

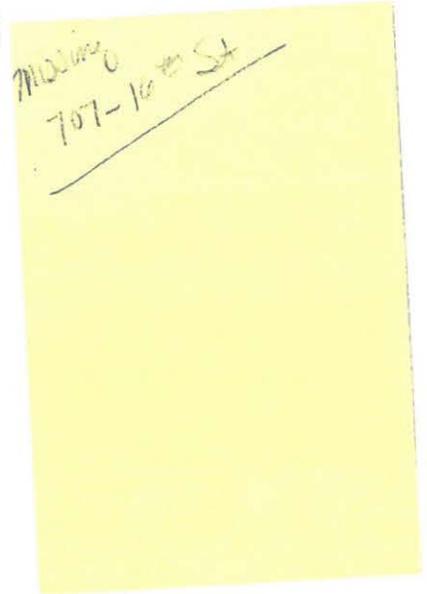
BOULDER SURVEY
OF HISTORIC PLACES
1991

SURVEY REPORT

Will Hill

**BOULDER SURVEY
OF HISTORIC PLACES
1991**

SURVEY REPORT



Prepared for:

City of Boulder
Planning Department
P. O. Box 791
Boulder, Colorado 80306

Prepared by:

R. Laurie Simmons
and Thomas H. Simmons
Front Range Research Associates, Inc.
3635 West 46th Avenue
Denver, Colorado 80211-1101
(303) 477-7597

December 1991

TABLE OF CONTENTS

I. Purpose ...	1
II. Survey Area ...	2
<i>Map 1.</i> Survey Area ...	3
<i>Map 2.</i> Surveyed Historic Buildings ...	5
III. Research Design and Methodology ...	6
<i>Table 1.</i> Previously Surveyed Historic Buildings within Survey Area ...	8
<i>Table 2.</i> City of Boulder Landmarks within Survey Area ...	9
IV. Historic Context ...	12
Boulder, Colorado Historical Background ...	12
University Hill Historical Background ...	21
<i>Figure 1.</i> Early View of University Hill ...	25
<i>Figure 2.</i> Advertising Flyer for University Hill, 1919 ...	28
<i>Map 3.</i> University Hill Area, 1922 ...	29
V. Results and Recommendations ...	38
Buildings Potentially Eligible to the National Register of Historic Places ...	38
<i>Table 3.</i> List of Sites Eligible to National Register ...	39
<i>Figure 3.</i> Remodelling of 823 12th Street, 1935 ...	42
<i>Figure 4.</i> Chi Omega and Alpha Omicron Phi Sorority Houses, 1931 ...	45
Styles and Periods of Construction ...	48
<i>Figure 5.</i> Period of Construction ...	49
<i>Figure 6.</i> Architectural Styles ...	50
Recommendations for Future Research ...	53
BIBLIOGRAPHY ...	55
APPENDICES ...	59
List of Sites by Street Address ...	60
List of Sites by State Identification Number ...	67

I. PURPOSE

The purpose of the 1991 Boulder Survey of Historic Places was to identify and record approximately 270 historic buildings within the University Hill neighborhood of the city. The University Hill neighborhood is one of Boulder's historic residential areas, having been developed extensively during the late 1890s and early twentieth century. The neighborhood's proximity to the University of Colorado campus and the Chautauqua grounds attracted a number of university professors, professional workers, and college students to the homes which were erected there. The neighborhood displays a large number of late nineteenth and early twentieth century residential architectural styles, as well as a few commercial buildings, churches, and schools. The University Hill neighborhood was chosen to be surveyed at this time because the Boulder Landmarks Preservation Advisory Board determined it to be an area of the city possessing significant quantities of historic resources and which is experiencing significant threat from development pressures. The data resulting from this survey serves as a base for cultural and resource planning and as the foundation for an historic preservation program identifying, documenting, and evaluating cultural resources within the City of Boulder.

The survey of the University Hill neighborhood started in 1990 when 278 historic buildings were inventoried. The recorded buildings were structures fifty years of age or older which had not been previously recorded. 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 Completed Colorado Cultural Resources Inventory Forms." 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 City of Boulder has enacted a preservation ordinance that provides for the protection of historic sites, structures, and districts. Boulder also participates in the Certified Local Government Program administered by the National Park Service and the Colorado Historical Society. As part of the city's preservation ordinance, a Landmarks Preservation Advisory Board is appointed to oversee the provisions of the ordinance, including the designation of local landmarks. This inventory will provide the basis on which sites and structures are nominated for designation as local landmarks.

II. SURVEY AREA

The 1991 Boulder Survey of Historic Places surveyed buildings within the University Hill neighborhood in the west-central area of the City of Boulder. The intensive level survey examined approximately 130 acres of urban land in an area roughly bounded by College Avenue on the north, Broadway and 16th Street on the east, Baseline Road on the south, and 9th Street, Euclid Avenue, and 12th Street on the west (See Map 1). Significant points of reference within the study area include Mt. St. Gertrude Academy at Aurora Avenue and 11th Street, Beach Park at Euclid Avenue and 13th Street, and a portion of the Hill commercial area at College Avenue and 11th Street. Other nearby features include the University of Colorado campus on the opposite side of Broadway, University Hill school on the east side of 16th Street, and Chautauqua Park near the southwest corner of the study area. The survey area is located in Section 31, Township 1 North, Range 70 West, Sixth Principal Meridian, Colorado.

Topography in the study area slopes from southwest to northeast, dropping from approximately 5,650 feet at 9th Street and Baseline Road to 5,440 feet at College Avenue and Broadway. The only sizable tracts within the area not developed are the half-block of Beach Park and the full block of Mt. St. Gertrude Academy. Development plans are being studied for the latter parcel. The neighborhood is overwhelmingly single-family residential in character, with a sprinkling of fraternity and sorority houses, apartments, churches, and a handful of commercial structures. Blocks are rectangular, with the longer axis oriented north-south. Most buildings front onto the numbered streets of 9th through 16th and Lincoln Place, with only a handful on the cross streets of Baseline Road, Cascade Avenue, Aurora Avenue, Euclid Avenue, and College Avenue. Landscaping is generally mature, and, in some cases, dense.¹

