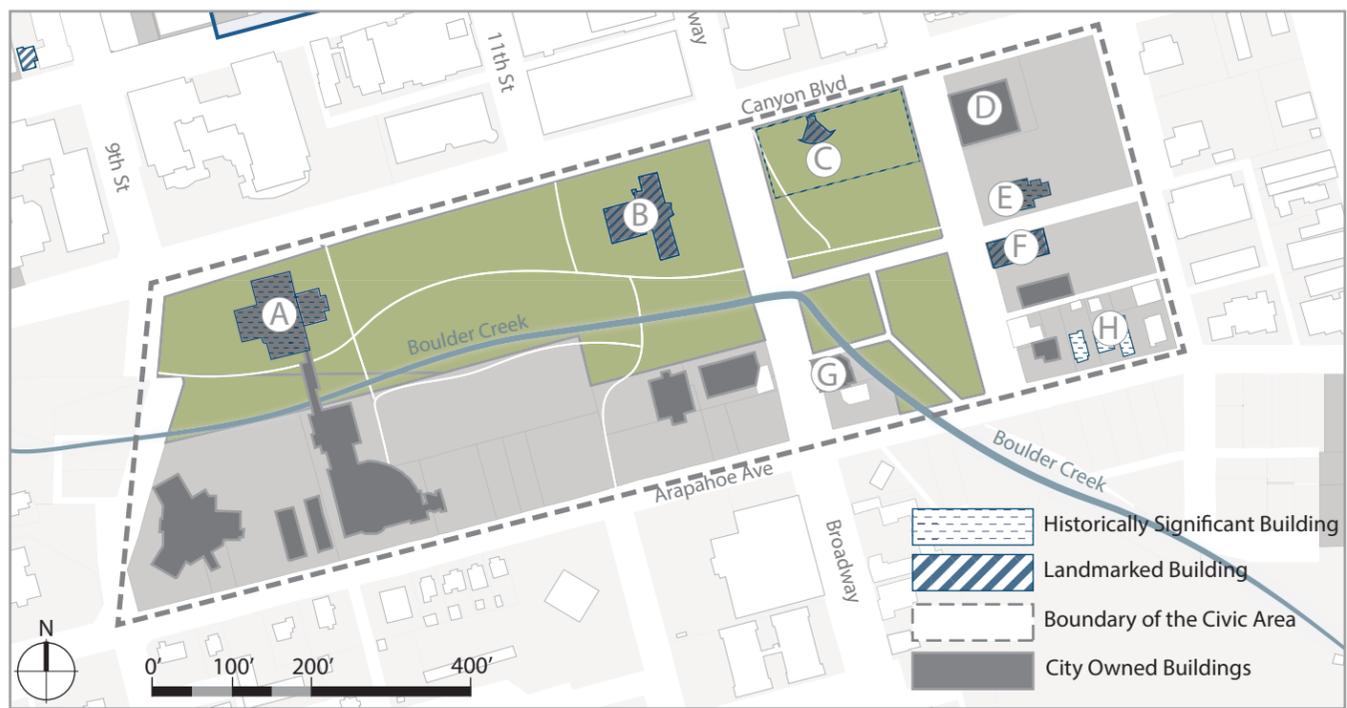




Historic Resources in the Civic Area

The Civic Area has a rich history, including Frederick Law Olmsted, Jr.'s 1910 plan for improvements to Boulder, which was the genesis for the formation of Central Park in the early 1920s and the Boulder Creek Greenway and path system in the 1980s. In addition to Olmsted, the area was shaped by other prominent designers including several members of "a group of first-rate modern architects." Glen Huntington, James Hunter, and Hobart Wagener, as well as nationally-known landscape architect Saco R. DeBoer. The Glen Huntington Band Shell survives as a rare and prominent example of Art Deco, while the Municipal Building and Public Library present a distinctly mid-century modern civic identity with a regional flair befitting Boulder's natural setting.



Publicly Owned Buildings



A
North Wing of the Library, 1961
900 Canyon
Potentially Eligible for Local Landmark Designation

- Designed by James Hunter ten years after the completion of the Municipal Building.
- Surveyed in 1995; found to be significant for its association with Hunter and the history of libraries in Boulder, and for its Modern (Formalist) design.



