

# BOULDER SURVEY OF HISTORIC PLACES

## *Local District Identification: Central Area*

Prepared for:

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Revised

## *Downtown Boulder Historic District*

### Previous Studies

In 1980, the Downtown Boulder Historic District was entered in the National Register of Historic Places. The district was described as including 168 properties divided into six categories, including 125 buildings which contributed to the district; twenty-one modern buildings "compatible with the older fabric;" ten "intrusions which detract from the integrity;" four empty lots; and eight parking lots. The district boundaries were roughly between Ninth and Sixteenth streets between Walnut and Pine. The original district boundaries were drawn in 1978 and revised in 1980. The district was described as including "virtually all the old commercial buildings remaining in Boulder plus a few public buildings, apartment houses, and dwellings." The dwellings were described as located in "within the transition zone into residential areas, but have recently converted to commercial purposes, thus keeping within the conception of a commercial district." The period of significance for the district was listed as 1858 to the present.

In 1985-1986, scattered buildings within the district were resurveyed. In 1988, a survey of selected buildings within the boundaries of the Downtown Historic District found that thirteen of the buildings originally included in the district had been demolished. The survey evaluated thirty-eight historic buildings in the district. Buildings which "maintained their basic historic form and fabric, even if they have undergone some alterations" were considered contributing to the district. For example, commercial buildings with remodeled first story facades but which retained some original second story details were considered contributing. Noncontributing buildings were those which displayed no historic features or materials.

The 1988 survey recommended that the district be re-examined in terms of its boundaries, period of significance, and contributing/non-contributing elements. The survey further recommended that any re-examination should include analysis of the district's property types as the nomination focused on the history of Boulder's commercial core, while the district included a number of residential buildings, particularly on the south side of the 1000 block of Spruce Street and the west side of the 2000 block of Sixteenth Street. The survey pointed out that some historic commercial buildings, such as the Physician's Building/Dorje Dzung Building at the corner of Fourteenth and Spruce were not included in the district. The survey report concluded that "it may be found that the inclusion of residential buildings within the district is inappropriate; and tightening of the National Register boundaries would provide a more cohesive district."

The current project examined the National Register boundaries of the Downtown Historic District and evaluated individual buildings within the district utilizing the local criteria for historic landmark districts. By 1996, twenty-four of the buildings included in the original National Register district had been demolished: 2040 Broadway, 923 Pearl St., 927 Pearl St., 929-931 Pearl St., 935 Pearl St., 941 Pearl St., 1024 Pearl St., 1025-27 Pearl St., 1029

Pearl St., 1320 Pearl St., 1401-07 Pearl St., 1409 Pearl St., 1417-21 Pearl St., 1431-35 Pearl St., 1500 Pearl St., 1522 Pearl St., 1532-36 Pearl St., 1250 Spruce St., 1432-34 Spruce St., 1526 Spruce St., 1007-11 Walnut St., 1031 Walnut St., 1033-35 Walnut St., and 2010 Fourteenth St. Each building was evaluated as contributing or non-contributing to the potential Boulder Downtown Historic District and each building was evaluated using Boulder's Significance Categories. In applying the Significance Categories, buildings which had been appropriately restored or in almost original condition were judged to be Contributing Buildings, while those which could be further restored and displayed some original elements were judged Contributing-Restorable. Buildings which were built after 1946 or which had no visible original materials were judged noncontributing. It is possible that some of the noncontributing buildings could be restored by the removal of nonhistoric materials to reveal original features; however, it was not possible to determine the quality or extent of original materials by viewing them from the street.

A map comparing the boundaries of the potential downtown historic district with those of the existing National Register district appears at the end of this section. A detailed map of the potential Downtown Historic District is included which shows proposed boundaries and the significance category of each building. The potential local district boundaries exclude, to the greatest extent possible, vacant lots, parking lots, modern buildings, and buildings which have lost historic integrity. The boundaries also exclude residential buildings whose significance is not compatible with that of the commercial district. The excluded buildings are included in either the Mapleton Hill Historic District or the proposed Whittier Historic District.

### General Description

Within the district boundaries are 118 buildings, of which seventeen (14.4 percent) were judged to be Individually Significant Buildings and contributing, twenty-seven (22.9 percent) were Contributing Buildings, thirty (25.4 percent) were Contributing Restorable Buildings, and forty-four (37.3 percent) were Noncontributing (either modern or altered historic) Buildings. Thus, 74, or 62.7 percent, of the buildings were rated contributing, and 44, or 37.3 percent, were rated noncontributing. The buildings date from the 1870s through the 1990s, with the largest group of buildings dating to the first decade of the twentieth century, and the second largest group dating to the 1870s. Stylistically, the largest group of buildings represents the Nineteenth Century Commercial style, and the next largest group reflects the Twentieth Century Commercial style.

### Historical Significance

The downtown historic district lies within the Boulder Original Townsite, established by the Boulder City Town Company on 10 February 1859. The town company consisted of fifty-four prospectors who had come to the area in search of gold. The downtown section of Boulder was the nucleus of the fledgling community, and its main thoroughfare, Pearl Street, led into Boulder Canyon and the mining camps. The mining camps depended on Boulder

for goods and supplies, and the town's early fortunes rose and fell with those of the camps. The discovery of silver at Caribou in 1869 and gold at Gold Hill in 1872, together with Boulder's selection as the site for the state university in 1876, provided the foundation for steady growth and the erection of substantial business blocks in the commercial center of the town. Businesses to supply every need of the urban community, local farmers, and mining camps were established along Pearl and adjoining streets. The downtown experienced steady growth after the 1860s. By 1883, the commercial area included enterprises such as restaurants, groceries, saloons and liquor stores, lumber yards, drug stores, dry goods stores, hardware stores, feed and flour stores, barbers, paint shops, and tailors, in addition to fraternal lodges and the county courthouse.

At the close of the century, the establishment of Chautauqua and the creation of the Boulder Sanitarium diversified the local economy and led to further downtown development. In 1900, a multitude of businesses flourished in downtown Boulder, including groceries, banks drug stores, offices, hardware stores, dry goods stores, assay offices, saloons, clothing stores, restaurants, confectioneries, milliners, harness makers, tin shops, and laundries. Streetcar service enabled residents in new suburbs of the city to conveniently shop and conduct business downtown. In addition, the Denver & Interurban Railroad (an intercity connection with Denver) ran along Pearl Street from 1908-1917. During the 1920s, several new commercial buildings were erected, updating the appearance of the downtown with twentieth century influences. Although the economy slowed during the Great Depression, a few new buildings were added to the district, the most significant of which was the new Boulder County Courthouse. Silvia Pettem notes that, in the 1930s, people began to modernize storefronts along Pearl Street.<sup>15</sup>

Following World War II, the increased popularity of the automobile led to the creation of new shopping areas further from the city center, including North Broadway, Arapahoe Village, and Basemar shopping centers in the 1950s. Further modernization of historic storefronts occurred, including the application of metal panels and precast screens to exterior facades. In 1963, Crossroads Shopping Center, a major commercial competitor with downtown was completed. Redevelopment plans for the downtown were formulated by property owners and merchants to insure the area's continuing viability. During the 1970s, buildings were restored, remodeled and adapted to new uses, including Tico's Restaurant in the former Erdkamp Motors Garage at 1101 Walnut (1971); the Walnut 11 Building containing offices, shops, and a restaurant in the former Continental Moving and Storage Building at 1100 Walnut (1972); and the administrative headquarters of an association of Buddhist centers in the former Physician's Building at 1345 Spruce (1975). The Pearl Street Mall was created in 1976-1977, prompting the return of many businesses and the restoration of historic buildings to downtown.<sup>16</sup>

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<sup>15</sup>Pettem, 9.

