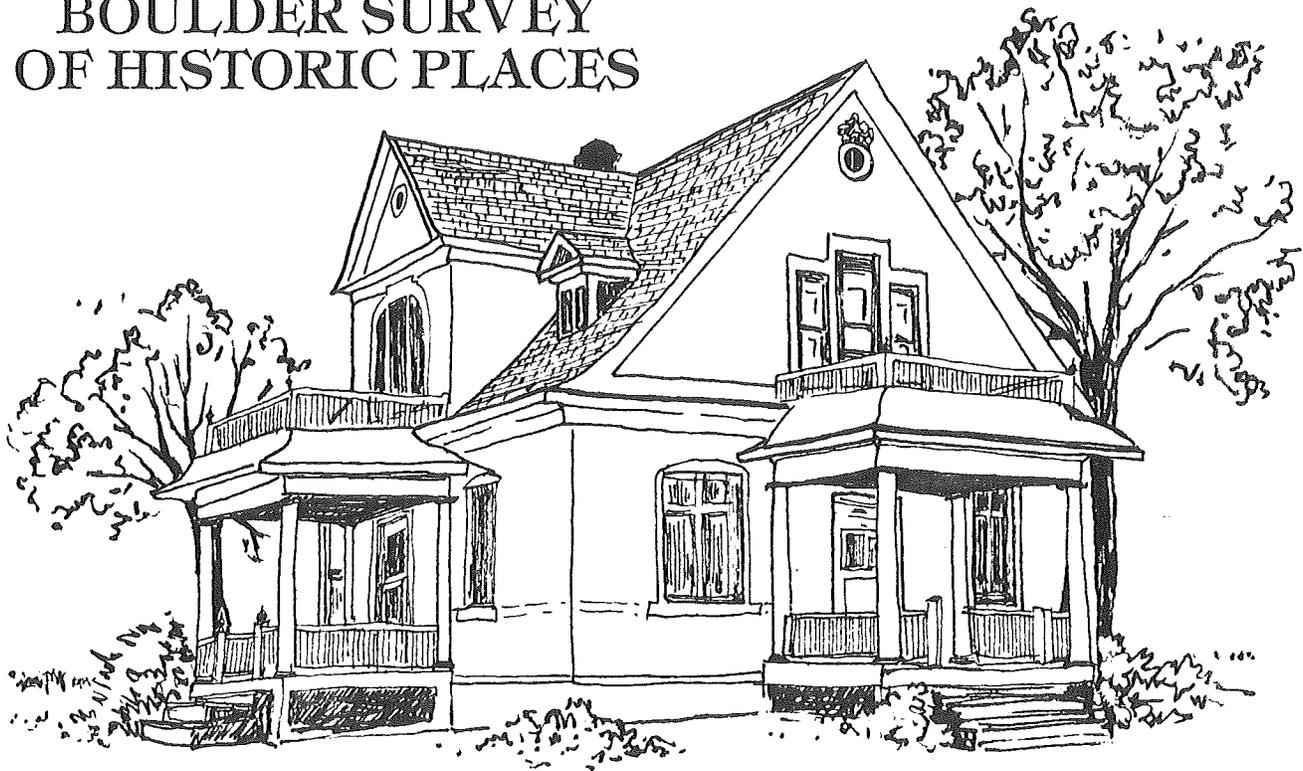


# *Goss-Grove Neighborhood History and Survey Results*

1985/1986  
BOULDER SURVEY  
OF HISTORIC PLACES



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Department of Planning and Community Development

Landmarks Preservation Advisory Board

with funding  
from the  
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## I. PURPOSE

The purpose of the 1985/1986 Boulder Survey of Historic Places was to: 1) update and expand information on 242 properties recorded on State Inventory Forms from the 1977 Boulder Survey of Historic Places; and 2) to identify and record a specified number of structures, previously unsurveyed, in neighborhoods which were determined to be under the greatest threat from development, and which also possessed a significant quantity of historic resources.

In conjunction with the survey, information regarding building permits issued to historic structures was computerized. The resulting combination of data serves as a base for cultural and resource planning, and as the foundation for an historic preservation program identifying, documenting and evaluating cultural resources within the City of Boulder.

The City of Boulder has enacted a preservation ordinance that provides for the protection of historic sites, structures and districts. Boulder also participates in the Certified Local Government Program administered by the National Park Service and the Colorado Historical Society. As part of the city's preservation ordinance, a Landmarks Preservation Advisory Board is appointed to oversee the provisions of the ordinance, including the designation of local landmarks. This inventory will provide the basis on which sites and structures are nominated for designation as local landmarks.

## II. SURVEY AREA

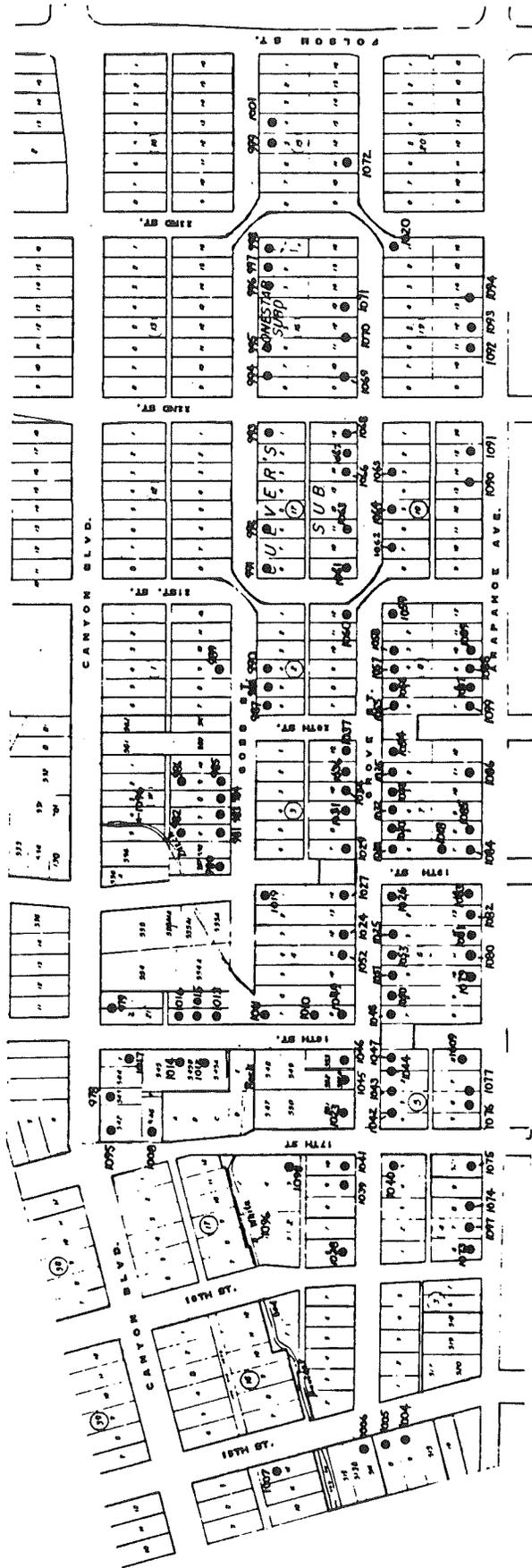
The portion of the project which involved the updating of the 1977 Boulder survey encompassed a city-wide area. The new survey area was defined by the Landmarks Preservation Advisory Board by ranking Boulder neighborhoods by the quality of historic resources, the threat of development and the extent of survey work already completed. The Landmarks Preservation Advisory Board then determined the following priority list:

1. Goss-Grove
2. Whittier
3. West Pearl
4. Highland Lawn
5. University Hill
6. Geneva Park
7. The Avenues
8. Washington School
9. Bluebell (Floral Park)
10. Chautauqua
11. Mapleton Hill
12. Downtown
13. University

The 1985/1986 survey examined the Goss-Grove neighborhood-- an area bounded on the north by Canyon Boulevard and the Boulder and White Rock Ditch, on the east by Folsom Street, on the south by Arapahoe Avenue, and on the west by 15th Street (see Figure 1). In addition, three homes on Pine Street which were once owned by blacks (and are, therefore, related to the history of Goss Street) were included in the inventory (See Figure 2).

# BOULDER HISTORIC PLACES SURVEY GOSS-GROVE INVENTORIED STRUCTURES

FIGURE 1  
Numbers are Colorado state inventory  
identification numbers and are preceded  
by the prefix "SBL".  
Scale: 1 inch equals 200 feet.

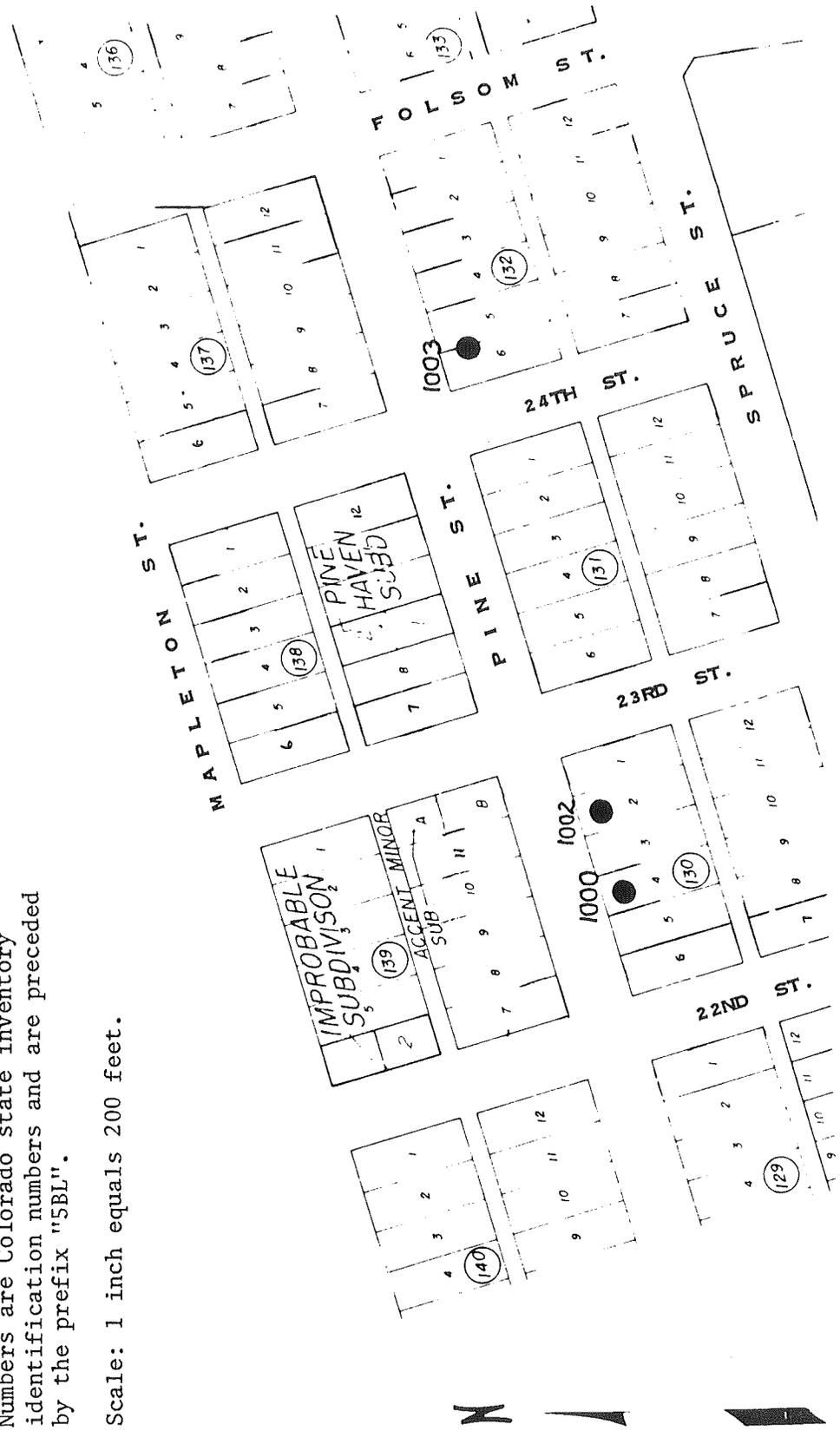


# BOULDER HISTORIC PLACES SURVEY PINE STREET INVENTORIED STRUCTURES

FIGURE 2

Numbers are Colorado state inventory identification numbers and are preceded by the prefix "5BL".

Scale: 1 inch equals 200 feet.



## B. THE NEW SURVEY

The new survey portion of the project examined the Goss-Grove neighborhood. The surveyors recorded 188 new sites in this neighborhood.

Since Goss-Grove is characterized by a large number of vernacular dwellings, the surveyors determined that historical research into the neighborhood's development and ownership patterns was necessary to determine the area's significance. Because very few surviving structures in the neighborhood were of outstanding architectural significance, an intensive survey was conducted to document the contribution of the neighborhood's built environment. At the same time, the architectural characteristics of Goss-Grove were examined as evidence of the particular time and place they represent.

As individual buildings were surveyed in the field, corresponding research progressed on the history of the structures. This research involved the use of city directories, Sanborn Insurance Maps, United States and Colorado Census records, biographical files of the Boulder Daily Camera, the books and records created by the Boulder County Genealogical Society, the primary and secondary sources available at the Boulder Carnegie Library, the Colorado Historical Society, the University of Colorado Western Historical Collections and the Denver Public Library. General histories of the area and photographic collections of these institutions were extensively utilized.

Several Boulder citizens also provided information. These included Jane Valentine Barker, author of Historic Homes of Boulder, Colorado, which was extensively used in the 1977 survey. Historic Boulder, Inc., provided insight into the neighborhoods involved. Mary Hey of the Goss-Grove Neighborhood Association discussed her research into the history of that area and suggested further sources of information. Charles Nilon provided information regarding the black experience in Boulder, and neighborhood residents provided information they had gathered on their own homes.

Peter Pollock of the City of Boulder Planning Department coordinated the project and supervised the on-going work. The Planning Department provided clerical assistance and arranged for film processing and printing. Pollock aided the surveyors in locating sources of information, defining project goals and providing public outreach programs. He also directed the Planning Department's computerization of survey information.