B
Boulder Municipal Building, 1951
1777 Broadway
Individual Landmark (2008)
Potentially Eligible for Listing in the State Register of Historic Places

- Designed by James Hunter; addition in 1962 by noted modernist architect Hobart Wagener.
- Featured in a 1953 issue of Progressive Architecture; Hunter described the building as "an effort to gain maximum monumentality with the minimal mass."
- Significant as a prominent visual feature along Broadway and for its association with the history of local government in Boulder.



C
Glen Huntington Band Shell, 1938
Individual Landmark (1995)
Potentially Eligible for Listing on the State and National Registers of Historic Places

- Designed by Glen Huntington, architect in association with landscape designer Saco DeBoer
- Rare and prominent example of the Art Deco style in Boulder
- Significant for its role in the social and cultural life of the city
- One of only two WPA-era band shells in Colorado



D
Midland Savings and Loan/Atrium Building, 1969
1300 Canyon
Pending Landmark Designation Application
Potentially Eligible for Local Designation and Listing on the State Register of Historic Places

- Designed by Hobart Wagener, noted Modernist architect
- Midland Savings and Loan was located here from 1969-1984
- Large interior wall expanses to accommodate the collection of modern art
- Use of local stone, pyramidal hipped roof, the high quality of craftsmanship, and the integration of interior and exterior spaces.
- Has been occupied by city offices since 1995



E
Dushanbe Teahouse, 1997
1770 13th Street
Potentially Eligible for Local, State and National Designation

- Gift of friendship between sister cities Boulder and Dushanbe, Tajikistan, located in the former Soviet Union. Only "chaikhona" (Central Asian/Tajik) Teahouse in the Western Hemisphere.
- Over 40 Tajik artists and master-craftsmen constructed the Teahouse in 1988, and then shipped it to Boulder in 200 crates.
- From 1997-1998, with the assistance of Tajik artists, the city constructed the teahouse in its current location.



F
City Storage and Transfer Building (BMoCA), 1906
1750 13th Street
Individual Landmark (1992)

- Constructed for use as a warehouse until the 1970s.
- Example of early 20th century warehouse architecture.
- The building was purchased by the City of Boulder in the 1970s and used for storage before opening as the Boulder Center for Visual Arts (now BMoCA) in 1976.

Privately Owned Buildings



H
1321 Arapahoe, Music Shop
Residential, converted to commercial use; c. 1910
Surveyed in 1994
 Although altered, house is representative of the small vernacular houses dating from the early twentieth century in Boulder - hipped roof, drop siding, and double-hung windows



1327 Arapahoe
Constructed c.1905
Surveyed in 1994
 Well preserved example of the Classic Cottage style popular during the early twentieth century in the US - hipped roof, the front gable with circular window and wood shingles, and the classical columns of the porch. Associated with William and Sarah Bryant, members of Boulder's small African-American community



1703 14th, Apartment Building
Constructed in 1911
Surveyed in 1994
 Significant as one of the early twentieth century boardinghouses/apartments in Boulder, double-hung windows, pattern concrete block construction



Yocum Building, 1907
1724 Broadway
Structure of Merit (1997)
Historically Significant

