BOULDER SURVEY OF HISTORIC PLACES, 1995

Newland Addition
North Boulder

SURVEY REPORT

Front Range Research Associates, Inc.
Denver, Colorado

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North Boulder

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I. PURPOSE

Boulder, Colorado, a city with an estimated population of 95,665 in 1995, is located in a valley adjacent to the Flatirons foothills of the Rocky Mountains.[1] Boulder City was founded in 1859 by gold miners who hoped to profit from the site's promising location near routes to the gold fields and the rich agricultural fields of the valley. Incorporated in 1871, Boulder was selected as the county seat of Boulder County and the home of the state university when Colorado became a state in 1876. The arrival of railroads in 1873, the growth of the university, and the prosperity of Colorado's agricultural and mining sectors fueled steady growth in Boulder during the 1880s and early 1890s, resulting in the creation of a number of residential subdivisions, including Newland Addition in 1891.

The purpose of the 1995 Boulder Survey of Historic Places was to identify and record 380 historic buildings in the Newland Addition area in the northern portion of Boulder. The data resulting from this survey will serve as a base for cultural and resource planning and as the foundation for an historic preservation program identifying, documenting, and evaluating cultural resources within the City of Boulder.

Funding for the survey was a Historic Preservation Fund grant to the City of Boulder, a certified local government, administered by the Office of Archaeology and Historic Preservation, Colorado Historical Society. The survey was conducted following the guidelines of the Colorado Historical Society Office of Archaeology and Historic Preservation publication **Historic Survey Manual and How to Complete Colorado Cultural Resources Inventory Forms**. Architectural classifications of buildings were based on the Society's 1983 publication **A Guide to Colorado Architecture**.

The City of Boulder has enacted a preservation ordinance that 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.

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[1]City of Boulder, Center for Policy and Program Analysis, "Summary of Information About Boulder 1995."

II. SURVEY AREA

The intensive level 1995 Boulder Survey of Historic Places examined approximately 683 acres of urban land in the north-central area of Boulder, Colorado. The project recorded a total of 380 historic resources. The survey area was located in Sections 24 and 25, Township 1 North, Range 71 West, and Sections 19 and 30, Township 1 North, Range 70 West, Sixth Principal Meridian, Colorado. The location of the 1995 survey area is shown in Figure 1. State identification numbers assigned for the survey embraced 5BL5070 to 5BL5449.

The 1995 survey area extended from Valley View Drive and Alpine Avenue north to Linden Avenue, and from Broadway west to the city limits. East of Broadway, the survey area extended from Iris Avenue south to about Maxwell Avenue, and from Broadway east to 19th Street. Figure 2 shows the location of surveyed resources identified by Smithsonian number and indicates individually eligible resources.

Topography within the survey area slopes from west to east, from approximately 5,600 along the western edge to 5,380 at the southeast corner. The Silver Lake Ditch flows northward along the western edge of the area, while the Farmers Ditch flows northeasterly through its middle. Maxwell Lake is at the northern end of the area.

Broadway, a four-lane arterial, divides the project area on a north-south axis. Other important streets include Iris Avenue on the north and 19th Street along the eastern edge. Principal public buildings within or immediately adjacent to the project area include Casey Junior High, Foothill and Washington elementary schools, the North Boulder Recreation Center, and the Boulder County Health Department. Boulder Community Hospital is situated northwest of the intersection of Broadway and Alpine. North Boulder Park, lying southwest of 9th Street and Dellwood Avenue is the area's chief park.

The area is mostly single-family residential in character, with some newer multi-family apartment buildings and historic and newer commercial areas along Broadway. The principal commercial district consists of two square blocks between Broadway and 13th Street and North Street and Balsam Avenue. Most buildings within the project area face north-south streets, with relatively few addressed onto east-west streets.

Historic residential additions within the survey area include: Boulder Original Townsite (1859), Wolff's Addition (1875), Newland Addition (1891), Maxwell Addition (1891), Mountain Heights Addition (1903), Parsons Park (1907), Jacobsen's Replat (1940), and Valley View Addition (1941).

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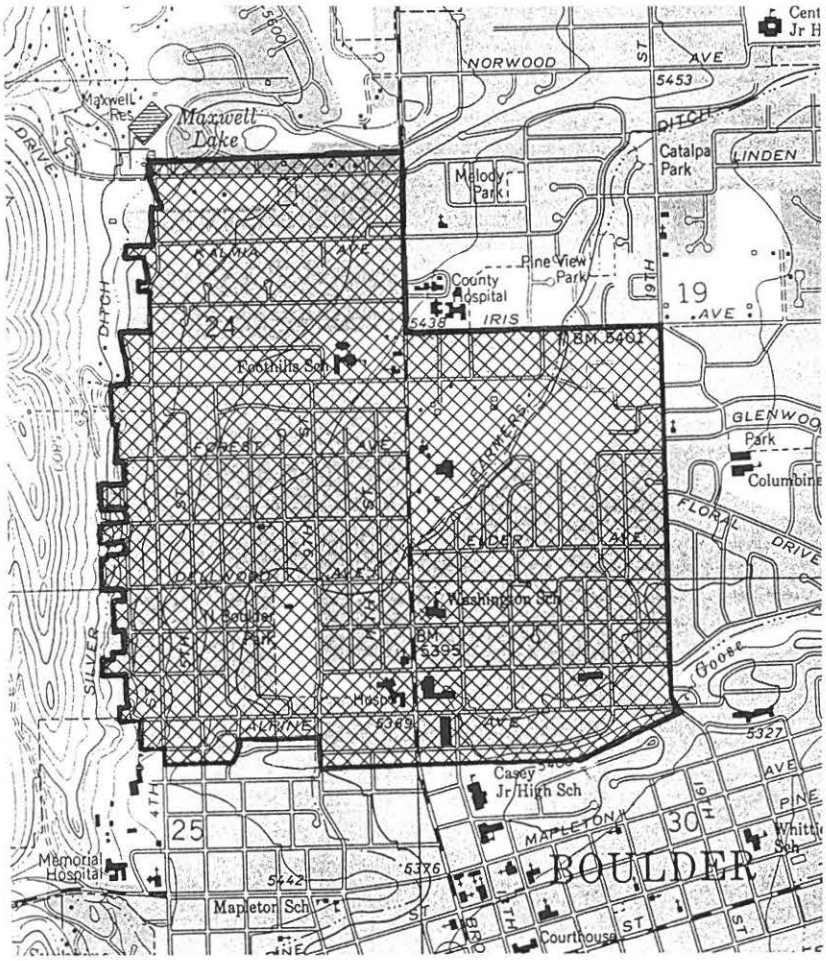
Figure 1
SURVEY AREA
LOCATION MAP, 1995



SOURCE: U.S. Geological Survey, "Boulder, Colo.," 7.5 minute topographic map (Reston, Virginia: U.S. Geological Survey, 1966, PR1979).

III. METHODOLOGY

This section describes the scope of work for the project, project participants, preliminary research, project field work, photography, mapping, sources for research, and the preparation of forms and report.

Scope of Work

The 1995 Boulder Survey of Historic Places called for an intensive-level survey of pre-1946 buildings in the historic residential area of Newland Addition and vicinity (Chapter II above). The buildings were to be described, photographed, and researched, with Colorado Historical Society Historic Building Inventory forms completed for each resource. The new survey forms were to be produced in a dBASE compatible format for subsequent use by the Planning Department. The project also called for the completion of a USGS topographic map outlining the project area, a survey map showing the surveyed buildings' locations, and a final report explaining the survey findings and reviewing the general historical development of Boulder and the Newland Addition neighborhood examined. The evaluation of any potential National Register districts within the neighborhoods and the contributing/noncontributing status of individual structures within such districts was also to be addressed on the forms and summarized in the final report.

Project Participants

Front Range Research Associates, Inc., of Denver, Colorado, conducted the historic buildings survey as consultant to the City of Boulder Planning Department. R. Laurie Simmons and Thomas H. Simmons of Front Range Research and Judith E. Broeker of Preservation Unlimited, Boulder, performed the field survey of historic resources. Ms. Simmons also conducted historical research, produced final versions of the survey forms, and coauthored the final report. Mr. Simmons also conducted historical research, prepared the maps and graphics, set up and maintained the computer data base, and coauthored the final survey report. Ms. Broeker also conducted research at the offices of the **Boulder Daily Camera** and the Carnegie Branch Library for Local History and photographed a few of the resources recorded. Roger Whitacre photographed most of the resources documented for the project. Lara Ramsey of the City of Boulder Community Design, Planning, and Development Department coordinated and supervised the on-going project. Dale Heckendorn and Holly Wilson of the Colorado Historical Society reviewed the forms, maps, and report for completeness and accuracy.

Preliminary Research and Field Work

Initial work on the project began in November 1994. Utilizing construction dates obtained from the Boulder County Assessor's Office, buildings fifty or more years old were identified within the initial target area. In addition to a hardcopy printout, the Assessor's data was also obtained in computer-readable form on diskette. After extensive reformatting and editing, the Assessor's data was imported into the project database. The surveyors also obtained copies of historic Assessor cards relating to the area in question from Boulder's Carnegie Branch Library for Local History. These sources, plus identification of additional qualifying buildings during the field inspection, were expected to produce a nearly complete survey of the neighborhood.

The surveyors noted that several historic buildings were not included in the data provided by the Assessor's Office. This is possibly due to the fact that portions of the survey area were not added to the city until recent years, and many assessor records for areas outside the city appear to have estimated dates of construction. Substantial modifications to several of the houses in the area may also have affected the accuracy of dates of construction provided. The surveyors plan to identify and document several buildings within the survey area not included in the Assessor's data during the course of a survey of scattered resources currently being undertaken for the Planning Office.

A file search at the Colorado Historical Society Office of Archaeology and Historic Preservation completed on 9 November 1994 revealed that thirteen buildings in the survey area had been recorded previously (See Table 1).[2] Previously surveyed resources were not reevaluated. Two City of Boulder designated landmarks are located in the survey area: the Newland House, 3011 Broadway (Number 83-4) and the Wolff House, 1235-37 Elder Avenue (Number 83-2).

An intensive level survey of the historic resources included the examination of buildings for design elements, building materials, building condition, plan, setting, and alterations. It was initially anticipated that the survey area would be west of Broadway, but this area contained too few historic resources to reach the 380 total specified in the contract. The survey process was somewhat hampered by the need to include a large additional area east of Broadway. This addition created a duplication of effort in the creation of the project database. The lower density of historic resources, in an area nearly twice as great as planned, resulted in a less efficient approach to project photography and fieldwork than originally anticipated.

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[2]The file search printout was supplemented by lists of previously-surveyed resources produced by Front Range for the 1985-94 period.

Photography

Photography was conducted principally in November and December 1994, with a few supplemental images produced in June 1995. A black and white photograph was prepared for each resource surveyed, with photographic processing and film provided by the City of Boulder. All prints were three by five inches and were produced on RC paper from thirty-five millimeter negatives. Photographs were identified by computer-produced labels indicating Smithsonian identification number, address, photographer, date, film roll and frame, camera direction, and location of negative. The contact sheets, negatives, and computer-generated photographic logs (sorted by street address and by roll and frame number) were presented to the city at the conclusion of the project.

Mapping

An annotated USGS map and survey area map were prepared. The extent of the surveyed area was drawn on the USGS map and acreage was computed from that source. A base map for the survey area was produced by the Planning Office from the City's geographic information system. Individual resources surveyed were identified on the base map by Smithsonian identification number, with resources individually eligible to the National Register indicated.

Historical Research

Historical research provided essential information regarding individual resources and the development of the neighborhood as a whole. Information was obtained from public agencies and institutions as well as private citizens. General research materials about the neighborhood, including primary and secondary sources, were reviewed for background and site specific information. This research, which included the examination of city directories, was complicated by the fact that many addresses were outside the city until the 1950s and were not listed in the older directories. Other surveyed buildings did not have specific addresses in early years. For example, the 1913 city directory listed addresses such as 4th and 7th Avenue or 3rd and North.

The clipping files, maps, tapes, photographs, books, and manuscript collections of the Boulder Carnegie Branch Library for Local History were an important source of information for the neighborhood. The Boulder County Assessor records housed at the library were of immense assistance in documenting alterations to buildings. The records of the Boulder Genealogical Society maintained by the library were also utilized, especially the index to the 1900 and 1910 U.S. Censuses. The library also maintains a large number of photographs of buildings in the survey area. The **Boulder Daily Camera** clipping files were utilized to research information about homeowners whose names were obtained from city directories. Historic maps of the city were utilized to study changes to the area over time. Sanborn

Insurance maps did not cover the study area. The photographic collections, manuscripts, and archives at the University of Colorado Norlin Library Western Historical Collection were examined for information about the area, as were the resources of the Colorado Historical Society library and the collections of the Western History Department of the Denver Public Library. Informal interviews with neighborhood residents and homeowners conducted by the surveyors during and after the completion of field work.

Published histories useful to the survey included Amos Bixby's **History of Clear Creek and Boulder Valleys, Colorado** (1880). Jane Valentine Barker's **76 Historic Homes of Boulder, Colorado** (1976) and **Historic Homes of Boulder County** (1979) provided histories of two of the most significant buildings within the surveyed area. Phyllis Smith's **A Look at Boulder** (1981) includes background on the development of the city, as does Richard Fetter's **Frontier Boulder** (1983). Silvia Pettem's **Boulder, Evolution of a City** (1994) contains a chapter with photographs and information about North Boulder. Anne Dyni's **Pioneer Voices of the Boulder Valley** (1989) provided some information on the agricultural history of the area. Mary McRobert's index to the 1901 Boulder City Directory and her **Genealogical Abstracts from the Boulder Daily Camera, 1891-1900** were useful in tracing residents of houses and providing biographical information about building owners.

Construction dates were determined from Boulder County Assessor information, Carnegie Library records, city directories, published histories, and the field survey. Current information on ownership, legal descriptions, and square footage was obtained from the Boulder County Assessor's office.

Preparation of Forms and Report

After completion of the field survey, Colorado Historical Society Historic Building Inventory Forms were prepared, using FormEasy version 5.0 from Graphics Development International Inc., of Novato, California. This software package was selected to meet the dual requirements of output acceptable to the Colorado Historical Society and in a dBASE compatible format required by the City of Boulder Planning Department. The task required developing a form template in the package which replicated the appearance of the state form and creating a database structure conforming to Planning Department needs. The system was used for forms completion and printing, photographic labels, and analytical sorts, listings, and queries. Sorted ASCII file extracts of the database were exported for use in WordPerfect 5.1 as appendices.

The Colorado Historical Society assigned Smithsonian identification numbers for each site, which are included on forms, photographs, and the project maps. The styles assigned to each building are those accepted by the Colorado Historical Society and are discussed in the booklet **A Guide to Colorado Architecture** and **Historic Survey Manual and How to Complete Cultural Resources Inventory Forms** published by that organization. Survey photographs were labeled and attached to forms utilizing acid-free sleeves provided by the

Colorado Historical Society. Approximate building outlines were drawn on forms using recent aerial photographs, drawings on old Assessor's appraisal cards, and field observations.

All of these survey products, together with the final report, were submitted to the City of Boulder Planning Department and the Colorado Historical Society State Historic Preservation Office. The Boulder Carnegie Branch Library will house the original forms, making them available to researchers. The Colorado Historical Society transfers the information generated on the inventory forms into its state-wide data base and houses an original copy of the forms, report, and project maps.

Acknowledgements

A number of individuals assisted the surveyors in obtaining information about the neighborhood and individual properties. The surveyors would like to thank: Charlotte Smokler of the **Boulder Daily Camera** for facilitating access to the newspaper's extensive clipping files and copy machine; Ginger Watson of the Boulder County Assessor's Office for providing information requested in a timely manner and usable format; and the staff of the Carnegie Library for providing access to valuable research materials maintained by that institution. Lara Ramsey provided historical information about specific properties from Planning Office documents. Homeowners in the survey area generously shared their knowledge of specific dwellings and alerted the surveyors to sources of information about the neighborhood.

ACKNOWLEDGEMENTS

The activity that is the subject of this material has been financed in part with Federal funds from the National Historic Preservation Act, administered by the National Park Service, U.S. Department of the Interior and for the Colorado Historical Society. However, the contents and opinions do not necessarily reflect the views or policies of the U.S. Department of the Interior or the Society, nor does the mention of trade names or commercial products constitute an endorsement or recommendation by the Department of the Interior or the Society.

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TABLE 1
PREVIOUSLY SURVEYED HISTORIC BUILDINGS WITHIN THE SURVEY AREA, 1995

Street Address	State ID Number
2703 4th St.	5BL3765
2707 4th St.	5BL3770
2717 4th St.	5BL3771
2727 4th St.	5BL3772
2737 4th St.	5BL3773
2741 4th St.	5BL3774
2747 4th St.	5BL3775
2759 4th St.	5BL3743
3369 4th St.	5BL832
2535 5th St.	5BL535.47
3011 Broadway	5BL838
3011 Broadway (Moss Rock Cottages)	5BL839
3345 Broadway	5BL833

SOURCE: Colorado Historical Society, Office of Archaeology and Historic Preservation, file search by street name and address range, 9 November 1994 and supplemented by city listings of previously surveyed resources in similar surveys since 1985.

IV. RESEARCH DESIGN

The objective of a survey of historic resources is the recordation of the identified properties and their evaluation for eligibility to the National Register of Historic Places. The purpose of a research design is to provide direction for fields of research and for the interpretation and evaluation of the resources identified.

Boulder is situated within the Colorado Mountains culture area, as defined by the Colorado Historical Society Resources Planning Protection Process (RP3). Colorado RP3 provides a framework to identify and record historic resources of the state and direction to analyze the significance and preservation of resources. Historic resources for this region have been documented in an RP3 report by Steven F. Mehls, **Colorado Plains Historic Context**.[3] That report identifies a series of sequential themes based on socioeconomic periods of development. A theme applicable to the study area is "The Urban Frontier, 1860-1900." David R. Hill has created a **Colorado Urbanization and Planning Context,**[4] with the applicable themes, "Rail/Streetcar Era, 1870-1920" and "Early Auto Period, 1920-1945." An outline historic context for Boulder developed in 1989 by Dames and Moore identified a subtheme "Urban Residential Neighborhoods, ca. 1858 to Present," which would apply to the survey neighborhood. Some specific historic contexts have been completed for Boulder which allow further refinement of a few themes related to historic properties.

Research questions concern the extent, nature, and integrity of existing historic resources associated with the development of the neighborhood. Primary questions include the ability of existing resources to provide information about the lifestyles of citizens; the economic, social, and civic activities of the residents; and the ways in which this portion of the city reflects the plans of developers and the effect of economic conditions and local, state, and national movements. The varieties of architectural styles and construction materials and the quality of craftsmanship within the neighborhood are significant questions. Whether the area still reflects its agricultural heritage in the built environment is a possible area of investigation. As the city has experienced development pressures in recent years, an important topic for inquiry is the impact of alterations on the historic resources.