Boulder County Assessor records were utilized extensively, although the surveyors found that dates of construction listed by that office were unreliable. This problem is often attributed to the fact that the Boulder County Courthouse burned in 1932,

destroying vital records. However, the surveyors found that the Boulder Carnegie Library possesses County Assessor Property Assessment file cards dating back to 1929. These cards contain more accurate dates of construction and were extensively utilized during the survey.

Photographs (3 1/2" x 5" Black & White) of each property were taken and a project map was completed, showing the location of each site. Aerial photographs provided by the City of Boulder Planning Department were used to determine site plans. The County Assessor's Office file cards at the Boulder Carnegie Library, and Sanborn maps held by the University of Colorado were also examined for building plans.

The information gathered above was given in draft version to the Boulder Planning Department, which entered the information into their computer system and printed it onto a computer-generated form developed by the Boulder Planning Department and approved by Colorado Historical Society staff. These forms, with photographs attached, were given to the Colorado Historical Society. The City of Boulder Carnegie Library also maintains survey forms and photographs.

segregate industries from residential areas.

The attraction of new industry caused Boulder's population to increase 88.6% during the 1950s. The city limits were extended and building activity increased rapidly.

From the end of World War II, developers sought to gain additional sites by changing the zoning status of single-family residential neighborhoods to multi-family zones. The effects of such high density zoning are apparent in neighborhoods such as Goss-Grove. Plans enacted to limit growth have placed greater development pressures on already established neighborhoods. Efforts to mitigate the effects of development pressures include high density overlay zone design guidelines developed in 1985. These guidelines encourage: enhancement of existing landscape features such as open space and irrigation ditches; maintaining design elements such as scale and set back of the neighborhood by using components of existing buildings as models; and the use of traditional building materials.

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

The Boulder City Council may, by ordinance, designate individual landmarks or historic districts. Boulder's preservation ordinance is one of the strongest in the Colorado, providing for non-consensual landmarking and requiring certificates of alteration for new construction, alteration, removal or demolition. The Landmarks Board may also maintain a list of structures of merit in order to recognize and encourage the protection of historic structures.

In addition, the Planning Department publishes educational brochures providing information about historic sites. The Planning Department also provides staff support to the city's Landmark Preservation Advisory Board as well as to interested individuals and groups. The Boulder Valley Comprehensive Plan, adopted in 1977 (revised 1978) incorporates the "Boulder Historic Preservation Code," designed "to prevent the needless destruction and impairment" of the city's cultural, historic and architectural heritage.

#### A. GROVE STREET AND ARAPAHOE AVENUE HISTORICAL BACKGROUND

The 1859 discovery of gold by the Aikins party at Gold Run motivated hundreds of men to travel to the area the following spring. Among those were several who eventually turned from mining

interests to homesteading and farming--and developing what would become the Goss-Grove neighborhood.

Marinus G. Smith, born in New York in 1819, originally sought gold in California during the 1849 rush. Smith was successful in acquiring about \$8,000--through a combination of mining ventures, and operating a stock business to support prospectors' activities. In 1851, Smith left California and purchased a farm in Illinois.

The discovery of gold in Colorado induced Smith to head west once more, this time with the wisdom that it would be easier to obtain wealth from the miners rather than the mines. Smith arrived in the vicinity of Boulder in 1859. With two horse teams, he established an express and mail line between the fledgling settlements of Boulder City and Denver. He operated this business until 1871.

While most of the men arriving in Boulder City considered it only a stopping point on the route to the hills, Smith saw that it was excellent agricultural land. Accordingly, he filed a homestead patent on 160 acres next to the Boulder townsite and began to plow the land. This homestead was later expanded to 220 acres. Eventually, Smith built a house, one of the first frame residences in Boulder. A plat of Smith's lands filed after his death in 1901 shows his house as being located on 16th Street, between the Boulder and White Rock Ditch and Grove Street. His homestead included the Orchard Home addition to Boulder, which comprises part of the Goss-Grove neighborhood.

Smith, an experienced farmer, located his homestead on choice agricultural land near Boulder Creek. In September, 1859, Smith and William G. Pell, who had settled nearby, plowed land and made the first attempt at growing vegetables in Boulder. Pell, a Canadian born in 1822, came to Colorado as a miner, but quickly turned to farming. In November of the same year, Smith and Pell dug an irrigation ditch for their garden, one of the earliest in the state.

Marinus Smith was also the first to plant fruit trees in Boulder. The orchards planted by Smith, and the ditches he dug to water them, influenced the patterns of growth in the early years of Goss-Grove. For many years, the neighborhood was a semi-pastoral area, with many orchards, small gardens and ditches.

Smith eventually became one of Boulder's most prominent pioneers, donating both lands and money toward the development of the town. When the question of a site for the state university arose, Smith donated 25.49 acres of land. He was also the largest contributor to the university subscription fund. This generosity earned him the nickname, "University Smith." Old Main and the Hale Science Building stand on land given by Smith.

To encourage the completion of the Boulder Valley Railroad,

Smith donated 25 acres of land to the company. Governor Evans appointed Smith as captain of the Home Guard in 1863, to organize men to protect Boulder citizens during a period of conflict with Native Americans. He also served terms as town trustee and county commissioner.

By the time of Smith's death in 1901, much of his land had been given away, sold or assigned to heirs. The Orchard Home Addition to Boulder was annexed in 1902. The following year, J. Raymond Brackett described the area of Smith's homestead as being surrounded by shrubbery, fruit and shade trees. The Sanborn map published three years later shows that portion of Smith's home directly south of the ditch as still undeveloped, while the Grove and Arapahoe portions of Orchard Home were partially developed.

Robert Culver was the other major figure in Goss-Grove's early development. Culver was also an active promoter of Boulder's growth, both physically and culturally. Born in New York in 1830, Culver was a lawyer who came to Colorado to engage in mining in 1860. Culver and his brother, Cary, were asked by the owners of the Horsfal Mine to bring a stamp mill they owned to Gold Hill. The Culvers' mill was soon outmoded, and the brothers purchased an interest in a more efficient one, increasing the productivity of the ore.

Moving to Boulder in 1863, Culver rented a 160 acre farm from C. J. Goss and raised stock. Culver later bought a large parcel of land, farming on part and developing the rest into Culver's Addition to Boulder. Eventually, Culver owned 500 acres of land in Boulder County and 800 acres in Larimer County. Along with Marinus Smith, Culver owned the Smith-Goss Ditch, the second earliest on Boulder Creek. This ditch, originally used to irrigate farms in the neighborhood, was later used by the university to water its athletic fields.

Culver was a key figure in the attempt to obtain a university in Boulder. In 1862, he formulated a plan whereby territorial representative Charles Holly received support in exchange for securing the passage of a bill to build the state university in Boulder. Like Marinus Smith, Culver was also a large subscriber to the university fund.

In addition to farming and stock raising, Culver worked as County Clerk and Recorder and as Clerk of the District Court. His wife, Annie, was considered one of the most cultured women in early Boulder. With Mary Rippon, she started the Boulder Fortnightly Club, a women's educational and cultural group.