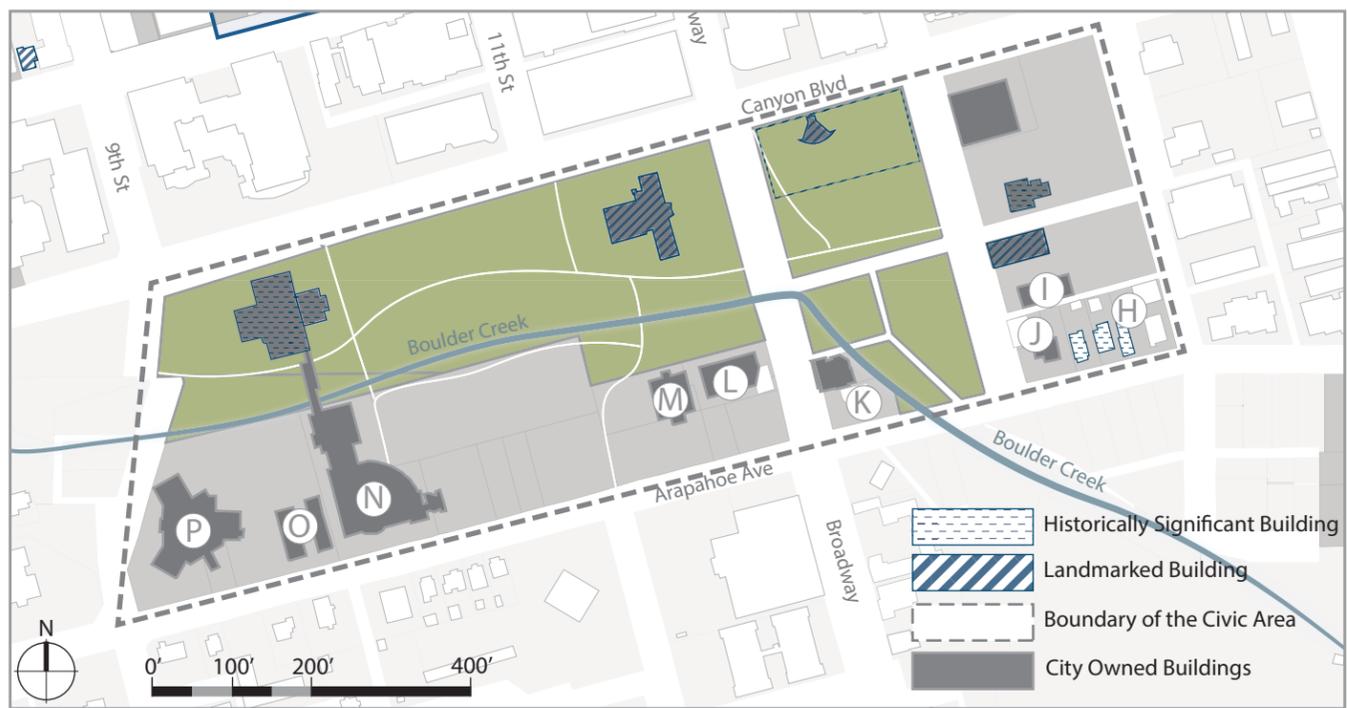
- Structure of Merit recognition does not carry regulatory review.*
- Constructed as a photography studio
- (Daniel and Pearl Yocum) Yocum's Photography Studio by from 1932-1972 (20,000 portraits of Boulder residents)
- Remodeled in 1975 by Charles Haertling for use as his architectural office.
- Significant for its association with Yocum and Haertling.



Non-Historic Resources in the Civic Area

These buildings are located within the boundaries of the Civic Area and are not considered eligible for local landmark designation.

March 2016



Privately Owned Buildings

H



Privately Owned Commercial Building, 1925
1705 14th St.

Surveyed in 1994

- Alterations to this building have diminished its historic integrity.
- Rusticated concrete block construction with a wood facade.
- This building was occupied by Richmond and Belle French in 1928.

J



Privately Owned Commercial Buildings, 1937
1708-1710 13th St.

Not considered eligible for local landmark designation

- Occupied by the Higgins Motor Company in 1938.
- New brick façade with plate glass windows and inset entrance.
- Extent of alterations have diminished its historic integrity.

K



Gas Station, 1958
1201 Arapahoe

Not considered eligible for local landmark designation

- Constructed in 1958 as Standard Oil Company service station with flat roof and enameled panels.
- Significantly altered in the 1980s with the application of a brick veneer and introduction of a mansard roof.
- Alterations have diminished its historic significance

Publicly Owned Buildings



City Offices
1750 13th St. (2 buildings)

Not considered eligible for local landmark designation

- Currently used for city offices
- Alterations to these buildings have diminished their historic integrity.

L



Park Central, 1974
1739 Broadway

Not considered eligible for local landmark designation

- Constructed above Mustard's Last Stand in 1950.
- Site of lumber yard and gas station prior to existing building
- Built by the New Britain Company. Occupied by the City of Boulder by 1979.
- Example of 1970s Brutalism

M



New Britain, 1971
1101 Arapahoe

Not considered eligible for local landmark designation

- Constructed in 1971 by the New Britain Company for use as city offices.
- Architectural features include plate glass windows, exterior stair, and mansard roof



Main Library, South Wing, 1992
1001 Arapahoe

Not considered eligible for local landmark designation

- Designed by Midyette/Seieror & Associates with Eugene Adbury in 1992.
- Large glass Atrium, stone & curtain wall construction