Based on the results of the file search, other preliminary historical research, and reconnaissance of the survey area, it was expected that most of the buildings recorded would be residential in character, with a small number of public and commercial buildings located near Broadway. Due to the agricultural history of the area, it was anticipated that a few

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[3]Steven F. Mehls, **Colorado Plains Historic Context** (Denver: Colorado Historical Society, 1984).

[4]David R. Hill, **Colorado Urbanization and Planning Context** (Denver: Colorado Historical Society, 1984).

agricultural outbuildings might still be extant. It was expected that the survey area would reflect the impact of post war growth and development pressures of recent years in Boulder.

V. HISTORIC CONTEXT

Boulder Historical Background

The founding of Boulder, Colorado, in the foothills thirty miles northeast of Denver, was a direct result of the widespread search for gold which began in the Front Range of the Rocky Mountains in 1858. Discovery of mineral wealth in the mountains led to the first permanent settlement of the area and influenced its growth during the first decades of its existence.

The news of the 1858 discovery of gold in Dry Creek by the William Green Russell party quickly reached other groups preparing to head westward in search of the mineral. A prospecting party from Nebraska City led by Captain Thomas Aikins, encouraged by the finding, arrived at the ruins of Fort St. Vrain, located at the confluence of the Platte and St. Vrain Rivers, in October 1858. Aikins surveyed the surrounding territory and concluded that "the mountains looked right for gold, and the valleys looked rich for grazing."

Aikins and his party subsequently established a camp and built cabins along Boulder Creek. The precise location of this settlement is unknown, although a DAR marker has been erected at Red Rocks, near the mouth of Boulder Canyon. At this time, the group had its first contact with the Arapaho, who had used the valley as a hunting ground since the early 1800s. The meetings in which Chief Niwot (Left Hand) and other Arapaho leaders spoke to the gold seekers were peaceful. The Arapahos' attempts to persuade the settlers to leave the area were politely ignored.

A mild winter encouraged the prospectors to conduct a thorough search for wealth throughout the nearby terrain. In December 1858, the men were heartened to find a small amount of gold in nearby streams. The following month, a major discovery was made at Gold Run, a stream twelve miles west of the base camp. Shortly thereafter, an experienced miner taught the prospectors how to build a sluice, which enabled them to remove gold in great quantities.

News of the Aikins party's discoveries spread quickly. Many of those in the large contingent of prospectors who arrived in the area in 1859 made their way to Boulder Canyon and the camp which soon grew at the discovery site, Gold Hill. Once the gold which could be placered out of the streams was depleted, underground mining began. This type of work required greater amounts of machinery, labor, and capital. J.D. Scott discovered one of the first gold lodes, the Scott, in 1859. Shortly thereafter, David Horsfal, William Blore, and Matthew McCaslin found the Horsfal Lode and further stimulated the onslaught of gold seekers.

Hard rock mining required an extended period of intensive labor, as well as a permanent

base of operations. It soon became apparent that a corresponding settlement--with such enterprises as grocery stores, saloons, and livery stables--was needed to support the needs of the rapidly growing mining community. On 10 February 1859, a group of men organized the Boulder City Town Company. A.A. Brookfield, president of the group, recorded the company's motivation:..."we thought as the weather would not permit us to mine, we would lay out and commence to build what may be an important town."

The townsite encompassed 1,280 acres along Boulder Creek east of the canyon. The company set high rates for town lots, charging one thousand dollars per 50' x 140' lot. This was at the same time that homesteaders could obtain land from the federal government for $1.25 an acre by making improvements. The excessive price set on Boulder's lots has been cited by subsequent historians as a reason the town grew so slowly during its first years. Nonetheless, stockholders in the Town Company began erecting houses, optimistic at Boulder City's prospects for growth. Government was established on 30 July 1859, when the Boulder Mining District was created.

During the next decade, the town "barely held its own," according to historian Amos Bixby. The booming mining camps attracted most of the newcomers, while others were discouraged from settling in Boulder City by the high price of city lots and the expense of obtaining provisions. Some found that the work required to support a mining venture was more than they had bargained for and headed east again. In the 1860 census, Boulder City was listed as comprising seventy-three dwellings, twenty-four of which were vacant. The center of town was the intersection of Pearl and Broadway, which was also the intersection of the route along the foothills and the route to the mountains. There were 174 residents, with the 131 males far outnumbering the 43 females.

Supporting activities for the mining camps commenced immediately among those who stayed in town. The first profitable agricultural endeavor was supplying hay cut from the native grasses for miners' horses. Henry L., Luther C., and Sylvanus Wellman are credited with being the first to sow wheat in Boulder. The Wellman brothers claimed some of the best agricultural land along Boulder Creek and began to farm, believing that the mining camps would provide excellent markets for their products.

Marinus G. Smith, described by Bixby as "the earliest appreciator of Boulder lands," claimed 160 acres adjacent to the new townsite in 1859. Smith and William G. Pell, who homesteaded nearby, plowed the first vegetable garden in the area. Smith and Pell also dug one of the first irrigation ditches in Boulder County in November 1859. Smith and Pell dug ditches throughout the valley to divert water for agricultural needs. In addition, Smith became a pioneer fruit grower, experimenting with several varieties of fruit previously thought to be intolerant of the region's climate. These agricultural products found waiting markets in the nearby mining camps, and the resulting economic activity helped keep Boulder alive during its infancy.

Boulder also supplied provisions to the mining camps in the form of machinery, livery, and

blacksmithing facilities. It soon became apparent, however, that the feasibility of Boulder's role in supplying the camps was dependent upon the establishment of roads between the town and the mountains. Throughout the 1860s, Boulderites planned and worked on roads. One of the most significant was the Boulder Valley and Central City Wagon Road, a toll road through Boulder Canyon, begun in 1865. The opening of roads between the camps and Boulder facilitated a steady commercial association, which provided Boulder's economic base.

In October 1860, a fire destroyed much of Gold Hill. Many miners left the settlement at this time, heading back East or reestablishing themselves in communities such as Boulder. Among those who made Boulder their home were Robert Culver and Anthony Arnett, who would play important roles in the development of the town.

In February 1861, Boulder received the honor of being chosen the county seat of Boulder County, one of the seventeen original counties created in the Colorado Territory. The A.J. Macky House at Fourteenth and Pearl Streets served as the county office for several years. In 1882, a large courthouse was built in the town square, completing the Town Company's original plans.

A major event in the town's history occurred in November 1861, when Territorial Governor William Gilpin signed legislation to create a state university in Boulder. Boulder citizens had already demonstrated a strong interest in education, building a public schoolhouse in October 1860, on lands donated by Marinus Smith. Robert Culver and other settlers believed that acquiring the state university would set the town's growth along the right path and provide a major impetus to settlement. Culver convinced Charles F. Holly, Boulder's territorial representative, to gain passage of a bill authorizing a state sponsored university to be started in Boulder. Although the territorial legislature agreed upon Boulder as the university site, it failed to appropriate any money to buy land, construct buildings, or operate the school. It would be several years before the university became a reality.

Boulder citizens became involved in conflicts with Native Americans during the 1860s, when federal soldiers were occupied with the Civil War. In August 1864, Company D, a volunteer regiment, was mustered in Boulder County to serve one hundred days to deal with problems between settlers and Indians. The group helped construct a fort in a pasture north of Valmont owned by George Chambers. After training at "Fort Chambers" for several weeks, Company D, led by Captain David H. Nichols of Boulder, fought with the Cheyenne near Julesburg in September 1864. Company D also participated in the tragedy at Sand Creek the following month. Chief Niwot, whom many Boulderites regarded fondly, was reportedly killed in the latter incident.

Many of those who came to Boulder County in search of quick wealth continued to be disappointed by the hard work, high cost of living, rigorous environment, and complicated mining processes. The town barely grew between 1860 and 1870, fulfilling only a supportive role to the mining camps. The 1870 Census indicated that Boulder possessed

seventy-seven dwellings (only four more than in 1860) and 343 residents. Growth came, however, with the discovery of silver at Caribou in 1869, eventually pumping millions of dollars into the local economy. New sources of prosperity encouraged new settlement and an optimism in Boulder's ability to support a larger populace.

Local historian Amos Bixby saw the beginning of the 1870s as a watershed period in Boulder's history. The previously stagnant town began to be seen as a residential area and Boulder's population began to grow. In 1870, a group of men including Amos Widner, Marinus Smith, Granville Berkley, Robert Culver, and W. A. Chamberlain were involved in dividing lands into lots on the east and south sides of town. Frederick Squires and Jonas Anderson were subdividing the west side, while the east side was being divided into lots by Pomeroy. In November 1871, a town government was organized and the town incorporated under county regulations with its original townsite and three additions. First trustees of Boulder included Anthony Arnett, James P. Maxwell, Marinus G. Smith, Frederick A. Squires, and Alpheus Wright. By 1872, an immigration society had organized to supply homeowners for the new additions.

The university question, which had been ever present in the minds of many Boulder citizens, was given momentum when six citizens, including Marinus Smith, donated lands totaling 44.9 acres for the university campus. Townspeople also contributed money for the school's first building, after the legislature pledged a matching appropriation of fifteen thousand dollars in 1876. When Colorado became a state in 1876, the university was designated a land grant institution and endowed with more acreage. The university opened in 1877 with Old Main, a three-story brick and stone structure, serving as classrooms, library, dormitory, and President's house.

The opening of the Colorado Central Railroad from Golden through Boulder and Longmont to its connection with the Union Pacific in April 1873, was a major achievement, accomplished in part by a sizeable contribution from Boulder citizens to the railroad. The Denver and Boulder Valley Railroad reached Boulder in the same year. A railroad spur ran along Water Street (Canyon Boulevard) from the depot. The arrival of the railroads cemented Boulder's position as an established community. By 1873, the population had risen to 1,038 and, by 1880, it had leaped to 3,069.[5] Now residents with no interest in mining could make a living in town. The character of Boulder began to change along with that of its population.

By 1882, developers had laid out seventeen additions to Boulder's original townsite to accommodate the increasing population. In that year, the town was divided into wards, and the offices of mayor, treasurer, and aldermen were created. Boulder gave its town square to the county for the site of a courthouse. Continued growth throughout the 1880s resulted

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[5]Elizabeth F. Goodwin, "The Growth of a Community, Planning and Development: City of Boulder 1859-1966," City of Boulder Planning Department, 1966, 5.

in the need for more schools, and Whittier and Mapleton Schools were built during the decade. Debate increased over the future of Boulder's growth and development. Some citizens wanted the town to emphasize its educational, cultural, and resort dimension, while others believed Boulder should begin to attract industry for a diversified economic base.

In the 1890s, the town's status as an educational and health-resort was increased by the establishment of a new private school, a sanitarium, and a Chautauqua association. Mount St. Gertrude Academy was built in 1892 as a college preparatory school. In 1896, the Seventh Day Adventists established a sanitarium on Mapleton Hill which would later become Boulder Memorial Hospital. The sanitarium included a five-story main building, a powerhouse, a bakery, a laundry, a dairy barn, and a scenic lake. The creation of the Sanitarium encouraged those suffering from consumption to travel to Boulder in search of better health. In 1898, the Texas-Colorado Chautauqua was organized by a group of Texas teachers and Boulder citizens. The townspeople approved a plan whereby Boulder purchased an eighty acre site and erected an auditorium and dining hall for use during summertime educational and recreational activities. Summer residents erected cabins on the grounds. The Chautauqua Association continues as one of the few such groups in the United States to survive until the present day. In 1899, Boulder built an electric streetcar line to carry Chautauqua visitors. The line was eventually extended to connect several parts of the city.

A flood in 1894 brought disaster to Boulder. Heavy rains and melting snow caused Boulder, Four Mile, Left Hand, and St. Vrain creeks to flood. Boulder was cut off from the rest of the state for several days. Much residential property, particularly in low lying areas such as Culver's Flats, was destroyed, as well as bridges and railroad tracks. Local photographer Joseph Sturtevant documented the scenes of tragedy and destruction for future generations.

By the close of the century, Boulder's business district was well established along Pearl Street. Adjacent residential areas expanded outward from this point. A boom in residential development resulted in the construction of two hundred new Boulder houses during the 1890s. Mapleton Hill was a choice residential area with good drainage, clean air, and scenic lots. Also available were improvements such as electricity, gas, telephones, and running water. North Boulder, the site of several early large and successful farms, retained its agricultural character, with some of its subdivisions including large farming tracts and lots with acreage designed for garden plots.

The neighborhoods bordering the railroad tracks and the creek, as was common, became sites for lower-income homes and attracted businesses such as livery stables, express offices, and warehouses. Orchards, small farms, and pastures were also located here. In addition, this area was settled by minority groups such as African-Americans, Mexican-Americans, and recently arrived immigrants, including many Swedes. The west end of Pearl Street contained businesses related to mining, such as smelters and mills.

Residential neighborhoods were blossoming around the commercial areas. Highland Lawn was a pleasant area of small, well constructed, middle class homes which attracted many

during the 1890s. Developers also hoped that University Hill would appeal to middle class residents. The neighborhood's closeness to the University campus and the Chautauqua grounds made it an attractive location. During the early twentieth century, the University Hill neighborhood would be fully developed into a residential area attracting many university members and other professional workers. The early twentieth century also saw the development of the Geneva Park and Grandview Terrace neighborhoods.

By 1900, Boulder's population had grown to 6,150, with twenty-eight subdivisions added to the original townsite between 1890 and 1895. Residential opportunities increased in 1908, when the Denver and Interurban Railway began operating between Boulder and Denver. The incorporators of the railway believed that Boulder's future growth would provide the venture with profitable commuter traffic between the two cities. Unfortunately, the anticipated growth did not occur until after World War II, and the railway was forced to cease operations in 1926.

Boulder citizens continued to play a strong role in determining the town's future growth. In 1903, the Boulder City Improvement Association formed to develop park lands and encourage desirable city improvements. This movement mirrored that of Boulder's Park Board, which actively acquired lands along Boulder Creek and in areas surrounding the city for use as parks. In 1908, the Improvement Association paid Frederick L. Olmsted, Jr., a landscape architect from Harvard, to suggest improvements to Boulder's physical environment. Olmsted advised the city to promote itself as a residential place, to insure the stability of its homes, and to keep out polluting industries. Olmsted believed that Boulder should isolate its residential areas from industry. He also saw Boulder as a site of high quality homes surrounded by irrigated small farms and gardens. Olmsted encouraged town planners to clearly distinguish between traffic thoroughfares and residential streets, thereby further enhancing life in the residential sectors.

Olmsted's report served as a guide for growth in Boulder during the next decade--although only a few of his recommendations were enacted by the city. The city had already limited future expansion because it believed the town boundaries were sufficient to contain any future growth. An addition in 1908 was the last one allowed until 1941. During the period, already established subdivisions boomed with development, creating some of Boulder's most significant early twentieth century historic districts.

In 1918, the city adopted a council-manager form of government set up by home-rule charter. A woman, Ida Campbell, was one of the first council members elected. The new council dealt with matters arising during World War I, and the growth of Boulder after the war, which led to a building boom. By 1920, the city's population had risen to 11,006, partly the result of an increased number of university students. At this time, many previously vacant lots in town were filled in, and newer areas, such as University Hill and Geneva Park were developed.

In 1926, the city hired Denver planning consultant, S.R. DeBoer, to formulate a zoning

ordinance for Boulder. DeBoer divided the town into seven zoning districts: three residential, two commercial, one business, and one industrial. The zoning was created to limit and control the effects of new development on established portions of the city. Boulder became one of the earlier western cities to have zoning districts when it adopted an ordinance in 1928.

By the time the Eighteenth Amendment outlawing the sale of liquor was passed in 1920, Boulder had been a dry city for thirteen years. The Prohibitionist sentiment was strong in Boulder, which even had a commercial building named after one of the movement's leaders. The Prohibitionists were a strong force in Boulder politics and the Women's Christian Temperance Union held state conventions in the city beginning in 1881.

A combination of factors stimulated growth after World War I. Mining and agricultural interests supported economic activity in the county, and tourists used Boulder as a stopping off point on their way to parks and resorts. However, the boom of the post-war years began to fade toward the end of the 1920s, and the rapid growth the town had experienced in earlier years slackened. In 1930, the population of Boulder was only 217 above that recorded a decade earlier.[6]

With the university as a major employer, and Western Cutlery as the city's major industry, the effects of the Depression were buffered in Boulder. Elizabeth Goodwin found that residential growth fell from 230 percent between 1890 and 1920, to seventeen percent between 1920 and 1940--but the rate of unemployment in the city was still below that of Colorado in general. During the early years of the Depression, Boulder organized local relief projects, which helped many of those in distress. University enrollment remained steady, as many students stayed in school rather than look for jobs in the unpromising business climate.

During the 1930s, Boulder's physical environment benefitted from local construction and federal assistance projects. In 1932, the county courthouse burned and was replaced the next year with a new building designed by Boulder architect Glen Huntington. The construction of the courthouse used Boulder County labor and was a major work project for the unemployed. The Civilian Conservation Corps created and improved mountain trails in the county, removed and planted trees, rebuilt Flagstaff Road and Chapman Drive, and planted a rock garden on the Chautauqua grounds. The Works Progress Administration was responsible for opening a day care nursery in Whittier School, building the Mary Rippon Outdoor Theater on the university campus, and replacing seats in the Chautauqua Auditorium.

During World War II, the city experienced labor and material shortages like many other

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

Colorado communities. The Navy's Japanese Language School was transferred from Berkeley, California, to the Boulder campus during the conflict. More than six thousand enlisted men from across the country were instructed in a three term system. The military presence helped keep the university dormitories occupied and fueled the local economy.

After World War II, Boulder experienced increased growth as many ex-servicemen returned for higher educational opportunities resulting from the G.I. Bill. From 1940 to 1950, the non-student population in Boulder declined, but the student population more than doubled.[7] In addition, the national emphasis on scientific training stimulated expansion of several university departments.

In 1952, the opening of the six million dollar Denver-Boulder Turnpike reduced by approximately half the travel time between the two cities and made commuting a viable alternative for those living in Boulder and working in Denver. The road had been proposed as early as 1912 and Boulder citizens petitioned the state government for construction in 1946. For the first time, major industries began to consider Boulder as a possible building site, bringing in new citizens and stimulating new construction. Boulder's economic base broadened in the 1950s, when new scientific research and high technology industries were attracted to the city by the presence of the turnpike and the university. The Esquire-Coronet magazine subscription division opened its offices in Boulder in 1949. In 1950, Boulder citizens donated 217 acres of land for the site of the National Bureau of Standards (now known as the National Institute of Standards and Technology). The National Center for Atmospheric Research located in southwest Boulder, in an architecturally acclaimed structure designed by I. M. Pei. The city continued to seek high technology industries, including Ball Brothers Research, Beech Aircraft, and IBM, which all opened plants in Boulder. Following Olmsted's earlier advice, Boulder Industrial Park was developed to segregate industries from residential areas.

