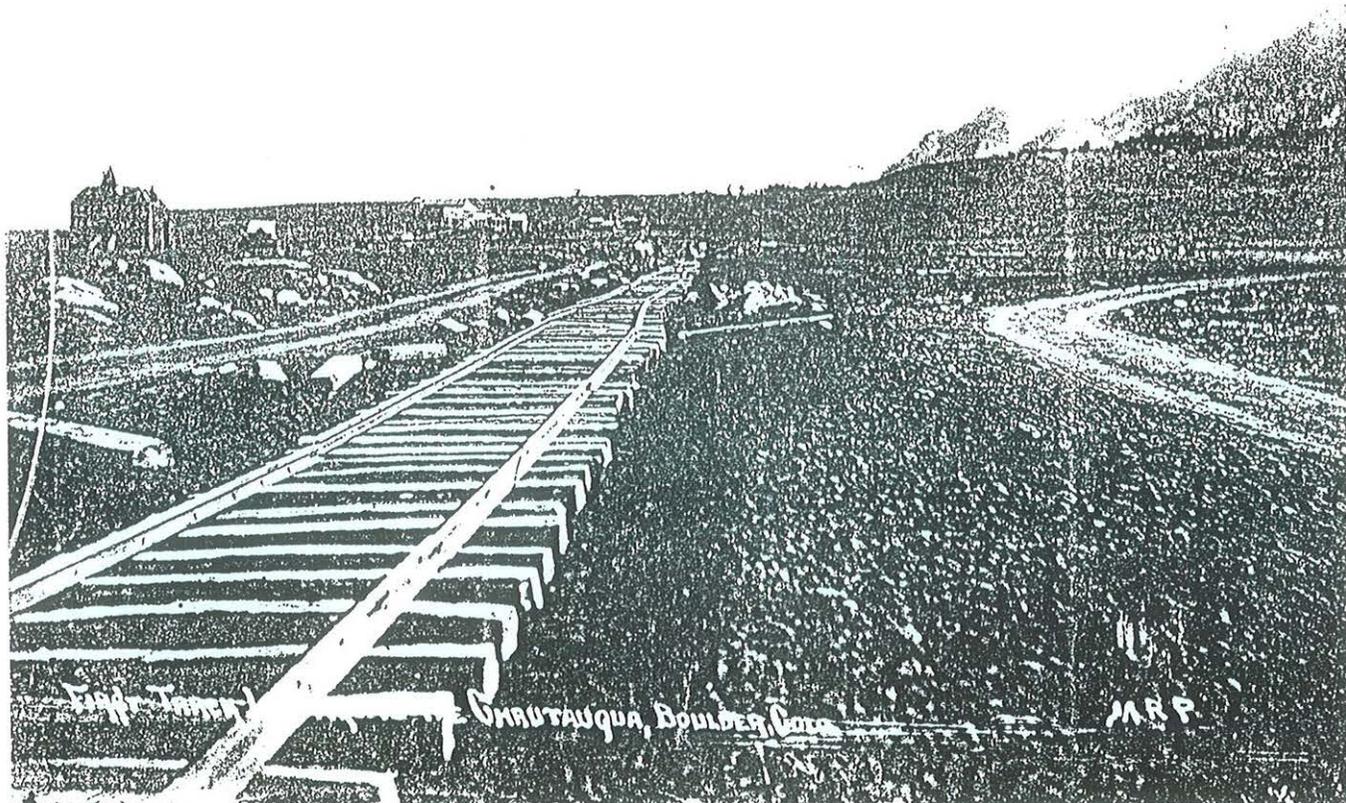
2. Fulton Terrace, erected in the early 1890s, was one of the landmarks of the Hill for many years. The site at 13th and Pennsylvania is now a parking lot. Source: Carnegie Branch Library for Local History, 207-3-11.



3. This view of the university campus from Lover's Hill (Sunset Heights) taken in 1892 illustrates the area's isolation from the rest of the city. Source: Davis, *Glory Colorado*, 80.



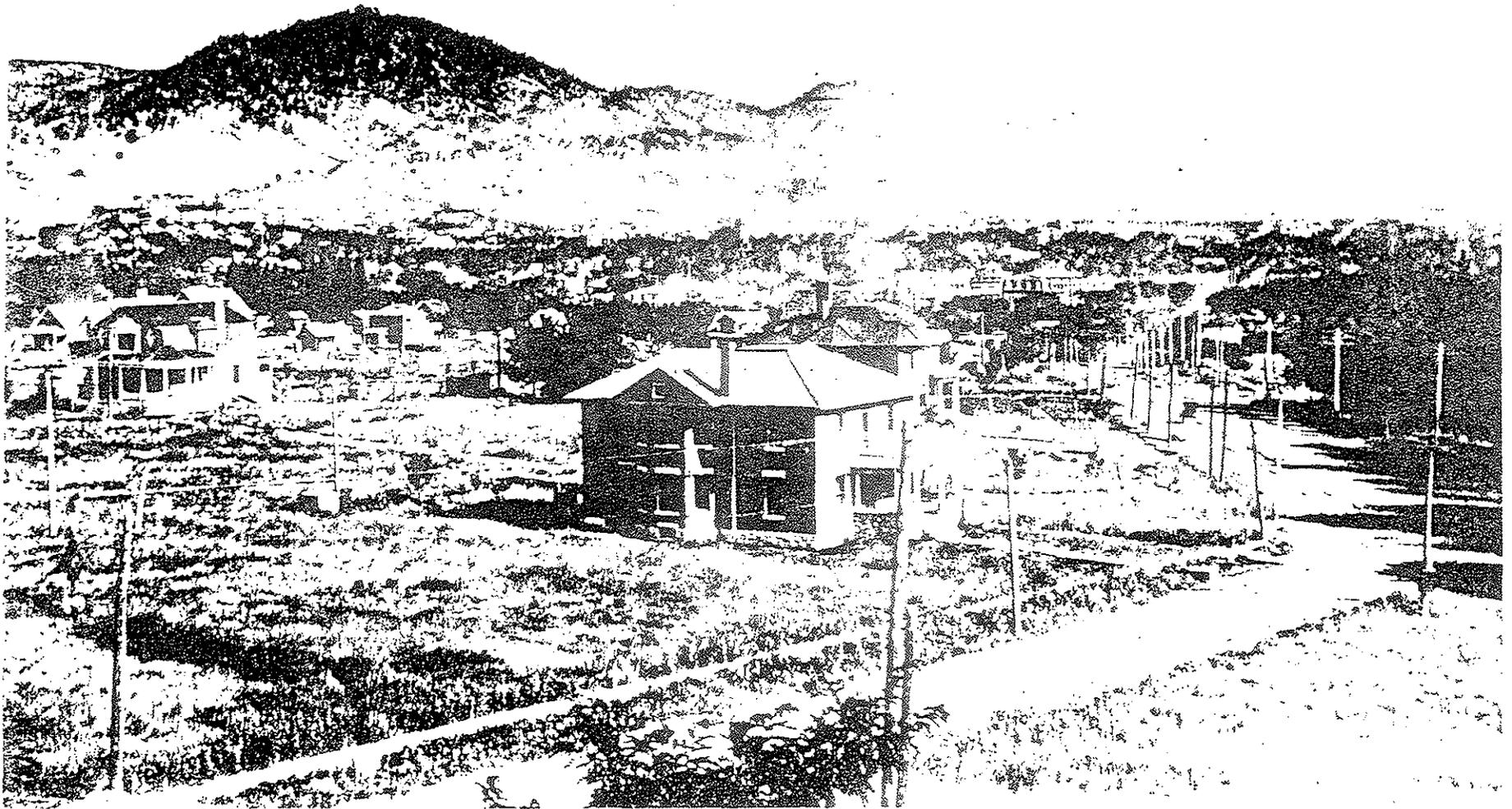
4. This photograph, taken about 1895, depicts development on the Hill, including the Fulton Terrace in the foreground and the Belser and Perry houses (above and to the left). Source: Carnegie Branch Library for Local History, photographic collection.