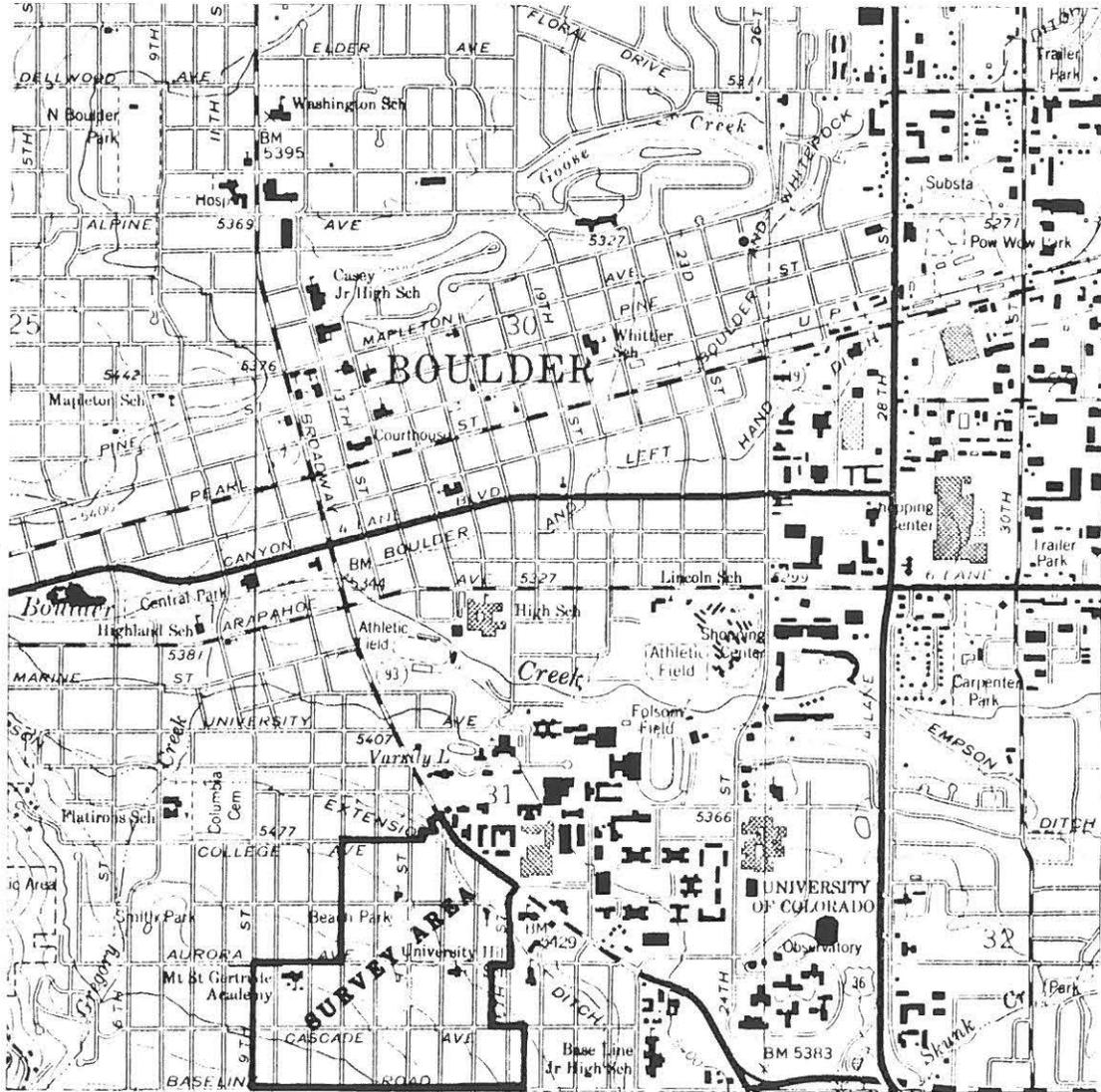
The boundaries of the entire University Hill neighborhood are, roughly, the alley between University Avenue and Pleasant Street on the north, the southern face block of Baseline Road on the south, the west face block of 9th Street on the west, and Broadway on the east. In 1990, 278 historic buildings were recorded in the northern portion of this area. The 1991 survey continued with 270 buildings in the central and southwestern

¹The profusion of vines, bushes, and large trees made photography difficult in some cases. Although the photographer attempted to obtain clear representations of each building surveyed, the vegetation surrounding some houses obscured the dwellings.

Map 1

BOULDER SURVEY OF HISTORIC PLACES, 1991

SURVEY AREA



SOURCE: Extract from U.S. Geological Survey,
"Boulder, Colorado," 7.5 minute, 1:24,000
topographic quadrangle map, 1966 (PR1979).

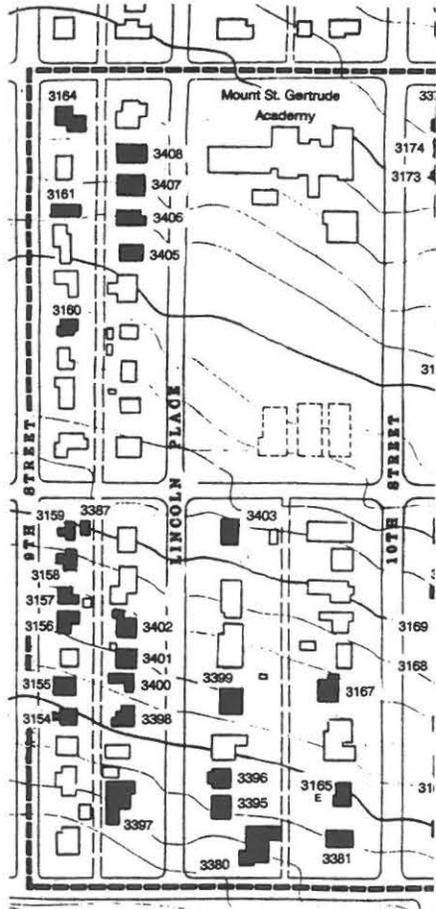
parts of the neighborhood. Map 2 displays surveyed buildings identified by state identification number, eligible status, and the survey area boundary. An undetermined number of buildings in the triangular area bounded by 16th Street on the west, Broadway on the north, and Baseline on the south remain to be surveyed in the southeastern portion of the neighborhood.

Map BOULDER OF HISTORIC SURVEYED HISTO

Surveyed buildings are shaded. Numbers are identification numbers and "5BL". Dashed line boundary of the survey are determined individual National Register of are identified by an "I" the state identification

The base map is a mo circa 1958 Falcon Air for the Boulder Depa Works and obtained f brary, Norlin Library Colorado (Boulder).