The attraction of new industry caused Boulder's population to increase 88.6 percent 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 several of Boulder's historic neighborhoods. 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 neighborhoods by using components of existing buildings as models; and the use of traditional building materials.

Boulder enacted an historic preservation ordinance in 1974. The law is concerned with

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[7]Goodwin, 33.

"protecting, enhancing, and perpetuating buildings, sites, and areas of the city reminiscent of past eras, events, and persons important in local, state, and national history or providing significant examples of architectural styles of the past." The ordinance is also designed to "develop and maintain appropriate settings and environments for such buildings."

The Boulder City Council may, by ordinance, designate individual landmarks or historic districts. Boulder's preservation ordinance is one of the strongest in the Colorado, providing for non-consentaneous landmarking and requiring certificates of alteration for new construction, alteration, removal, or demolition. The Landmarks Board may also maintain a list of Structures of Merit in order to recognize and encourage the protection of historic structures. The Design Review Committee of the Landmarks Board also reviews demolition permit applications for buildings over fifty years old or recognized as structures of merit to determine whether or not the building may be eligible for designation as an individual landmark.

In addition, the Planning Department publishes educational brochures providing information about historic sites. The Planning Department also provides professional staff support to the city's Landmark Preservation Advisory Board as well as to interested individuals and groups. The Boulder Valley Comprehensive Plan, adopted in 1977 (revised December 1990), supports the Boulder Historic Preservation Code, designed "to prevent the needless destruction and impairment" of the city's cultural, historic, and architectural heritage.

Newland Addition/North Boulder Neighborhood History

North Boulder

The area north of Mapleton Avenue, east of Broadway, and south of Alpine Avenue was historically known as "North Boulder" and that designation also gradually came to include new areas developed north of Alpine and west of Broadway. Agricultural pursuits dominated land use in North Boulder during the late nineteenth and early twentieth centuries up to World War II. Early settlers developed large tracts into wheat fields, cattle ranches, dairy operations, vegetable gardens, and orchards. The Farmers and Silver Lake ditches were constructed northward through the area and provided irrigation for numerous agricultural endeavors. The Farmers Ditch (Priority Number 14) first diverted water from Boulder Creek in 1862. The Silver Lake Ditch (Priority Number 48) was developed by James P. Maxwell and George Oliver in 1888. Irrigation made possible more intensive cultivation of small tracts and facilitated the production of a variety of agricultural products. Farmers and ranchers in North Boulder supplied the local market and larger growers shipped produce to the Denver area and mining camps.[8]

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[8]Silvia Pettem, **Boulder, Evolution of a City** (Niwot, Colo.: University Press of Colorado, 1994), 133; Amos Bixby, **History of Clear Creek and Boulder Valleys,**

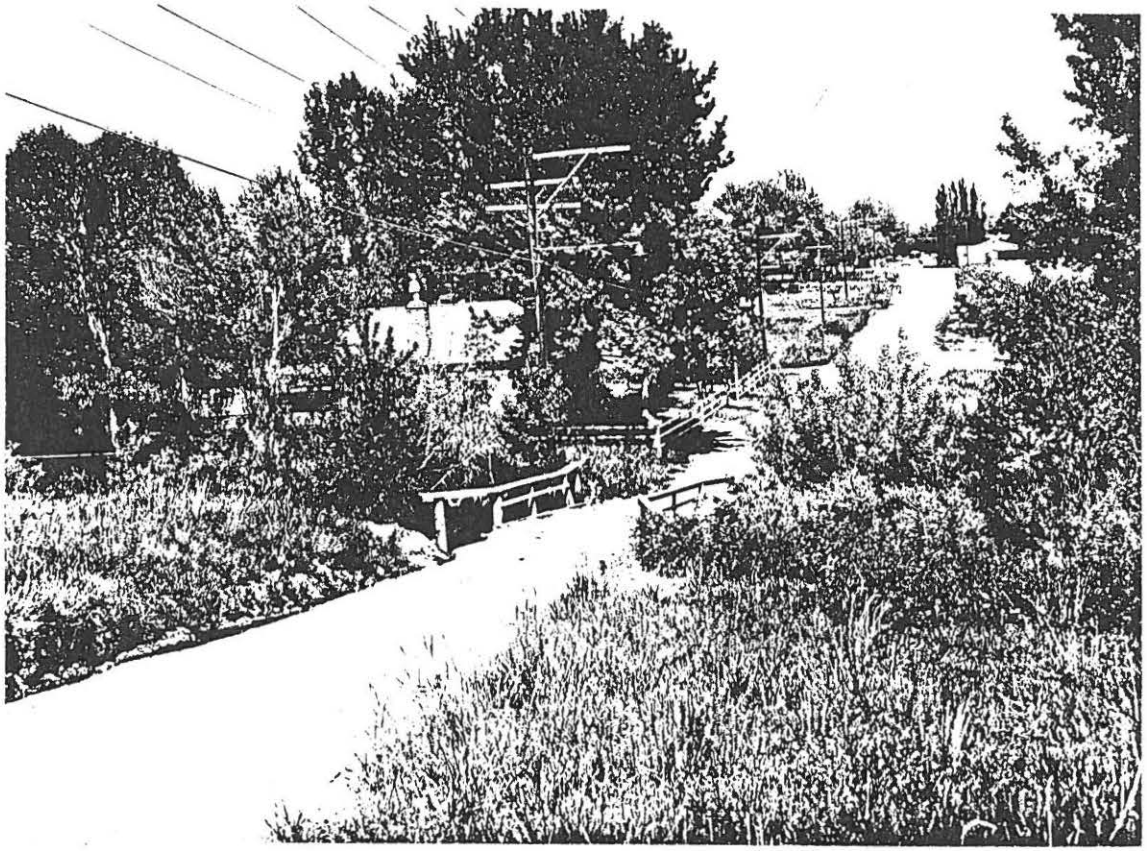

Figure 3. The old bridge over the Farmer's Ditch at 7th Street and Dellwood Avenue is pictured above. Source: Carnegie Branch Library.

A number of prominent farmers and ranchers lived in and conducted agricultural operations in North Boulder in the late nineteenth century. North of Alpine and east of Broadway was the 160-acre homestead of Joseph and Eliza Wolff. West of Wolff's acreage was the 240-acre farm of William Newland. Adjacent to Wolff's farm on the north was the property of horticulturist Charles Parsons, later acquired by the Long family, which operated the J.D. Long Seed Company. W.W. Wolf, owner of Wolf's Meat Market at Broadway and Spruce, lived north of Parsons. At the top of the hill overlooking the city was the home of one of the city's most influential pioneers, James P. Maxwell. Captain Clinton Tyler, business associate and brother-in-law of Maxwell, had a large estate at 2940 20th Street where he farmed and raised livestock. Several of the large landholders in the area created the historic residential subdivisions in the area, which was not extensively developed until the twentieth century.[9]

Joseph and Eliza Wolff and Wolff's Addition

Joseph and Eliza Wolff homesteaded 160 acres of land in the vicinity of Broadway and Alpine. In 1875, Joseph Wolff platted Wolff's Subdivision on the southern portion of his homestead. Wolff's Subdivision extended from Alpine Avenue to Elder Avenue from Broadway to 17th Street. The platted area lay south of Wolff's home and included blocks divided into large garden tracts. Most blocks had four lots measuring approximately 234 feet X 195 feet.

Originally called Rattlesnake Ranch, the Wolff property produced wheat, cattle, dairy products, and later exclusively grew fruit. Joseph Wolff was born in Greensburg, Pennsylvania, in 1825. He learned the printing trade and worked on several newspapers in the Midwest, becoming a vocal abolitionist. Wolff farmed in Nebraska for two years before heading for California Gulch (Leadville) in 1860. An unsuccessful miner, he worked for the **Rocky Mountain News** in Denver before moving to Boulder County in 1861. Wolff initially operated a stoneware factory on Rock Creek and then started a ranch on Coal Creek. He moved to his North Boulder homestead in 1864.[10]

Joseph Wolff was one of the first farmers in Boulder County to experiment with fruit raising. In the late 1860s, he started an orchard, and by the next decade, the farm was widely known for its fruits and berries. Among Wolff's innovations were the deep watering of fruit trees and bushes and allowing bushes to grow into a thicket to prevent winterkill. With the

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Colorado (Chicago: O.L. Baskin and Co.: 1880), 390-392; Anne Dyni, **Pioneer Voices of the Boulder Valley: An Oral History** (Boulder, Colo.: Boulder County Parks and Open Space Department, 1989), 99-100; and Colorado Historical Society, Management Data Form, "Silver Lake Ditch," 5BL3813.1.

[9]Pettem, 133; Smith, **A Look at Boulder**, 67.

[10]Boulder Planning Department, "Wolff House Biographical Information," Memo to Landmarks Board, 12 April 1983.

Figure 4. The Joseph Wolff family posed in front of their 1883 Italianate home at their Orchard Grove Fruit Farm about 1890. Source: Joseph Sturtevant Photograph, Boulder Carnegie Library.

success of his fruit crops, Wolff changed the name of his operation to Orchard Grove Fruit Farm.[11] The farm was famous for its strawberries, raspberries, blackberries, grapes, and apple trees. By 1877, the **Boulder County News** commented that "Joseph Wolff's grove...is the finest about the city. Such improvements contrast pleasantly with the treeless lands around--a kind of flowering oasis in the desert."[12]

Strawberries became Wolff's most successful crop, yielding hundreds of quarts a day in 1885. Wolff also experimented with grape varieties and believed that grapes could become the foremost fruit crop in the Boulder Valley. He envisioned vineyards throughout the area. Wolff also planted hundreds of apple trees. Wolff's orchards supplied fruits and berries to consumers throughout the Boulder Valley and were shipped to the Denver market. The Wolffs operated a fruit wagon throughout Boulder, selling produce directly to the community. Joseph Wolff was known fondly as "Uncle Joe" throughout the area.[13]

In addition to his farming activities, Joseph Wolff continued his journalistic efforts, publishing information about his agricultural experiments in local newspapers and describing Boulder's attractions. He contributed weekly articles to the **Rocky Mountain News**, boosting the Boulder area. When Boulder County's first newspaper, the **Boulder County Pioneer** began circulation, Wolff wrote for that publication.[14]

Wolff was also active in local civic and political affairs. He contributed to the effort to extend the Boulder Valley Railroad from Erie to Boulder. Wolff was active in local politics and organized the first Greenback Club in the state. In 1878, he made an unsuccessful run for the state senate. In 1883, he was a founder of the Old Settlers Association for citizens who had settled in Boulder before 1861.[15]

In 1883, the Wolffs built a fine brick Italianate style house reflecting the success of their agricultural enterprise. The two-story dwelling designed by Boulder architect E.H. Dimick replaced the Wolff's homestead cabin. The Wolff residence, 1237 Elder, was considered one of the finest houses in Boulder and is a City of Boulder Landmark today. Notable details of the residence included the bracketed cornice, windows with segmental arches, and one-story porch with frieze, brackets, and spindled balustrade. In subsequent years, Wolff sold portions of the orchard, retaining sixty-four acres with the house.[16]

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[11]Pettem, 139.

[12]**Boulder County News**, 18 May 1877 and 14 September 1877.

[13]Boulder Planning Department, "Wolf House Historical Background," Memo to Landmarks Board, 12 April 1983.

[14]Bixby, 705.

[15]Jane Valentine Barker, **76 Historic Homes of Boulder, Colorado** (Boulder, Colo.: Pruett Publishing Co., 1976), 63.

[16]Pettem, 138.

Following Mrs. Wolff's death in 1907, Joseph Wolff offered the farm to the city for park land at $600 per acre, but the city council declined the proposal. In 1908, he sold the farm to Lucius C. Paddock for $39,000 with the stipulation that he could continue to occupy the house until his death. Joseph Wolff died in 1909 at the age of 84. As the Wolffs had no children, he left his estate to Mr. and Mrs. Thomas F. Nolan, who had been associated him in the farming operation for twenty years. The Nolans inherited two acres of land, money from the sale of the rest of the land, and were allowed to stay in the house, which they later purchased from Paddock. Paddock divided the remaining acreage into tracts for sale. By 1923, the Nolans were living at 1503 Balsam Avenue.[17]

William and Mary Newland and Newland Addition

William Newland purchased 240 acres of land north of the city limits from pioneer developer James Tourtellot, establishing one of the most widely known fruit farms in the Boulder area. Newland's property was adjacent to that of Joseph Wolff and he pursued similar agricultural endeavors, specializing in fruits and berries.

Newland was born in Pennsylvania in 1833 and married Mary E. Harris in Illinois in 1857. Along with other goldseekers, Newland arrived in Colorado in 1860. After mining for several years, Newland became involved in grading railroad routes, including that of the Colorado Central between Golden and Denver. In 1871, Newland purchased his farm in North Boulder for $5,000.[18]

In 1875, Newland experimented with the successful raising of spring wheat, but discovered that dairy production and truck gardening were more profitable. By 1876, Newland was growing one of the largest crops of strawberries in the Boulder area, with eleven acres devoted to that fruit. Newland's berries were marketed in Denver, as well as in mining camps. In 1876, his fields produced an estimated six thousand quarts of strawberries. Newland also grew grapes and apples. Like his neighbor Joseph Wolff, Newland experimented with agricultural techniques. He was one of the first local farmers to mix kerosene with water to kill grasshoppers.[19]

Newland began to carve garden lots of small acreages from his farmland to sell to others. Following his death in 1886, his wife Mary erected a substantial brick home at 3011 Broadway which is now a Boulder Landmark. Mrs. Newland lived in the residence and operated the farm until her death in 1906. In 1891, the Newland Addition was platted,

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[17]Boulder Planning Office, "Wolf House Historical Background;" **Boulder Daily Camera** files; and Boulder City Directory, 1923.

[18]Boulder Planning Office, "Newland House Biographical Data," Memo to City Council, 15 November 1983.

[19]Boulder Planning Office, "Newland House Historical Background," Memo to City Council, 15 November 1983.

extending from Alpine to Grape avenues between 2nd Street and Broadway. Flowing northward through the addition was the Farmer's Ditch.

William W. and Anna J. Wolf

Northeast of Broadway and Iris was the ranch of William W. and Anna J. Wolf, who raised cattle to sell at their Wolf Meat Market at Broadway and Spruce. The Wolfs came to the site in 1891 and developed a large orchard of apple trees. The Wolfs' property included a large Mission Revival style home with curvilinear parapets and tile roof surrounded by maple trees at 3850 Broadway. In 1918, Wolf sold his house and twenty acres of land to the county for use as the Boulder County Poor Farm.[20]

James P. Maxwell and Maxwell's Addition

Among the most prominent members of the agricultural community in North Boulder was James P. Maxwell, who platted Maxwell's Addition with George S. Oliver in 1891. The development included an area from 4th Street to 9th Street between Portland Place and Maxwell Avenue. Born in Bigfoot, Wisconsin, in 1839, James P. Maxwell came to Colorado with his father in 1859 and settled in Boulder in 1870. Maxwell, for whom the Boulder street is named, compiled a long career of public service, holding the offices of state senator (1876-1880 and 1896-1900), mayor of Boulder (1878-1880), state engineer (1888-1893), and Boulder County treasurer (1880-1882). In private affairs, Maxwell was one of the city's most active pioneers. He served as president of the First National Bank of Boulder and was active in many development projects in Boulder County, including surveying, real estate, irrigation development, road building, and cattle raising. Maxwell laid out a residential addition of fifteen acres and was vice president of the company which platted forty acres into lots on Mapleton Hill.[21]

Maxwell became involved in cattle ranching in the North Boulder area around 1893. In 1906, brick mason Frank Gregg erected a large two-story home for Maxwell on Maxwell Hill north of Linden (3737 Broadway). The dwelling was surrounded by orchards and commanded "a view of pastoral and mountain scenery unsurpassed."[22] The Maxwell family raised horses and cattle, herding their cattle over the range in the summer and returning them in the fall. Following his death in 1929, Maxwell's sons, Mark and Clint, continued to live at the residence and formed the Maxwell Brothers Registered Hereford Company. Other members of the family were also active in the development of the North Boulder area.[23]

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[20]Pettem, 142; Boulder City Directory, 1913.

[21]**Boulder Daily Camera**, 7 April 1929 and 4 May 1954: **Portrait and Biographical Record**, 320.

[22]**Boulder Daily Camera**, 3 October 1906.

[23]Barker, **76 Historic Homes**, 76-77; and **Boulder Daily Camera**, 7 January 1960.

Figure 5. James P. Maxwell, one of the city's most prominent pioneers, built a fine house at 3737 Broadway in 1906. Source: Bixby, **History of Clear Creek and Boulder Valleys**.

Parsons Park Addition and Long's Gardens

In 1906, Charles L. Parsons erected a Dutch Colonial Revival style home at 3240 Broadway. Parsons, who married Jennie Colvin Campbell in 1900, was listed in the 1900 U.S. Census as a horticulturist and fruit grower. In 1907, Charles Parsons platted the Parsons Park Addition. The subdivision extended from Broadway to the Farmer's Ditch and from Grape to Iris avenues. Lots in the nine block addition measured 55 feet by 150 feet.

In November 1916, Jesse D. and Cora Gertrude Long purchased the Parsons residence. J.D. Long was born in Iowa in 1873. A physician advised him to move to Colorado for his health, saying, "Go West. Try Colorado. You might live several years in that climate." Long arrived at Manitou in 1898 and moved to Boulder a year and a half later to take a job on a ranch east of the city.

In 1901, Long became a clerk at Noah's Ark, a variety store at 15th and Pearl. The store carried items such as garden tools, housewares, toys, and candy. By 1902, Long was managing the store for owner I.T. Earl and he later purchased the business. Under his management, flower and garden seeds were added to the store's merchandise. Long expanded the garden department until he stopped selling novelties and changed the name of the store to J.D. Long Seed Company. In 1908, the company issued its first garden catalog, which attracted a wide following among flower lovers. Long also began growing gladiolus bulbs in his own garden and selling them at the store, which was located at 2043 Broadway for many years.

Long purchased the property from Charles Parsons to expand his production of bulbs, adding iris, dahlias, and peonies to his offerings and employing several people in the business. He found that Boulder's climate and soil were ideal for the production of these flowers. He purchased and originated many new strains of flowers and popularized them in his catalogs. The catalog grew in popularity, reaching a circulation of about 30,000 outside of Boulder. Long used his catalogs to advertise Boulder's attractions in addition to his garden supplies. In 1928, the **Boulder Daily Camera** noted that "acre upon acre of land on North Twelfth Street [Broadway] is devoted to the growing of flowers and seeds by J.D. Long, Boulder seedman of national reputation."

Long led national flower associations, was a renowned gladiolus judge, and participated in many local civic activities. His wife, Cora, was instrumental in helping him develop the seed company and gardens. After his graduation from the University of Colorado, son Everett became associated with the family business and took over management of the seed company. In 1940, Everett Long and his wife, Anne, moved into the Broadway home and his parents moved to a residence on Mapleton Hill. Everett Long closed the store at 2043 Broadway and moved the company's office and retail outlet to the family residence and gardens.