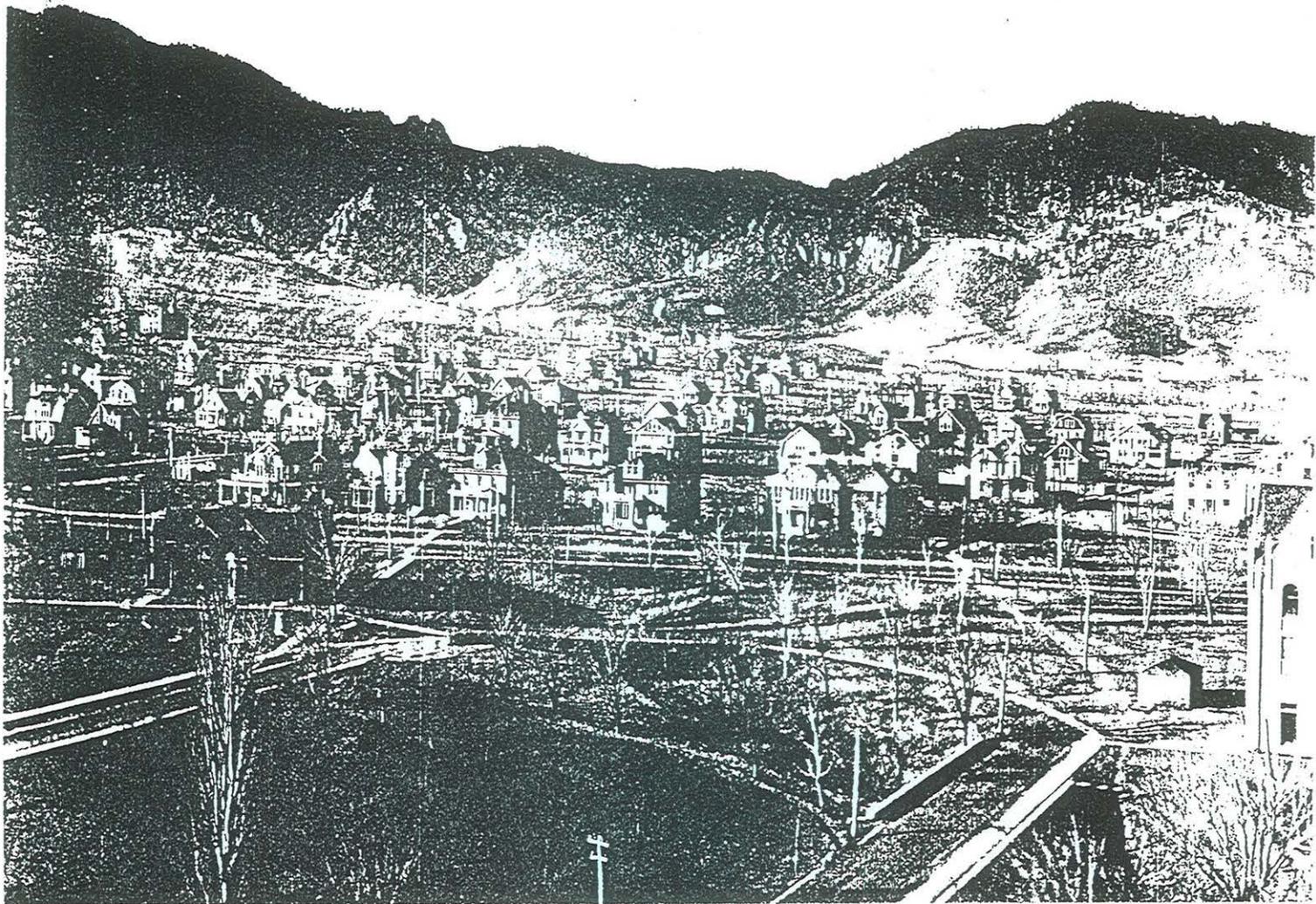
5. Boulder's first streetcar line ran through the University Hill neighborhood and stimulated its development. Source: Carnegie Branch Library for Local History, BHS MPC 101 Box 9, Env. 29.



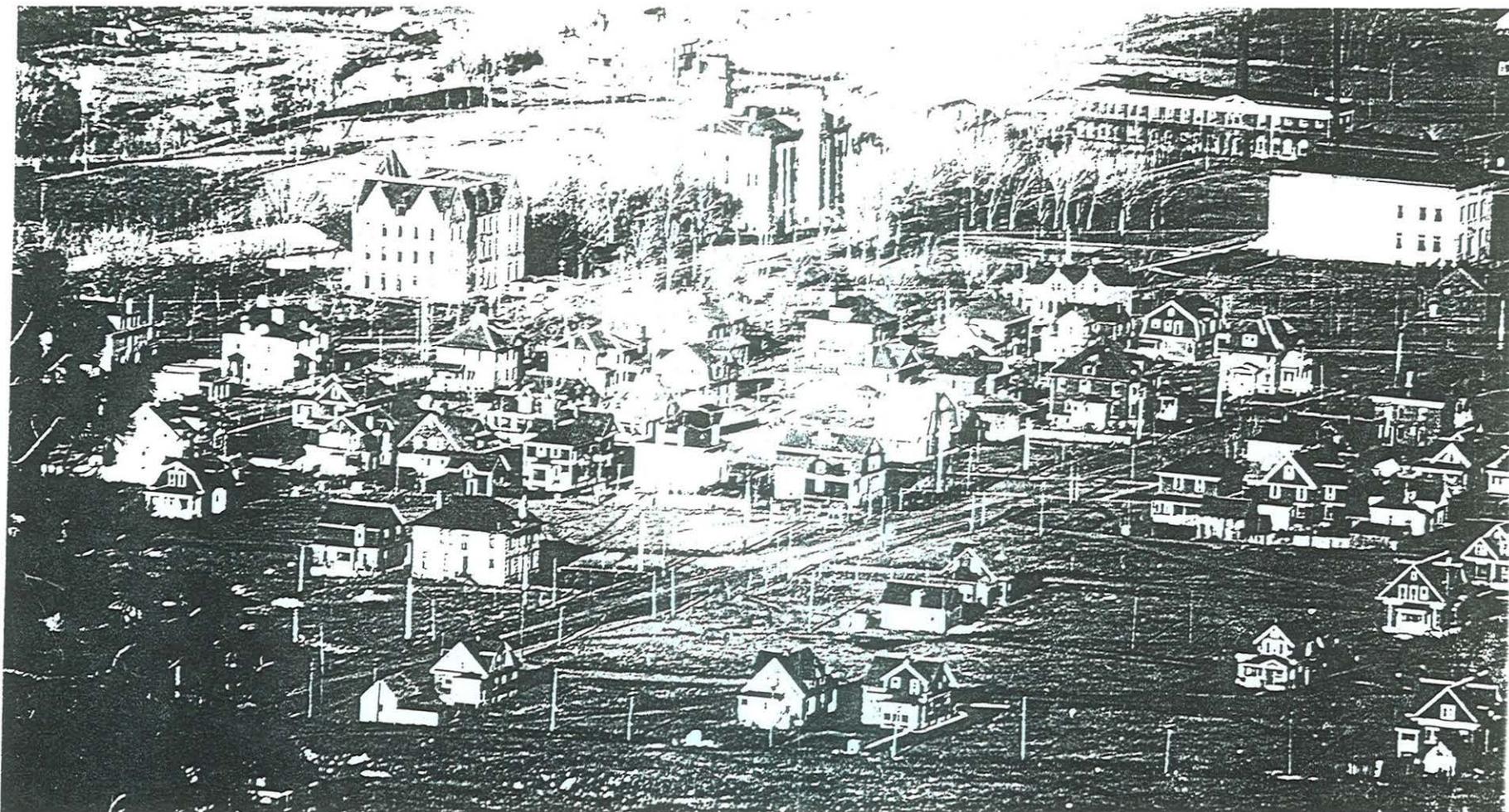
6. J.B. Sturtevant photographed Streetcar No. 203 and its riders when it stopped at the corner of College and 13th Street in June 1899. Source: M.R. Parsons Collection.