Scale





People, Places and Things

Laurence T. Paddock

NEIGHBORHOODS-BOULDER

BOULDER

(THE HILL)

University Hill—Once Upon a Time

1/2/80 Boulder Camera

Sometimes I can get too wrapped up in things for my own good.

An example is the accompanying picture. I became mesmerized by it earlier this month. I have spent more time than I should researching it.

Basically, it is University Hill. It was taken from the Hale Science Building on the University campus toward the southwest. The photographer was Joseph B. Sturtevant. The date is uncertain, but probably about 1895 or 1896.

It clearly shows 10 structures — and parts of some others. The area shown is roughly from 12th and Pennsylvania to 12th and Aurora ... and beyond.

The large building in the foreground is the Fulton Terrace, at the intersection of Broadway, 13th and Pennsylvania. The basic building still is there, owned and used by the University. Now, however, it has three full stories, is otherwise changed on the outside and is painted white.

It was built by the Fulton Brothers, who developed University Place or University Terrace as a residential area. It originally had three residential units — one opening to each of the three surrounding streets.

Yes, indeed, those two tracks curving around the right side of the structure in the picture are the present route of northbound traffic on 13th to the junction with Broadway.

Above and to the right of Fulton Terrace are the houses built by Maurice E. Dunham, a professor of Latin, mathematics and Greek at the University from 1890 to 1899; and the one built by R.T. Fulton, one of the Fulton Brothers.

The Dunham house is at 1107 12th St. It now is the American Youth Hostel. It was purchased about 1899 by Mrs. Kate W. Poley and used as a family residence for many years and then by groups. Zeta Tau Alpha sorority purchased it in 1948 and later added to it and somewhat remodeled the facade of the original portion.

The Fulton house, at 1105 11th St., has been razed. It was there at least by 1896, when the Fultons lived in it. It was purchased by Sue Callahan in 1903, who rented it to Beta Theta Pi fraternity that year. It served several other fraternities as well until being purchased in the late 1920s by the University. CU used it as a school where students majoring in education could practice teaching. Students were from the area or those entering during the school year for various reasons. The author attended that school for about a year and a half of primary grades after missing much school because of illness.

The building later became the music school annex until

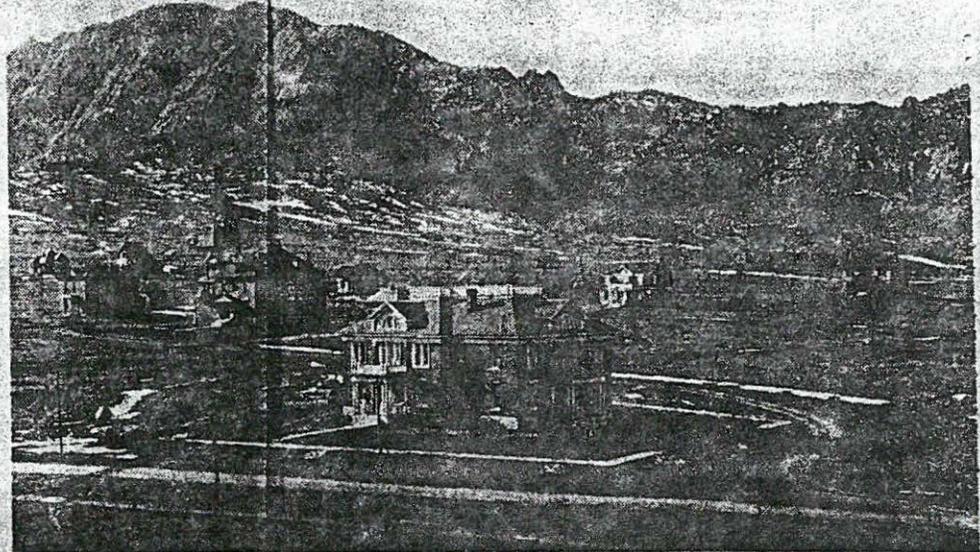


Photo shows the University Hill area as seen from CU's Hale Science Building around 1895.

the first part of the Warner Imig Music Building on the campus was completed. The University sold it in 1954. It subsequently was razed and replaced by a house for Sigma Delta Phi fraternity.

Between those two houses in the distance is the Brandenburg house on 9th near Euclid.

To the left of Fulton Terrace, the first two houses are at the corner of 13th and College. The larger one, just above the sign, was built by Dr. and Mrs. Carl M. Belser. Belser was professor of Latin at the University from 1893 until his death in 1898. A close look shows a cart, horse and man possibly working on the landscaping. The basic structure of the house still exists, although there now are shop buildings in front of it along 13th north of College.

The other house was razed for the construction of the Flatirons Theater. It was built by Mrs. Amelia Perry and has been identified as the first private residence on University Hill.

Above and between those two houses stands the original portion of Mount St. Gertrude Academy, now the UCB Academy Center on Aurora Avenue between Lincoln and 10th. The academy was opened in 1892.

Between the Perry house and the academy is the house at 907 12th where Dr. and Mrs. George Norlin lived before he became president of the University. The house later was occupied for many years by the Fenton sisters.

Between the Belser house and Fulton Terrace is the house at 1069 12th St. which was the home for many years of Mr. and Mrs. W. Hollingsworth McLeod. It was built in 1894 by Clarence Craig, a carpenter. McLeod was involved in the development of University Hill.

The small house at the extreme left has not been identified.

The elongated dark spot a little above the power pole, and which seems to be blocking the Broadway-Pennsylvania intersection, is a cow.

Smolan

Carnegie Branch Library
For Local History,
Boulder, Colorado



1. Harbeck - Bergheim House @ 1206 Euclid
2. Norlin House @ 907 12th Street
3. Pi Beta House @ 890 11th
4. George Paddock House @ 845 11th
5. Gunther - Carlberg House @ 809 11th
6. The Academy @ 10th and Aurora
7. Cockerell House @ 908 10th
8. Fire Station #2 @ 1010 Aurora
9. Charles Bartlett - Dyke House @ 907 11th
10. Craftsman Style House @ 981 11th
11. Prairie Style House @ 1006 10th
12. William R. Black House @ 1080 10th
13. Phi Delta Theta House @ 1111 College
14. Edwardian Vernacular House @ 1127 12th
15. Art Morderne House @ 1122 12th
16. Huntington Arms @ 1000-1020 12th

III. RESEARCH DESIGN AND METHODOLOGY

The 1991 Boulder Survey of Historic Places called for an intensive-level survey of pre-1941 buildings in a portion of the University Hill neighborhood. The buildings were to be surveyed, photographed, and researched, with Colorado Historical Society Historic Building Inventory Forms completed for each building. For the first time, the forms would be produced in a dBASE compatible format for immediate use by the Planning Department. Previously, Planning Department staff had rekeyed portions of survey forms into a database. The project also called for the completion of a U.S.G.S. topographic map outlining the survey boundaries, a map showing the surveyed buildings' locations, and a final report explaining the survey findings and reviewing the general historical development of Boulder and the neighborhood examined. The evaluation of potential National Register district(s) within the neighborhood and the contributing/noncontributing status of individual structures will not be undertaken until all historic resources have been identified within the entire University Hill neighborhood.