<sup>16</sup>Pettem, 8-9; **Boulder Daily Camera**, 20 January 1971, 16 April 1972, and 7 December 1975.

### Association with Famous Persons

The downtown district is associated with many prominent Boulder citizens who were leaders in business, industry, and civic affairs, including: merchant and investor Charles Boettcher, who erected a building in 1878, later associated with J.W. Valentine (Valentine Hardware); George F. Fonda, pioneer Boulder druggist who established his long-lived business on Pearl Street; Charles Voegtle, who established a brewery and was a real estate investor and fruit grower; Jonas Bergheim, who operated a popular clothing store; Isaac Berlin, an early hardware dealer; Andrew J. Macky, who built the first brick business block in Boulder, served as its postmaster, county treasurer, justice of the peace, and organizer of the First National Bank; Charles G. Buckingham, president of Buckingham Brothers Bank, predecessor of National State Bank; Charles Cheney, president of the First National Bank; CU law professor Albert A. Reed; and mining and real estate investor and city councilman Frederick White.

### Architectural Significance

The Boulder Downtown Historic District is the largest and most architecturally significant group of commercial buildings in the city, and represents architectural styles from the 1870s through the early twentieth century. The district contains buildings reflecting popular commercial architectural styles of the late nineteenth and early twentieth centuries in the United States. The earliest style represented, and the most prolific, is the Nineteenth Century Commercial style, also often referred to as "Italianate" in style. The Colorado Historical Society describes the "textbook" nineteenth century storefront as including a recessed central entrance flanked by large display windows with kickplates, clerestories, and transoms, with the primary cornice featuring brackets, parapets, finials, or panels. Windows of the upper stories are usually decorated with molded surrounds, radiating voussoirs, or plain lintels. Some buildings feature cast iron fronts. According to the CHS publication *A Guide to Colorado Architecture*, "the key to distinguishing a 19th C [sic] building is the predominantly glass area on the first floor and smaller windows on the upper stories." The Colorado Historical Society divides Nineteenth Century Commercial buildings into four categories: single storefront, double storefront, corner building, and commercial block.<sup>17</sup>

The earliest of the extant buildings within the district date to 1870s, and are typified by their brick construction and two-story height. Among the best preserved of these is the 1875 Bush and Ellet Block, 1108-14 Pearl, which is representative of the buildings which replaced the earlier and generally smaller, false front frame structures on the street.<sup>18</sup> The building reflects architectural details of the 1870s in its brick cornice and evenly spaced, segmental arched second story facade windows with molded surrounds with keystones and stone sills. The first story storefronts with large display windows, although altered from the original

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<sup>17</sup>Pearce, 20.

<sup>18</sup>*Boulder County News*, 17 December 1875.

Another important building begun before the start of the new century was the Odd Fellows Hall, 1541-45 Pearl, completed in 1900. The Odd Fellows Hall, described in its landmark nomination form as Richardsonian Romanesque in style, which was a monumental, three-story brick building with stone trim, ornamented with a central parapeted nameplate, banded cornice, decorative metal frieze, arched third-story windows, and four large round arched windows with stained glass on the east. Among the smaller commercial buildings of the district was mine owner Kenneth McDonald's saloon, 1039 Pearl, an ornately ornamented remodeling of an earlier building. In 1899, McDonald spent \$4,000 to refacade an old brick building, creating "the handsomest exterior of any building in the city, and for its size, in the state."<sup>21</sup> The two-story building, which McDonald used as a saloon, featured a single storefront with central entrance flanked by large display windows, while the upper story is composed of red sandstone with a carved nameplate and arched windows with stained glass flanked by pilasters.

During the early twentieth century, buildings of larger scale appeared in the district, reflecting the prosperity of the era and new architectural influences, including Neoclassical, Renaissance Revival, Mission Revival, Twentieth Century Commercial, and Art Deco. In 1904, Wright and Saunders designed the Physician's Building, completed in 1905 at 1435 Spruce, with offices specifically designed for medical professionals.<sup>22</sup> The three-story Renaissance Revival style building with raised basement level, differed from traditional buildings along Pearl Street in its use of yellow brick, and its monumental, freestanding construction. The building employed classical details in its central pediment and columns. Robert Roeschlaub's 1905 Elks Club, 2045 13th, added Mission Revival influences to the district, with its shaped gable ends, tile roofing, and decorative plaques. The 1909 Boulderado Hotel also followed Mission Revival influences in its shaped parapets and corner towers. The hotel was located on the edge of the commercial district, at 2115 13th, and exceeded the typical height of buildings in the downtown area with five stories. The 1910 U.S. Post Office, 1905 15th St., was a restrained building with classical influences. The flat roofed building with heavy projecting cornice, had a pedimented entrance and a facade divided by large, deeply recessed, multi-light windows with keystones, framed by rusticated quoins.

In the early 1920s, new buildings along Pearl Street were typified by their steel frame construction with masonry walls and symmetrical fenestration, including the use of large windows, often with tripartite divisions. The 1921 First National Bank at 1200 Pearl, (the bank's third building on Pearl Street) reflected the typical three-part division of commercial buildings into base, shaft, and capital. The bank had a classically detailed first story with two-story pilasters serving as a base for the upper stories of brick with paired, flat arched, evenly spaced windows rising to the elaborate cornice with stone frieze.

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<sup>21</sup>Boulder County Herald, 26 July 1899.

<sup>22</sup>Boulder Daily Camera, 30 September 1904.

The popularity of the automobile was reflected in the construction of garages and car dealerships in the downtown area, replacing stables and livery shops. Tico's Restaurant at 1101 Walnut is representative of the auto-related businesses, appearing on the 1922 Sanborn map as a stone garage and filling station. Another automobile related enterprise, 1001-13 Pearl, employed arched parapets of the Mission Revival style.

In 1932, the 1882 Boulder County Courthouse, the focal point of the downtown district, burned and was replaced with a new building designed by Glenn Huntington. Huntington introduced the Art Deco style to Boulder with the 1934 building, which featured stepped setbacks. The new courthouse was designed to use native materials and provided employment for many in the county during the Depression. Landscape architect S.R. DeBoer submitted plans for the courthouse grounds in 1934. In 1935, the Boulder Lions Club commissioned Huntington to design a fountain in the same style for the courthouse square. The 1936 Boulder Theater also reflected the Art Deco style in its polychromatic tile forming stylized foliate designs and stepped roofline. The streamlined Mountain Bell Building (1938), 1319 Spruce St., reflected Modernistic style in its flat roof with coping, vertically grooved spandrels, and entrance elaborated with foliate designs.