J.D. Long died in 1948 and Cora Long passed away in 1964. Everett and Anne Long

continued the business, eliminating the gladiolus and seed operations to concentrate on iris bulb production in the late 1960s. About 1963, they reduced the acreage of iris gardens as wholesale shipments to midwestern nurseries were eliminated. The gardens once again became a family operation with a large mail order business, run today by Long's granddaughter, Catherine.[24]

Other Farmers and Ranchers in North Boulder

David and Emma Mullan purchased acreage at 2844 Broadway in 1887, built an Edwardian Vernacular style brick house in 1905, and lived there until 1944. D.H. Mullan was cited as "one of the most successful gardeners in the Boulder area." According to the **Daily Camera**, Mullan spent "most if not all of the time at Fourth avenue and Broadway where he engaged in truck farming." Mullan was active in the Boulder Fruit Growers Association, won many prizes at fairs, and was a judge at the Boulder County Fair for many years.[25]

Also representative of the area's agricultural emphasis, Knudsen's North Boulder Greenhouse was erected at the southeast corner of Broadway and Alpine in 1902. The proprietor of the floral business was Soren Knudsen, who resided at the greenhouse office at 2648 Broadway. Guy Mason, 3135 Broadway, was a florist for Knudsen Florist for more than fifty years.[26] The enterprise, famous for its orchids, was housed in a Mission Revival style building which was later demolished for the erection of the Alpine Chevron service station.[27]

After the turn of the century, larger acreages were subdivided into smaller garden lots of twenty acres or less and the population of the area increased steadily. Albin and Emma Smercheck "built a fine home at 3004 Broadway soon after coming to Boulder and engaged in fruit raising" before selling the property in 1943.[28] A 1915 map of the city indicates that Smercheck owned substantial acreage south of Joseph Wolff's house and north of Wolff's Addition.[29] Edwin M. Barrows operated an apiary at his home at 515 Alpine Avenue. When Paul and Marjorie Terwilliger sold their property at 3305 4th Street in 1944, it was described as "an acre and one-half of land and a five-room brick house. On the place are cherry and apple trees and grape vines, as well as a large garden plot. There are also accommodations for the raising of 1,000 chickens."[30] Mrs. Marie Spier, 3580 4th Street, canned between seven and eight hundred quarts of fruit and vegetables for the war effort in

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[24]Barker, **Historic Homes of Boulder County**, 12-13; **Boulder Daily Camera** files.

[25]Boulder City Directories; **Boulder Daily Camera**, 8 May 1944, 13 June 1944, 29 November 1944.

[26]**Boulder Daily Camera**, 3 June 1975.

[27]Pettem, 134.

[28]**Boulder Daily Camera**, 29 January 1943.

[29]Drumm Map of Boulder, 1915, Carnegie Branch Library.

[30]**Boulder Daily Camera**, 6 December 1944.

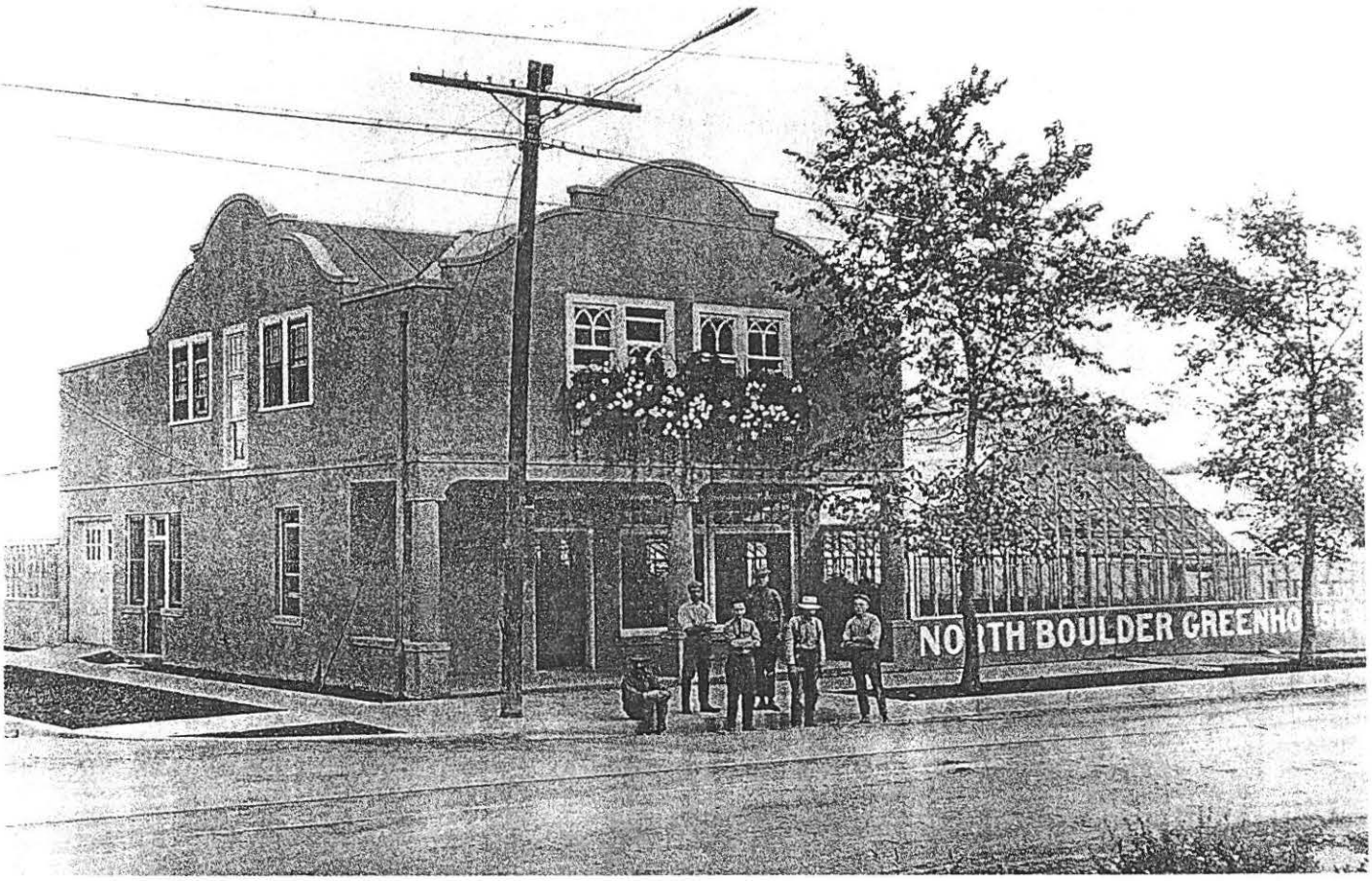

Figure 6. Knudsen's North Boulder Greenhouse, at the southeast corner of Broadway and Alpine, was one of the Mission Revival style buildings in the area (demolished 1959). Source: Carnegie Branch Library.

1943.[31] Several members of the Spier family lived in North Boulder, including Joseph and Jennie Spier, who raised poultry and gardened at 532 Hawthorne Avenue.

Hawthorne Avenue was dominated by small farms and truck gardens. Dan Wilson, 802 Hawthorne Avenue, was "widely known to citizens of Boulder through his operation of a retail flower business from a truck during the summer months."[32] His wife, Clara Caroline Wilson, was known for her quilting and made clothing for herself and her family. Riley T. and Frances A. Croley, 904 Hawthorne Avenue, established the Croley Milk truck lines. Ross B. Richards, 920 Hawthorne Avenue, raised poultry, berries, and flowers, while his wife, Lettie, was a nurse and dressmaker. Alton and Hazel Barnes lived at 1345 Hawthorne Avenue, where they "developed a small tract for raising fruit and berries." As a 1950 **Daily Camera** article noted, "they specialize[d] in raspberries and plan to devote more time to that product."[33]

Mountain Heights Addition

The Mountain Heights Addition of 1903 was platted by eighteen property owners of the area, many of whom also lived in the addition they created. The subdivision extended from Alpine Avenue on the north to the south face block of Dewey Avenue and from 5th Street west to the city limits. Lots varied in size from 40 X 110 feet to 40 X 142 feet. The numerous platters included persons from various socio-economic backgrounds such as J.W. Alcorn, plasterer; Guy C. Emery, physician; John M. Weekly, teamster; and F.M. Langley, miner. The most prominent of the Mountain Heights developers was James P. Maxwell, who is discussed above.[34]

Other North Boulder Citizens

Institutions in North Boulder influenced the composition of the neighborhood. Edwin J. and Sarah J. Andrew resided at 2935 Broadway "opposite the school house where he spent so many years of devoted work." Edwin Andrew worked for twenty-one years as a janitor at Washington School. Born in Cornwall, England, Andrew had mined at Gold Hill for several years before moving to Boulder.[35] Lloyd Gillett, principal of Washington School, lived at 2926 11th Street. Gillett, a graduate of Kansas State Teachers College, received a master's degree from the University of Colorado.[36] Thomas Cameron (3150 11th St.) was assistant principal at Northside (Casey) Junior High. Joseph F. Enright, who lived at 3143 Broadway

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[31]**Boulder Daily Camera**, 22 September 1943.

[32]**Boulder Daily Camera**, 23 January 1946.

[33]**Boulder Daily Camera**, 15 September 1950.

[34]Boulder County Clerk and Recorder, subdivision plats, Plat Book 2, Page 192, filed 28 February 1903 and Boulder City Directory, 1903.

[35]**Boulder Daily Camera**, 14 April 1934 and 21 August 1945.

[36]**Boulder Daily Camera** files.

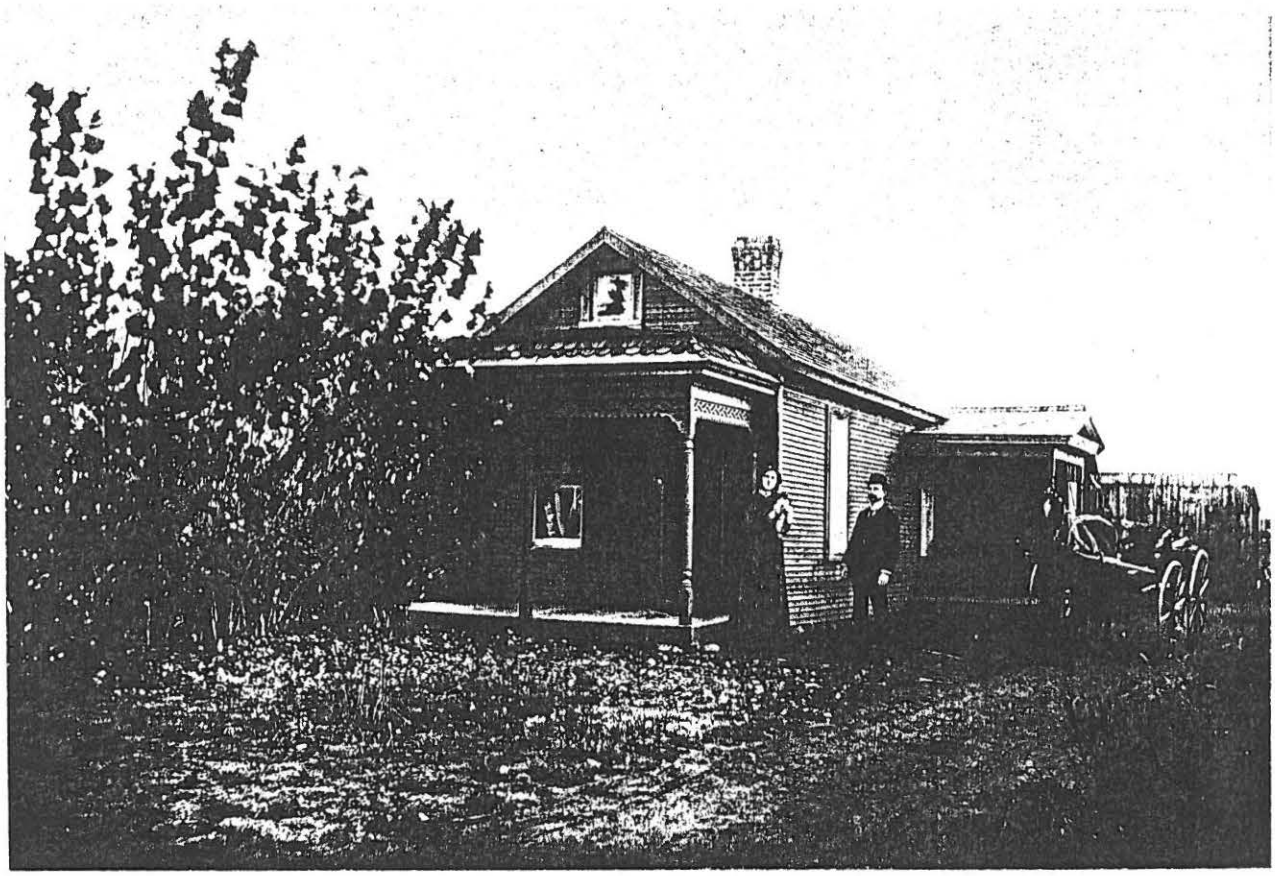

Figure 7. Frank and Eunice Moseley, with their cat and horse, pose in front of their c. 1894 cottage on their fruit farm at 802 Grape Avenue about 1900. Frank Moseley was a biology instructor at the University of Colorado. The house is no longer extant. Source: Boulder Carnegie Library, BHS 207-6-10a.

in 1943, was a physical education teacher at Casey Junior High and later operated Don's Clothing Shop and the Boulder-Denver Truckline.[37]

Several residents of the area worked at the Boulder Sanitarium, including Chester Grover (2697 4th St.) a carpenter; Guy L. Stephenson (3114 4th St.), a fireman; and Elmer Westermeyer (3433 4th St.), clerk and cashier. Donald and Mabel Page (3188 10th St.) were doctors who married at the Sanitarium where they worked. Donald Page was chief of the eye, ear, nose, and throat department and Mabel Page was chief of the Sanitarium's X-ray department.[38] Olive Eisenman, 428 Alpine, was employed in the household department at the Sanitarium, while her husband, W.A. Eisenman, worked as a night watchman at the institution. Earl L. Austin, 505 Alpine Avenue, was secretary-treasurer of the Colorado Sanitarium Food Company. Joseph P. Hradecky, 815 Alpine Avenue, was a stationary engineer at the Sanitarium, while Harry and Elma Starburg, 535 Hawthorne Avenue, were a pharmacist and nurse at the facility. John C. Musselman was a painter at the Sanitarium and lived at 443 Valley View Drive.

Arthur Cradduck, 3075 Broadway, operated the Moss Rock cottage camp and service station, an early tourist facility.[39] William D. Williams, automobile top manufacturer, lived at 3369 4th Street. In 1928, the **Daily Camera** noted that Williams closed his business as "the new type of sedan forced him out" since top repair jobs were "almost a thing of the past and there was but little work of a repair nature on side curtains and upholstery of old cars."[40] Raymond and Ada Johnson, who lived at 3085 6th Street in 1943, founded Johnson Publishing Company. J. Perry Bartlett, a city councilman and operator of Bartlett's Men's Wear, lived at 3159 11th Street in 1943.

Earl Johnson turned his home at 3191 Broadway into the "House of Kitchens." Johnson, a retired carpenter became a representative for a kitchen cabinet supplier and converted his home into a display area. He lived in the basement of the house and on the upper floor offered "all the latest in fixtures and gadgets" such as cabinets, sinks, appliances, counters, cutlery, towel racks, cup hooks, flour bins, and lazy susans.[41] The Schneider sisters, Esther and Elma, turned their home at 2850 11th Street into "the Ariel," a private home for handicapped children. The sisters cared for children with mental or physical defects and their treatment included wholesome food and outdoor play.[42] George E. Ames, the oldest practicing dentist in the city at the time of his retirement, continued to see patients at his home at 525 Hawthorne Avenue and devoted "time to his vineyard--one of the best in

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[37]**Boulder Daily Camera**, 9 May 1983.
[38]**Boulder Daily Camera** files.
[39]**Boulder Daily Camera**, 24 June 1941.
[40]**Boulder Daily Camera** files.
[41]**Boulder Daily Camera**, 20 March 1961.
[42]**Boulder Daily Camera**, 11 August 1965.

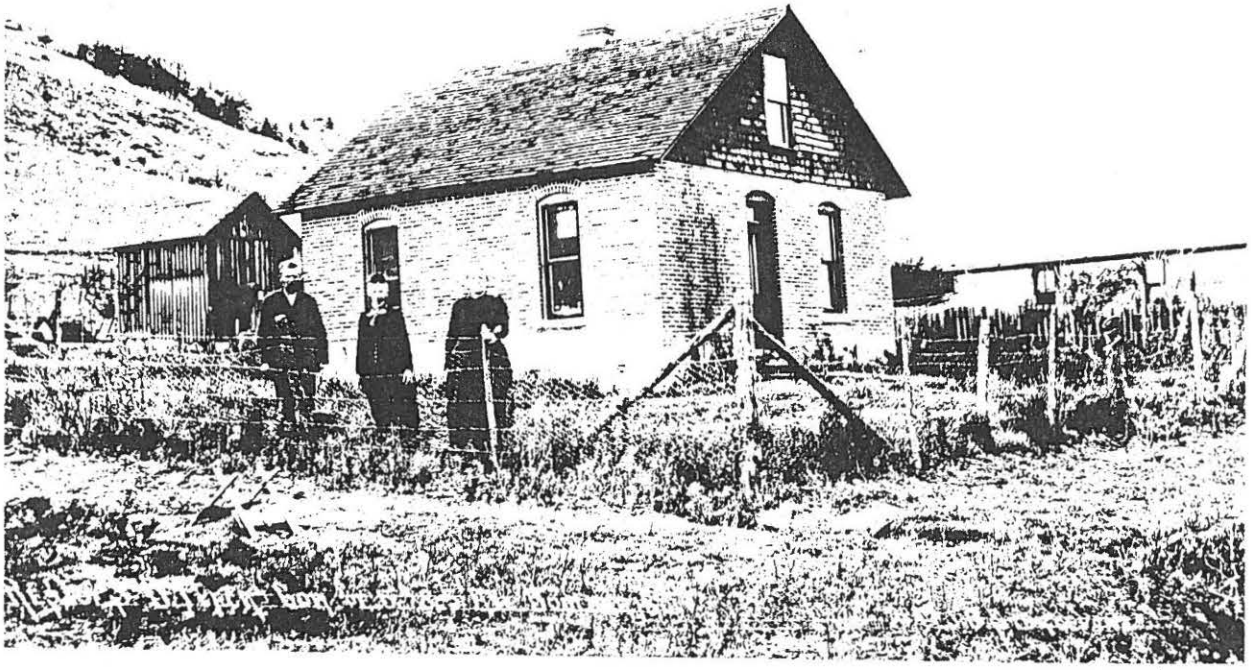

Figure 8. Seldon and Isabella Fleck are pictured in front of their property on 5th Street near Evergreen Avenue about 1900. Source: Joseph Sturtevant Photograph, Boulder Carnegie Library, BHS 207-17-62.