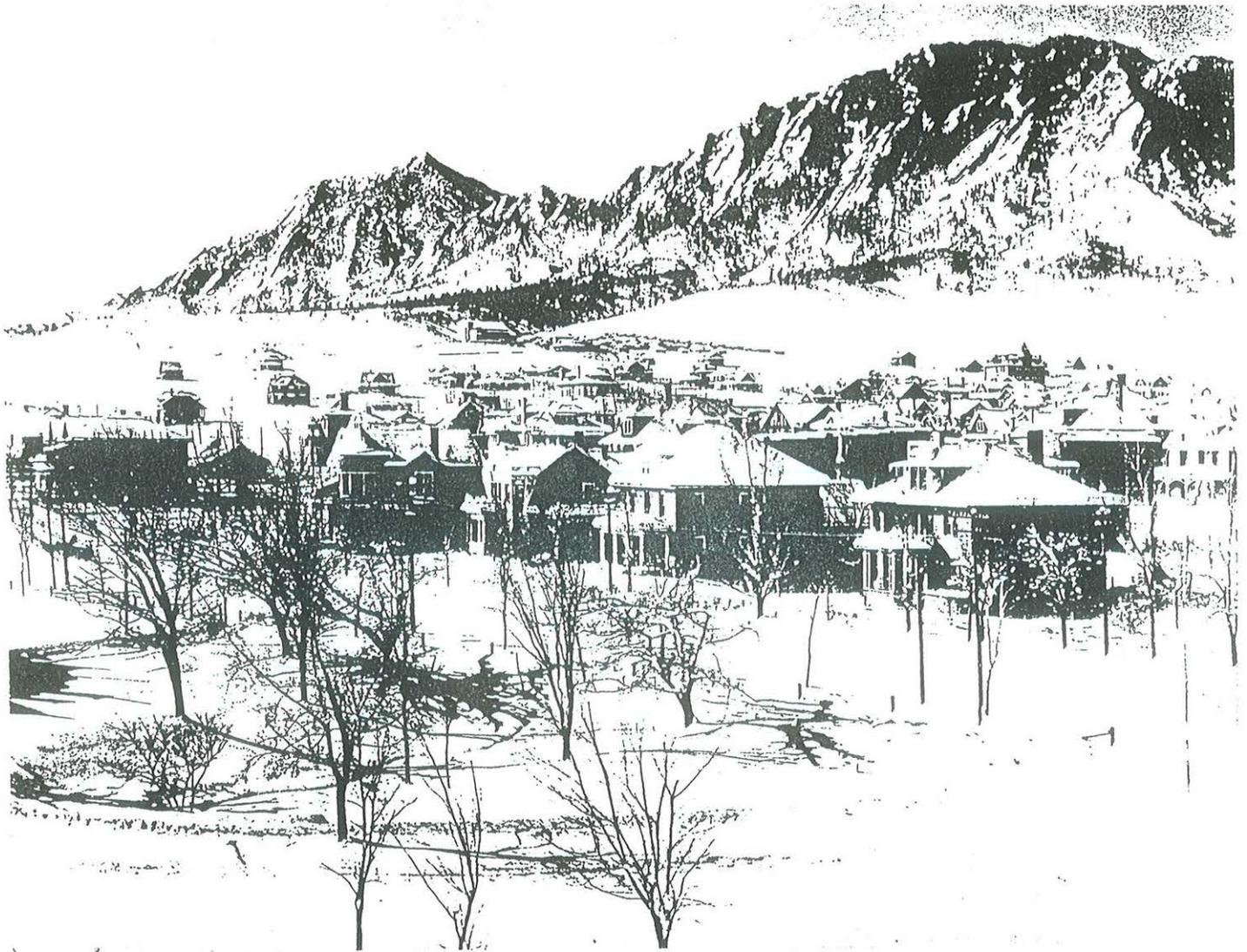
7. Broadway with 14th Street in the foreground at University Hill about 1895. Source: Carnegie Branch Library for Local History, photographic collection.



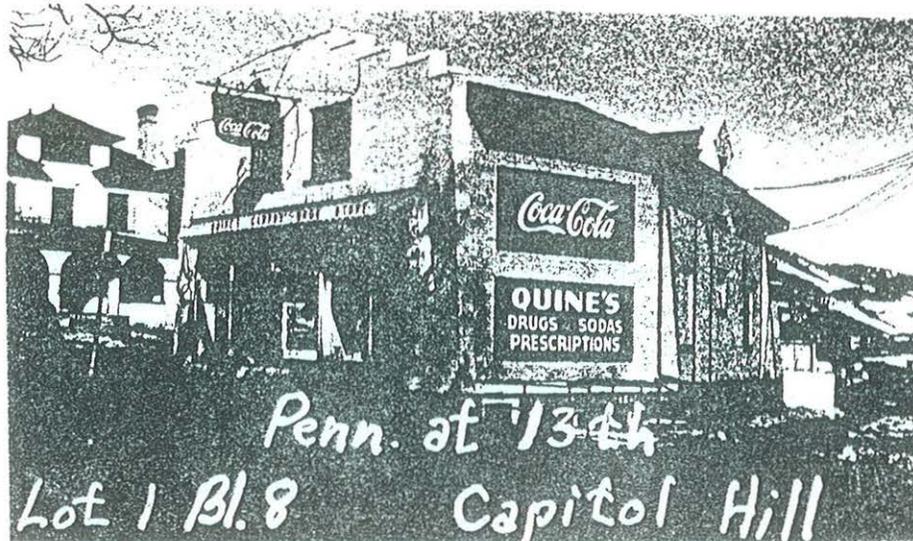
8. Residential development of the Hill was well under way by the turn of the century.
Source: University of Colorado, Western Historical Collections, Sturtevant Photograph, No. XX410.



9. This c. 1905-10 view provides a view of the University Hill area from the west. Source: University of Colorado, Western Historical Collections, Negative No. Paddock 240.



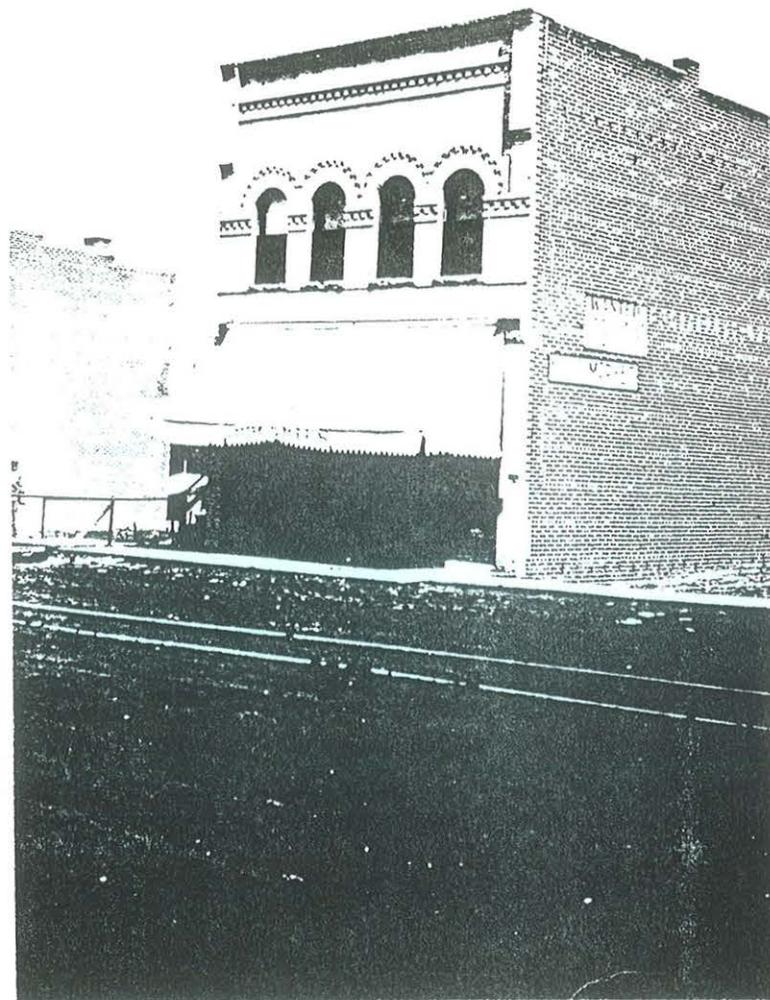
10. A 1913 winter scene on the Hill taken by Professor Brackett from Old Main toward the southwest. Source: University of Colorado, Western Historical Collections, Negative No. 4608.



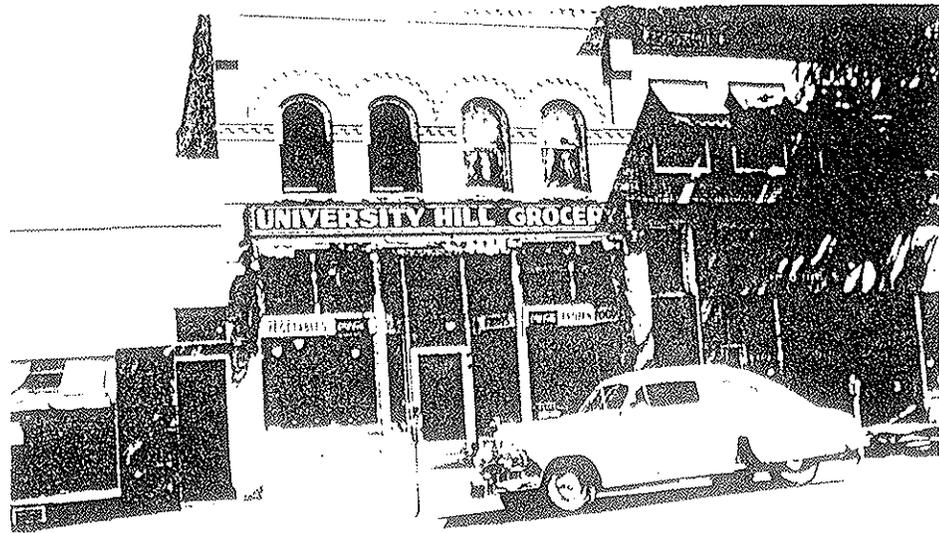
11. This photograph illustrates the building at 1301 Pennsylvania when it housed Quine's Campus Drug Store. Source: Carnegie Branch Library for Local History, Boulder County Assessor Collection.