The only extant building in the district built between 1938 and 1960 was the extensively remodeled corner building which now houses Rocky Mountain Records and Tapes, 1346 Pearl. In the 1960s, six buildings in the district were built, including the east and west Courthouse annexes. In the 1970s, four buildings were completed in the district, while in the 1980s, seven buildings including three small freestanding mall structures: the public restroom, Deb's Place, and the Mrs. Fields Shop. Within the revised district boundaries are three buildings erected in the 1990s.

#### Architects

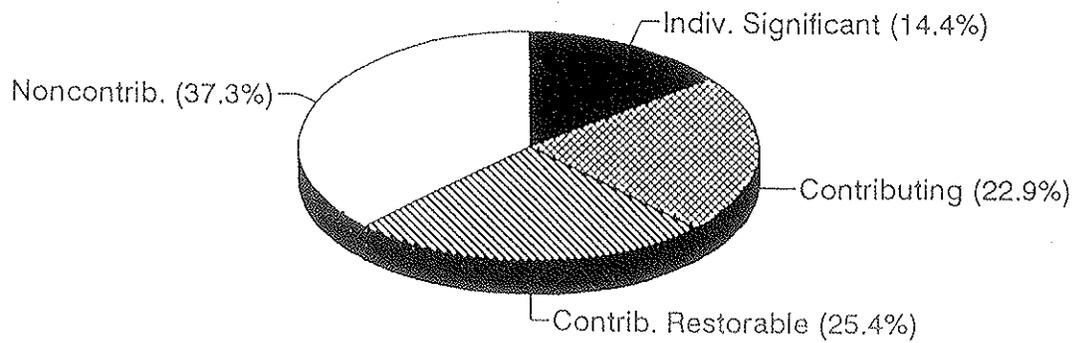
A number of buildings in the downtown district were designed by prominent architects of Boulder and Denver, including: George Hyder (Armory Building, 934 Pearl); Hyder and F.G. Eberly (National State Bank, 1242 Pearl); Thomas W. Crockett (Earl Building, 1316-20 Pearl; 1420 Pearl; Sternberg/Citizens National Bank, 1426 Pearl; and Erlich Building, 1417-21 Pearl); Walter Rice (Buckingham Block, 1101-11 Pearl); Robert Roeschlaub (Elks Club, 2045 Thirteenth St.); Glenn Huntington (County Courthouse, 1300 Pearl); Arthur E. Saunders (Physician's Building/Dorje Dzong, 1345 Spruce); and Redding and Son (Boulderado Hotel, 2115 13th St.). The Post Office, 15th & Walnut, was designed by Supervising Architect of the Treasury James Knox Taylor, who designed post offices throughout the country.

#### Geographic Significance

The downtown district has geographic significance as the nineteenth and early twentieth century buildings form a visual wall along Pearl Street, from the Odd Fellows Hall westward to Tenth Street. Several large scale, landmark buildings also contribute to the identity of the

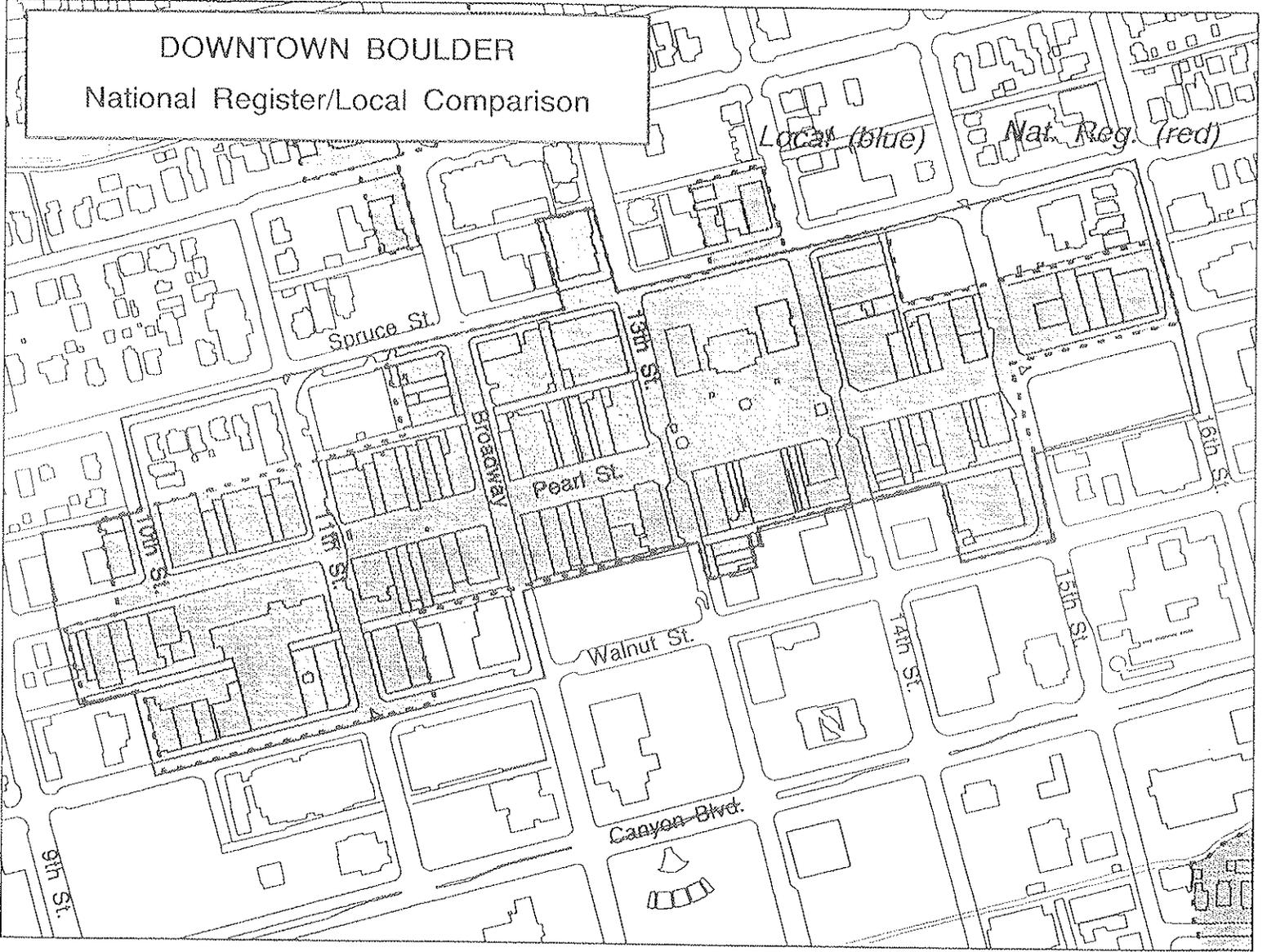
district. The density of buildings, their similar setbacks, scale, and low heights, all combine to create a unique cityscape. The Pearl Street Mall, although not an historic design, has enhanced the geographic identity of the area.

### DOWNTOWN BOULDER HISTORIC DISTRICT DISTRIBUTION OF RESOURCES BY CONTRIBUTING STATUS



# DOWNTOWN BOULDER

## National Register/Local Comparison



Local (blue)

Nat. Reg. (red)

Spruce St.