Northern Colorado--located at his home."[43]

Residents of the area pursued a variety of blue collar and professional careers. Frequently listed occupations included auto mechanic, teacher, bookkeeper, contractor, miner, salesman, carpenter, clerk, driver, laborer, Public Service Company employee, mail carrier, and plumber. Edith Craw, 2815 4th Street, was a practical nurse who delivered many babies and wrote many poems about home life and children.[44] Eldon Sloss, 3152 10th Street, was a meat cutter and operator of Sloss Grocery and Market at 2519 Broadway, which served North Boulder from 1929 until its closing in the 1950s.[45] William and Ella Lacy, 3134 11th Street, were photographers who operated the Palace Studio.[46] Ray S. and Flossie Hall, 2325 19th Street, operated Tiny Hall's taxi business for many years. Dr. Philip A. Davis, 2415 19th Street, was Director of Public Health in Boulder. Lyman P. Weld, who lived at 803 Forest Avenue, was an attorney, manager of an abstract company, secretary of the Boulder County War Council during World War I, and served three terms in the state legislature representing Boulder County.

A number of builders, carpenters, and contractors lived in North Boulder. Hugo Carlson erected several dwellings in North Boulder, including homes for himself. Charles Wagner, 3175 10th Street, was a pioneer brick mason and contractor who built many homes in the city.[47] Rodell Wise, 3091 7th Street, built his own residence of stone which was begun in 1925 and completed in 1936. Wise, who worked on many buildings in the city and the university campus was called "one of the community's expert stone masons and craftsmen."[48] Robert Shapard, a building contractor, built his home on an acre of land at 3239 8th Street in 1940.[49] John C. Shinkle, 237 Alpine Avenue, was "one of the city's leading stone masons."[50] B. Estes Dean was a carpenter who built a number of homes in North Boulder, including his own at 1324 Cedar Avenue.

Schools

In 1903, an oil boom led to the expectation that the city's population would double and a bond issue provided for the construction of two new elementary schools to house the anticipated growth in students. Architect Watson Vernon drew up plans for identical school buildings to be named Washington and Lincoln. The schools were erected for a combined

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[43]**Boulder Daily Camera**, 15 March 1951.
[44]**Boulder Daily Camera** files.
[45]**Boulder Daily Camera** files.
[46]**Boulder Daily Camera**, 20 May 1970.
[47]**Boulder Daily Camera**, 3 February 1937.
[48]**Boulder Daily Camera** files.
[49]**Boulder Daily Camera**, 25 October 1947.
[50]**Boulder Daily Camera**, 14 April 1942.

Figure 9. Watson Vernon designed a plan utilized for two elementary schools, Washington and Lincoln. Washington School, pictured above, opened in December 1903 at 1215 Cedar Avenue. Source: Boulder Carnegie Library.

cost of $29,370 by the firm of Milburn Knapp.[51] Washington School opened 10 December 1903 at 1215 Cedar Avenue, one of the earlier buildings in Wolff's subdivision.[52] The school was a symmetrical, red brick, hipped roof building with central entrance tower topped by belfry and a semicircular arched entrance with carved keystone. The school board made it clear that it was interested in a practical building and did not propose to pay more than the school was worth "to gratify a syndicate of local builders."[53] According to school historian F.O. Repplier, "the Washington School, being too far out of town for a sewer connection, had to get along with a septic tank at first...." By June 1904, Washington School housed grades one through five.[54]

Verna Hamm, who taught at Washington School for many years, regarded the facility as " a nice little country school." According to Hamm, even during the 1930s, Washington School was "just a country school...[which] drew students from the vegetable-truck farms in north Boulder--then all open fields."[55]

In 1922, a $29,479 four-room addition on the east side of the building expanded Washington School.[56] A prefabricated steel annex was completed in 1955. The school's bell tower was removed to eliminate a pigeon problem. A brick addition connected by a covered walkway to the original building on the east was completed about 1960.[57] Today Washington School provides bilingual instruction for children in kindergarten through fifth grade.

Eugene Austin organized the Boulder Pressed Brick Company with yards east of 13th and Portland. Bricks from the company were used to erect the Boulder Sanitarium and the Boulder Preparatory School. North Side Intermediate School was built west of the site of Boulder Pressed Brick Company's brickyard in 1924 at a cost of $182,889. At the time, junior high or intermediate schools were considered the "hallmark" of up-to-date school systems. The school opened in September with an enrollment of 373 and with Susan M. Lovelace as the first principal. The distance of the school from downtown encouraged the school district to negotiate with the city over paving the street in front of the building. The school was renamed Casey Junior High on 8 December 1943 in honor of former superintendent William V. Casey, who had been associated with the Boulder school system for forty-one years. The school's tennis courts were built over a portion of the former brickyards. A $358,777 project in 1956 added a freestanding but connected structure on the

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[51]Repplier, 232.

[52]Pettem, 140.

[53]**Boulder Daily Camera**, 6 April 1903.

[54]Repplier, 70 and 73.

[55]Verna Hamm, Interview by Sylvia Campbell, 5 and 19 April 1994, Transcript, Carnegie Branch Library for Local History.

[56]Repplier, 112.

[57]Michael T. Callan, "An Analysis of the Architecture of Lincoln and Washington Elementary Schools," April 1977.

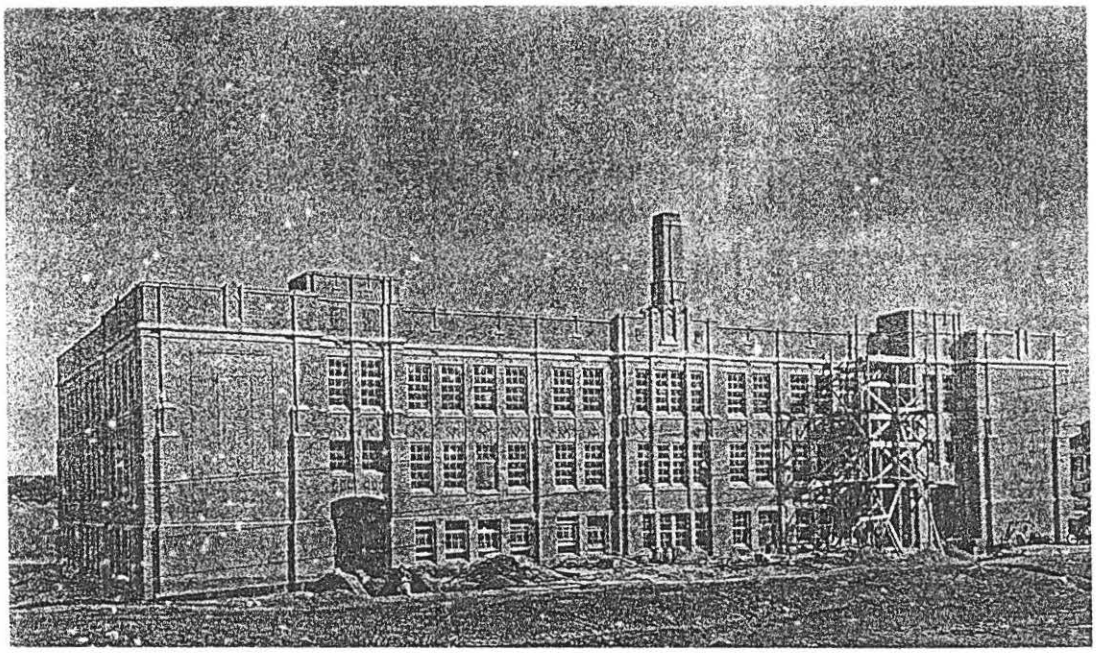

Figure 10. In 1924, the North Side Intermediate School opened to serve students in North Boulder. The school was renamed Casey Junior High School in 1943 in honor of a former superintendent. Source: Carnegie Branch Library.

Figure 11. The Mission Revival style of the Boulder County Hospital was influenced by the earlier home of W.W. Wolf which was incorporated into the facility by architect A.E. Saunders. Source: Boulder Carnegie Library.

north of the building, as well as additional classrooms.[58]

Hospitals

In 1918, the Boulder County Poor Farm, seeking more modern facilities, purchased the William W. Wolf house and twenty acres of land with water rights to the Silver Lake Ditch for $9,500. By that date, the Wolfs had lived on the property for twenty-seven years and it included an orchard, a barn, and a large residence. Historian Anne Dyni notes that Wolf sold the property for less than half of its market value, "through public-spirited interest in the county's dependent population."[59]

The farm provided shelter for the poor and provided free medical treatment for its residents and other poor people in the area. In 1918, Boulder architect A.E. Saunders remodeled the existing house and outbuildings and designed a new sanitarium. A 100-foot addition expanded the house into a surgical hospital. By 1962, the Mission Revival style facility was known as the Boulder County Hospital. The facility stopped functioning in that year and the facility was subsequently used by the County Health Department. In 1973, the hospital building was renovated and used by Boulder County Social Services. In 1980, the Wolf house was demolished.[60]

At the northwest corner of Broadway and Alpine Avenue, Ben Hagman, owner of the Crystal Ice Company, erected a large home and a stone ice house where ice from a nearby pond was stored. A group of doctors purchased the house and converted it into the Boulder Hospital. In 1925, the property became the site of Boulder Community Hospital, 1100 Balsam, when the house was remodeled and greatly enlarged. In 1958, the Hagman residence was demolished and the hospital expanded.[61]

Transportation Systems

A natural transportation corridor northward along the hogback extended through North Boulder. An early wagon road connected Boulder and Lyons, extending from the end of Broadway in Boulder, thus increasing the significance of that thoroughfare. In the early 1880s, the Boulder, Left Hand, and Middle Park Railroad was organized by C.G. Buckingham, James P. Maxwell, and others to construct a line north from Boulder, westward up Left Hand Canyon, over Buchanan Pass, to the coal fields of Middle Park. From 1881 to 1883, a road bed was graded through North Boulder west of Broadway to the mouth of Left Hand Canyon. The project was abandoned before any rails were laid along

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[58]Repplier, 112-113, 132, 233 and 235; and Pettem, 99.
[59]Dyni, "History of Boulder County Poor Farm," 7.
[60]Pettem, 142-143; and Dyni, "History of the Boulder County Poor Farm and Hospital."
[61]Pettem, 136-137.

Figure 12. This view of the streetcar tracks on 5th Street in North Boulder was photographed by Ed Tangen in 1926. Source: Carnegie Branch Library, BHS.

the route.[62]

Developers such as Warren Dyer encouraged the municipal streetcar line to expand to North Boulder to serve the residential areas and attract home buyers. The completion of a streetcar line to the area facilitated travel between workers' homes and places where they were employed, as well as decreasing the difficulty of traveling to other areas of the city. In 1901, Boulder's second streetcar line reached the area. The streetcar tracks ran north on Broadway to Maxwell, over to 6th Street, to Mapleton Avenue, and onward to 4th Street, with a stop at the Colorado Sanitarium. Later the line was extended out to Evergreen Avenue, over to Broadway, and back to Walnut Street.[63]

Subdivisions, Street Name Changes, Annexations, and Development

Two residential subdivisions were created in North Boulder on the eve of World War II. A plat filed by Nels I. Jacobsen in March 1940 included a replat of lots five through eight between Balsam and Cedar Avenue from Tenth Street to Broadway. In June 1941, R. Maxwell Burger and H.A. Hutt filed the plat for the Valley View Addition, which extended from Alpine to Dewey between 5th Street and the Neikirk Stewart Addition.

In 1953, the city council renamed the numbered avenues in North Boulder to eliminate confusion with the numbered streets. The avenues were named after trees and shrubs in alphabetical order: 1st Avenue became Alpine; 2nd became Balsam; 3rd became Cedar; 4th west of Broadway became Dellwood; 4th east of Broadway became Elder; 5th west of Broadway became Evergreen; 6th became Forest; 7th became Grape; 8th east of Broadway became Hawthorne; 9th east of Broadway became Iris; 8th west of Broadway became Juniper; 9th west of Broadway and 10th east of Broadway became Kalmia; and 10th west of Broadway became Linden.[64]

The area north of Iris, while adjacent to the city was not annexed to it until fairly recent times. The first annexation of land in North Boulder north of Iris Avenue occurred in 1954 with the acquisition of the Boulder County Hospital grounds at Broadway and Iris. Large pieces of the area were brought into the city in 1957 and 1959, 1978, and 1990. Scores of smaller parcels in the area have also been annexed.[65]

The intersection of Broadway and Alpine Avenue became the commercial focus of North Boulder. In 1958, the North Broadway Shopping Center on Broadway north of Alpine opened, and in 1960, the Community Plaza Shopping Center on Broadway south of Alpine

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[62]Colorado Historical Society Inventory Record Form, "Boulder, Left Hand, and Middle Park Railroad and Telegraph Company," 5BL417.

[63]Smith, **A History of Boulder's Transportation**, 17; and Pettem, 146.

[64]**Boulder Daily Camera**, 4 February 1953.

[65]City of Boulder Planning Department, "Annexation Map, Boulder, Colorado."

was completed. The North Broadway Shopping Center was distinguished by its accordion roof construction and attracted long-lived businesses such as Gene Lang's Pharmacy, the Beauty Centre, and the Ideal Market.[66]

By the end of World War II, most of the larger farming tracts in North Boulder had been divided into smaller lots. In 1949, Jerome H. Landrum, a farmer who lived at 1815 Iris Avenue, wrote of the changes which had come to the area: "When I guide Bill William [his horse] along the fringe of traffic on the streets of Boulder, deferring for pedestrians and dodging autos while looking in vain for a hitching post, I feel out of place--part of a swiftly vanishing epoch and generation."[67] In 1994, Verna Hamm noted the increasing urbanization of North Boulder and regretted the loss of truck farms which once filled the area "and the marvelous cheap produce which was so accessible."[68]

Architectural Styles of North Boulder

The buildings documented during the 1995 Boulder Survey of Historic Places reflected a variety of popular late nineteenth and twentieth century architectural styles. Among the earliest of the styles represented was the Italianate, found on one surveyed dwelling and one dwelling in the study area which had been previously documented. The Italianate style had become the most popular in America by the 1860s. The style had a vertical, often asymmetrical, emphasis and rich ornamentation. Homes designed in the Italianate style were generally two to three stories in height, and had low pitched, hipped roofs, overhanging eaves, and cornices with decorative brackets. Tall, narrow windows with double-hung sash were common, as were elaborate window crowns, usually arched. Porches were an important element of the style, and one-story porches with square supports with beveled edges were typical. Elaborate versions of the style featured cupolas or towers, quoins, and balustraded balconies.[69]

The Joseph Wolff House at 1237 Elder is one of the finest examples of the Italianate style in the city. This previously recorded dwelling reflects typical elements of the style, including its two-story height, hipped roof with overhanging eaves with brackets, one-story porch, and windows with arched hood molds. The 1880 dwelling at 2951 14th Street is also of Italianate style, as reflected in its low hipped roof with overhanging eaves, vertical emphasis, one-story porch, tall double-hung windows, and paneled bay window.

The Queen Anne style, popular up to the first decade of the twentieth century, emphasized

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[66]Pettem, 133 and 135.

[67]**Boulder Daily Camera** files.

[68]Verna Hamm Transcript.

[69]Pearce, 18; McAlester, 212; and James C. Massey and Shirley Maxwell, "The Italian Style," **Old House Journal** (Jan./Feb. 1989): 49-53.

ornamentation through a variety of shapes, patterns, and building materials, made accessible through advances in technology and transportation. Queen Anne houses had vertical lines with steep gables and angles to catch the light. The style favored a variety of building materials for a single structure, including brick, stone, wood, stucco, tile, shingles, and stained glass. The style was immensely popular as it could be adapted to any size home, and any lot, rural or urban. A Queen Anne style dwelling could be had by the common man, who might not decorate his home with stained glass, but could afford decorative shingles or a turned spindle support on the porch. Many vernacular houses in North Boulder display Queen Anne influences in their decorative shingles and turned porch supports.[70] A small home reflecting Queen Anne elements is 2935 Broadway, notable for its inset porch with arched frieze. Another well preserved example of Queen Anne architecture is 904 Hawthorn, which features an asymmetrical plan, spindled porch supports, decorative shingles, and a paneled bay window.

Toward the end of the nineteenth century, reaction to the elaborate ornamentation of the Queen Anne style and the economic downturn of the 1890s led to a movement to create somewhat plainer, less ostentatious residences, a trend which continued during the early years of the next century. The excesses and extravagances of the previous age were attacked as an indication of selfishness and lack of social concern. Urban reform movements emphasized the values of the middle class. The Edwardian Vernacular style was a post-Victorian architectural concept which utilized the same form and massing as the Queen Anne residence, but stripped away the spindled porch details, varieties of glass, and other ornament to create a more simplified surface dignified by classical details. The Edwardian Vernacular style was very popular in Colorado from about 1890 to 1910.

Fourteen examples of Edwardian Vernacular style homes were recorded during the survey of the Newland Addition area. A well preserved small dwelling in the Edwardian Vernacular style is 2949 Broadway, a house with clapboard siding, a gable with shingles and an arched ornament, and a porch with squared columns. A large, elaborately detailed version of the Edwardian Vernacular style is 3175 10th, a house with multiple gables, decorative verge boards and gable ornaments, shingle and lap siding, and a porch with squared columns. The Edwardian Vernacular frame home at 3505 Broadway is notable for its gabled dormer with paired columns and fan ornament. A fine example of Edwardian Vernacular style is found at 1345 Hawthorn, a home which features a central Palladian window and a full-width porch with column supports.

By 1910, the square footage of houses had diminished, although prices of new homes remained high due to new technological advances. The eclectic movement which followed the Victorian era drew upon a wide range of architectural traditions for its inspiration and stressed relatively pure copies rather than free stylistic mixtures of the previous era. The

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[70]James C. Massey and Shirley Maxwell, "Queen Anne Style," **Old House Journal** (July/Aug. 1989): 38.

movement was influenced by Chicago's 1893 Columbian Exposition, which emphasized the "correct historical interpretation" of European architectural styles.[71]

Americans also continued to be interested in their own country's architectural roots. Houses constructed by the colonists were viewed as a model for finding the American identity in terms of a dwelling. The movement resulted in the creation of two types of residences: those which were historically accurate reproductions of colonial houses and those in which colonial details were applied to basically Victorian or post-Victorian buildings. A subcategory of the Colonial Revival style was the Dutch Colonial Revival house, which found great popularity. The Dutch Colonial was distinguished by its gambrel roofed design, to which colonial details such as Palladian windows and classical columns were added. An excellent example of the Dutch Colonial Revival style was built at 3315 4th Street. The front gambrel roofed dwelling features a combination of shingle and lap siding, a round window in the apex of the facade, and a porch with columns. The Parsons/Long residence at 3240 Broadway is also a good representative of the Dutch Colonial Revival style.