Historic additions within the University Hill neighborhood include: University Place (1890); University Terrace (1894); Capitol Hill (1902); and University Park (1906). The neighborhood is predominantly residential in character, with a small business district, and several fraternity and sorority houses associated with the nearby University of Colorado. The 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 University Hill neighborhood. Dames and Moore also divided this subtheme into more specific themes which may be expected to apply in this neighborhood: "Pioneer Settlement, ca. 1858 to 1871;" "Early Town, ca. 1871 to 1898;" "Youthful City, ca. 1898 to 1947."

The project began in May 1991. Project participants for Front Range Research Associates included: R. Laurie Simmons, principal surveyor, and Thomas H. Simmons and Judith E. Broeker, assistant surveyors; Thomas H. Simmons, map preparation and computer consultant; and Roger Whitacre, project photographer. Ruth McHeyser of the City of Boulder Planning Department coordinated and supervised the on-going project. Dee Baron of the Planning Department provided information on the existing and planned computer database structure. Barbara Norgren, National Register coordinator, and Holly Wilson, historian, of the Colorado Historical Society State Historic Preservation Office, reviewed the forms, maps, and report for completeness and accuracy.

Utilizing construction dates obtained from the Boulder County Assessor's Office, buildings fifty or more years old were identified within the subject neighborhood. In addition to a hardcopy printout, the Assessor's data was also obtained in computer-readable form on diskette. After extensive reformatting, it was possible to load the Assessor's data directly into the project database. The surveyors also obtained copies of historic assessor cards relating to the area from Boulder's Carnegie Branch Library for Local History. The Boulder Genealogical Society's index of the 1900 and 1910 U.S. Censuses, also housed in the Carnegie Branch Library, was consulted. The use of these sources, plus identification of additional qualifying buildings during the field inspection, was expected to produce a nearly complete survey of the neighborhood. Given the limitations of each of these sources, it is possible that a small number of qualifying buildings were not identified. These buildings are most likely to include drastically remodeled structures in which historic materials and design have been altered. (See discussion of assessor's records in 1987 Boulder Survey of Historic Places Final Report.)

A file search at the Colorado Historical Society Office of Archaeology and Historic Preservation in May 1991 revealed that a few buildings in the study area had been recorded and/or resurveyed previously. These buildings, listed in Table 1, were not surveyed again. A number of City of Boulder designated landmarks are located in the survey area and are listed in Table 2.

General research materials about the neighborhood, including primary and secondary sources, were reviewed for background and site specific information. This research included the use of city directories; historic maps; the files, tapes, photographs, and manuscript collections of the Boulder Carnegie Branch Library for Local History; Boulder Daily Camera biographical and subject clipping files; records created by the Boulder Genealogical Society, including its indices for the 1900 and 1910 U.S. Censuses; maps, including Sanborn insurance maps; photographic collections, manuscripts, and archives at the University of Colorado Norlin Library Western Historical Collections, including university yearbooks; the resources of the Colorado Historical Society library; the collections of the Western History Department of the Denver Public Library; incorporation records located in the Colorado State Archives; and interviews with University Hill neighborhood residents and homeowners conducted by the surveyors.

The field survey was performed from June through early September, and included architectural analyses, determinations of potential National Register eligibility for individual buildings, and interviews with residents. Most of the project photography was completed in May and June. Photographic

TABLE 1

**PREVIOUSLY SURVEYED HISTORIC BUILDINGS
WITHIN THE SURVEY AREA, 1991**

Street Address	State Identification Number	Building Name
720 11th St.	5BL1119	David H. Holmes House
750 11th St.	5BL1118	H. Reginald Platts Hs.
900 13th St.	5BL1106	Jones-Wessel House
905 13th St.	5BL1107	Derham-Lindgren House
983 14th St.	5BL1108	McNutt-Downing House
1080 14th St.	5BL696	Chi Psi Lodge
970 Aurora Ave.	5BL1471	Mt. St. Gertrude Acad.
1010 Aurora Ave.	5BL1472	Fire Station No. 2
1123 Baseline Rd.	5BL1473	Holmes-Storke House
1206 Euclid Ave.	5BL620	Harbeck-Bergheim House
821 Lincoln Pl.	5BL1466	DeMotte House

SOURCE: Colorado Historical Society, Office of Archaeology and Historic Preservation, file search of Township 1 North, 70 West, Section 31, 6th Principal Meridian, 24 May 1991. The DeMotte House (5BL1466) did not appear on the OAHHP listing but is shown in the 1985/1986 Boulder Survey of Historic Places (December 1986).

TABLE 2

**CITY OF BOULDER LANDMARKS
WITHIN THE SURVEY AREA, 1991**

Street Address	Landmark Number and Date Approved	Building Name
720-22 11th St.	89-13 (2-6-90)	David H. Holmes House
707 12th St.	87-1 (3-1-88)	Fischer House
1000-20 12th St.	90-3 (7-24-90)	Huntington Arms
888 13th St.	89-14 (4-17-90)	Alpha Phi
905 13th St.	79-2 (6-5-79)	Derham-Lindgren House
1015 15th St.	89-9 (10-3-89)	Alpha Omicron Pi
970 Aurora Ave.	84-1 (4-3-84)	Mt. St. Gertrude Academy
1010 Aurora Ave.	79-8 (1-1-80)	Fire Station No. 2
1207 Aurora Ave.	88-2 (10-18-88)	Bushee House
1403 Baseline Rd.	89-11 (1-23-90)	Henrietta Somers Hs.
1206 Euclid Ave.	79-7 (1-1-80)	Harbeck-Bergheim House

SOURCE: City of Boulder Planning Department, "Landmark Structures, Historic Buildings Index, Boulder, Colorado," 15 January 1991.

processing was provided by the City of Boulder Planning Department.