Pearl St.

Walnut St.

Canyon Blvd.

BROADWAY

13th St.

14th St.

15th St.

9th St.

10th St.

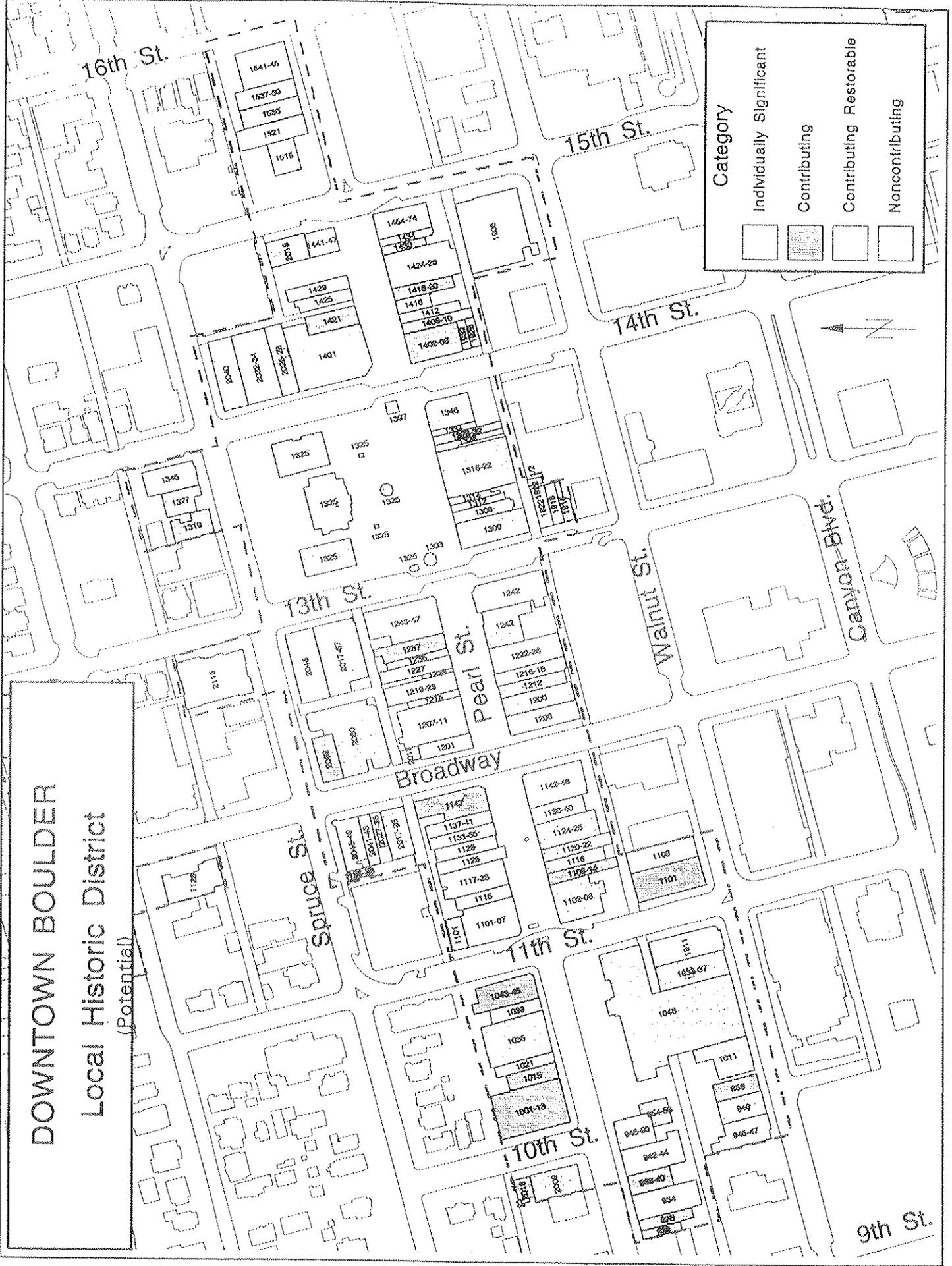
11th St.

12th St.

# DOWNTOWN BOULDER

## Local Historic District (Potential)

Category			
	Individually Significant		Contributing
	Contributing Restorable		Noncontributing



**DOWNTOWN BOULDER POTENTIAL LOCAL HISTORIC DISTRICT  
HISTORIC RESOURCES IN STREET ADDRESS ORDER**

Street Address	Signif. Category	National Register	Local Landmark	State ID Number	Year Built	Current Building Name
2009	NC	No	No	5BL240.88	1900	THE JEWELSMITH
2019	C	No	No	N/A	1900	ZIJI BOOKS
1911	CR	No	No	5BL240.40	1895	BREWING MARKET
1918	CR	No	No	5BL240.94	1900	Bears Crossing
1916	C	No	No	5BL240.95	1900	JAMES IRISH PUB AND GRILL
1922	CR	No	No	5BL240.96	1900	
1922 1/2	CR	No	No	5BL240.97	1900	
2017-37	CR	No	No	5BL240.109	1918	BANGKOK CUISINE/SUNSHINE COFFEE HOUSE/LA ESTRELLITA
2045	I	No	Yes	5BL240.93	1904	COURT HOUSE ANNEX
2115	I	Yes-L	Yes	5BL240.41	1906	BOULDERADO HOTEL/HOTEL BOULDERADO
1928	NC	No	No	5BL240.110	1900	BOULDER OPTICAL BUILDING
1932	CR	No	No	5BL240.98	1900	NATURE'S NECTAR
2026-28	CR	No	No	5BL240.99	1890	
2032-34	I	Yes-E	Yes	5BL240.80	1935	BOULDER THEATRE
2040	NC	No	No	N/A	1966	BOULDER COUNTY ADMIN. SVCS.
1905	I	Yes-L	No	5TR2.1	1910	BOULDER POST OFFICE
2019	C	No	No	5BL240.100	1900	ARTCYCLE
2017-25	NC	No	No	5BL240.91	1900	FREEDOM CLOTHING CO. / JILA
2018	CR	No	No	5BL240.108	1900	DOUBLE EAGLE RESTAURANT
2027-35	NC	No	No	5BL240.106	1910	THE BIKE RACE/MASTER GOLDSMITHS/BROADWAY INVESTORS
2041-43	CR	No	No	5BL240.107	1900	KATZMACKIN ART GALLERY/ARIA
2045-49	I	No	No	5BL240.79	1898	WILLARD BUILDING
2060	NC	No	No	N/A	1985	SIENNA SQUARE
2098	C	No	No	5BL240.92	1900	C.P. SHADES
926	C	No	No	5BL240.2	1890	WEST END TAVERN
928	C	No	No	5BL240.3	1890	JAX
934	I	No	Yes	5BL240.4	1898	ARMORY BUILDING
938-40	C	No	No	5BL240.42	1900	BOOKSELLERS CAFE
942-44	CR	No	No	5BL240.43	1890	GEM TOPAZ MINERAL, RUE MORGUE

DOWNTOWN BOULDER POTENTIAL LOCAL HISTORIC DISTRICT  
HISTORIC RESOURCES IN STREET ADDRESS ORDER (Con't.)