12. An early view (c. 1911) of 1134 13th Street when Greenman's sold books, stationery, and athletic goods. Source: Carnegie Branch Library for Local History, 207-20-17.



13. The University Hill Grocery Store was located at 1118 13th Street for many years. The sign on the building's south elevation indicates that tenants are wanted for a new business block soon to be erected in the space to the right. Greenman's store is to the left. Source: Carnegie Branch Library for Local History, 207-20-15.



14. The University Hill Grocery Store at 1118 13th Street is flanked in this c. late 1940s Assessor's photograph by 1124-28 13th to the left and 1114-16 to the right. Source: Carnegie Branch Library for Local History, Boulder County Assessor Collection.

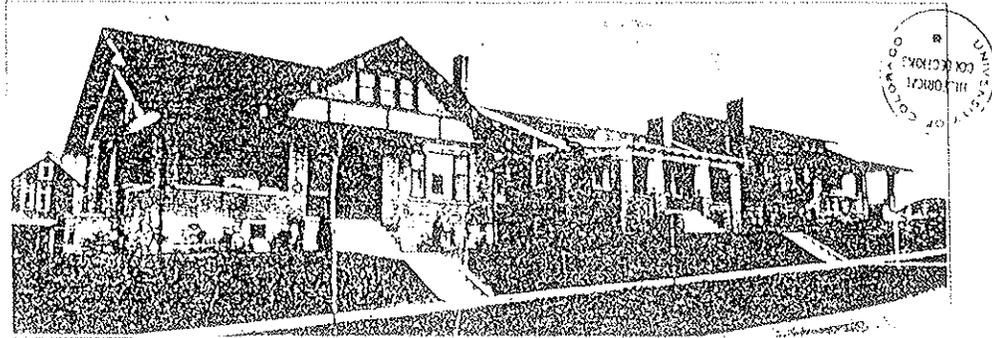
The Best Lots, Most Reasonable Terms and Lowest Prices
EVER OFFERED IN BOULDER

Extra Large Lots Fifty Feet or More in Width in Beautiful

UNIVERSITY PLACE ADDITION

"ON THE HILL"

Lying along beautiful Ninth Street, Lincoln Place, Tenth, Eleventh, Twelfth, Thirteenth, Fourteenth, Fifteenth, and Sixteenth to Twentieth Streets and College, Euclid, Aurora, Cascade and Park Avenues



LOOKING SOUTH ON LINCOLN PLACE FROM EUCLID AVENUE SHOWING BEAUTIFUL HOMES IN THE ADDITION

\$5.00 Down, Then **\$1.00** Per Week

Some at **\$5.00** Down, Then **\$2.00** Per Week

OR AS MUCH MORE AS YOU LIKE

No Interest until January, 1921! No taxes until 1921! No Payments during Sickness and Loss of Employment! Free Deed in Case of Death! No Mortgage! No Notes! Free Abstract of Title! Twelve and one half per cent Discount for Cash! Ten per cent Discount for all amounts over \$5.00 paid during this sale! Six per cent Discount for all sums of \$25.00 or more, paid at any time! All City Conveniences already in the greater part of the Addition or within easy reach. Could liberality of Terms Go Further? READ THAT AGAIN!

ALL LOTS 50 FEET OR MORE IN WIDTH

PRICES **\$95 TO \$640** PRICES

A FEW OF EXTRA VALUE SLIGHTLY HIGHER

SALE BEGINS
THURSDAY

MAY 22, 1919

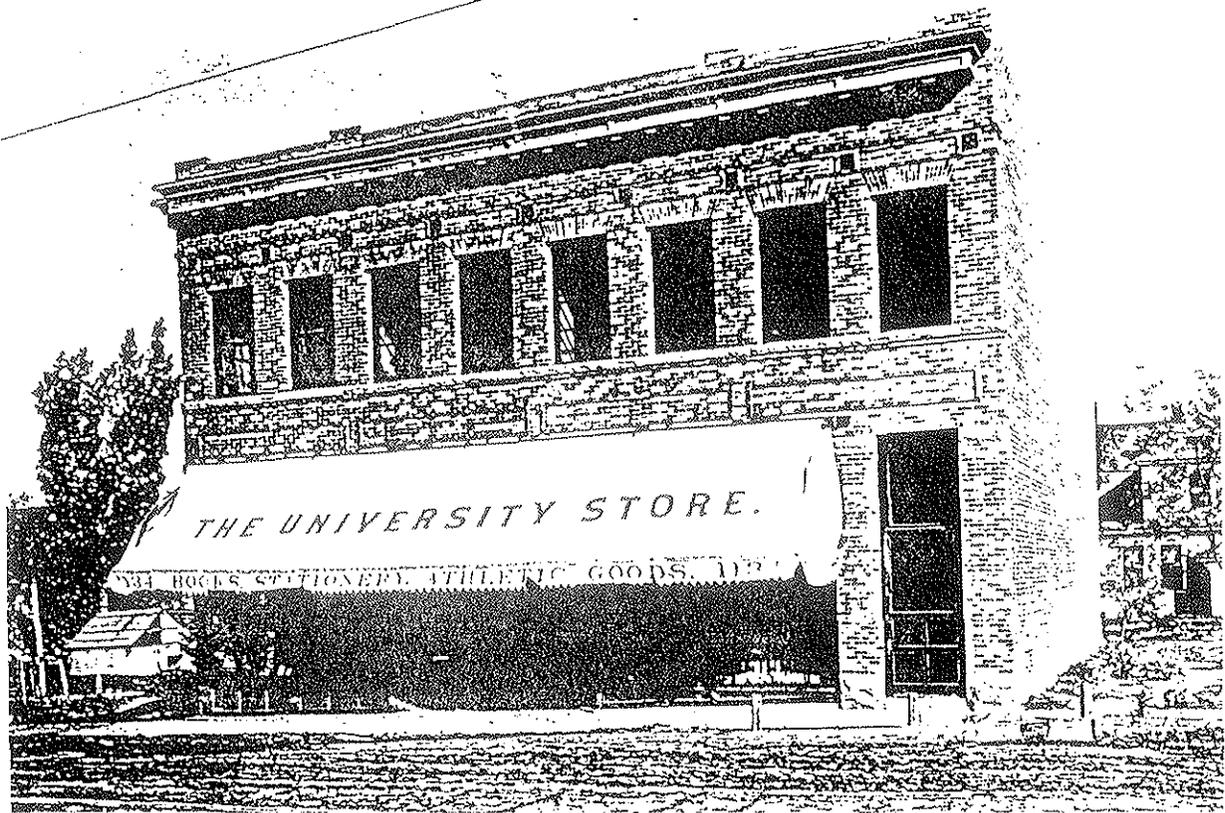
IF YOU CANNOT COME THURSDAY, FRIDAY OR SATURDAY, COME SUNDAY, OR THE FIRST DAY POSSIBLE THEREAFTER. SALESMEN ON ADDITION EVERY DAY UNTIL DARK DURING THE SALE.

THE HOME REALTY AND INVESTMENT CO.

Office, 134 Pearl Street, with Boulder Abstract and Title Co.

Executive Offices, Emporia, Kan.

15. This 1919 advertisement for lots in the University Place Addition uses the slogan "On the Hill" by which the area was traditionally referenced. Source: University of Colorado, Western Historical Collections, Warren H. McLeod Collection.



16. Greenman's University Store, 1134 13th Street, photographed before 13th Street was paved. Source: Carnegie Branch Library for Local History, Dorothy Greenman materials.



17. The house at 1127 Broadway was converted to apartments and continues that use today. It is the only remaining of the original single family dwellings in the commercial area not converted to a business use. Source: Carnegie Branch Library for Local History, 207-3-9a.