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 a word processing program as various tables.

The Colorado Historical Society assigned Smithsonian identification numbers for each site, which are included on forms, photographs, and the project maps. The assigned survey numbers ranged from 5BL3154 to 5BL3423. 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** published by that organization. Survey photographs were labeled and attached to forms utilizing acid-free envelopes provided by the Colorado Historical Society. An annotated U.S.G.S. map and a project map of the survey area were prepared. The extent of the survey area was drawn on the U.S.G.S. map, while the project map identified surveyed buildings within the survey area boundary. A 1958 Falcon Air map, which showed building footprints, was used as the base for the survey area map.

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 City of Boulder Planning Department will transfer the dBASE compatible data from the 1991 survey into its existing database of information regarding historic sites within the city. The Boulder Carnegie Branch Library will eventually 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 and project maps.

Assistance in the form of information was provided by individuals too numerous to mention but greatly appreciated. The surveyors would like to thank Charlotte Smokler of the **Boulder Daily Camera** for allowing access to the newspaper 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 Lois Anderton of the Carnegie Library for providing access to invaluable records and answering numerous requests for information.

IV. HISTORIC CONTEXT

Boulder, Colorado 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 forty-three 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 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 3,069.² 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 in the need for more schools, and Whittier and Mapleton Schools were built during the decade. The next decade saw increasing debate 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. 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.

²Elizabeth F. Goodwin, "The Growth of a Community, Planning and Development: City of Boulder 1859-1966," Boulder: City Planning Office, 1966, 5.

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.

The neighborhoods bordering the railroad tracks and the creek, as was common, developed as 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 blacks, 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 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.

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 only one allowed until 1941.

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 small 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, were fully 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 first 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.³

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 17 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.

During the 1930s, Boulder's physical environment benefited 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 which 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 Colorado communities. The Navy's Japanese Language School was transferred from Berkeley, California, to the Boulder campus. More than 6,000 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 declined, but the student population more

³U.S. Bureau of the Census, Census of Population, vol. 1, Characteristics of the Population: Number of Inhabitants: Colorado.

than doubled.⁴ 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 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. 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 neighborhoods such as Goss-Grove and parts of Whittier. Plans enacted to limit growth have placed greater development pressures on already established neighborhoods. Efforts to mitigate the effects of development pressures include high density overlay zone design guidelines developed in 1985. These guidelines encourage: enhancement of existing landscape features such as open space and irrigation ditches; maintaining design elements such as scale and set back of the neighborhood by using components of existing buildings as models; and the use of traditional building materials.

Boulder enacted an historic preservation ordinance in 1974. The law, one of the earliest in the state, is concerned with "protecting, enhancing, and perpetuating buildings, sites, and areas of the city reminiscent of past eras, events, and persons

⁴Goodwin, Ibid, 33.

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.

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.

University Hill Neighborhood Historical Background

"Look, look, everybody. You can see it from here." Father was pointing to a huge brick building topped by a cupola, rising in the distance. It loomed before us gaunt and alone in the pitiless clear light. No tree nor shrub nor any human habitation was in sight. Vast expanses of rock and sagebrush were its only surroundings.⁵

Jane Sewall's description of the appearance of the University of Colorado campus in 1877 could probably be extended to the adjacent neighborhood of University Hill during that period. In 1865, Anthony Arnett had purchased two hundred acres of land, including the future site of Mount Saint Gertrude Academy for grazing lands. Early photographs of the locale show an isolated, undeveloped area containing a few log cabins and

⁵Jane Sewall, *Jane, Dear Child*, Boulder: University of Colorado Press, 1957.

pasture lands for local farmers.⁶

The first large scale development of the area was initiated by a group of foresighted men who recognized the potential value of the location. The University Place Addition to Boulder, embracing an area from Sixth through Eighteenth Streets and from College to Baseline Road (excluding a triangular area extending from the northeast corner of Fourteenth and Aurora, which would later become University Park addition), was laid out, subdivided, and platted in 1890 by the Denver and Boulder Land and Investment Company. The company was formed by Humphrey E. Chamberlin, Granville Malcom, and Warren H. McLeod to sell personal property, buy and sell real estate and improve the same, borrow and lend money, and to make investments. An interesting aspect to the company's makeup is that its stockholders included a large number of Canadians, all from the province of Nova Scotia.⁷

The company purchased 194 acres of land adjoining the city in June 1890, paying \$16,786.50 for the acreage. The land was divided into 1,820 lots, which cost the investors \$9.22 per lot. S. C. Fulton became president of the development company, and the firm of Fulton Brothers was appointed sole agent for the sale of property in the addition during the same period. By 1891, the company had made some improvements to the subdivision and University Place began to be advertised as a potentially desirable residential area.

The first construction in the new neighborhood came, not as a commercial venture, but as an act of charity. In 1892, the Sisters of Charity of the Blessed Virgin Mary established one of the neighborhood's landmark buildings, Mount St. Gertrude Academy at 10th and Aurora Streets. How the Sisters obtained the land for their school has been the subject of scholarly debate. One version of the story reports that the land was donated by Warren McLeod, one of the officers of the investment company. Sister Mary Philomene Weisenhorn remembered that the Sisters persuaded one of the Fultons to donate two lots for the school on the condition that the sisters buy two lots across the

⁶Boulder, Colo. Municipal Files, "Mount Saint Gertrude Academy."

⁷Boulder Planning Department, "University Place" plat, 1890; and Warren H. McLeod Collection, University of Colorado Western Historical Collections, Boulder, Colorado, "List of Stockholders of the Denver and Boulder Land and Investment Company, 1899."

street.⁸ As the Fultons and McLeod were associates in the development company, it may be that both parties were involved. Whatever the case, the investors had little to lose by granting the Sisters some acreage in their then undeveloped subdivision. In fact, the academy established by the women would serve as a stimulus for future development.