California developed Mission Revival style architecture as a counterpart to the Colonial Revival. Popular Mission Revival elements included a curvilinear shaped gable, stucco or plaster wall finish, porch arcades, tile roofing, towers, and arched windows.[72] North Boulder displayed examples of Mission Revival style architecture during the early twentieth century. The Knudsen Greenhouses, the W.W. Wolf house, and the Boulder County Hospital were significant Mission style buildings; of these, only the hospital building remains.

The Bungalow and Craftsman styles were influenced by the Arts and Crafts movement as popularized by Gustav Stickley, a Syracuse, New York, furniture maker whose shop produced its products with hand tools and emphasized simple lines and unvarnished materials. The movement encouraged the appreciation of hand-crafted goods, simplicity, rustic appearances, and a wholesome environment. Bungalows were small houses of one to one-and-a-half stories, with wide porches with heavy supports and overhanging eaves, which were generally composed of a variety of materials. The design was very versatile and could be adapted to brick, clapboard, shingle, or stone. Bungalows were popular houses for small urban residential lots and their numbers increased as journals and pattern books made such designs available to the average builder. The Colorado Historical Society defines buildings with similar details to Bungalows but of larger scale as Craftsman.

Forty-nine Bungalow style homes and three Craftsman style homes were recorded during the

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[71]Gwendolyn Wright, **Building the Dream: A Social History of Housing in America** (New York: Pantheon Books, 1981), 156; and Virginia and Lee McAlester, **A Field Guide to American Houses** (New York: Alfred A. Knopf, 1985), 319.

[72]Clem Labine and Patricia Poore, "The Comfortable House: Post-Victorian Domestic Architecture," **Old House Journal** (January 1982): 4; and Pearce, 45.

survey. North Boulder contains a number of nicely preserved Bungalow style houses in brick, frame, and stone variations. Among the finest examples in the area is 2520 10th Street, a shingled frame dwelling with full-width porch with twin supports atop a shingled wall with inset slat balustrade and tiny brackets. The side gable roof house at 3375 16th Street displays slanted door and window surrounds popular for the Bungalow style. The dwelling at 2821 10th Street exhibits an interesting combination of narrow lap and shingle sheathing. Frame houses at 2835 and 2841 10th Street display several elements common for Bungalow style homes, including gabled roofs with overhanging eaves and exposed rafters, shingle and lap siding, broad porches with tapered columns, and multi/single-light windows. The native stone house at 2958 6th Street features stone rubble walls. The stone house at 3084 6th Street is notable for its polygonal masonry. Brick homes with stucco in upper gable faces, such as 1404 Hawthorn Avenue, are also present in the study area. A notable Craftsman style house, with stone foundation, brick walls, and shingled gable faces is 803 Forest Avenue. The house displays a full-width porch with tapered supports atop a shingled wall, a shingled shed roof dormer, and a rectangular above ground bay window.

By the end of World War I, more people were living in the city than in rural areas for the first time in the country's history. Many city dwellers had been drawn by high paying jobs resulting from the war and chose to remain in the city. The ideal of owning a home away from the inner city had become popular and the growth of streetcars and improvement of roads made the concept possible. In North Boulder, homeowners had the opportunity of combining the rural atmosphere and lots large enough for gardens with convenient access to jobs in the downtown area and nearby sources of employment. Home building in North Boulder proceeded steadily following the war.

Following World War I, home design reflected a concern for the role of women in society and emphasized simplicity, unpretentiousness, and sanitation. Advances in technology allowed new designs employing such techniques as adding a thin layer of brick or stone to a balloon frame house. These advances resulted in the popularity of a full complement of European and Colonial American styles during the decades before World War II. The English influence, with its half-timbering and steeply pitched roofs was the favorite style during the peak of home building between the wars. In North Boulder, the English/Norman Cottage style was widely built during the era. These dwellings were generally constructed of brick and had steeply pitched gabled roofs, with overlapping front gables, projecting entrance bays with round arches, facade chimneys, and multi-light windows.

In the survey area, twenty-three examples of English/Norman Cottage style were documented. The English/Norman style dwelling at 2825 3rd Street is unusual for its walls clad with rounded logs which taper in width from foundation to gable peak. A fine native stone example of English/Norman Cottage architecture is 3134 4th Street. A picturesque example of the style is 3142 8th Street, with its flared eave, round arched entrance, facade chimney, and band of multi-light windows. The brick and stucco dwelling at 1407 Cedar Avenue is notable for its clipped gable and porch with arched openings. A nice brick example of English/Norman Cottage style is 2927 11th Street, notable for its extruded

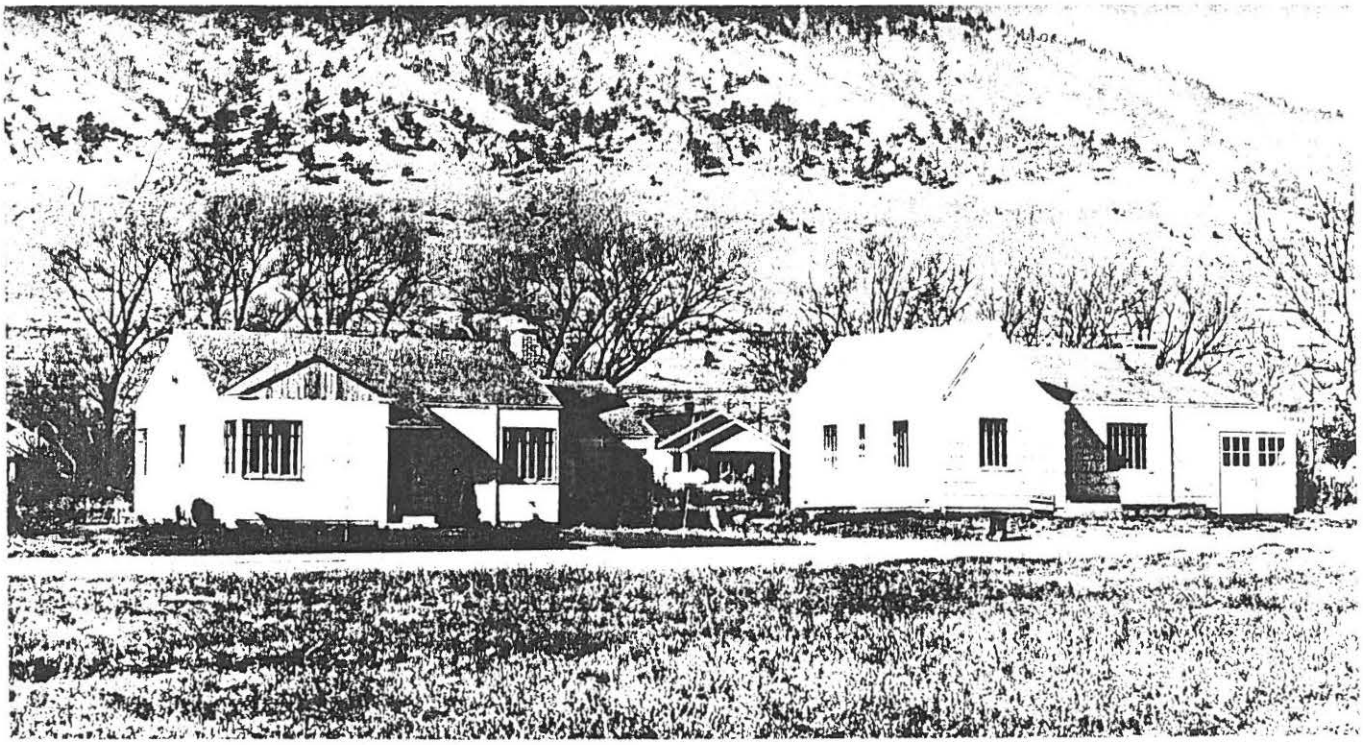


Figure 13. This early 1940s view west of 2815 11th Street (built 1940) and 2825 11th Street (built 1941) illustrates the type of housing built in the area during that period. Source: Boulder Carnegie Library.

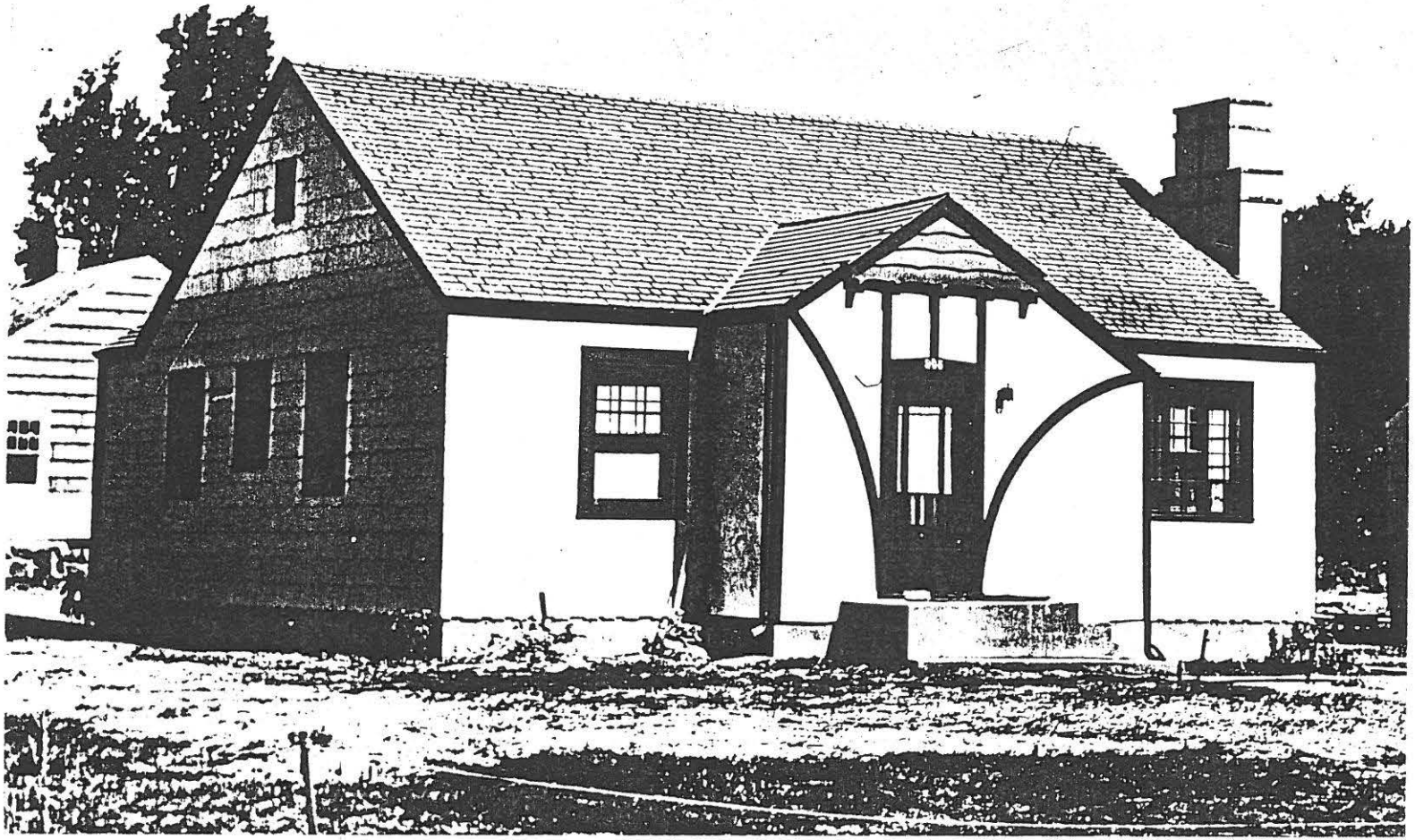


Figure 14. This Modern style home built in 1939 at 905 Evergreen represents minimal English influences in its projecting entrance bay with flared eave and half-timber ornament. Source: Boulder Carnegie Library, A.A. Paddock Collection, 207-5-60.

mortar, steeply pitched roof, and tall chimney.

The period immediately preceding and during World War II saw the introduction of Modern style homes which would dominate the post-war period. The Minimalist Traditional version of the Modern home was a simplified version of the cottages of the 1920s and early 1930s, which was characterized by a low pitched, gabled roof, one-story height, casement windows, close eaves, and minimal exterior ornamentation. The Ranch style, a later version of the Modern home, was a one-story structure with very low pitched roof and a rambling facade. During the war era, material for construction was in short supply and dwellings of the era reflected the emphasis on conservation of materials. The available land in North Boulder made it a prime site for construction of Modern style homes.

Forty-seven Modern style homes dating from the late 1930s through World War II were surveyed in North Boulder. The Modern style homes mostly reflect the minimal traditional elements derived from English and Colonial architecture. The home at 905 Evergreen reflects the English influence in its projecting, stucco and half timber clad entrance bay with flared eave. The steeply pitched front gable and flared eave of 2825 11th street also represent this influence, as do the multi-light casement windows. A nicely preserved home with minimal Colonial elements is 3142 11th Street, notable for its narrow lap siding and pedimented entrance area. The layers of thin stone which compose the broad facade of the house at 1445 Balsam Avenue are its major ornament. The frame dwelling at 3115 6th Street also has a rambling facade, with ornamentation limited to vertical siding in a gable face and a shed roof entrance bay with octagonal window.

Among the most popular type of home from earliest times to the World War II era were those of vernacular design. Vernacular homes, having no particular stylistic influence, were based on local traditions utilizing native materials. Vernacular construction has been divided into several subcategories by the Colorado Historical Society: gabled L, front gable, hipped box, and side gable. Vernacular housing was generally the least expensive type of building available to the home owner, as it did not require formal architectural knowledge or skilled craftsmanship. The survey recorded 158 vernacular dwellings, with vernacular frame construction far more numerous than masonry. A simple brick dwelling whose design is dominated by its front gable roof is 740 Hawthorn Avenue. The brick dwelling at 3136 9th displays influences popular during the early twentieth century, including segmental arches, a shingled gable face, and tapered porch supports; the house is notable for its stone balustrade and piers. Another house which features a stone porch is 3580 4th Street, a side gable roof dwelling with narrow lap siding and simple, symmetrical design. An early twentieth century version of a simple vernacular frame house is 3355 4th Street which has a pyramidal hipped roof, lap siding, and a porch with slender posts.

VI. RESULTS AND RECOMMENDATIONS

The 1995 Boulder Survey of Historic Places recorded 380 buildings in the Newland Addition/North Boulder area. Appendices 1 and 2 contain listings in street address and state identification number order of all resources surveyed during the 1995 project. The buildings recorded were predominantly single family residences, although several have been incorporated into large apartment complexes in recent years.

Architecture of Newland Addition/North Boulder Area

Periods of Development

Little development occurred in the survey area before 1900, with a few large landholders owning much of the property in the area. The nineteenth century was the period of construction for only four percent of the buildings recorded during the survey. The period before World War I witnessed increased growth, as the large tracts of land were increasingly subdivided, many into smaller garden lots. Sixteen percent of the recorded buildings date to the first decade of the twentieth century and nine percent were built between 1910 and 1919. The greatest period of development for the survey area was the 1920s, when twenty-nine percent of the documented buildings were erected. Although homebuilding took a sharp downturn during the economic crisis of the 1930s, approximately twenty percent of the documented properties were built during that period. The period 1940-1945 witnessed the construction of twenty-three percent of the buildings surveyed.

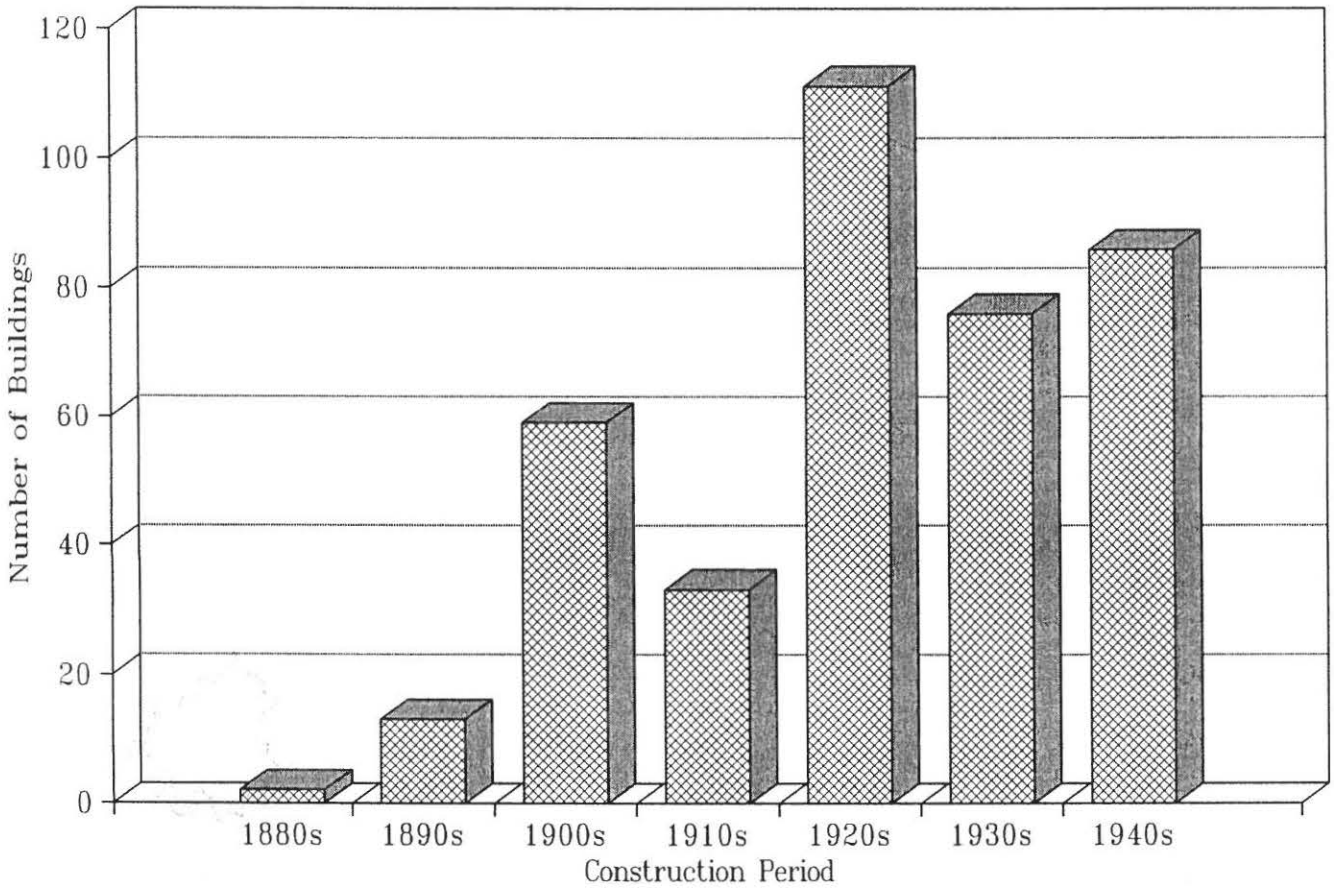
Architectural Styles

Vernacular dwellings accounted for the largest number of recorded resources in the survey, with forty-two percent. Among the vernacular houses, the large majority were of frame construction. The second largest group of homes recorded were those with no discernable style due to major alterations. Among the houses for which formal styles could be assigned, the Bungalow style constituted the largest group, comprising thirteen percent of the total resources surveyed. Modern style homes totaled twelve percent of the houses recorded. English/Norman Cottage style homes accounted for six percent of all buildings surveyed and Edwardian Vernacular homes equaled approximately four percent of the surveyed resources. Styles represented by four or fewer buildings recorded included Craftsman, Dutch Colonial Revival, Eclectic, Italianate, Mediterranean, Queen Anne, and Neo Victorian.