Culver built what was reputedly the first brick house in Boulder at 1716 17th Street. (This house was still standing in 1967, but was razed to make way for the apartment complex which now stands on the site.) In 1874, Culver's Addition was annexed to Boulder, becoming an early residential area. A "birds-eye view" map of Boulder printed in 1874 shows Culver's Addition as being sparsely populated, with the large brick Culver residence

on 17th Street looming as a landmark. A few small houses had been constructed along Canyon Boulevard (then known variously as Water or Railroad Street). The southern portion of Culver's Addition (including Grove and Arapahoe) was heavily wooded and had few houses. In his history of Boulder, published in the 1880s, Amos Bixby reported that Robert Culver was busy building homes in his subdivision.

The Culver-Bixby House at 1733 Canyon Boulevard was sold by Robert Culver to historian Amos Bixby. This house is of simple side gable, board & batten construction--typical of the earliest residences constructed in this subdivision.

Grove Street was a part of Culver's Addition which developed during the 1870s. Arapahoe Avenue (then known as Valley) contained only a few widely scattered residences until the 1890s. The 1800 block of Grove was the earliest and most substantially developed during the 1870s. By 1883, there were six houses listed on Grove. Most of the early residents were middle-class professionals, including a lawyer, merchant and water commissioner. One of the neighborhood's most important residents, in terms of its future development, had already taken up residence--Charles B. Anderson.

Anderson, a Swedish immigrant born in 1848, moved to Boulder in 1875, after living in Denver for three years. A third generation carpenter, Anderson worked as a shop foreman for three months before starting his own business in Boulder. He became a prominent contractor, affiliating first with A.J. Emerick, one of Boulder's earliest carpenters. Anderson worked on the Highland School, Boulder Preparatory School and the Episcopal Church, as well as many homes and commercial buildings in Boulder. He served as director of the Boulder Building and Loan Association.

Anderson owned several acres of land in Culver's Addition. He constructed a log cabin on the land and, according to his daughter, Catherine, planted over 2,000 fruit trees. Anderson later built a brick residence, which is still standing at 1902 Grove Street.

Charles Anderson was the first of many Swedish immigrants who resided in the Goss-Grove neighborhood. This settlement represented a trend occurring throughout the state. In Sweden, the transition to a city economy and growing industrialization had lessened the need for skilled craftsmen. In addition, church and state in Sweden were tightly interwoven, causing much dissatisfaction. The climate in Colorado appealed to many Swedes and they were actively courted by Swedish groups and other organizations from the United States. Jane Harmon, studying the emigration of Swedish citizens to Colorado, found that the population increased 98% from 1870 to 1900. Railroads encouraged this emigration, sending agents directly to Sweden to seek new settlers. The Colorado Board of Immigration also encouraged Swedes to come to the state.

Charles Anderson urged many acquaintances from his native country to move to Boulder. In 1896, Anderson was listed as the superintendent of the Swedish Mission House at 17th and Spruce Streets. He apparently made several trips to Sweden urging others to relocate to Boulder. Several members of the Anderson family came, including his brother, August, who also resided on Grove Street. Charles Anderson constructed many of the homes in the Goss-Grove neighborhood.

Census and directory information reveals that during the height of its development, the Goss-Grove neighborhood had a significant population of Swedish immigrants. Like Anderson, many of these immigrants were skilled craftsmen--carpenters, plasterers, stonemasons and contractors. And they lived alongside many whose careers were connected to mining activities. As such, the Goss-Grove neighborhood reflected the working class lifestyles of the skilled immigrants, miners and expressmen who populated Boulder between 1880 and 1910. The neighborhood became a residential area for many on their "way up" in society.

By 1910, construction in Goss-Grove was essentially completed. Redevelopment pressures following World War II focused attention on the neighborhood, resulting in a high density zoning for the area. In time, the neighborhood became a more desirable place to own a house, and many middle-class professionals found reasonably priced homes here. The high density zoning led to new development during the 1970s and 1980s, with the construction of several multi-family structures.

Still, the neighborhood held on to its pastoral qualities for a long time. The unpaved streets in Goss-Grove were the last ones in the city core to be improved. In 1980, the city spent 1.2 million dollars to pave the streets. At the same time, traffic diverters were installed to discourage through traffic, also providing small, park-like islands in the neighborhood streetscape.

#### B. GOSS STREET AND CANYON BOULEVARD HISTORICAL BACKGROUND

Unlike the Grove Street/Arapahoe Avenue area, which housed a mix of lawyers, merchants and tradesmen, the Goss Street/Canyon Boulevard area was Boulder's "other side of the tracks." It was here--in simple, often substandard housing in the "undesirable" part of town--that the city's poor lived. Also here were the city's minority groups. For much of the 20th century, Boulder's black population was centered in an area known as "the little rectangle"--bounded by Canyon Boulevard on the north, 19th Street on the west, Goss Street on the south, and 23rd Street on the east.

At the turn-of-the-century, Canyon Boulevard was known, at various times, as "Railroad Street" and "Water Street". The names were descriptive. The railroad tracks which ran down

Canyon Street made it a noisy, dirty place to live. Until the creek was rechanneled, the street was located in the heart of the city's flood plain, adding to the neighborhood's undesirable status. A portion of the city's earliest red light district was also situated here.

Phyllis Smith, in A Look at Boulder, From Settlement to City, writes that in 1886,

"Pearl Street...continued to be the dividing line between "better" and "poorer" families. East Pearl beyond Fourteenth Street, was known as Culver's Flats...and the town's poor lived there, being regularly subjected to spring flooding from the runoff down Boulder Creek. The town's few black families lived within a small area near Water (Canyon) and Goss Streets, from Nineteenth and Twenty-second streets."

Indeed, the flooding that Smith refers to reached its peak in 1894, when much of the city, and particularly the Canyon Boulevard/Goss Street area was submerged. Photographs taken after the flood provide graphic evidence that the area was racially mixed. The photographs also show that early Goss Street and Canyon Boulevard were characterized by cheap, wood frame houses--often simple, one-story "hall-and-parlour" houses, similar to the ones found in the rural South where, in fact, many of the area's black residents were born.

Little has been written on Boulder's black community. Much of what is known is based on early census records, genealogical records, and reminiscences of blacks such as Ruth Cave Flowers, the first black graduate of the University of Colorado whose home at 2019 Goss is included in the inventory. Most of the research undertaken for the inventory concentrated on black families whose homes are still standing.

The census records of 1860 and 1870 do not list any "colored" persons in Boulder. By 1880, however, the census lists 30 colored persons, including the families of James Hall, Henry Stevens and Oscar White (whose homes are still standing at, respectively, 2102 Goss, 2220 Pine and 2202 Goss). Most were from the South; many having spent interim years in Kansas and Missouri. Some, like Hall and White, were former slaves who, presumably, had followed the gold and silver rush to the West. By 1910, census records show over 200 blacks living in Boulder.