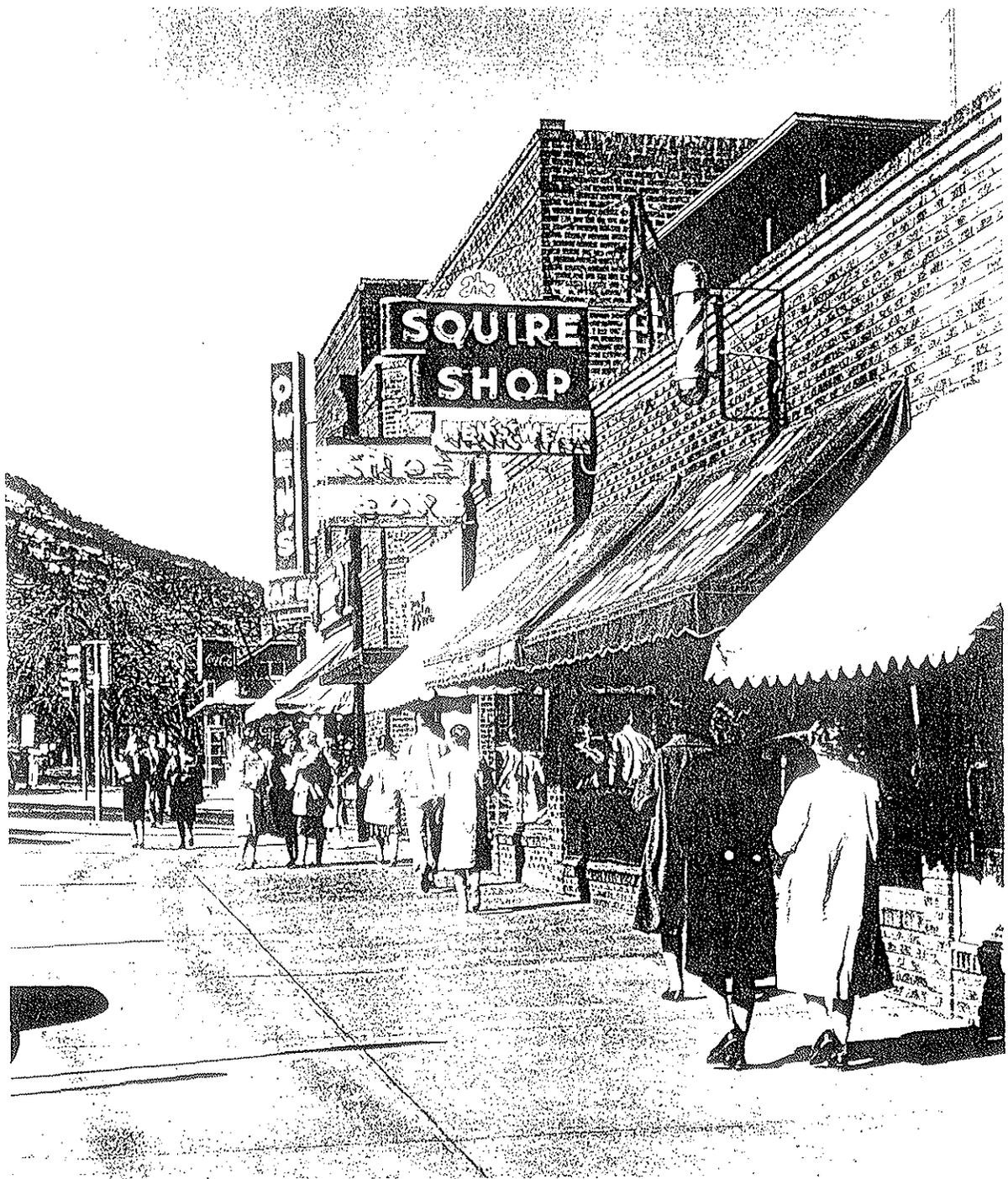
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for Local History
Boulder, Colorado



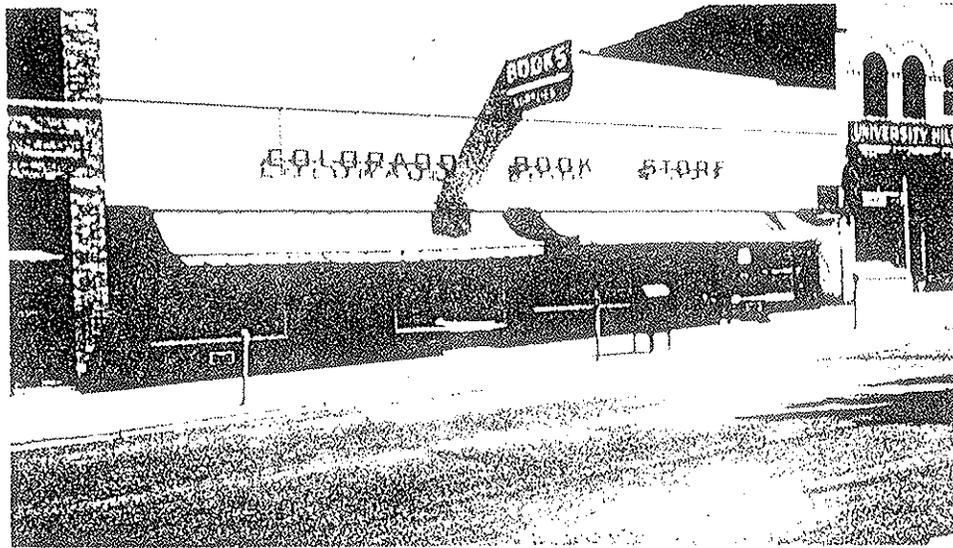
18. The original appearance of 1165 13th Street (shown here) was greatly altered by additions to the facade designed by Glen Huntington to create Somer's Sunken Garden. Source: Carnegie Branch Library for Local History, 207-20-21.



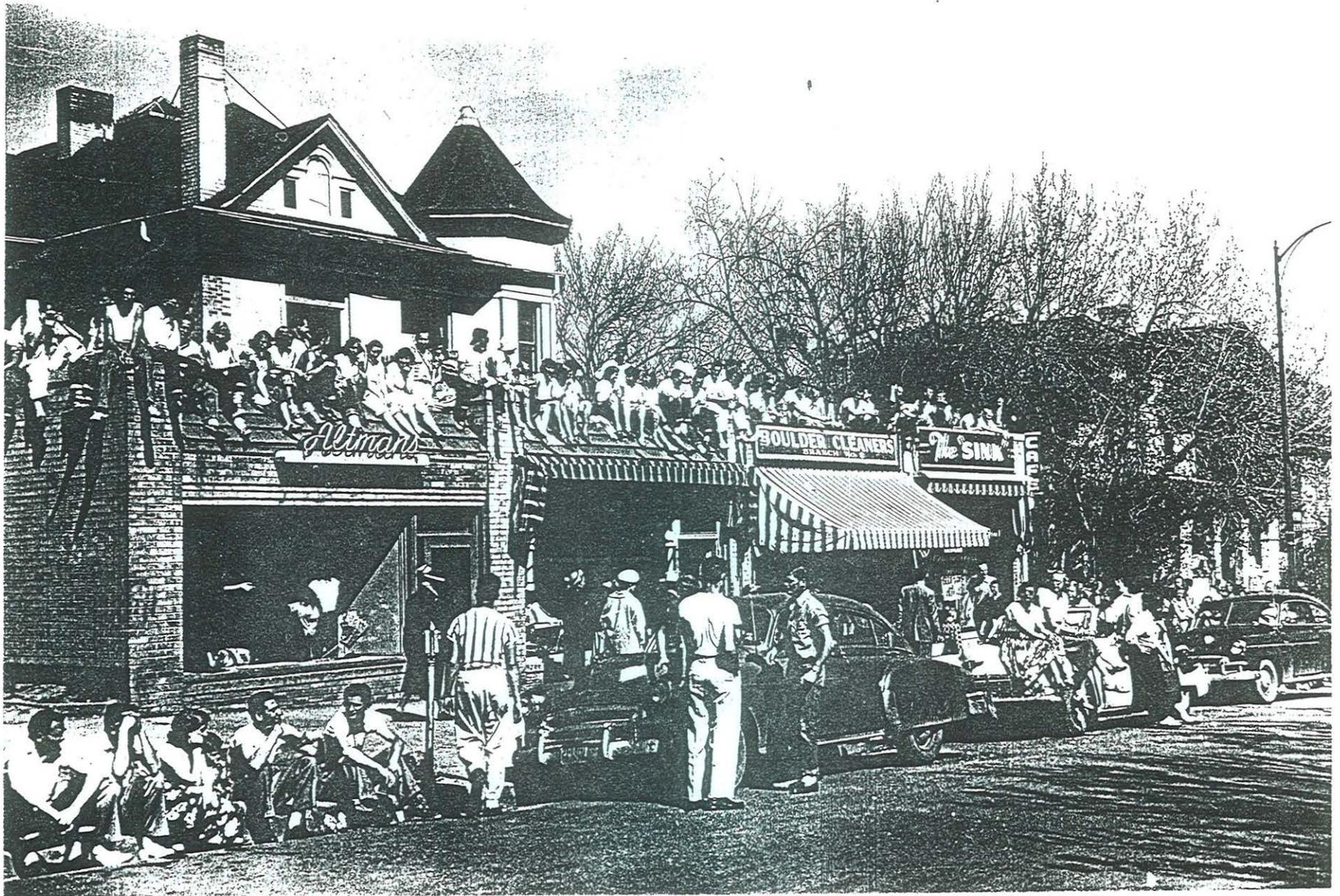
19. The original facade of the Fox Theater is visible in this early 1960s view of the west side of 13th Street. Source: University of Colorado, Western Historical Collections, Boulder Publication Service. Inset photo of theater facade in 1952. Source: Carnegie Branch Library for Local History, Boulder County Assessor Collection.