Street Address	Signif. Category	National Register	Local Landmark	State ID Number	Year Built	Current Building Name
948-50	ST	NC	No	5BL240.67	1930 1940	ABO'S PIZZA/OLD TIBET TRAVEL
954-56	PEARL	NC	No	5BL6263	1920	Sunburst/PEARL STREET PROF. OFCS.
1001-13	PEARL	C	No	5BL240.22	1922	POUR LA FRANCE
1015	PEARL	C	No	5BL240.57	1900 1906	HIGH WHEELER
1021	PEARL	NC	No	N/A	1979	BLOOMINHAUS
1035	PEARL	NC	No	N/A	1985	WEST END PLAZA
1039	PEARL	CR	No	5BL240.24	1873 1883	STAGE HOUSE II BOOKS
1043-45	PEARL	C	No	5BL240.25	1873 1883	TOM'S TAVERN
1048	PEARL	NC	No	5BL240.68	1960 1986	BOULDER DAILY CAMERA
1101	PEARL	NC	No	N/A	1990S	BOULDER BOOK STORE (REAR ADDITION)
1101-07	PEARL	I	No	5BL240.26	1898	BOULDER HOLDING COMPANY
1102-06	PEARL	NC	No	5BL240.44	1873 1883	OLD CHICAGO
1108-14	PEARL	C	No	5BL240.5	1873 1883	COMMUNICATION ARTS/CREATIVE SPIRIT/ SOLO/FLAPS
1115	PEARL	CR	No	5BL240.27	1890 1900	BOOKEND CAFE
1117-23	PEARL	CR	No	5BL240.28	1873 1883	NEW YORK DELICATESSEN
1116	PEARL	NC	No	5BL240.45	1873 1883	SMITH-KLEIN GALLERY
1120-22	PEARL	NC	No	5BL240.46	1884	TERRASYSTEMS
1124-26	PEARL	NC	No	5BL240.47	1898	DETOUR BOULDER/BOBO CHINA RESTAURANT
1125	PEARL	NC	No	5BL240.58	1873 1883	PEARL'S RESTAURANT
1129	PEARL	NC	No	5BL240.59	1873 1883	MORNINGSTAR BOUTIQUE
1133-35	PEARL	NC	No	5BL240.60	1900 1906	NATURE'S OWN IMAGINATION
1136-40	PEARL	I	Yes-E	5BL240.6	1882	BOULDER CITY BUILDING
1137-41	PEARL	CR	No	5BL240.29	1906	PAPER DOLL
1142-48	PEARL	I	Yes-E	5BL240.7	1878	CHARLES BOETTCHER BUILDING
1147	PEARL	C	No	5BL240.30	1911	VOEGTLE BUILDING
1200	PEARL	NC	No	N/A	1883 1980s	BROADWAY BUILDING (EAST PART)
1200	PEARL	CR	No	5BL240.8	1921	BROADWAY BUILDING (WEST PART)
1201	PEARL	I	Yes-E	5BL240.31	1912	BEN AND JERRY'S ICE CREAM
1207-11	PEARL	CR	No	5BL240.32	1883 1886	POTTER'S
1212	PEARL	NC	No	5BL240.48	1873 1883	MOLE HOLE

DOWNTOWN BOULDER POTENTIAL LOCAL HISTORIC DISTRICT  
HISTORIC RESOURCES IN STREET ADDRESS ORDER (Con't.)

Street Address	Signif. Category	National Register	Local Landmark	State ID Number	Year Built	* Current Building Name		
1215	PEARL	ST	CR	No	No	5BL240.61	1873 1883	GIOIA
1216-18	PEARL	ST	CR	No	No	5BL240.9	1889	WHITE HOUSE GALLERY
1219-23	PEARL	ST	CR	No	No	5BL240.33	1889	SMITH'S SHOE COMPANY/PRINTED PAGE
1222-26	PEARL	ST	CR	No	No	5BL1543	1895 1900	ART MART
1225	PEARL	ST	CR	No	No	5BL240.34	1889	THE LITTLE JEWEL
1227	PEARL	ST	CR	No	No	5BL240.35	1873 1883	PEPPERCORN
1235	PEARL	ST	CR	No	No	5BL240.62	1873 1883	PEPPERCORN
1237	PEARL	ST	I	No	Yes	5BL1547	1878	ART SOURCE INTERNATIONAL
1242	PEARL	ST	C	Yes-E	No	5BL240.11	1899	NORWEST BANK
1242	PEARL	ST	NC	No	No	N/A	1977	NORWEST BANK (WEST PART)
1243-47	PEARL	ST	I	Yes-E	No	5BL4736	1882	BOULDER CAFE
1300	PEARL	ST	NC	No	No	5BL240.36	1930	HOMESTEAD BUILDING
1303	PEARL	ST	NC	No	No	N/A	1985	MRS. FIELDS
1308	PEARL	ST	NC	No	No	5BL240.49	1886 1890	ANTICA ROMA
1312	PEARL	ST	NC	No	No	5BL1552	1873 1883	SUNGLASS HUT
1314	PEARL	ST	NC	No	No	5BL240.50	1873 1883	FALAFEL KING
1316-22	PEARL	ST	NC	No	No	5BL240.12	1985	CARTWRIGHT BUILDING
1325	PEARL	ST	I	Yes-E	No	5BL1553	1933	BOULDER COUNTY COURTHOUSE
1325	PEARL	ST	NC	No	No	N/A	1962	COURT HOUSE ANNEX-WEST
1325	PEARL	ST	NC	No	No	N/A	1962	COURT HOUSE ANNEX-EAST
1325	PEARL	ST	NC	No	No	N/A	1980s	PUBLIC RESTROOMS
1325	PEARL	ST	C	No	No	5BL6265	1914	Civil War Statue-Courthouse
1325	PEARL	ST	C	No	No	5BL6266	1935	World War I Market-Courthouse
1325	PEARL	ST	C	No	No	5BL6264	1935	Courthouse Square Fountain
1326	PEARL	ST	CR	No	No	5BL240.13	1873 1883	ALPACA CONNECTION
1328-32	PEARL	ST	C	No	No	5BL240.14	1880 1890	BACK EAST
1334	PEARL	ST	CR	No	No	5BL240.51	1890 1895	6 DIRECTIONAL GALLERY
1346	PEARL	ST	NC	No	No	5BL240.70	1948	ROCKY MOUNTAIN RECORDS & TAPES
1397	PEARL	ST	NC	No	No	N/A	1983	DEB'S PLACE
1401	PEARL	ST	NC	No	No	N/A	1983	CRYSTAL CENTER
1402-06	PEARL	ST	C	No	No	5BL240.15	1909	HURDLE'S JEWELRY