While a few blacks were successful at mining--among them Junius R. Lewis, who had several gold and tungsten mining interests in the Sugarloaf area--many more blacks worked in town. And, as Ruth Flowers has noted, employment opportunities were limited. Henry Stevens, a black who arrived in Boulder in 1879 and whose house is still standing at 2220 Pine, spent 50 years working at Boulder's First National Bank, never rising above the janitor's station. George Reeves, a black musician who lived at 1915 Goss and 1921 Goss, supported himself by working in a barber

shop. "The Negro man was either the shoe-shine man in the barber shop, if he felt like he could stand the degradation of that," recalled Flowers, or he could get a job with the railroad. Another early Boulder resident, Grovenor Ketterman, recalled that many blacks worked in the building trades.

The 1900 and 1910 census records do, in fact, show that while most black men worked as day laborers, others worked as teamsters, janitors, carpet cleaners and porters in hotels or saloons. Those black women who worked outside the home were employed as washerwomen or servants. Flowers supported herself in college by washing, ironing and working in restaurants where, as a black person, she was not allowed to eat.

A focal point for Boulder's early black society was the now-demolished Allen Chapel of the African Methodist Episcopal Church, built in 1884 at 2014 18th Street. Among the church's charter members were John W. McVey, Charles Moseley, Henry Stevens and Oscar White (whose homes are still standing at, respectively, 1718 Canyon, 2418 Pine, 2220 Pine and 2202 Goss). Another, although later, black congregation was the Second Baptist Church, still located at 19th and Canyon.

Several characteristics seem to be unique to Boulder's "little rectangle." The black community was small, most families were related to each other through marriage, and property often passed back and forth within the group--presumably because other property in town was unavailable. For example, many of the properties included in the inventory had either been owned or rented by members of the Reeves, Allen, Baskett and Morrison families--who were all related.

Another common element was that many members of the community shared an interest in music. Renowned jazz musician and band leader George Morrison moved to Boulder in 1900, when he was the nine-year-old member of the Morrison Brothers String Band. Hazel Wilson, the daughter of black pioneer John W. McVey, remembers that "Boulder was a pretty nice place then. George (Morrison) and I took lessons together...In the band, it was me on the piano, his brother Lee on bass, George Reeves on drums...Played everywhere, country music, music for ballroom dancing--just what the people wanted."

Although George Morrison, who would later become nationally known for his "Singing Jazz Orchestra", later moved to Denver, his mother's boarding house still stands at 1903 Goss. Also still standing are the George Reeves homes at 1915 and 1921 Goss, and the McVey House at 1718 Canyon. Junius R. Lewis, the above-mentioned black miner who owned the Golden Chest Mine, was a friend of McVey and often visited the McVey home, where he always "looked forward to musical evenings."

While the city's black community would later be virtually confined to the "rectangle," census records from 1900 and 1910 indicate that blacks lived throughout the town, although

generally in an area bounded by Bluff Street to the north, Goss Street to the south, Broadway to the west and the city limits to the east. Notable exceptions were a group of black families who owned houses on North Street, as well as Rev. James Clay, who was the first pastor of the Allen Chapel and owned a home at 802 Marine in the Highland Lawn neighborhood.

In addition, census records also show that while blacks lived in the "rectangle" between 1900 and 1910, they were not in the majority. Of the 32 Goss Street homes found in the 1910 census, only six were occupied by black families. Working-class white families lived in the other homes, many of whom were Swedish and German immigrants who worked as carpenters, millers, shoe makers and day laborers.

However, by 1917, when Ruth Cave Flowers, who later became the first black graduate of the University of Colorado, moved to Boulder, she found that, with few exceptions, blacks were virtually forced to live in the "rectangle." This may have been the result of the rising influence of the Ku Klux Klan, which first officially appeared in Boulder in 1922. Flowers also attributes this discrimination to out-of-state residents, particularly Oklahomans and Texans, who came to Boulder for health reasons. During these years, Boulder was a health resort for people suffering from respiratory ailments. Many of these health-seekers were wealthy, and with their money, Flowers charged, came influence, power and increasing racial prejudice which further "closed" Boulder to its black residents.

Flowers was a ninth grade student when she moved to Boulder from Cripple Creek with her sister and grandmother, Minnesota Waters. After living in a mining camp relatively free of racial prejudice, Flowers and her family were unprepared for the segregated way of life they found in Boulder. "We who came from Cripple Creek, which was perfectly wide open, found that Boulder was absolutely closed," recalled Dr. Flowers. "There was no place we could go." As a young adult, Flowers and her friends had to supply their own entertainment in the foothills, since everything in town was off limits to them. One notable exception was Burgess Drug Store at 17th and Pearl, which served blacks at the soda foundation.

Among the unique characteristics of the "rectangle," is the presence of "backlot" houses on Goss Street (two of them, 1915 1/2 Goss and 1935 1/2 Goss, have been included in the inventory). Although these buildings were very small, they were, at least in the 1930s, used as residences. This could have been in response to the overcrowding in the area. Since housing was generally unavailable to them in other parts of town, even black summer school students had to live in the "rectangle" and, as Flowers has noted, "we were crowded down there." As such, these backlot houses may represent a significant housing pattern for an overcrowded, minority neighborhood.

By the 1950s, the "rectangle" was bi-racial, with a large

Hispanic population. Thus, for almost 50 years, it remained the center of the city's minority population. Flowers believed it was the arrival of IBM and the Bureau of Standards and their equal employment and housing practices which forced all of the town's neighborhoods to open up to minorities.

## VI. RESULTS AND RECOMMENDATIONS THE NEW SURVEY

The new survey portion of the 1985/1986 Boulder Survey of Historic Places identified 118 new sites. All but three of these are located in the Goss-Grove neighborhood.

The surveyors found that the Goss-Grove neighborhood has undergone major changes in the past few years, resulting from its high density residential zoning. Many single family, small-scale residences have already given way to large apartment and condominium complexes. The most tragic of these losses is probably the relatively recent razing of the Robert Culver House, the oldest brick house in Boulder, which apparently went unnoticed. Other losses include the Marinus Smith house, and the Allen Chapel of the African Methodist Episcopal Church.

An intensive survey of the neighborhood failed to identify any area which possessed a large concentration of historic structures, whose unity was intact. Many of the streets have lost, through attrition or recent development, any visual linkage. Nonetheless, it should be recognized that the area is a significant representation of Boulder's early built environment and is associated with several significant persons and patterns of development. Although the neighborhood does not possess any areas of sufficient historical integrity or significance to qualify as a district, individual resources merit further recordation and recognition. Neighborhoods with working class, vernacular homes have often been overlooked by preservationists. But, as Frank Lloyd Wright has written:

The true basis for any serious study of the art of architecture still lies in those indigenous, more humble buildings everywhere that are to architecture what folklore is to literature or folk song to music...Though often slight, their virtue is intimately related to environment and to the heart-life of the people.

### A. GROVE STREET AND ARAPAHOE AVENUE

The 1700-1900 blocks of Grove were the first to be developed. During the period 1874-1883, six houses were built here: the James Rutter House, 1705 Grove; the A.J. Emrick House, 1820 Grove; the Frank Brown House, 1828 Grove; the Samuel Piper House, 1840 Grove; the Charles Anderson House, 1902 Grove; and the Isaiah Yates House, 1926 Grove. With the exception of Rutter's brick, Italianate house, these early homes were of wood construction. The Anderson house was built of logs.