O



951 Arapahoe Ave, c. 1955-1960

Not considered eligible for local landmark designation

- Two multi-unit buildings constructed c.1955-1962
- 2-story brick building originally constructed as a 9-unit motel.
- Damaged by fire in 1977

P



West Senior Center, 1985

909 Arapahoe

Not considered eligible for local landmark designation

History of the Civic Area

March, 2016

I: Early History

The history of Boulder's Civic Area reflects the city's growth and development with its landscape and associated features as physical embodiments of an evolving cultural landscape. Located in the heart of the city, bounded between 14th and 9th streets on the east and west, and by Canyon Boulevard and Arapahoe Avenue on the north and south, the development of the current-day Civic Area has been shaped by Boulder Creek, which bisects the park. From Boulder's establishment as an industrial mining supply and agricultural center, to its position today as an internationally renowned center of research, education, and environmental conservation, the city's Civic Center continues to evolve with its past in mind.

Archaeological sites along Boulder Creek reveal Native American use and occupation in the area for many thousands of years. When the first white settlers came to Boulder in 1859 they chose to camp near the creek and soon built houses along its banks. W.C. Willits' 1888 Map of Boulder shows a number of buildings constructed in Smith's addition which was platted in what is now the Civic Area, with additional residential, commercial and industrial buildings constructed through the early decades of the twentieth century. Flooding has been a perennial



Rathbone Sisters Brass Band Performing at Camp Bentley (now Central Park) in Boulder September, 1895

issue along the creek and a May 1894 photograph not only shows the effects of the catastrophic deluge that occurred that year, but also reveals that the area south of Canyon (then Water Street) between Broadway and 13th Street, had been fenced and was, apparently, functioning as a park.

A series of photographs from 1895 show festivities at what is now Central Park (then known dubiously as Cigarette Park), sponsored by the Knights of Pythias including a performance by the Rathbone Sisters Brass Band. The park was converted into



Joseph Sturtevant Photograph of Flood of 1894 taken from south-east corner of Broadway and Canyon (Water Street). Note treed and fenced park area at right



1899 Sturtevant Photograph of the Denver & Interurban Bridge crossing Boulder Creek in location of 11th Street Footbridge.

a military camp for the weekend as a number of martial events took place. The September 13th, 1895 issue of *The Daily Camera* reported that the event was the “best Boulder has ever seen” and that a “Boulder band made sweet music . . . amid the cheering of hundreds of spectators”.¹

II: The Olmsted Plan

The genesis of today’s Civic Area really begins with Frederick Law Olmsted, Jr.’s 1910 plan, “The Improvement of Boulder.” Olmsted’s vision for the city included creating a creek park to, “give a piece of recreation ground worth a great deal to the people.” In 1900 Boulder was a university town of 6,000 with an agricultural-based economy and several heavy processing mining related mills located along the creek.

A shanty-town known as the “Jungle” was located along the south side of creek between 10th and 11th Streets. Just north of the Jungle, the Denver and Interurban Rail line connected Boulder and Golden, crossing the creek where the 11th Street foot bridge is now located. Starting in the 1870s newspaper accounts mention a number of brothels being located along the 1000 block of Railroad Street (Canyon Boulevard) as well as the infamous “Bon-Ton House” which stood near where the band shell is now located.²

At least partly in response to the conditions along Boulder Creek, the Boulder Improvement Society reformed in 1903, after having become less active since its initial formation in 1890, “to make Boulder more healthful, more beautiful and in every

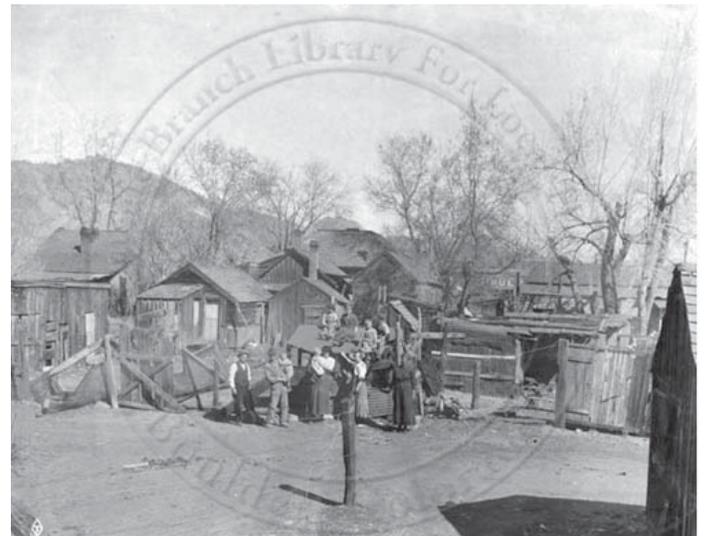
¹ Boulder Daily Camera, September 13th, 1895 p.2