**DOWNTOWN BOULDER POTENTIAL LOCAL HISTORIC DISTRICT  
HISTORIC RESOURCES IN STREET ADDRESS ORDER (Con't.)**

Street Address	Signif. Category	National Register	Local Landmark	State ID Number	Year Built	Current Building Name
1408-10	ST	C	No	5BL240.16	1893	INTO THE WIND/ROCKY MTN. JOE'S CAFE
1412	PEARL	CR	No	5BL240.52	1873 1883	HIND OUTLET
1416	PEARL	CR	No	5BL240.53	1873 1883	SEQUEL FACTORY STORE
1418-20	PEARL	C	No	5BL240.17	1906	EL LORO/ARTESANIAS
1421	PEARL	C	No	5BL240.38	1906 1910	BOULDER ARTS & CRAFTS COOPERATIVE
1424-28	PEARL	I	No	5BL240.18	1906	CITIZENS NATIONAL BANK BUILDING
1425	PEARL	NC	No	5BL240.65	1873 1883	PEDESTRIAN SHOPS
1429	PEARL	CR	No	5BL240.39	1886 1890	TRADERS OF THE LOST ART
1430	PEARL	C	No	5BL240.54	1873 1883	LITTLE RUSSIAN CAFE
1434	PEARL	NC	No	5BL240.55	1873 1883	CHRISTIAN SCIENCE READING ROOM
1441-47	PEARL	NC	No	5BL240.66	1873 1883	AUDIO ADVENTURES/ZUZU
1454-74	PEARL	NC	No	5BL1571	1965	WHOLENESS/COLORADO CLASSICS
1515	PEARL	NC	No	N/A	1971	GOODYEAR
1521	PEARL	NC	No	N/A	1973	BEACH STREET/CRYSTAL DRAGON
1535	PEARL	C	No	5BL240.76	1905	MOUNTAIN SUN
1537-39	PEARL	CR	No	5BL240.81	1906	H.B. WOODSONGS
1541-45	PEARL	I	No	5BL240.77	1899	ODD FELLOWS HALL
1136-38	SPRUCE	C	No	N/A	1900	ACTIVE KIDS
1319	SPRUCE	C	No	5BL4825	1938	JVA Structural Engineers
1327	SPRUCE	NC	No	N/A	1965	SPRUCE BUILDING
1345	SPRUCE	I	Yes-E	5BL1489	1905	DORJE DZONG
945-47	WALNUT	CR	No	5BL240.102	1900	J.J. McCABE'S
949	WALNUT	NC	No	5BL4828	1925	EXPRESS PRESS
959	WALNUT	C	No	5BL240.113	1900	THE RITZ
1011	WALNUT	NC	No	N/A	1995	DAIN-BOSWORTH
1033-37	WALNUT	NC	No	N/A	1993	PRESTO/THE PARLOR
1101	WALNUT	C	No	5BL1131	1920	PICOLO'S
1109	WALNUT	CR	No	5BL240.104	1900	VACANT

NOTE: Significance categories include: I--Individually Significant Building (Boulder Landmark or National Register eligible or listed); C--Contributing Building; CR--Contributing Restorable Building; and NC--Noncontributing Building. The following annotations are applicable to the National Register column: Yes-L, building listed in the National Register of Historic Places and Yes-E, building determined individually eligible to the National Register. A "Yes" under Local Landmark indicates that the resource has been designated a Boulder Landmark. A range of years under Year Built generally indicates that a precise date of construction was unavailable.

# Downtown Boulder Historic District

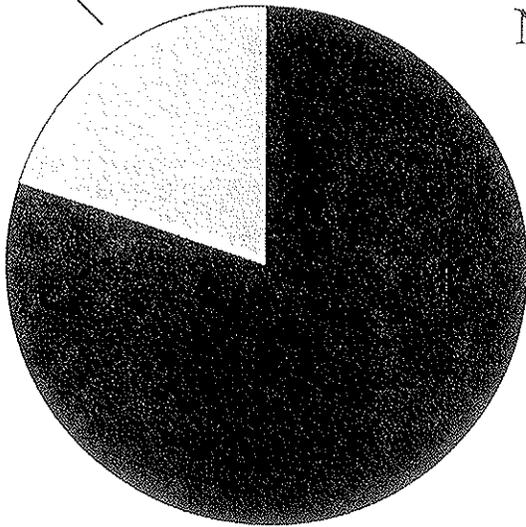
## Distribution of Resources

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20% Non-contributing

**1980**

National Register Historic District

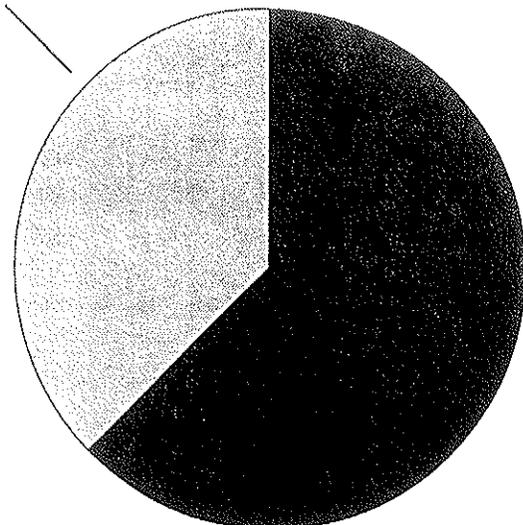


80% Contributing

37.3% Non-contributing

**1996**

Revised Survey



62.7% Contributing

14.4% Individually Significant

22.9% Contributing

25.4% Contributing-Restorable

DOWNTOWN BOULDER  
NATIONAL REGISTER DISTRICT  
\*\*\* DEMOLITIONS \*\*\*

Pre-1980 Period (4 buildings)

1025-27 Pearl (pre 1975)  
1401-07 Pearl (1979)  
1409 Pearl (fire damage)  
1431-35 Pearl (1978)

1980 - 1988 Period (8 buildings)