The early inhabitants of Grove Street reflected a wide range of occupations. James Rutter was co-owner of the Rutter and Hankins Grocery and Hardware Store. Frank Brown was an early attorney and judge, listed in the Colorado State Business

Directory of 1876. A.J. Emrick, one of the city's first carpenters, was also listed in the 1876 Directory. Charles Anderson was an early carpenter and Swedish immigrant. In 1883, Samuel Piper was a Boulder water commissioner. Isaiah Yates was an expressman.

The growth Boulder experienced in the 1880s and 1890s was reflected in a building boom in the vicinity of Grove Street and Arapahoe Avenue, and many miners and tradesmen took up residence in the area. Most of the houses examined in this survey were erected in the 1890s. These houses display a greater variety of architectural style and detail than those of both earlier and subsequent years. Of note are Vernacular Dutch Colonial Revival houses (1722 Grove and 1839 Arapahoe); Second Empire (1802 Grove); and several Vernacular Queen Anne houses (including 1619 Arapahoe; 1833 Arapahoe; 1710 Grove; 1827 Grove; and 1922 Grove). Houses constructed during this period were commonly of brick, although wood frame was still popular. Most houses had stone foundations.

Historically, Grove Street and Arapahoe Avenue homes were bounded by small gardens and orchards. The Boulder and White Rock Ditch, constructed in 1872 for irrigation purposes, represents the area's agricultural background. Other remnants of this history may be seen in the multiplicity of historic outbuildings, the perennial gardens and the few remaining fruit trees. The Anderson House at 1902 Grove probably has the most significant remnant of these orchards. Anderson's daughter recalled that he planted numerous fruit trees on his property.

Development on Grove and Arapahoe was essentially completed during the first decade of the 20th century, when another surge in construction added another group of vernacular houses, along with a few late Queen Anne homes. By 1910, the architectural character of the neighborhood had been established. Houses built after this date were vernacular in style, except for late infill resulting from construction of a few homes using native stone (1803 Grove and 2235 Arapahoe).

Redevelopment pressures following World War II altered the historic character of Grove Street. One example is 1803 Grove, which is of a very different (Prairie) design than any of the historic homes on that block of Grove. In intervening years, several multi-family units have also been erected, diminishing the sense of scale and craftsmanship and historical association inherent in the old neighborhood.

Alterations to porches, existing wall material and architectural details on Grove Street are also pervasive enough to dilute the area's significance as a district. The zoning has also significantly altered the streetscape to effectively diminish the sense of setting established by the original neighborhood. Although the city has made an effort to alleviate some of the problems attendant to the larger resident population by creating traffic diverters and small green spaces, the

original sense of setting and place are greatly diminished.

Arapahoe Avenue has fewer intrusions, but its historic setting is altered by the heavily-traveled thoroughfare itself. In addition, many of the homes on Arapahoe have had significant modifications in design. Residents on Arapahoe should be encouraged to restore and retain the original architectural details which remain to a significant degree on their homes. Most are to be commended for the preservation of their homes in the face of the noise, pollution and activity on Arapahoe Avenue.

#### B. GOSS STREET AND THE "LITTLE RECTANGLE"

Although the Goss-Grove area is generally thought of as one district, the surveyors found Goss Street to have a separate history and architecture. Goss Street is the heart of what was once called the "little rectangle." This district--bounded by Canyon Boulevard, 19th Street, Goss Street and 23rd Street--was the center of the city's minority groups for almost 50 years, home to both the city's black and Hispanic populations.

Located near the railroad tracks and the city's red light district, this was clearly the "other side of town," a fact reflected in the area's very simple, vernacular buildings. Many of these simple, wood structures are reminiscent of the hall-and-parlour "folk" houses found in the rural South, where many of the district's early black residents were born. A virtually unaltered example of this architectural style survives at 2250 Goss Street.

In addition, the surveyors would like to point out that while the "little rectangle" was the center of Boulder's minority population, blacks did live elsewhere in the community. There was, at the turn-of-the-century, something of a second black district in the 2200-2400 blocks of Pine Street. At least three of these Pine Street houses are still standing (2200, 2228 and 2418 Pine) and have been included as part of the inventory. A black family also once resided in the Culver-Bixby House, 1733 Canyon Boulevard.

While the "little rectangle" has important historical associations and individually significant buildings, the surveyors found that the overall integrity of the area has been irreparably altered, to the point where it no longer has the potential to be an historic district. Large, incompatible, multi-family residential developments in the neighborhood have diminished, and are continuing to diminish, the area's original historic setting and integrity. A typical example is the 1900 block of Goss Street. All the original architecture on the south side of the street has been replaced with a large, incompatible, multi-family residence. While the single family residences on the north side of the street--which include several back-lot houses, a distinctive architectural feature of the "little rectangle"--continue to stand, most of them are owned by one out-of-state owner and are in deteriorating condition.

## RECOMMENDATIONS

1. Although no district in Goss-Grove was identified, it is important to realize that the neighborhood is significant due to its early development and its historical associations. Individual houses meriting further research and possible local landmark/National Register status include: the Henry Drumm House, 1638 Grove; the Charles B. Anderson House, 1902 Grove; the house at 1728 Grove; and the Boulder and White Rock Ditch. These residences have significant historic associations as well as integrity of construction.

In addition, several buildings in the "little rectangle" are associated with important members of Boulder's early black community. At least two Goss Street residences--the James and Martha Hall house at 2102 Goss Street, and the Oscar and Mary White house at 2202 Goss Street--were once occupied by long-time Boulder residents who were former slaves and Civil War veterans. As such, they are important links to our national heritage. While the Oscar White house has been extensively remodeled, the James Hall House, together with the Frank Hall (James's son) house next door at 2118 Goss Street, are representative examples of Boulder's early low-income, minority housing.

Another important structure in the district is the John Wesley McVey House at 1718 Canyon Boulevard. This, again, virtually unaltered house was the long-time residence of a prominent member of early Boulder's community of black musicians. And finally, 2019 Goss Street was the home of Ruth Cave Flowers, the first black graduate of the University of Colorado and one of the city's best known black citizens.

In addition, the homes along Goss and Canyon are significant in that they represent the lifestyle of Boulder's minority and working class citizens, in the same way that the majority of homes along Grove and Arapahoe represent the lifestyle of middle-class, skilled tradesmen. The size, scale and design of many of these homes typify these lifestyles, and convey much to the observer.

2. A publication summarizing the historical development of the Goss-Grove neighborhood and highlighting some of the significant buildings recorded during the survey would demonstrate the community's interest in the area and heighten the neighborhood's understanding of its historical growth. The publication could also be a means of interesting community members in protection and enhancement of Goss-Grove's historic environment. These publications could be in the form of a guidebook, monograph, rehabilitation guidelines, or informational brochures.

In particular, the minority contribution to Boulder's culture and history should be acknowledged through the publication of an article or pamphlet outlining the information uncovered during

this survey. The surveyors found that very little had been written about the history of blacks in Boulder.