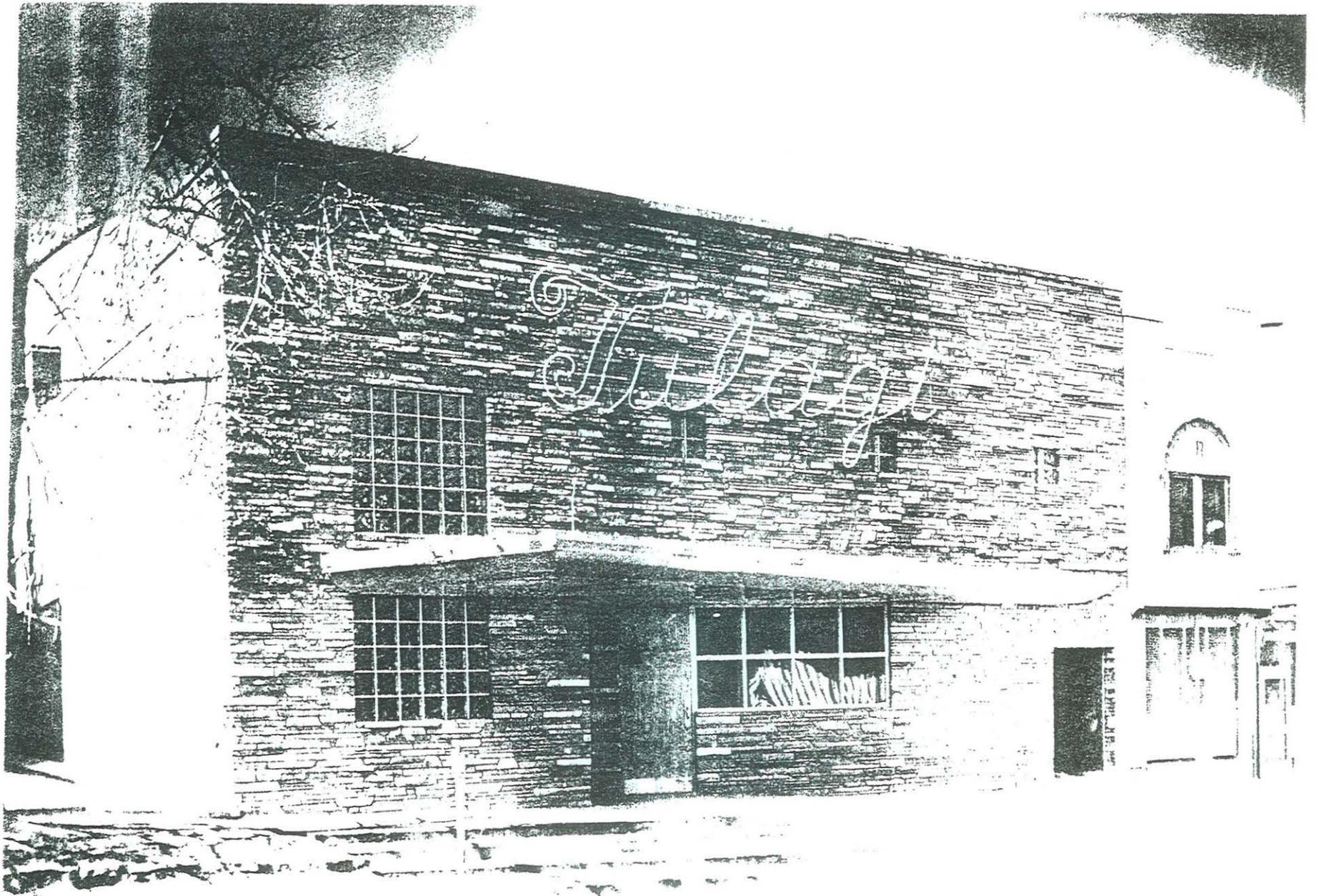
20. Shoppers stroll along College Avenue in this view westward toward Owen's Cafe. Source: University of Colorado, Western Historical Collections, Boulder Publication Service, Boulder Scenes.



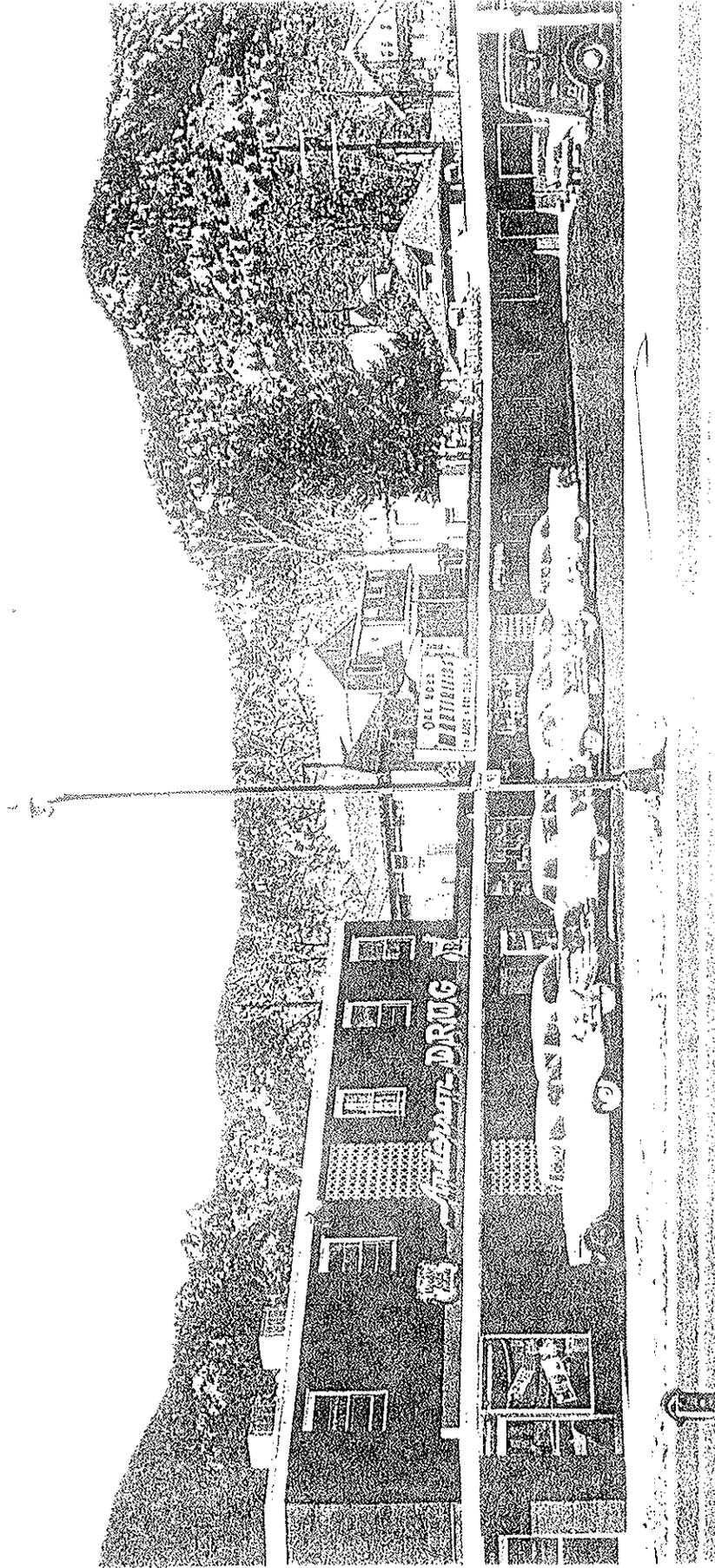
21. The Colorado Book Store built and occupied the building at 1124-28 13th Street in 1939. Source: Carnegie Branch Library for Local History, Boulder County Assessor Collection.



22. The commercial district on the Hill has been the site of student celebrations and protests throughout its history. This photograph may have been taken during the 1954 festivities celebrating the selection of CU as the conference representative to the NCAA basketball tournament. Source: University of Colorado, Western Historical Collections, University Collection, 3433.



23. Tulagi, 1129 13th Street, opened on the Hill in its new building in 1951 and hosted some of the country's best known Rock'n'Roll groups. Source: Carnegie Branch Library for Local History, 207-20-16.



24. University Hill Plaza, an "L"-shaped shopping center at 1313 Broadway, was constructed in 1958. Bova's Pantry is now the anchor in the considerably modified complex. Source: University of Colorado, Western Historical Collections, Boulder Photo Collection 13-3.