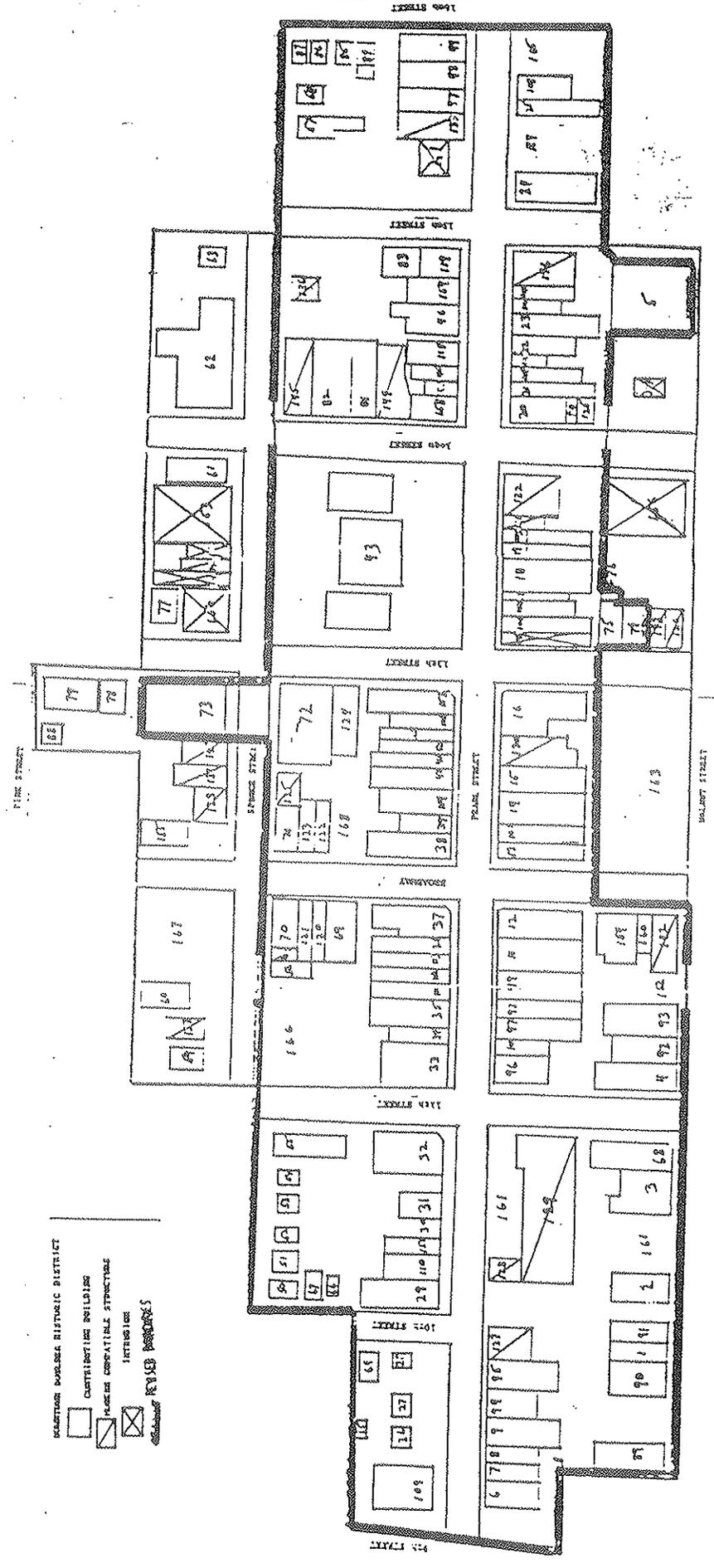
2040 Broadway (contributing)  
1029 Pearl (Arnett Hotel - contributing)  
1320 Pearl (Earl Building - contributing)  
1500 Pearl (contributing)  
1522 Pearl (contributing)  
1532-36 Pearl (contributing)  
1526 Spruce (house - contributing)  
1031 Walnut (store- contributing)

1988 to 1996 (12 buildings)

923 Pearl (Assay Office - contributing)  
925 Pearl (Boettcher Cottage - contributing)  
929-31 Pearl (Wonderall - contributing)  
935 Pearl (1989 - contributing)  
941 Pearl (1989 - contributing)  
1024 Pearl (non-contributing)  
1417- 21 Pearl (exterior altered 1983 - contributing)  
1250 Spruce (non-contributing)  
1432-34 Spruce (non-contributing)  
1007-11 Walnut (Larsons Machine Shop - contributing)  
1033-35 Walnut (contributing)  
2010 14th Street (non-contributing)

Total Demolished 1980 - 1996       = 20 (or a loss of approximately 13% of the buildings)  
Contributed to NR District           = 16 (or approximately 80%)

(Note: At time of National Register listing, the district was described as including 168 properties divided into six categories, including: 125 buildings which contributed to the district; twenty-one modern buildings "compatible with the older fabric;" ten "intrusions which detract from the integrity;" four empty lots; and eight parking lots -- for a total of 156 buildings.)



REMAINING BUILDINGS HISTORIC DISTRICT  
 CONTRIBUTING BUILDINGS  
 MAJOR OPERABLE STRUCTURES  
 RUINS  
 REMOVED BUILDINGS

101 STREET

112 STREET

BOARDWALK

124 STREET

130 STREET

138 STREET

146 STREET

PINE STREET

SPRUCE STREET

WALNUT STREET

WALNUT STREET

**DESCRIPTION**

CONDITION		CHECK ONE	CHECK ONE
<input checked="" type="checkbox"/> EXCELLENT	<input type="checkbox"/> DETERIORATED	<input checked="" type="checkbox"/> UNALTERED	<input checked="" type="checkbox"/> ORIGINAL SITE
<input checked="" type="checkbox"/> GOOD	<input type="checkbox"/> RUINS	<input checked="" type="checkbox"/> ALTERED	<input type="checkbox"/> MOVED DATE _____
<input checked="" type="checkbox"/> FAIR	<input type="checkbox"/> UNEXPOSED		

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

The Downtown Boulder Historic District consists of 168 properties located in the heart of the city's oldest commercial area. Of this number there are 125 buildings that contribute to the historic and architectural integrity of the district, 21 more modern structures compatible with the older fabric, 10 intrusions which detract from the integrity, 4 empty lots on the site of recently demolished buildings, and 8 parking lots. When taken together, these buildings and open spaces still maintain the ambiance, feeling and associations of a late nineteenth/early twentieth century commercial area.

The boundaries of the district are well-defined. They can be readily seen on the maps that accompany the nomination, but in general, they include the area between 9th and 16th streets and between Walnut and Pine streets. These boundaries encompass virtually all the old commercial buildings remaining in Boulder plus a few public buildings, apartment houses, and dwellings. These last lie primarily within the transition zone into residential areas, but have been recently converted to commercial purposes, thus keeping within the conception of a commercial district. Outside the boundaries to the east, north, and west lie residential areas, most of whose structures are contemporary with the district; to the south lies a commercial area whose buildings are of relatively recent vintage and distinctly different in size, character, materials, and architecture.

The buildings within the district exhibit a variety of architectural styles reflecting the city's evolution and growth. Many structures are adorned with elaborate Queen Anne brickwork; others have Italianate, Romanesque, and Classical details which have sometimes been mixed and matched creating an eclectic style. Nonetheless, the buildings are almost exclusively brick in construction. The majority are one or two stories in height; some are three to five stories; the tallest, the Colorado Building, is an eight-story intrusion. A few structures have been sand-blasted; still others have been significantly altered at the street level, but most retain their original architectural details at upper levels, notably the fine cornicework. Of particular note is the Boulder Mall, created in 1976--1977 by closing Pearl Street to vehicular traffic from 11th to 15th streets.

The properties within the district have been divided into six categories: Relatively Unaltered Buildings Contributing to the Character of the District, Altered Buildings Contributing to the Character of the District, Modern Buildings Compatible with the Character of the District, Intrusions Detracting from the Integrity of the District, Empty Lots, and Parking Lots.

Relatively Unaltered Buildings Contributing to the Character of the District:

1. Store (959 Walnut): c. 1900, one story, painted brick, modified stepped false front.
2. Store (1031 Walnut): c. 1900, one story, painted brick, Queen Anne brickwork at cornice.
3. Hank Robert's (1033-35 Walnut): c. 1906, two stories, brick, metal cornice, facade covered with painted pressed tin in brick design.