3. Home owners of houses which retain a high degree of historical integrity should be encouraged (by listing these structures on the inventory kept by the Landmarks Preservation Advisory Board) to enhance and preserve the historic elements of their residences. Architectural details, building materials, setting, size and scale are elements which convey the historical sense of a neighborhood. In Goss-Grove, many of these elements are still extant and could be enhanced.

4. The High Density Overlay Zone Design Guidelines adopted in 1985 should go a long way toward insuring that new construction and alterations will be sympathetic to the existing neighborhood. More recent construction can be commended for incorporating some historic material in its design (see, for example, the Skooglund House, 1905 Grove) and minimizing the visual impact of new construction by leaving historic residences intact and building new structures behind (see, for example, 1817 Grove).

5. The Goss-Grove inventory forms, with labeled photographs attached, are stored in the files of the Colorado Historical Society Office of Archaeology and Historic Preservation, the files of the Boulder Planning Department, and the Boulder Carnegie Library.

The surveyors also recommend that copies of the inventory be kept on file at the University of Colorado Western Historical Collections and the Municipal Government Reference Center of the Boulder Public Library. An inventory is the detailed investigation of a neighborhood's roots. It insures the community a sense of time and place and acknowledges the historical significance of the neighborhood in relation to Boulder's growth and development.

6. Finally, the surveyors hope that this survey will be extensively used by planners, architects and developers. Quoting from America's Forgotten Architecture:

if inventoried properties and areas are seen only as isolated objects, the survey becomes little more than a guidebook to what is there (and what may be gone tomorrow). But if they are regarded as useful components that give a place its unique character, they can be cornerstones of all future development--comprehensive blueprints for living environments of quality.

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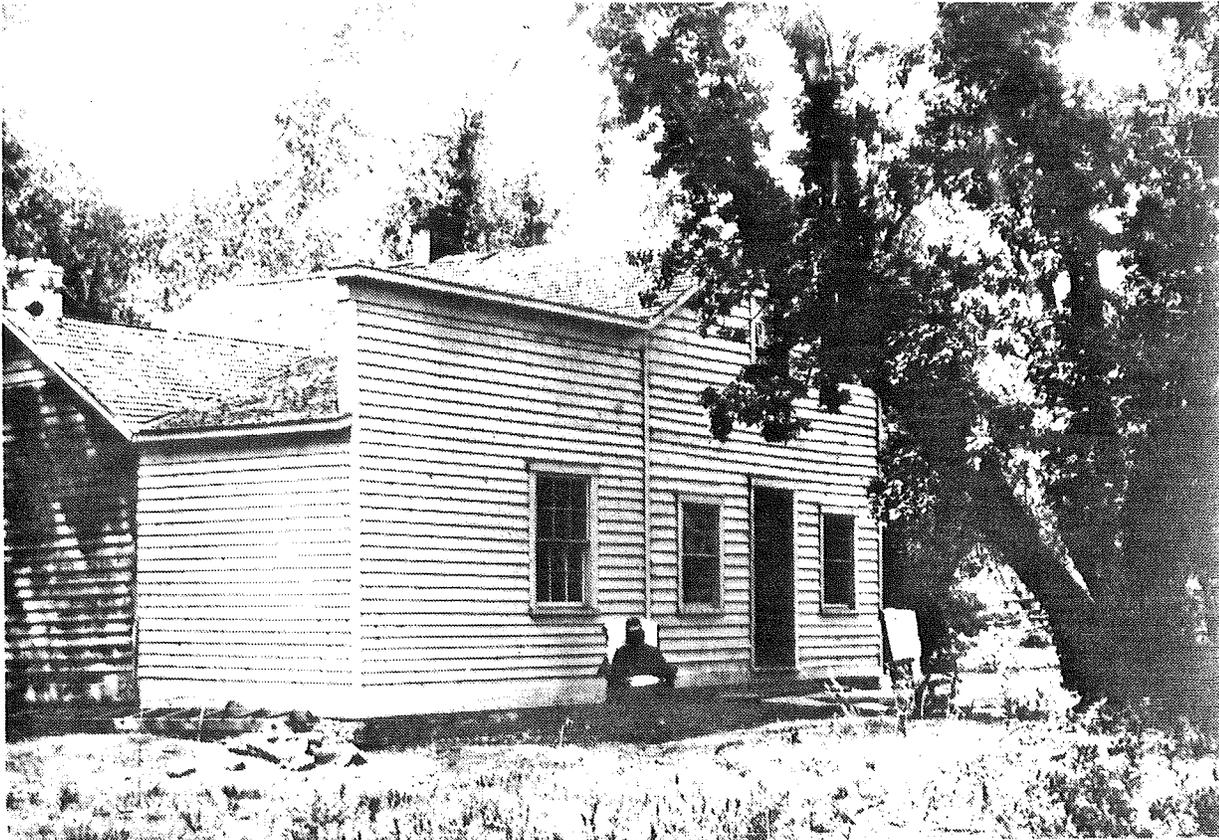
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(ABOVE) Marinus Smith sitting in front of his house at 16th and Grove Street. (BELOW) An 1888 Sturtevant photo of Smith's Orchard. Both photos illustrate Goss-Grove's original pastoral qualities--complete with orchards, shrubbery and shade trees. Photos from the Carnegie Library.

This 1894 photograph shows the aftermath of the flood at 23rd Street and Canyon Boulevard. The photo also shows that this area, which would later be known as the "little rectangle," was racially mixed. Photo from the Carnegie Library.