The Sisters, believing the wholesome air of the neighborhood would be beneficial to children, especially those afflicted with tuberculosis, made plans for establishing a school which would serve both healthy and consumptive children. Colorado was then beginning to be regarded as an ideal location for the treatment of those suffering from tuberculosis. The state's dry, sunny climate and clean air were considered essential ingredients for improvement of the consumptive. A number of sanitariums for the treatment of tuberculars were to be established during the late nineteenth and early twentieth century in Colorado. Historians Stephen Leonard and Thomas Noel have opined that "one of Denver's most viable industries during the depressed 1890s was tending tuberculosis patients."⁹

Construction of a large, four-story brick building in the Richardsonian Romanesque Style, designed by Denver architect Alexander Cazin, began in 1892.¹⁰ At first, the school was denied the option of accepting boarders, so the children were transported to the academy by horse and buggy or they walked each day. The remoteness of the school hampered its ability to attract pupils during the early days. Alone in the school building at night, the Sisters were "frightened by the howling of coyotes and the strong wind which rattled the windows."¹¹ The Fulton Brothers firm continued its efforts to lure residential buyers to the neighborhood. Special inducements were offered for the first purchasers of lots in the new addition. The first ten people who agreed to build a residence costing not less than \$2,500 were given four lots free of

⁸Boulder Municipal Files, "Mount Saint Gertrude Academy," 3.

⁹Stephen J. Leonard and Thomas J. Noel, **Denver: Mining Camp to Metropolis**, (Niwot, Colo.: University Press of Colorado, 1990), 121-122.

¹⁰Smith, 116.

¹¹Boulder Daily Camera, 4 June 1969.

charge. Until the first 150 lots were sold, the price of lots was kept at \$25 to \$100 each, according to location.¹² Fulton Brothers themselves erected a large building at Broadway, Thirteenth, and Pennsylvania, the Fulton Terrace, which had three residential units.¹³

By 1892, it became evident that public transportation to and from the center of the city would be a key ingredient in luring residents to the subdivision. The Denver and Boulder Land and Investment Company entered into an agreement with a street car company to construct tracks and maintain service through the neighborhood in the fall of 1892. The streetcar line was to run between the center of Boulder and the future Chautauqua grounds, passing through University Place Addition. Lack of sufficient capital for the construction of the street railway prevented its completion and its promoters lost their franchise. In order to provide the desired transportation service for the subdivision, the investment company established a bus line.¹⁴

During 1893, several lots were sold within the subdivision, and further improvements were made. However, the Silver Panic of that year, a downturn in the agricultural sector, and the resulting general depression prevented further development. In 1894, not a single lot was sold within University Park Addition. Despite the hard times, the company continued to hold on to the unsold three-fifths of the addition's lots, believing that its initial investment would eventually be rewarded. While many real estate speculators were ruined during the depression, the developers of University Hill managed to weather the crisis.

Although the investment company's plans for developing the addition were temporarily thwarted, state action on the university grounds helped to make the entire area more attractive. During the presidency of James H. Baker, the construction of new buildings on the university campus and the landscaping of the university grounds made the surrounding area seem more desirable and thus added value to the residential addition. From 1893 to 1894, the enrollment at the university

¹²Warren H. McLeod Collection.

¹³Boulder Daily Camera, 2 January 1980.

¹⁴"Report Concerning the Transactions of the Denver and Boulder Land and Investment Company For the Period of Five Years," 30 July 1895.

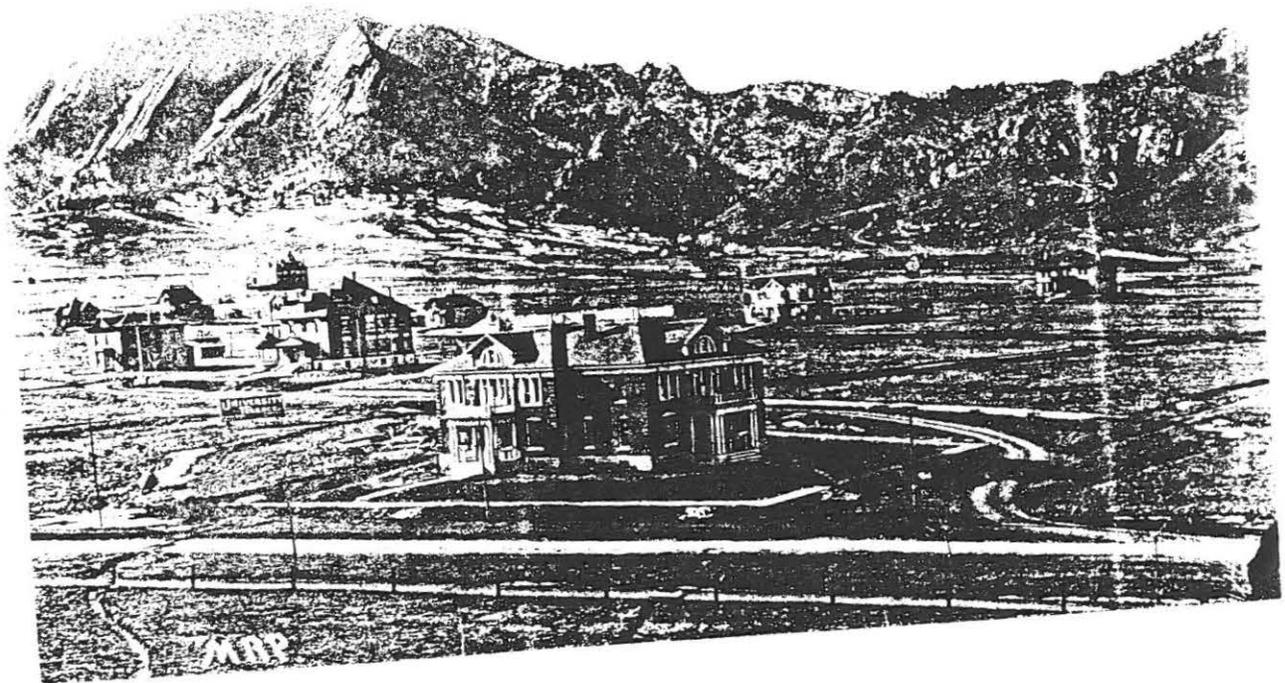


Figure 1
View of University Hill from the University of Colorado,
showing Fulton Terrace in foreground and other early
buildings. Undated. SOURCE: Carnegie Branch Library for
Local History, BHS, MPC 101, Box 4, Env. 24B, F-23.

actually doubled.¹⁵ As the investors saw the situation, "the whole question is one of demand; the property is desirable, attractive, well situated, and will sell quickly as any if the demand can be created."¹⁶

Charles W. Fulton remained convinced that investment in the area would pay off. At a time when failed real estate investors were filling the streets of Denver, Fulton had another subdivision platted in University Hill. The University Terrace addition to Boulder, which lies between Ninth and Broadway and from Pennsylvania to College Avenues, was established in 1894.¹⁷