# SIGNIFICANCE

PERIOD	AREAS OF SIGNIFICANCE -- CHECK AND JUSTIFY BELOW			
<input type="checkbox"/> PREHISTORIC	<input type="checkbox"/> ARCHEOLOGY-PREHISTORIC	<input type="checkbox"/> COMMUNITY PLANNING	<input type="checkbox"/> LANDSCAPE ARCHITECTURE	<input type="checkbox"/> RELIGION
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> ARCHEOLOGY-HISTORIC	<input type="checkbox"/> CONSERVATION	<input type="checkbox"/> LAW	<input type="checkbox"/> SCIENCE
<input type="checkbox"/> 1500-1599	<input checked="" type="checkbox"/> AGRICULTURE	<input type="checkbox"/> ECONOMICS	<input type="checkbox"/> LITERATURE	<input type="checkbox"/> SCULPTURE
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> ARCHITECTURE	<input type="checkbox"/> EDUCATION	<input type="checkbox"/> MILITARY	<input type="checkbox"/> SOCIAL/HUMANITARIAN
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> ART	<input type="checkbox"/> ENGINEERING	<input type="checkbox"/> MUSIC	<input type="checkbox"/> THEATER
<input checked="" type="checkbox"/> 1800-1899	<input checked="" type="checkbox"/> COMMERCE	<input checked="" type="checkbox"/> EXPLORATION/SETTLEMENT	<input type="checkbox"/> PHILOSOPHY	<input type="checkbox"/> TRANSPORTATION
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> COMMUNICATIONS	<input type="checkbox"/> INDUSTRY	<input type="checkbox"/> POLITICS/GOVERNMENT	<input type="checkbox"/> OTHER (SPECIFY)
		<input type="checkbox"/> INVENTION		

SPECIFIC DATES 1858 - present

BUILDER/ARCHITECT many

## STATEMENT OF SIGNIFICANCE

The Downtown Boulder Historic District is significant because of its association with the evolution and development of business and commerce in the city which has long served as the economic center of the Boulder Valley and surrounding communities. The district is also significant for its architectural features which manifest the salient characteristics of late nineteenth/early twentieth century commercial design.

Boulder came into existence in the late 1850s primarily as a supply center for the mining communities that rose in the mountains to the west in the course of the Pike's Peak Gold Rush. It was in October 1858 that the first settlers, goldseekers all, camped at Red Rocks just west of the present city. A few months later, one of these argonauts, A. A. Brookfield, helped organize and became the first president of the Boulder City Town Company, which sold lots on the site of the present community. By the end of the year about seventy cabins had been built along Pearl Street, now in the heart of the downtown commercial area. These structures served both commercial and residential purposes, but as time passed, all these buildings were razed or moved to make way for the construction of more substantial commercial buildings, many of which now contribute to the historic district.

The evolution of the commercial area reflects the changing economic basis of the community. Through the early years mining played an important role as Boulder served as a supply and staging center for development in the foothills and mountains to the west. Hardware and mining supply stores, transportation facilities, rooming and boarding houses, banks, gambling and drinking establishments all drew much of their prosperity from the industry even though the mines in the county never enjoyed the high levels of production enjoyed by mines in other areas. Later, as mining declined, agricultural development on the high plains to the east prompted the construction of grain mills in the city. Yet, it was the founding in 1876 and continued growth of the University of Colorado that contributed much to the steady development of the commercial area. As the University lay only about a half mile south of downtown, its expansion promoted the conversion of many meat, grocery, hardware, and drygoods stores into clothing, shoe, and other shops that served students and faculty. In recent times, however, the location of several government agencies, new small industry, and a plant of the giant International Business Machines Corporation spurred the rise of other major business outlets which drew business away from the downtown area. Responding to this change in hope of preserving a viable downtown area, in 1976--1977 the city converted Pearl Street from 11th to 15th streets into the Boulder Mall. At least in the short run this has tended to revitalize the old commercial district, but has also prompted the conversion of many older buildings into specialty shops, restaurants, and entertainment emporiums.

UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES  
INVENTORY -- NOMINATION FORM

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CONTINUATION SHEET    Downtown Boulder    ITEM NUMBER 8    PAGE 2  
                                 Historic District

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Despite a century of gradual economic change, the district has largely maintained its architectural integrity and thus preserves the feeling of a late nineteenth/early twentieth century commercial area. The Queen Anne, Italianate, Romanesque, and Classical elements characteristic of the design of these times can be seen throughout. The attractive cornice work, voussoirs, narrow fenestration, and interesting corbelling are all reminiscent of a former time, and with the brick construction of so many one--three story attached buildings, they offer a rhythm and scale that carries one back into times past.

design of the building, reflect typical first floor functional designs. The 1878 Boettcher Building also employed segmental arched second story windows with molded stone surrounds and stone sills, as well as a brick cornice.

The buildings erected in the district in the 1880s, were also of the Nineteenth Century Commercial style. The 1882 Berlin/Boulder City Building (1136 Pearl) was built by Isaac Berlin and Nathan Chedsey. Berlin operated a large grocery business from the building until 1889.<sup>19</sup> The building consisted of two-stories topped by a distinctive, steeply gabled central parapet and bracketed roofline cornice and secondary cornices, with large display windows on the first story and evenly spaced windows with ornamented lintels on the upper story. George Fonda's Pharmacy was established in downtown Boulder in 1871 and, in 1889, the **Boulder County Herald** announced that George Fonda had acquired a lot on Pearl Street where he intended to build a two-story brick block with and iron and plate glass front, buying six inches of the wall of the building to the west from C.G. Buckingham to use for the wall of his new block. The **Herald** reported that "the pillars are of steel, the cornices and the decorations above will be of galvanized iron. The plate glass front for the first story will be ornamented with colored glass transom."<sup>20</sup>

After weathering the economic crisis of 1893, a burst of new construction at the end of the century added several landmark buildings to the downtown district which reflected architectural influences such as Queen Anne, Romanesque, and Beaux Arts styles. In 1898, the Armory Building, a notable red sandstone, Romanesque building with crenelated roofline, and large arched entrance, was erected at 934 Pearl. The Buckingham Block (1899), 1101 Pearl, is significant among the later Nineteenth Century Commercial style buildings, reflecting popular Second Renaissance Revival features such as an angled corner with parapet nameplate above, overhanging banded and dentilled cornice, frieze ornamented with festoons, and corbelled secondary cornice, rusticated attic story with arched windows, and large display windows on the first story. The Willard Building, 2045-49 Pearl, built by Albert A. Reed and Frederick White, two Boulder civic leaders and prohibitionists who arrived in the city in the 1890s, was named in honor of Frances E. Willard, long-time president of the Women's Christian Temperance Union. The building repeated popular themes of Boulder's nineteenth century buildings, including a two-story, red brick design with central, gabled parapet, cornice with decorative Queen Anne brickwork, arched second story windows, and large expanse of glass on the first story storefronts. What distinguished the building from others in the downtown was its exotic second story turret with onion-domed roof which projected above the corner of the building.

The 1899 National State Bank, 1242 Pearl, reflected the Beaux Arts style, symbol of the City Beautiful movement, through its composition which included a rusticated first story, heavy banded cornice, roofline balustrade, and elaborated arched entrance with classical columns.

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<sup>19</sup>**Boulder County Herald**, 27 March 1889.

<sup>20</sup>**Boulder County Herald**, 3 April 1889 and 8 May 1889.