² Charles Sanford Gladden – *Early Boulder Series, No.5 Ladies of the Night*, 1979 p.21

way more desirable . . .”³ In 1908 the renowned landscape architect and planner Olmsted was brought to Boulder from Boston by the group to draw up a plan to make recommendations for improvements to the city including “the control and beautification of the creek.”⁴

Olmsted envisioned a continuous belt of parks and trails along the creek, which would not only beautify the city, but also prevent flood damage by keeping development away from the flood plain. Olmsted’s vision for the city included creating a creek park, and recommended the establishment of a municipal center to replace existing city offices, which he observed as “makeshift, neither convenient nor by any means worthy of the community.”⁵

In 1921, the Boulder Tribune reported that the Jungle had been removed and that “squatters” along Boulder Creek had relocated to other parts of town or left Boulder.⁶ The removal of the shanty town appears to have prompted a lease to the city of land along the rail by the Colorado and Southern Railway as well as donation of land along the creek to the city for a park by Mrs. C.A. Butsch and coinciding with the removal of several dilapidated buildings in the area. In 1928 the Tribune proclaimed that the acquisition of land for the park had resulted in a transformation of an area that had been a



Edward Tangen Photograph of the Jungle just located between 10th and 11th Streets on the south side of Boulder Creek

³ Lynn I. Perrigo in *A Municipal History of Boulder 1871-1946*, 1946. P.216

⁴ *Ibid.*, p217

⁵ Frederick Law Olmsted, Jr., *Report for the Improvement of Boulder*, 1910, pg. 103

⁶ *Boulder Tribune*, July 29th, 1921



Glen Huntington Band Shell December, 1941

“red light district” and “a disgrace to the city.”⁷ Photographs of the park from the 1920s show a number of improvements including pathways, picnic tables, the planting of trees and construction of flood control devices along the creek and ditch.

Olmsted’s plan continued to shape the Civic Area through the twentieth century, with the construction of the Municipal Building in the 1950s and the realization of the Boulder Creek Path system in the 1980s, greatly enhancing the public’s use and enjoyment of the park.

III: The City Beautiful and the Band Shell

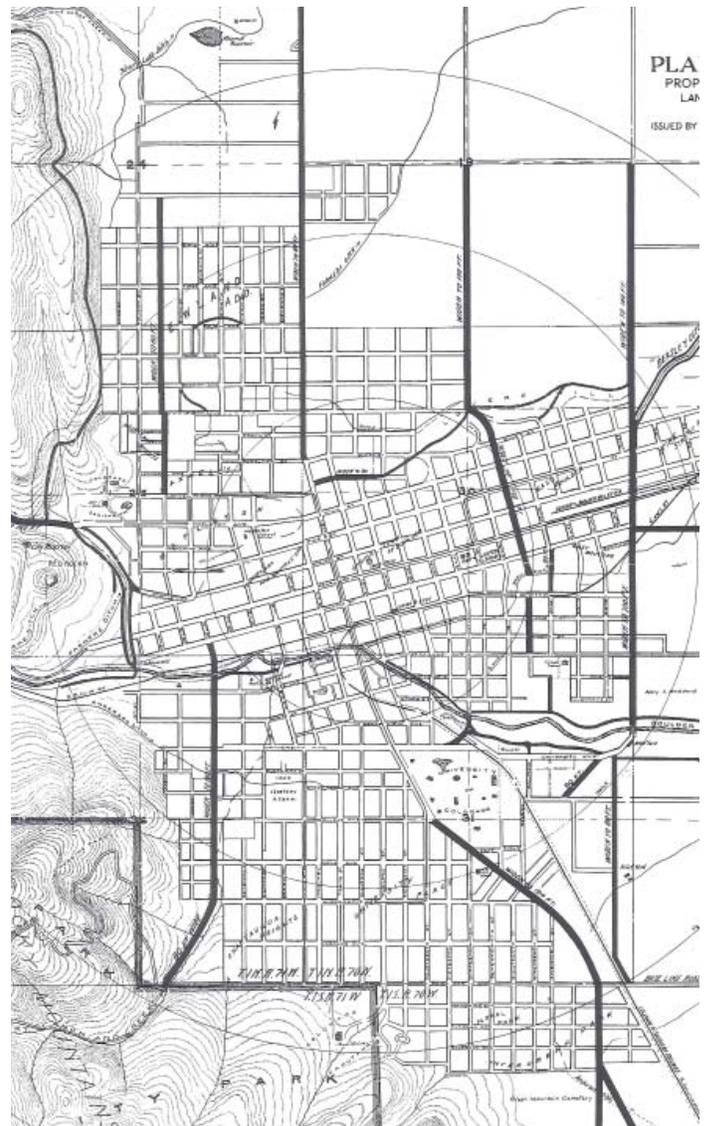
The impulse to improve public lands was likely inspired, at least in part, by the then popular City Beautiful movement that advocated for natural, healthy, and attractive communities. A reaction to the often crowded and unhealthy urban conditions of nineteenth century America, it sought to improve a city’s quality of life by creating grand parks and civic areas for all walks of life. One outgrowth of the City Beautiful appears to have been advocating for construction of band shells as amenities to provide public performance space in city parks. The Boulder Lion’s Club’s construction of the Central Park Band Shell in 1938, after designs by local architect Glen Huntington and Denver-based landscape architect and planner Saco DeBoer, was a realization of Olmsted’s vision of “a special type of recreation ground”⁸ for Boulder. Immediately,