Historic District Evaluation

No potential National Register historic districts were found during the course of the survey. The lack of districts reflects the continuous development which has taken place in the study

PERIOD OF CONSTRUCTION
Newland/North Boulder Area



area over the years. No major period of construction stands out, rather, the area has been continuously developed and become increasingly more populated during each decade since the 1880s. Recent development pressures have affected the integrity of many homes in the study area. Typical alterations include additions, new siding, window alterations, and porch alterations. Many homes have undergone substantial remodeling and expansion, diminishing their historic integrity. Sixty-nine houses in the study area had been so altered that they no longer reflected an architectural style. In addition, several new homes have been erected on lots which were once large garden lots but have been subdivided.

One small group of homes, 2821, 2827, 2835, 2841 10th Street, display historic integrity reflecting Bungalow style elements popular during the 1920s and are the most cohesive and intact remnant of the historic neighborhood dating from that era. Although other areas of the city possess larger quantities and more detailed examples of this style of architecture, thus precluding the group's eligibility for the National Register, the houses may be eligible as a local landmark district.

Individually Significant Buildings

Nine individual resources within the survey area were evaluated as potentially eligible to the National Register and are listed in Table 2.

1. *3134 4th Street (5BL5085), Harris Residence.* This 1938 dwelling is an English/Norman Cottage style version of the native stone domestic architecture popular in Boulder during the 1920s and 1930s. The house is notable as representative of the group of homes erected by local stone masons during the era and reflects middle class tastes and lifestyles of the period before World War II.

2. *3315 4th Street (5BL5093), 1890, LaRue Residence.* This house is significant for its Dutch Colonial Revival style with front gambrel roof, its shingle and lap siding and stone foundation, its circular window at facade apex, and porch with classical column supports. This was the home of Reverend Robert A. and Beulah LaRue, who were ranchers. Robert LaRue was a Baptist minister affiliated with the First Baptist Church in Boulder.

3. *2958 6th Street (5BL5122), Brookhart Residence.* This stone Bungalow style dwelling also reflects the native stone craftsmanship of the period before World War II and is a well preserved representative of the era.

4. *3084 6th Street (5BL5132), 1940, Peterson Residence.* This 1940 stone dwelling is also one of the group of dwellings crafted with native stone by local masons during the period before World War II.

5. *2520 10th Street (5BL5196), 1922, Hannahs Residence.* This fine example of the Bungalow style was the home of Frank B. and Alice Hannahs. Frank Hannahs was a

painter. The house is significant for its architecture as a well preserved and interestingly detailed example of the Bungalow style in North Boulder, as reflected in the side gable roof with overhanging eaves and exposed rafters, the shingle clad walls, the shed roofed dormer with narrow horizontal windows, and the full-width porch with decorative supports atop a shingled porch wall inset with slat balustrades and tiny brackets.

6. *3175 10th Street (5BL5224), 1899, Wagner Residence*. This house is notable for its Edwardian Vernacular style, reflected in the asymmetrical design, multiple gables with ornamental verge boards and gable ornaments, the lap siding and stone foundation, decorative brackets, bay window and porch with squared columns atop solid balustrade. This was the home of Charles W. and Georgianna Wagner. Charles Wagner was a pioneer brick mason and contractor in Boulder, who built many residences in the city.

7. *2935 19th Street (5BL5282), 1930, Monroe/Bartlett Residence*. This house is significant for its architecture, which represents the use of native stone in Boulder dwelling construction. The house is notable for its red tile roof with overhanging eaves, walls clad with river rock, bands of multi/single-light windows, second story oriel window, and door with paneled sidelights. University of Colorado Professor of Physics Albert A. Bartlett has lived here for many years.

8. *3240 Broadway (5BL5449) c. 1906, Long's Gardens*. This property is significant for its historical associations, having been the site where Jesse D. and Cora Long produced flower bulbs and seeds for their retail and mail order business, an operation continued by family members today. The house is associated with Charles L. Parsons, who platted the Parsons Park subdivision and built the house, as well as with the Longs. The house is representative of the Dutch Colonial Revival style, as reflected in its gambrel roof, clapboard siding and stone foundation, porch with squared columns topped by balcony, and decoratively crowned focal window.

9. *904 Hawthorn Avenue (5BL5389), 1903, Croley Residence*. This house is significant for its well preserved design, reflecting Queen Anne elements such as turned porch spindles, fishscale shingles, asymmetrical plan, and paneled bay window. Long time residents of the house were Riley T. and Frances A. Croley, who were ranchers. The Croleys farmed at this property and later established the Croley Milk Truck Lines.

The following houses are generally well preserved examples of early twentieth century architectural styles which should be considered for local designation: 2825 3rd Street, 3091 7th, 3132 8th, 3136 9th, 2841 10th, 3061 10th, 3134 10th, 2927 11th, 3142 11th, 3335 14th, 3375 16th, 237 Alpine, 2935 Broadway, 3004 Broadway, 3191 Broadway, 1345 Cedar, 905 Evergreen, 1345 Hawthorne, and 1015 Juniper.

Recommendations

Upon the conclusion of the 1995 Boulder Survey of Historic Places, the surveyors formulated the following recommendations:

1. The survey of Boulder's historic neighborhoods should be continued in order to provide complete documentation of the city's historic resources.

2. The buildings identified herein as eligible should be nominated to the National Register of Historic Places or locally designated as landmarks or structures of merit. The small district on 10th Street should be considered for Boulder landmark historic district designation.

3. Property owners in the Newland Addition/North Boulder neighborhood should be encouraged to preserve the historic integrity of their homes through education about the history of the area and about preservation methods and issues. The City's publication program of walking tours and neighborhood survey information should continue.

4. The City's program of producing historic contexts illuminating aspects of Boulder history and providing a framework within which to evaluate historic resources should be continued. The agricultural history of North Boulder would be a fruitful topic for research.

TABLE 2
RESOURCES EVALUATED AS INDIVIDUALLY ELIGIBLE TO THE NATIONAL REGISTER OF HISTORIC PLACES

Address	State ID	Resource Name
3134 4th Street	5BL5085	Harris Residence
3315 4th Street	5BL5093	LaRue Residence
2958 6th Street	5BL5122	Brookhart Residence
3084 6th Street	5BL5132	Peterson Residence
2520 10th Street	5BL5196	Hannahs Residence
3175 10th Street	5BL5224	Wagner Residence
2935 19th Street	5BL5282	Monroe/Bartlett Residence
3240 Broadway	5BL5449	Long's Gardens
904 Hawthorn Ave.	5BL5389	Croley Residence

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APPENDICES

APPENDIX 1

Boulder Survey of Historic Places, 1995
Surveyed Sites in Street Address Order

Street Address		State ID Number	Street Address		State ID Number
2819	3RD ST	5BL5070	3205	5TH ST	5BL5119
2825	3RD ST	5BL5071	3235	5TH ST	5BL5120
2839	3RD ST	5BL5072	2953	6TH ST	5BL5121
2925	3RD ST	5BL5073	2958	6TH ST*	5BL5122
3025	3RD ST	5BL5074	3005	6TH ST	5BL5123
3033	3RD ST	5BL5075	3011	6TH ST	5BL5124
3261	3RD ST	5BL5076	3019	6TH ST	5BL5125
2693	4TH ST	5BL5077	3024	6TH ST	5BL5126
2697	4TH ST	5BL5078	3030	6TH ST	5BL5127
2804	4TH ST	5BL5079	3045	6TH ST	5BL5128
2815	4TH ST	5BL5080	3059	6TH ST	5BL5129
2819	4TH ST	5BL5081	3066	6TH ST	5BL5130
3062	4TH ST	5BL5082	3077	6TH ST	5BL5131
3091	4TH ST	5BL5083	3084	6TH ST*	5BL5132
3114	4TH ST	5BL5084	3085	6TH ST	5BL5133
3134	4TH ST*	5BL5085	3090	6TH ST	5BL5134
3171	4TH ST	5BL5086	3091	6TH ST	5BL5135
3203	4TH ST	5BL5087	3115	6TH ST	5BL5136
3223	4TH ST	5BL5088	3120	6TH ST	5BL5137
3225	4TH ST	5BL5089	3134	6TH ST	5BL5138
3239	4TH ST	5BL5090	3176	6TH ST	5BL5139
3245	4TH ST	5BL5091	3190	6TH ST	5BL5140
3305	4TH ST	5BL5092	2911	7TH ST	5BL5141
3315	4TH ST*	5BL5093	3091	7TH ST	5BL5142
3355	4TH ST	5BL5094	3131	7TH ST	5BL5143
3365	4TH ST	5BL5095	3139	7TH ST	5BL5144
3433	4TH ST	5BL5096	3140	7TH ST	5BL5145
3561	4TH ST	5BL5097	3144	7TH ST	5BL5146
3580	4TH ST	5BL5098	3156	7TH ST	5BL5147
2535-37	5TH ST	5BL5099	3167	7TH ST	5BL5148
2699	5TH ST	5BL5100	3175	7TH ST	5BL5149
2725	5TH ST	5BL5101	3185	7TH ST	5BL5150
2730	5TH ST	5BL5102	3191	7TH ST	5BL5151
2760	5TH ST	5BL5103	3235	7TH ST	5BL5152
2803	5TH ST	5BL5104	3056	8TH ST	5BL5153
2845	5TH ST	5BL5105	3060	8TH ST	5BL5154
2942	5TH ST	5BL5106	3078	8TH ST	5BL5155
3031	5TH ST	5BL5107	3083	8TH ST	5BL5156
3072	5TH ST	5BL5108	3119	8TH ST	5BL5157
3090	5TH ST	5BL5109	3132	8TH ST	5BL5158
3093	5TH ST	5BL5110	3135	8TH ST	5BL5159
3115	5TH ST	5BL5111	3142	8TH ST	5BL5160
3125	5TH ST	5BL5112	3143	8TH ST	5BL5161
3132	5TH ST	5BL5113	3147	8TH ST	5BL5162
3133	5TH ST	5BL5114	3150	8TH ST	5BL5163
3142	5TH ST	5BL5115	3158	8TH ST	5BL5164
3168	5TH ST	5BL5116	3183	8TH ST	5BL5165
3189	5TH ST	5BL5117	3186	8TH ST	5BL5166
3192	5TH ST	5BL5118	3190	8TH ST	5BL5167

APPENDIX 1 (Con't.)

Street Address		State ID Number	Street Address		State ID Number
3193	8TH ST	5BL5168	3176	10TH ST	5BL5225
3201	8TH ST	5BL5169	3186	10TH ST	5BL5226
3229	8TH ST	5BL5170	3187	10TH ST	5BL5227
3239	8TH ST	5BL5171	3188	10TH ST	5BL5228
2653	9TH ST	5BL5172	3191	10TH ST	5BL5229
3007	9TH ST	5BL5173	3228	10TH ST	5BL5230
3015	9TH ST	5BL5174	3233	10TH ST	5BL5231
3016	9TH ST	5BL5175	3234	10TH ST	5BL5232
3024	9TH ST	5BL5176	3235	10TH ST	5BL5233
3038	9TH ST	5BL5177	2815	11TH ST	5BL5234
3043	9TH ST	5BL5178	2825	11TH ST	5BL5235
3058	9TH ST	5BL5179	2827	11TH ST	5BL5236
3064	9TH ST	5BL5180	2839	11TH ST	5BL5237
3065	9TH ST	5BL5181	2850	11TH ST	5BL5238
3076	9TH ST	5BL5182	2854	11TH ST	5BL5239
3095	9TH ST	5BL5183	2859	11TH ST	5BL5240
3101	9TH ST	5BL5184	2903	11TH ST	5BL5241
3119	9TH ST	5BL5185	2921	11TH ST	5BL5242
3122	9TH ST	5BL5186	2924	11TH ST	5BL5243
3130	9TH ST	5BL5187	2926	11TH ST	5BL5244
3136	9TH ST	5BL5188	2927	11TH ST	5BL5245
3146	9TH ST	5BL5189	2938	11TH ST	5BL5246
3171	9TH ST	5BL5190	2943	11TH ST	5BL5247
3181	9TH ST	5BL5191	2956	11TH ST	5BL5248
3184	9TH ST	5BL5192	2957	11TH ST	5BL5249
3188	9TH ST	5BL5193	2962	11TH ST	5BL5250
3212	9TH ST	5BL5194	3075	11TH ST	5BL5251
3236	9TH ST	5BL5195	3086	11TH ST	5BL5252
2520	10TH ST*	5BL5196	3101	11TH ST	5BL5253
2536	10TH ST	5BL5197	3113	11TH ST	5BL5254
2821	10TH ST	5BL5198	3119	11TH ST	5BL5255
2827	10TH ST	5BL5199	3131	11TH ST	5BL5256
2835	10TH ST	5BL5200	3134	11TH ST	5BL5257
2841	10TH ST	5BL5201	3142	11TH ST	5BL5258
2855	10TH ST	5BL5202	3150	11TH ST	5BL5259
2859	10TH ST	5BL5203	3151	11TH ST	5BL5260
2932	10TH ST	5BL5204	3158	11TH ST	5BL5261
2954	10TH ST	5BL5205	3159	11TH ST	5BL5262
3004	10TH ST	5BL5206	3167	11TH ST	5BL5263
3024	10TH ST	5BL5207	3175	11TH ST	5BL5264
3032	10TH ST	5BL5208	3192	11TH ST	5BL5265
3045	10TH ST	5BL5209	3231	11TH ST	5BL5266
3055	10TH ST	5BL5210	2830	13TH ST	5BL5267
3061	10TH ST	5BL5211	2945	13TH ST	5BL5268
3079	10TH ST	5BL5212	2795	14TH ST	5BL5269
3082	10TH ST	5BL5213	2829	14TH ST	5BL5270
3091	10TH ST	5BL5214	2931	14TH ST	5BL5271
3111	10TH ST	5BL5215	2951	14TH ST	5BL5272
3130	10TH ST	5BL5216	2953	14TH ST	5BL5273
3132	10TH ST	5BL5217	3300	14TH ST	5BL5274
3134	10TH ST	5BL5218	3335	14TH ST	5BL5275
3139	10TH ST	5BL5219	3345	14TH ST	5BL5276
3141	10TH ST	5BL5220	3375	14TH ST	5BL5277
3145	10TH ST	5BL5221	2775	15TH ST	5BL5278
3152	10TH ST	5BL5222	3275	15TH ST	5BL5279
3158	10TH ST	5BL5223	3375	16TH ST	5BL5280
3175	10TH ST*	5BL5224	2415	19TH ST	5BL5281

Street Address		State ID Number	Street Address		State ID Number
2935	19TH ST*	5BL5282	1111	CEDAR AV	5BL5339
3105	19TH ST	5BL5283	1302	CEDAR AV	5BL5340
3295	19TH ST	5BL5284	1305	CEDAR AV	5BL5341
237	ALPINE AV	5BL5285	1321	CEDAR AV	5BL5342
402	ALPINE AV	5BL5286	1324	CEDAR AV	5BL5343
408	ALPINE AV	5BL5287	1331	CEDAR AV	5BL5344
410	ALPINE AV	5BL5288	1345	CEDAR AV	5BL5345
422	ALPINE AV	5BL5289	1407	CEDAR AV	5BL5346
428	ALPINE AV	5BL5290	1503	CEDAR AV	5BL5347
430	ALPINE AV	5BL5291	1287	ELDER AV	5BL5348
443	ALPINE AV	5BL5292	1345	ELDER AV	5BL5349
445	ALPINE AV	5BL5293	1415	ELDER AV	5BL5350
505	ALPINE AV	5BL5294	501	EVERGREEN AV	5BL5351
515	ALPINE AV	5BL5295	535	EVERGREEN AV	5BL5352
635	ALPINE AV	5BL5296	703	EVERGREEN AV	5BL5353
815	ALPINE AV	5BL5297	717	EVERGREEN AV	5BL5354
1341	ALPINE AV	5BL5298	727	EVERGREEN AV	5BL5355
1420	ALPINE AV	5BL5299	737	EVERGREEN AV	5BL5356
1323	BALSAM AV	5BL5300	803	EVERGREEN AV	5BL5357
1325	BALSAM AV	5BL5301	905	EVERGREEN AV	5BL5358
1337	BALSAM AV	5BL5302	909	EVERGREEN AV	5BL5359
1407	BALSAM AV	5BL5303	929	EVERGREEN AV	5BL5360
1431	BALSAM AV	5BL5304	1015	EVERGREEN AV	5BL5361
1445	BALSAM AV	5BL5305	1117	EVERGREEN AV	5BL5362
1503	BALSAM AV	5BL5306	515	FOREST AV	5BL5363
2823	BROADWAY	5BL5307	607	FOREST AV	5BL5364
2844	BROADWAY	5BL5308	715	FOREST AV	5BL5365
2927	BROADWAY	5BL5309	803	FOREST AV	5BL5366
2931	BROADWAY	5BL5310	907	FOREST AV	5BL5367
2935	BROADWAY	5BL5311	1005	FOREST AV	5BL5368
2937	BROADWAY	5BL5312	1015	FOREST AV	5BL5369
2945	BROADWAY	5BL5313	1023	FOREST AV	5BL5370
2949	BROADWAY	5BL5314	640	GRAPE AV	5BL5371
3004	BROADWAY	5BL5315	690	GRAPE AV	5BL5372
3069	BROADWAY	5BL5316	760	GRAPE AV	5BL5373
3075	BROADWAY	5BL5317	865	GRAPE AV	5BL5374
3080	BROADWAY	5BL5318	1145	GRAPE AV	5BL5375
3086	BROADWAY	5BL5319	305	HAWTHORN AV	5BL5376
3090	BROADWAY	5BL5320	405	HAWTHORN AV	5BL5377
3115	BROADWAY	5BL5321	525	HAWTHORN AV	5BL5378
3135	BROADWAY	5BL5322	532	HAWTHORN AV	5BL5379
3143	BROADWAY	5BL5323	535	HAWTHORN AV	5BL5380
3161	BROADWAY	5BL5324	640	HAWTHORN AV	5BL5381
3167	BROADWAY	5BL5325	650	HAWTHORN AV	5BL5382
3170	BROADWAY	5BL5326	655	HAWTHORN AV	5BL5383
3191	BROADWAY	5BL5327	710	HAWTHORN AV	5BL5384
3225	BROADWAY	5BL5328	740	HAWTHORN AV	5BL5385
3233	BROADWAY	5BL5329	802	HAWTHORN AV	5BL5386
3237	BROADWAY	5BL5330	820	HAWTHORN AV	5BL5387
3240	BROADWAY*	5BL5449	901	HAWTHORN AV	5BL5388
3320	BROADWAY	5BL5332	904	HAWTHORN AV*	5BL5389
3360	BROADWAY	5BL5333	910	HAWTHORN AV	5BL5390
3505-17	BROADWAY	5BL5334	920	HAWTHORN AV	5BL5391
3525	BROADWAY	5BL5335	1012	HAWTHORN AV	5BL5392
3545	BROADWAY	5BL5336	1205	HAWTHORN AV	5BL5393
3555	BROADWAY	5BL5337	1300	HAWTHORN AV	5BL5394
1107	CEDAR AV	5BL5338	1310	HAWTHORN AV	5BL5395