Gradually, prosperity returned to the area. The university continued to expand and began to take on the appearance of a thriving institution. The opening of Chautauqua in July 1898 resulted in calls for a streetcar line from the city center to the park. Chautauqua was founded by Texas teachers who wanted a pleasant place to spend their summers in an educational environment. Boulder citizens had voted to issue bonds to finance the purchase of land and construction of buildings for the summer program and the university offered the use of some of its facilities. The site selected for Chautauqua was a large, undeveloped tract on the southern edge of the University Hill neighborhood. Chautauqua came to play an important role in the cultural lives of Boulder residents and, as Jessie Bauer, who grew up in University Hill noted, "you can't talk about Boulder without mentioning Chautauqua."¹⁸ Howard Higman, 930 11th Street, recalled that "you went up there at night-every night-everybody went up there."¹⁹

¹⁵Frederick S. Allen, *The University of Colorado: 1876-1976* (New York: Harcourt Brace Jovanovich, Inc., 1976), 55.

¹⁶Ibid.

¹⁷Boulder Planning Department, "Plat of University Terrace," 1894.

¹⁸Jessie Bauer, interview on file at Carnegie Branch Library for Local History, Boulder, Colo.

¹⁹Howard Higman, interview with Rachel Homer, 20 March 1979, on file at Carnegie Branch Library for Local History, Boulder, Colo.

The developers of the University Park Addition continued to believe that the acquisition of a streetcar line through their subdivision was critical to its success, and this time they took steps to insure its completion.²⁰ In 1898, the city council granted the proposed line a right of way. In 1899, an agreement was signed between the Denver and Boulder Land and Investment Company and the railway group. In exchange for the construction and operation of the street railway through University Park, the streetcar line was given a subsidy of certain lots at reduced rates to finance the operation of the line when it was completed.

The streetcar line began operating in June 1899, charging a fee of five cents per trip. The route from the Depot at Fourteenth Street and Water (now Canyon) traveled on Walnut to Broadway, up Thirteenth Street to College Avenue, and then up Ninth Street to Baseline Road and onto the Chautauqua grounds. The return route went down Tenth Street to Aurora, to Fourteenth Street, and then to Broadway, to Walnut, and back to the Depot.²¹ Map 3 depicts the route of the streetcar through the neighborhood, as well as the general layout of the area in 1922.

The arrival of the streetcar line ushered in the long hoped for real estate boom in the University Place addition. Citizens began to see the advantages of the residential area in terms of its proximity to the University, its convenient access to downtown Boulder, and its closeness to the natural beauty of the Chautauqua grounds. A surge in interest in the area resulted. A number of brick and stone residences were erected. Among these was the home of John H. and Kate Harbeck. The Harbecks had spent several summers in Boulder and decided in 1899 to build a permanent residence in the city, the climate of which they believed benefitted Mr. Harbeck's health. The house at 1206 Euclid, constructed of Indiana sandstone, was completed in 1900 and continues to be a landmark in the neighborhood.

Beginning in 1900, growth in the neighborhood progressed steadily. The Fulton Brothers hired real estate agents such as J. N. Maupin to sell lots in the University Terrace addition. The lots were offered at what were considered reasonable prices and the customers were taken to the building sites in a horse

²⁰Agreement between the Denver and Boulder Land and Investment Company and Guy D. Duncan, Trustee, 19 April 1899.

²¹Phyllis Smith, *A History of Boulder's Transportation, 1858-1984*, (Boulder: City of Boulder, 1984), 17.

As soon as your payments are completed, your deed and abstract will be delivered by the Mercantile Bank and Trust Co.

28

MAKE ALL PAYMENTS AT
THE MERCANTILE BANK AND TRUST CO.

FREE ABSTRACT OF TITLE
Delivered to every purchaser of a lot when lot has been paid for.



VIEW LOOKING SOUTH ON FOURTEENTH STREET FROM CASCADE AVE. MANY BEAUTIFUL HOMES LIKE THE ONES SHOWN HERE ARE ALREADY BUILT IN THE ADDITION.

Read and Remember These Facts:

1. These lots are the lowest-priced high-grade lots in Boulder, and located in the very best residence section of the city.
2. No taxes are charged until January, 1921, and no interest until January, 1921, and then only 6 per cent.
3. There are no notes to sign.
4. The lots are large and deep and front upon your city's recognized best residential avenues and streets.
5. The business district is only half a mile away, and the car line makes a loop through the addition.
6. All streets in the addition are graded. The drainage is perfect. New and attractive streets have been opened and graded.
7. FIVE DOLLARS DOWN, then ONE DOLLAR A WEEK, OR FIVE DOLLARS DOWN AND TWO DOLLARS A WEEK, SECURES A LOT.
8. When you are sick no payments are required.
9. In case of death a free deed will be delivered to your heirs. READ THAT AGAIN!
10. You can encourage your boy or girl to start a home of their own by saving a dollar a week.
11. You can start building when you pay your five dollars.
12. You can pay for your lot as fast as you like.
13. A free abstract and warranty deed with every lot.
14. You know your city's future. This is the biggest bargain you ever saw.

DO NOT FORGET—That while you are only required to pay \$5.00 down and \$1.00 a week, or \$5.00 down and \$2.00 a week, you may pay as much more as you wish, and all payments made will be credited ahead.

Do Not Delay. Buy a Lot Where it is Sure to Increase in Value, Immediately

While you are thinking this over others are out on University Place Addition, securing the choice lots.

A SUGGESTION—Do not wait until day of sale, but come to our office any day or evening, and select your lot in advance.

This will cost no more, and you can get just the lot you want.

Thursday = MAY 22, 1919

At 10 O'Clock Rain or Shine

NO AUCTION

Two Weeks Big Sale, Then This Offer is Withdrawn Positively. See Our Prices Quickly and Decide

THE HOME REALTY AND INVESTMENT CO.

Office, 1334 Pearl Street, with Boulder Abstract and Title Co.

Executive Offices, Emporia, Kan.

Figure 2

The homes pictured in this 1919 advertising flyer still stand at 792 and 776 14th Street. SOURCE: McLeod Collection, University of Colorado, Western Historical Collections.

UNIVERSITY HILL VICINITY, 1922



SOURCE: Extract from Sanborn Insurance Company index map of Boulder, Colorado, 1922.

drawn vehicle.²² Soon, the University Hill neighborhood contained enough residents to require further improvements, notably an elementary school.