25. The c. 1895 home of Latin professor Carl Belser was converted to commercial use by the addition of one-story shops along the facade. Source: Carnegie Branch Library for Local History, 207-20-14.



26. A 1960s view southwestward from Broadway and Pennsylvania Avenue shows the eastern elevation of the first commercial building erected on the Hill at 1301 Pennsylvania, then known as the Campus Shop, with the corner entrance to the Sink in the background. Source: University of Colorado, Western Historical Collections, Boulder Publication Service.

Hill District Quiet Today; Riot Damage Loss Mounts

By LARRY ENLSEN
 Daily Camera Staff

There was no rioting in the Hill district today, but riot damage loss mounts. Police Chief Donado said that the rioting was confined to the Hill district and that the rioters were not in the Hill district today. He said that the rioters were not in the Hill district today and that the rioting was confined to the Hill district.

Police Chief Donado said that the rioting was confined to the Hill district and that the rioters were not in the Hill district today. He said that the rioters were not in the Hill district today and that the rioting was confined to the Hill district.

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Law Will Be Enforced, City Prepared: Tedesco

By RON TOLLEFSON
 Daily Camera Staff

City Manager Ted Tedesco said today that the law will be enforced and the city is prepared for any eventuality. He said that the city is prepared for any eventuality and that the law will be enforced.

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Given Chance After Ad Antiwar Officers May Quit

By FT BRAGG, N.C. (AP) — Wilson said the antiwar officers were given a chance to resign after an advertisement in the newspaper. He said that the antiwar officers were given a chance to resign after an advertisement in the newspaper.

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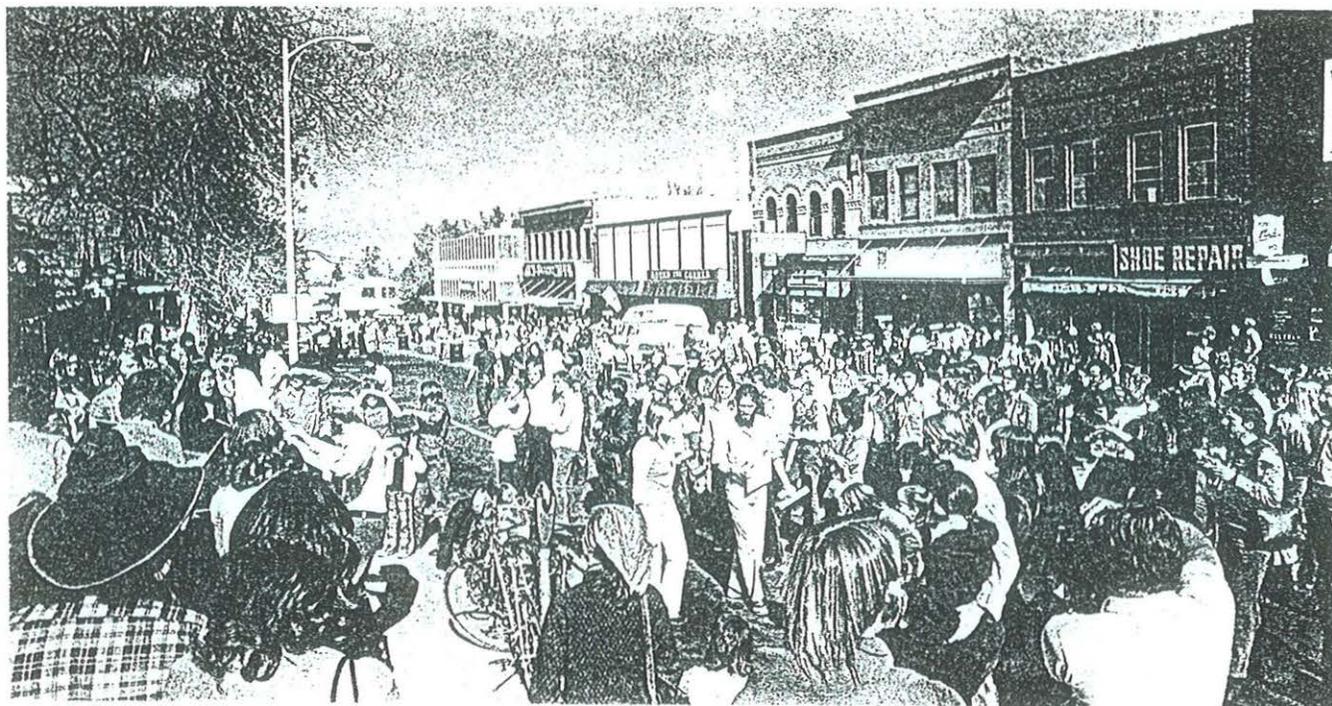
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27. In May 1971, businesses on the Hill suffered \$50,000 in damages caused by rioting hippies and received front page coverage in the local newspaper. Source: Boulder Daily Camera, 24 May 1971.



28. During the riots of May 1971, police utilized tear gas to subdue crowds. This photograph shows police patrolling the area in riot gear and also illustrates the appearance of Jones Drug in the early 1970s. Source: **Boulder Daily Camera**, Clipping Files.



29. To emphasize the revived "collegiate" atmosphere on the Hill, merchants sponsored events such as this 1974 Fall Festival. Source: **Boulder Daily Camera**, Clipping Files.

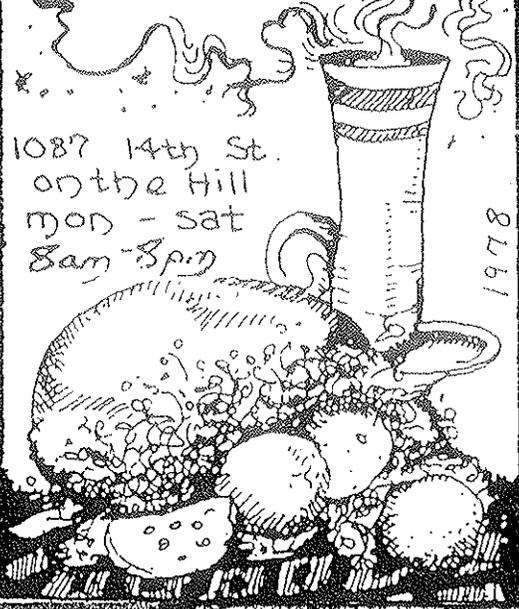
DIAN AND MARTIN

Real Falafel...

the only place in Boulder serving this high-protein delicacy from the middle east.

(as well as other natural foods)

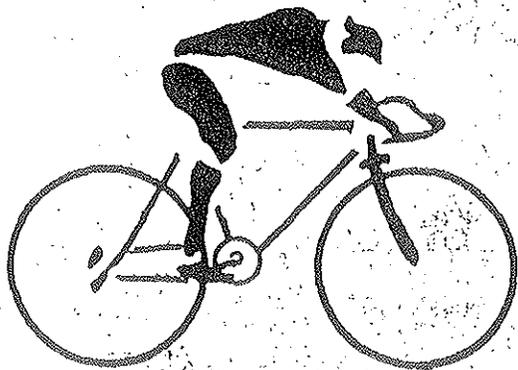
1087 14th St.
on the Hill
mon - sat
8am - 8pm