Street Address		State ID Number	Street Address		State ID Number
1345	HAWTHORN AV	5BL5396	707	KALMIA AV	5BL5423
1404	HAWTHORN AV	5BL5397	714	KALMIA AV	5BL5424
1445	HAWTHORN AV	5BL5398	850	KALMIA AV	5BL5425
1220	IRIS AV	5BL5399	1014	KALMIA AV	5BL5426
1450	IRIS AV	5BL5400	1035	KALMIA AV	5BL5427
402	JUNIPER AV	5BL5401	1058	KALMIA AV	5BL5428
403	JUNIPER AV	5BL5402	802	LINDEN AV	5BL5429
510	JUNIPER AV	5BL5403	1045	LINDEN AV	5BL5430
615	JUNIPER AV	5BL5404	1103	LINDEN AV	5BL5431
623	JUNIPER AV	5BL5405	1150	LINDEN AV	5BL5432
706	JUNIPER AV	5BL5406	405	VALLEY VIEW DR	5BL5433
715	JUNIPER AV	5BL5407	411	VALLEY VIEW DR	5BL5434
905	JUNIPER AV	5BL5408	425	VALLEY VIEW DR	5BL5435
912	JUNIPER AV	5BL5409	430-32	VALLEY VIEW DR	5BL5436
916	JUNIPER AV	5BL5410	435	VALLEY VIEW DR	5BL5437
919	JUNIPER AV	5BL5411	443	VALLEY VIEW DR	5BL5438
1015	JUNIPER AV	5BL5412	445	VALLEY VIEW DR	5BL5439
1025	JUNIPER AV	5BL5413	504	VALLEY VIEW DR	5BL5440
1028	JUNIPER AV	5BL5414	507	VALLEY VIEW DR	5BL5441
1080	JUNIPER AV	5BL5415	508	VALLEY VIEW DR	5BL5442
1100	JUNIPER AV	5BL5416	511	VALLEY VIEW DR	5BL5443
1104	JUNIPER AV	5BL5417	512	VALLEY VIEW DR	5BL5444
405	KALMIA AV	5BL5418	516	VALLEY VIEW DR	5BL5445
447	KALMIA AV	5BL5419	519	VALLEY VIEW DR	5BL5446
497	KALMIA AV	5BL5420	520	VALLEY VIEW DR	5BL5447
600	KALMIA AV	5BL5421	521	VALLEY VIEW DR	5BL5448
703	KALMIA AV	5BL5422	525	VALLEY VIEW DR	5BL5331

NOTE: An asterisk (*) denotes resources evaluated as individually eligible to the National Register.

APPENDIX 2

Boulder Survey of Historic Places, 1995
Surveyed Sites in State Identification Number Order

State ID Number	Street Address		State ID Number	Street Address	
5BL5070	2819	3RD ST	5BL5119	3205	5TH ST
5BL5071	2825	3RD ST	5BL5120	3235	5TH ST
5BL5072	2839	3RD ST	5BL5121	2953	6TH ST
5BL5073	2925	3RD ST	5BL5122*	2958	6TH ST
5BL5074	3025	3RD ST	5BL5123	3005	6TH ST
5BL5075	3033	3RD ST	5BL5124	3011	6TH ST
5BL5076	3261	3RD ST	5BL5125	3019	6TH ST
5BL5077	2693	4TH ST	5BL5126	3024	6TH ST
5BL5078	2697	4TH ST	5BL5127	3030	6TH ST
5BL5079	2804	4TH ST	5BL5128	3045	6TH ST
5BL5080	2815	4TH ST	5BL5129	3059	6TH ST
5BL5081	2819	4TH ST	5BL5130	3066	6TH ST
5BL5082	3062	4TH ST	5BL5131	3077	6TH ST
5BL5083	3091	4TH ST	5BL5132*	3084	6TH ST
5BL5084	3114	4TH ST	5BL5133	3085	6TH ST
5BL5085*	3134	4TH ST	5BL5134	3090	6TH ST
5BL5086	3171	4TH ST	5BL5135	3091	6TH ST
5BL5087	3203	4TH ST	5BL5136	3115	6TH ST
5BL5088	3223	4TH ST	5BL5137	3120	6TH ST
5BL5089	3225	4TH ST	5BL5138	3134	6TH ST
5BL5090	3239	4TH ST	5BL5139	3176	6TH ST
5BL5091	3245	4TH ST	5BL5140	3190	6TH ST
5BL5092	3305	4TH ST	5BL5141	2911	7TH ST
5BL5093*	3315	4TH ST	5BL5142	3091	7TH ST
5BL5094	3355	4TH ST	5BL5143	3131	7TH ST
5BL5095	3365	4TH ST	5BL5144	3139	7TH ST
5BL5096	3433	4TH ST	5BL5145	3140	7TH ST
5BL5097	3561	4TH ST	5BL5146	3144	7TH ST
5BL5098	3580	4TH ST	5BL5147	3156	7TH ST
5BL5099	2535-37	5TH ST	5BL5148	3167	7TH ST
5BL5100	2699	5TH ST	5BL5149	3175	7TH ST
5BL5101	2725	5TH ST	5BL5150	3185	7TH ST
5BL5102	2730	5TH ST	5BL5151	3191	7TH ST
5BL5103	2760	5TH ST	5BL5152	3235	7TH ST
5BL5104	2803	5TH ST	5BL5153	3056	8TH ST
5BL5105	2845	5TH ST	5BL5154	3060	8TH ST
5BL5106	2942	5TH ST	5BL5155	3078	8TH ST
5BL5107	3031	5TH ST	5BL5156	3083	8TH ST
5BL5108	3072	5TH ST	5BL5157	3119	8TH ST
5BL5109	3090	5TH ST	5BL5158	3132	8TH ST
5BL5110	3093	5TH ST	5BL5159	3135	8TH ST
5BL5111	3115	5TH ST	5BL5160	3142	8TH ST
5BL5112	3125	5TH ST	5BL5161	3143	8TH ST
5BL5113	3132	5TH ST	5BL5162	3147	8TH ST
5BL5114	3133	5TH ST	5BL5163	3150	8TH ST
5BL5115	3142	5TH ST	5BL5164	3158	8TH ST
5BL5116	3168	5TH ST	5BL5165	3183	8TH ST
5BL5117	3189	5TH ST	5BL5166	3186	8TH ST
5BL5118	3192	5TH ST	5BL5167	3190	8TH ST

APPENDIX 2 (Con't.)

State ID Number	Street Address	
5BL5168	3193	8TH ST
5BL5169	3201	8TH ST
5BL5170	3229	8TH ST
5BL5171	3239	8TH ST
5BL5172	2653	9TH ST
5BL5173	3007	9TH ST
5BL5174	3015	9TH ST
5BL5175	3016	9TH ST
5BL5176	3024	9TH ST
5BL5177	3038	9TH ST
5BL5178	3043	9TH ST
5BL5179	3058	9TH ST
5BL5180	3064	9TH ST
5BL5181	3065	9TH ST
5BL5182	3076	9TH ST
5BL5183	3095	9TH ST
5BL5184	3101	9TH ST
5BL5185	3119	9TH ST
5BL5186	3122	9TH ST
5BL5187	3130	9TH ST
5BL5188	3136	9TH ST
5BL5189	3146	9TH ST
5BL5190	3171	9TH ST
5BL5191	3181	9TH ST
5BL5192	3184	9TH ST
5BL5193	3188	9TH ST
5BL5194	3212	9TH ST
5BL5195	3236	9TH ST
5BL5196*	2520	10TH ST
5BL5197	2536	10TH ST
5BL5198	2821	10TH ST
5BL5199	2827	10TH ST
5BL5200	2835	10TH ST
5BL5201	2841	10TH ST
5BL5202	2855	10TH ST
5BL5203	2859	10TH ST
5BL5204	2932	10TH ST
5BL5205	2954	10TH ST
5BL5206	3004	10TH ST
5BL5207	3024	10TH ST
5BL5208	3032	10TH ST
5BL5209	3045	10TH ST
5BL5210	3055	10TH ST
5BL5211	3061	10TH ST
5BL5212	3079	10TH ST
5BL5213	3082	10TH ST
5BL5214	3091	10TH ST
5BL5215	3111	10TH ST
5BL5216	3130	10TH ST
5BL5217	3132	10TH ST
5BL5218	3134	10TH ST
5BL5219	3139	10TH ST
5BL5220	3141	10TH ST
5BL5221	3145	10TH ST
5BL5222	3152	10TH ST

State ID Number	Street Address	
5BL5223	3158	10TH ST
5BL5224*	3175	10TH ST
5BL5225	3176	10TH ST
5BL5226	3186	10TH ST
5BL5227	3187	10TH ST
5BL5228	3188	10TH ST
5BL5229	3191	10TH ST
5BL5230	3228	10TH ST
5BL5231	3233	10TH ST
5BL5232	3234	10TH ST
5BL5233	3235	10TH ST
5BL5234	2815	11TH ST
5BL5235	2825	11TH ST
5BL5236	2827	11TH ST
5BL5237	2839	11TH ST
5BL5238	2850	11TH ST
5BL5239	2854	11TH ST
5BL5240	2859	11TH ST
5BL5241	2903	11TH ST
5BL5242	2921	11TH ST
5BL5243	2924	11TH ST
5BL5244	2926	11TH ST
5BL5245	2927	11TH ST
5BL5246	2938	11TH ST
5BL5247	2943	11TH ST
5BL5248	2956	11TH ST
5BL5249	2957	11TH ST
5BL5250	2962	11TH ST
5BL5251	3075	11TH ST
5BL5252	3086	11TH ST
5BL5253	3101	11TH ST
5BL5254	3113	11TH ST
5BL5255	3119	11TH ST
5BL5256	3131	11TH ST
5BL5257	3134	11TH ST
5BL5258	3142	11TH ST
5BL5259	3150	11TH ST
5BL5260	3151	11TH ST
5BL5261	3158	11TH ST
5BL5262	3159	11TH ST
5BL5263	3167	11TH ST
5BL5264	3175	11TH ST
5BL5265	3192	11TH ST
5BL5266	3231	11TH ST
5BL5267	2830	13TH ST
5BL5268	2945	13TH ST
5BL5269	2795	14TH ST
5BL5270	2829	14TH ST
5BL5271	2931	14TH ST
5BL5272	2951	14TH ST
5BL5273	2953	14TH ST
5BL5274	3300	14TH ST
5BL5275	3335	14TH ST
5BL5276	3345	14TH ST
5BL5277	3375	14TH ST

State ID Number	Street Address	
5BL5278	2775	15TH ST
5BL5279	3275	15TH ST
5BL5280	3375	16TH ST
5BL5281	2415	19TH ST
5BL5282*	2935	19TH ST
5BL5283	3105	19TH ST
5BL5284	3295	19TH ST
5BL5285	237	ALPINE AV
5BL5286	402	ALPINE AV
5BL5287	408	ALPINE AV
5BL5288	410	ALPINE AV
5BL5289	422	ALPINE AV
5BL5290	428	ALPINE AV
5BL5291	430	ALPINE AV
5BL5292	443	ALPINE AV
5BL5293	445	ALPINE AV
5BL5294	505	ALPINE AV
5BL5295	515	ALPINE AV
5BL5296	635	ALPINE AV
5BL5297	815	ALPINE AV
5BL5298	1341	ALPINE AV
5BL5299	1420	ALPINE AV
5BL5300	1323	BALSAM AV
5BL5301	1325	BALSAM AV
5BL5302	1337	BALSAM AV
5BL5303	1407	BALSAM AV
5BL5304	1431	BALSAM AV
5BL5305	1445	BALSAM AV
5BL5306	1503	BALSAM AV
5BL5307	2823	BROADWAY
5BL5308	2844	BROADWAY
5BL5309	2927	BROADWAY
5BL5310	2931	BROADWAY
5BL5311	2935	BROADWAY
5BL5312	2937	BROADWAY
5BL5313	2945	BROADWAY
5BL5314	2949	BROADWAY
5BL5315	3004	BROADWAY
5BL5316	3069	BROADWAY
5BL5317	3075	BROADWAY
5BL5318	3080	BROADWAY
5BL5319	3086	BROADWAY
5BL5320	3090	BROADWAY
5BL5321	3115	BROADWAY
5BL5322	3135	BROADWAY
5BL5323	3143	BROADWAY
5BL5324	3161	BROADWAY
5BL5325	3167	BROADWAY
5BL5326	3170	BROADWAY
5BL5327	3191	BROADWAY
5BL5328	3225	BROADWAY
5BL5329	3233	BROADWAY
5BL5330	3237	BROADWAY
5BL5331	525	VALLEY VIEW DR
5BL5332	3320	BROADWAY

State ID Number	Street Address	
5BL5333	3360	BROADWAY
5BL5334	3505-17	BROADWAY
5BL5335	3525	BROADWAY
5BL5336	3545	BROADWAY
5BL5337	3555	BROADWAY
5BL5338	1107	CEDAR AV
5BL5339	1111	CEDAR AV
5BL5340	1302	CEDAR AV
5BL5341	1305	CEDAR AV
5BL5342	1321	CEDAR AV
5BL5343	1324	CEDAR AV
5BL5344	1331	CEDAR AV
5BL5345	1345	CEDAR AV
5BL5346	1407	CEDAR AV
5BL5347	1503	CEDAR AV
5BL5348	1287	ELDER AV
5BL5349	1345	ELDER AV
5BL5350	1415	ELDER AV
5BL5351	501	EVERGREEN AV
5BL5352	535	EVERGREEN AV
5BL5353	703	EVERGREEN AV
5BL5354	717	EVERGREEN AV
5BL5355	727	EVERGREEN AV
5BL5356	737	EVERGREEN AV
5BL5357	803	EVERGREEN AV
5BL5358	905	EVERGREEN AV
5BL5359	909	EVERGREEN AV
5BL5360	929	EVERGREEN AV
5BL5361	1015	EVERGREEN AV
5BL5362	1117	EVERGREEN AV
5BL5363	515	FOREST AV
5BL5364	607	FOREST AV
5BL5365	715	FOREST AV
5BL5366	803	FOREST AV
5BL5367	907	FOREST AV
5BL5368	1005	FOREST AV
5BL5369	1015	FOREST AV
5BL5370	1023	FOREST AV
5BL5371	640	GRAPE AV
5BL5372	690	GRAPE AV
5BL5373	760	GRAPE AV
5BL5374	865	GRAPE AV
5BL5375	1145	GRAPE AV
5BL5376	305	HAWTHORN AV
5BL5377	405	HAWTHORN AV
5BL5378	525	HAWTHORN AV
5BL5379	532	HAWTHORN AV
5BL5380	535	HAWTHORN AV
5BL5381	640	HAWTHORN AV
5BL5382	650	HAWTHORN AV
5BL5383	655	HAWTHORN AV
5BL5384	710	HAWTHORN AV
5BL5385	740	HAWTHORN AV
5BL5386	802	HAWTHORN AV
5BL5387	820	HAWTHORN AV

State ID Number	Street Address		State ID Number	Street Address	
5BL5388	901	HAWTHORN AV	5BL5419	447	KALMIA AV
5BL5389*	904	HAWTHORN AV	5BL5420	497	KALMIA AV
5BL5390	910	HAWTHORN AV	5BL5421	600	KALMIA AV
5BL5391	920	HAWTHORN AV	5BL5422	703	KALMIA AV
5BL5392	1012	HAWTHORN AV	5BL5423	707	KALMIA AV
5BL5393	1205	HAWTHORN AV	5BL5424	714	KALMIA AV
5BL5394	1300	HAWTHORN AV	5BL5425	850	KALMIA AV
5BL5395	1310	HAWTHORN AV	5BL5426	1014	KALMIA AV
5BL5396	1345	HAWTHORN AV	5BL5427	1035	KALMIA AV
5BL5397	1404	HAWTHORN AV	5BL5428	1058	KALMIA AV
5BL5398	1445	HAWTHORN AV	5BL5429	802	LINDEN AV
5BL5399	1220	IRIS AV	5BL5430	1045	LINDEN AV
5BL5400	1450	IRIS AV	5BL5431	1103	LINDEN AV
5BL5401	402	JUNIPER AV	5BL5432	1150	LINDEN AV
5BL5402	403	JUNIPER AV	5BL5433	405	VALLEY VIEW DR
5BL5403	510	JUNIPER AV	5BL5434	411	VALLEY VIEW DR
5BL5404	615	JUNIPER AV	5BL5435	425	VALLEY VIEW DR
5BL5405	623	JUNIPER AV	5BL5436	430-32	VALLEY VIEW DR
5BL5406	706	JUNIPER AV	5BL5437	435	VALLEY VIEW DR
5BL5407	715	JUNIPER AV	5BL5438	443	VALLEY VIEW DR
5BL5408	905	JUNIPER AV	5BL5439	445	VALLEY VIEW DR
5BL5409	912	JUNIPER AV	5BL5440	504	VALLEY VIEW DR
5BL5410	916	JUNIPER AV	5BL5441	507	VALLEY VIEW DR
5BL5411	919	JUNIPER AV	5BL5442	508	VALLEY VIEW DR
5BL5412	1015	JUNIPER AV	5BL5443	511	VALLEY VIEW DR
5BL5413	1025	JUNIPER AV	5BL5444	512	VALLEY VIEW DR
5BL5414	1028	JUNIPER AV	5BL5445	516	VALLEY VIEW DR
5BL5415	1080	JUNIPER AV	5BL5446	519	VALLEY VIEW DR
5BL5416	1100	JUNIPER AV	5BL5447	520	VALLEY VIEW DR
5BL5417	1104	JUNIPER AV	5BL5448	521	VALLEY VIEW DR
5BL5418	405	KALMIA AV	5BL5449*	3240	BROADWAY

NOTE: An asterisk (*) denotes resources evaluated as individually eligible to the National Register.