⁷Boulder Daily Camera, April 13th, 1928

⁸Olmsted, pg. 17.

the compound arch Art Deco design became a focal point for public events in the city including musical concerts, cultural programs, educational presentations and civic gatherings of all types.⁹

In 1944 the City Planning and Parks Commission again employed DeBoer to develop plans for the Civic Area that included a Municipal Building to house the various functions of city government. De Boer developed several preliminary schemes for the area, including an emergency flood plain, enhanced recreation areas, the construction of boulevards, and relocation of the rail depot. All of the proposals were influenced by City Beautiful concepts of monumental grandeur and all called for construction of the Municipal Building in its current location at the southwest corner of Broadway and Canyon Boulevard.



1910 Olmsted Plan of Boulder

⁹Front Range Research Associates, Inc. 1995 Boulder Bandshell Historical Study, pgs. 9-10



1946 Saco DeBoer Rendering of Proposed Civic Area

IV: Modern Civic Space

As Boulder continued to grow following World War II, a global, more futurist spirit embodied in Modernist design began to grow in popularity. The first public manifestation of this impulse occurred in the Civic Area with commissioning of noted local architect James M. Hunter to design the Municipal Building in 1952. Nine years later, in 1961, Hunter was again commissioned to design the Boulder Public Library in 1961, creating a strong axial connection between it and the Municipal Building.

The modern composition of buildings and conscious spatial relationship from the library on the west to the band shell at the east was extended further in 1969 with the construction of The Midland Savings and Loan Building (Atrium Building), designed by renowned local architect Hobart Wagener. As with the Boulder Public Library and the Municipal Building, the Midland Savings and Loan Building represents a mixing of modernist concepts with a palette of local materials which creates a strong interior/exterior relationship of space connecting to Central Park.

V: Global Community

The Civic Area's status as the civic and cultural heart of Boulder was further established in the 1970s with the conversion of the 1906 City Storage and Transfer to the Boulder Museum of Contemporary Art and in 1998 with the assembly of the Dushanbe Teahouse and development of its garden. A gift to the people of Boulder from its sister city, Dushanbe, Tajikistan in 1987 (then a republic of the Soviet Union), the building is truly unique as the only Central Asian teahouse in the Western Hemisphere. The presence of the Farmer's Market along 13th Street, along with the continuing improvement of multi-modal paths through the Civic Area have greatly added to the success that this place is today.

Taken as a whole, the cultural resources of the Civic Center Area not only tell the story of Boulder's growth from a small mining supply town to a dynamic twenty-first century city, but they also survive as representations of the deep, and still evolving, value the community puts on the connection of the natural and built environment.



Boulder Municipal Building shortly after its construction in 1952