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BICYCLES

SALES - SERVICE - RENTALS



AUTHORIZED DEALER

RALEIGH



PEUGEOT

THE SPOKE

OWNER - JEFF FINNOFF

NEW & USED BICYCLES

COMPLETE LINE OF
CHILDREN'S WHEEL GOODS

PARTS & ACCESSORIES
FOR ALL MAKES

QUALITY

WORKMANSHIP

PICK-UP & DELIVERY SERVICE

442-4086

ON THE HILL

1201 BROADWAY

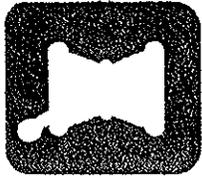
1969



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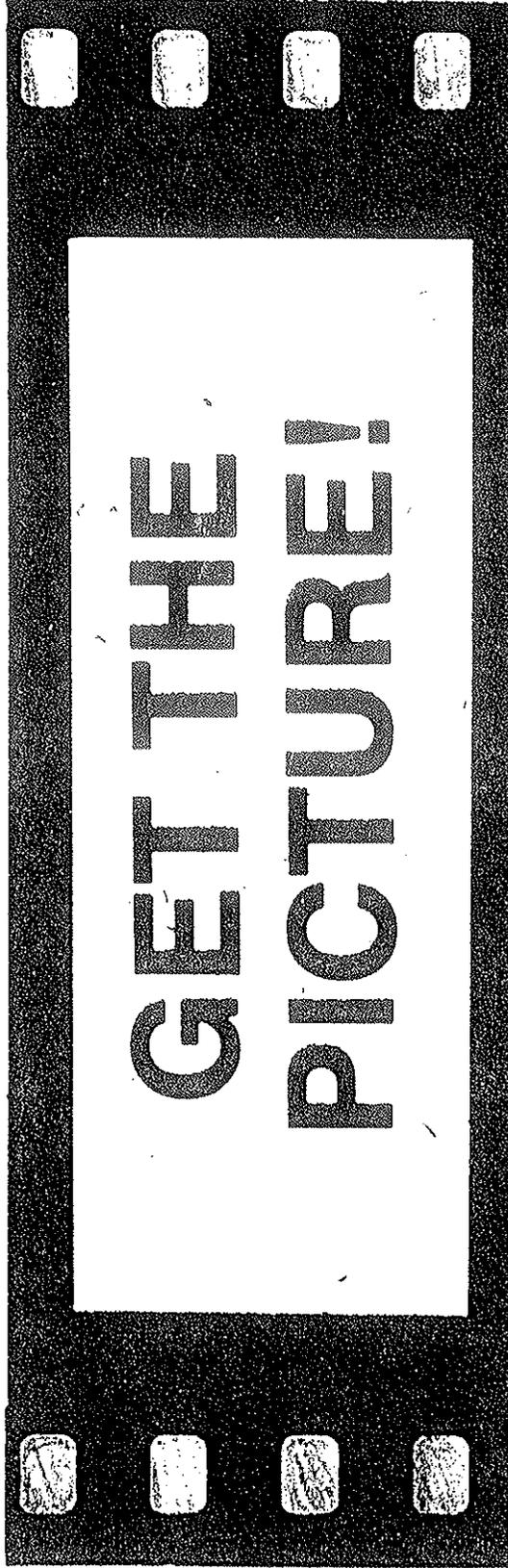
JONES Drug & Camera CENTER



1370 College

ON THE HILL

"Our Service Is Your Reward"



We'll do the rest



1143 - 13th Street

443-3177

Free parking behind
our shop

Pumettas

Made in Italy of softest
kid in Black, Yellow, or
Bright Blue. \$7.95



1967



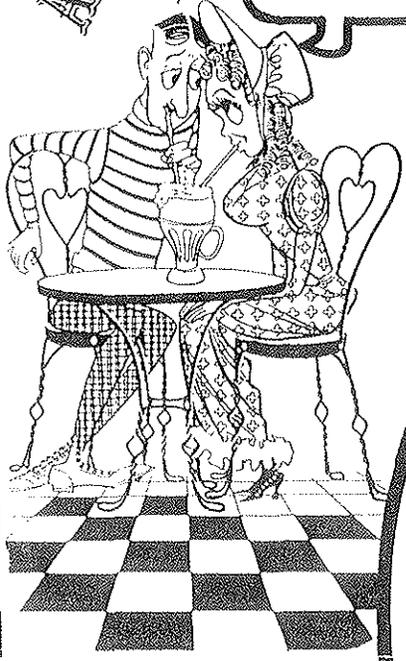
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A BIT OF 'LARIIMAR SQUARE' ON THE HILL

3.2
BEER

Charcoal Broiled
HAMBURGERS ^{with}
'N CHEESEBURGERS

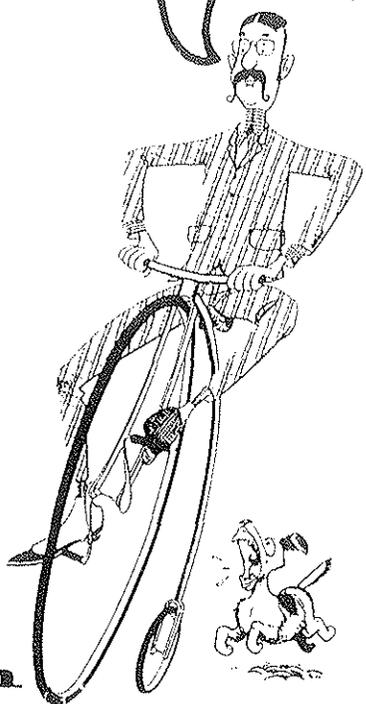
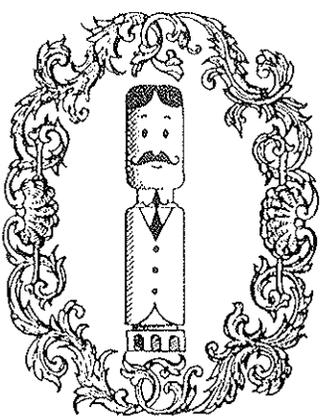


Colorado
Daily
9-2-1969
p.12

ROUND THE CORNER

Gourmet
FRANKS 'N' SANDWICHES

Gotta get 95¢
PITCHER
'O BEER



1124 13th
444-3545



VARSITY CLEANERS

for all your dry-cleaning
and laundry needs
this summer!

1321 College

HI 2-4754

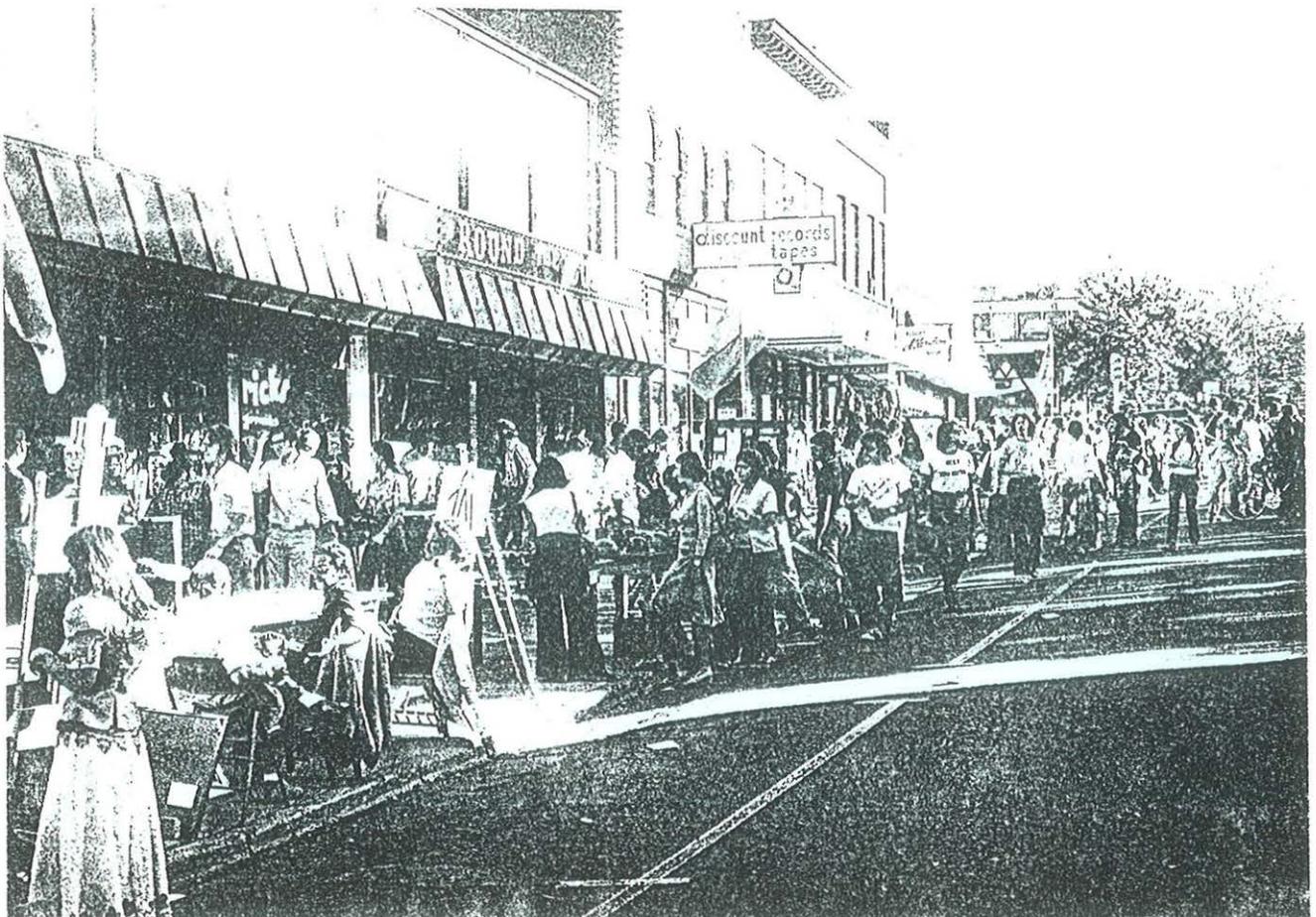
"With The Jokes in The Window"

1957



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30. Hill merchants sponsored events such as this 1977 Octoberfest to attract customers following the departure of the street people. Source: University of Colorado, Western Historical Collections.