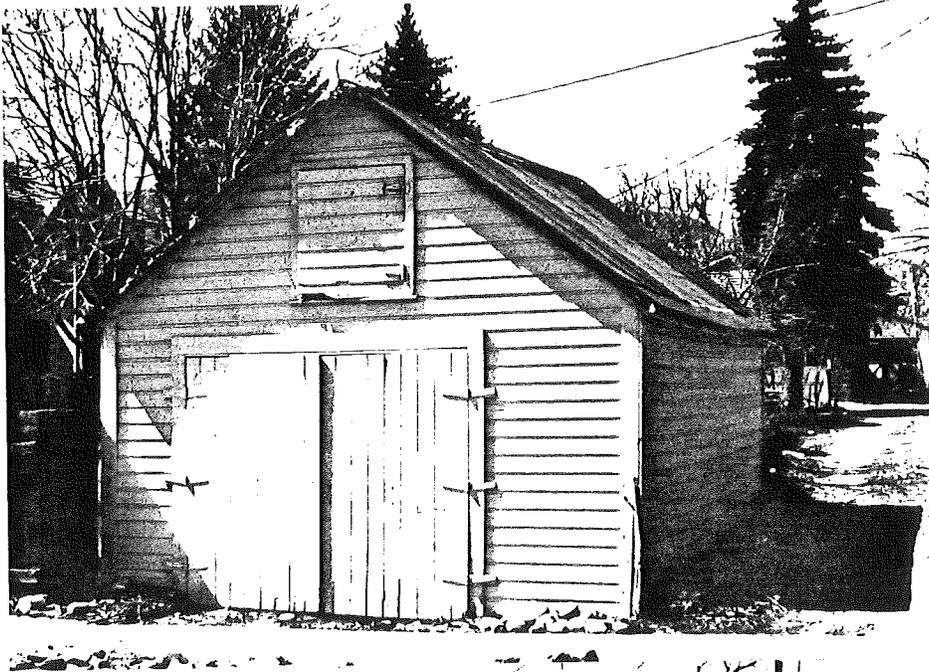
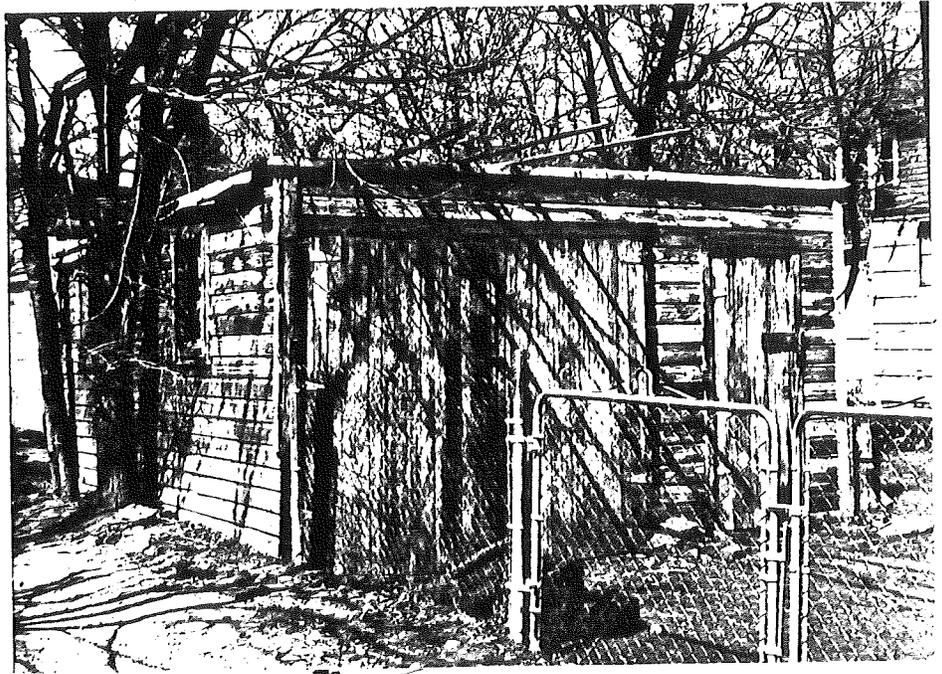


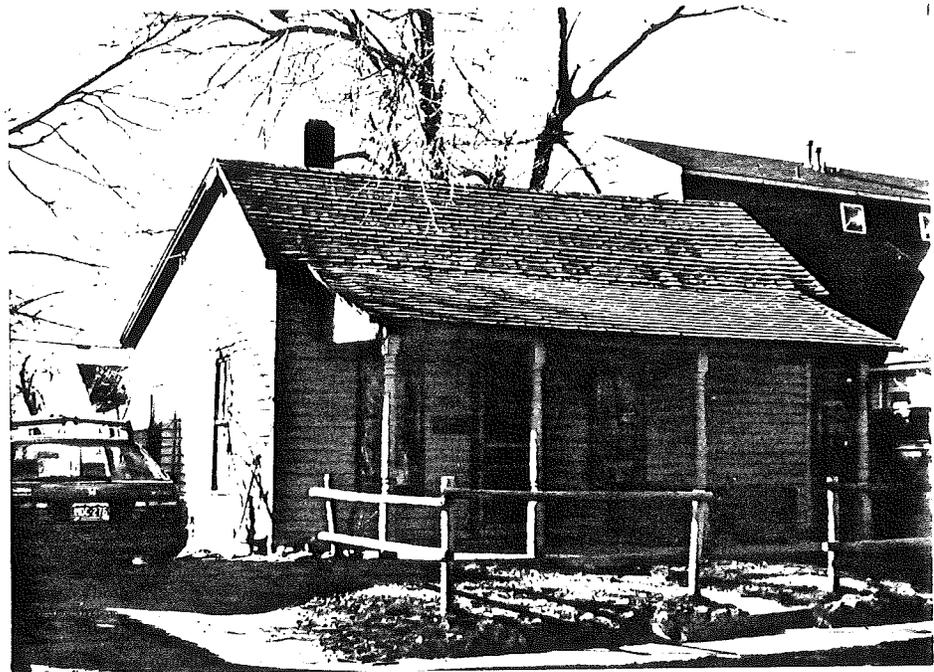
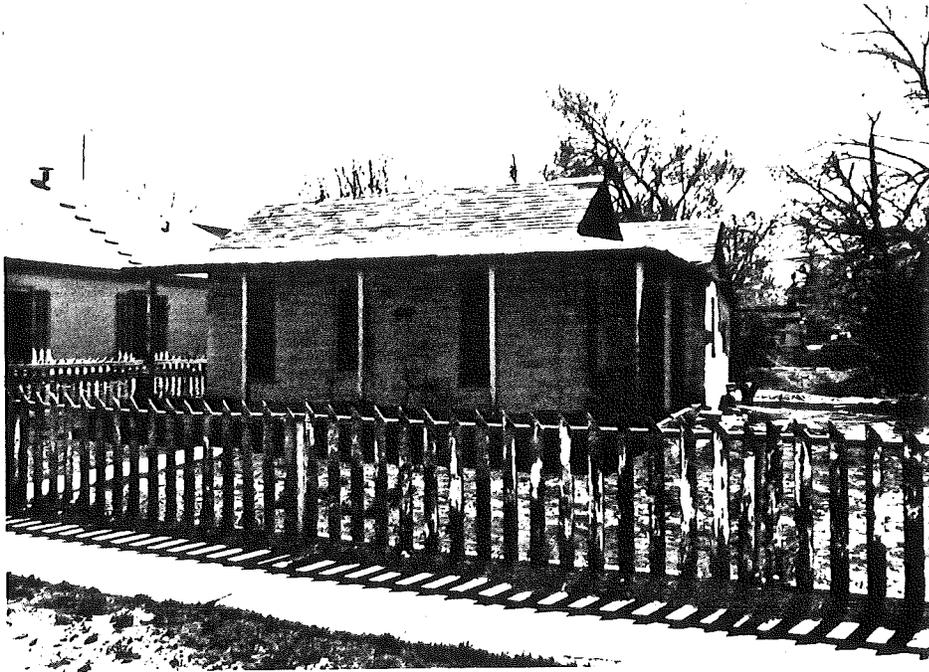
Many homes in the "little rectangle" were simple, vernacular buildings. The wood frame cottages in this photo were located at the corner of 19th Street and Canyon Boulevard. Photo from the Carnegie Library.



(ABOVE) The August L. Anderson House, 1935 Grove Street, at the turn-of-the-century. (BELOW) The August L. Anderson House today. Historic photo from the Carnegie Library.

Goss-Grove has a number of outbuildings which represent its architectural history. These outbuildings, which line the alleyways, have a strong visual impact on the neighborhood.





Many Goss Street homes are similar to the hall-and-parlour houses of the rural South, where many of the area's original residents were born. The building at the top, 2118 Goss, was once owned by Frank Hall, son of former slave and Civil War veteran James Hall, who lived next door.