University Hill School, situated across from the University of Colorado, at Sixteenth and Broadway, was an important addition to the neighborhood. As the population of University Hill escalated during the early 1900s, the need for a school in the neighborhood rapidly became apparent. In 1902, a delegation from the University Hill Improvement Society submitted a request that the school district construct a school in the neighborhood. The school board determined that the school would be built on a tract of land owned by Alpheus Jackson, south of the university.

The school opened on 12 January 1906 with six classrooms and an auditorium. The original cost of the building was \$28,360. An addition was built in 1922. Within a few years of its construction, University Hill School had become an established center for community activities. Many of the residents of the neighborhood had children who attended the school, and many of the school's faculty members also bought homes in the neighborhood.²³ Ann Bramhall, whose father taught political science at the university, recalled that many of her classmates at University Hill School were professors' children.²⁴

The streetcar also promoted the development of a small commercial area on University Hill. Thirteenth Street, which was well serviced by the streetcar line, became a business area which included restaurants, a drug and stationery store, a department store, a grocery, and a movie theater. The residents of the neighborhood thus had most of their everyday needs at hand. Students at the nearby campus also found the commercial area convenient. Stores such as Greenman's University Store catered to the students.

As the area filled with well-built, middle class homes, other

²²Boulder Daily Camera, 28 October 1955.

²³F. O. Replier, *As A Town Grows*, (Boulder: Johnson Publishing Company, 1959); and Mrs. Irvin Demmon, Boulder, Colo., telephone interview, August 1990.

²⁴Ann Bramhall, interview by Liz Caile, 2 March 1985, on file at Carnegie Branch Library for Local History, Boulder, Colo.

developers sought to take advantage of the boom. Blocks twenty-nine and thirty of the University Place Addition were replatted in 1909 for a group of local residents hoping to profit from the town's growth.²⁵ Among the developers of University Place were Charles H. Cheney and Blanche and Elizabeth Ricketts. Cheney was from a Boulder pioneer family became president of the First National Bank of Boulder.²⁶ Blanche and Elizabeth Ricketts were twin sisters born in Indiana in 1878, who came to Boulder in 1888. Their father, Crockett Ricketts, edited the weekly **Boulder County News** for many years, and also served as Boulder mayor. The sisters went to Boulder schools and both received Ph.D.s from the University of Colorado in 1901. Both sisters followed careers as educators in Boulder. Blanche Ricketts served as principal of Highland School for twenty-five years before her retirement. Elizabeth Ricketts taught home economics in Boulder schools, including Highland School and Casey Junior High. After retiring, the sisters commented, "we now build little houses," apparently referring to the activities in developing the University Hill neighborhood.²⁷

The University Park Addition to Boulder was laid out and platted by its owners in 1906. The triangle-shaped addition included land southeast of University Hill School, from Aurora to South Broadway. Developers included Fred A. Fair, C. C. Boner, Millie L. Horn, Melisa Billings, Alpheus Jackson, Roy Youngson, and Charles M. Campbell.²⁸ Fred A. Fair was a graduate of the university, who became associated with J. P. Maxwell, a Boulder pioneer with whom Fair undertook various engineering projects related to the Boulder water system. Fair surveyed numerous roads in Boulder County and discovered four glaciers--Arapahoe, Fair, Isabel, and Peck. Fair was city engineer from 1908 to 1910 and county engineer from 1912 to 1916.³⁷ Alpheus Jackson came to Colorado with the argonauts seeking gold in 1859 and became one of the most prominent mining men in Boulder County.

²⁵Boulder Planning Department, "Re-plat of Blocks 29 & 30 University Place Addition."

²⁶Boulder Daily Camera, clipping files, "Charles H. Cheney."

²⁷Boulder Daily Camera biographical files.

²⁸Boulder Planning Department, "University Park Addition to Boulder," 1906.

Jackson first settled in Central City, moving to Boulder in 1862. He engaged in mining near Sunshine and owned the Emancipator mine there.³⁸

The significance of the university in attracting residents to the neighborhood was profound. Historical records indicate that a substantial number of people moved to the city for their children's education. This was the case with Mrs. Martha Nafe, who was left a widow with six children. Mrs. Nafe moved her family to Boulder in 1903, and became involved in developing Boulder real estate and in the civic affairs of the community. Mrs. Nafe built three buildings in Boulder, including the Nafe Apartments at 1305 Euclid. Like Nafe, Margaret Read's parents moved to Boulder in 1910 for their children's education. Read attended the university and became a distinguished architect, who assisted in the design of several residences in University Hill. Wesley and Laura McCabe moved to Boulder in 1921 for their children's education. McCabe was the dental hygienist for Boulder County Schools for many years and lived at 861 11th Street.

Many came as students to the university and then settled in the University Hill neighborhood in Boulder to pursue their chosen careers. Howard H. Heuston (765 13th St.) studied medicine at the university and returned to Boulder to practice medicine, as well as serve as mayor and city council member. Valentine and Helen Fischer both attended the university and became prominent Boulder residents, building an impressive house at 707 12th Street. Wade Connell attended the University of Colorado Law School and practiced law in Boulder for many years, building homes at 922 12th Street and 883 13th Street. Walter E. Brockway graduated from the university and then became director of plant development there while residing at 845 15th Street. Marcellus S. Merrill, 915 15th Street, obtained a degree in electrical engineering and later founded Merrill Axel and Wheel Service. Glen Huntington attended the university and then became the city's foremost architect. He built an apartment house at 1010 12th Street as a residence and an investment. Cyrus Poley, who lived at 1013 13th Street attended Colorado Medical School and became the city health officer.

University Hill was also a choice location for university professors to reside. John B. Ekeley, chairman of the chemistry department, built a lovely home at 703 11th Street. Russell D. George, member of the geology department faculty from 1903 to 1934, lived at 845 11th Street. Muriel Sibell Wolle, professor in the art department and author of several books on Colorado history built an unpretentious residence at 763 16th Street. Physics Department chairman William Pietenpol built a home at 707 14th Street in the Italian Renaissance Style adopted by the university for its buildings. University biologist Gordon Alexander constructed a residence at 765 14th Street. Charles

Hutchinson, who taught at the university from 1918 to 1966, built a home at 837 15th Street. Elmore Peterson, who lived at 854 15th, was dean of the School of Business from 1932 to 1953. Edwin Place, head of the Department of Romance Languages, lived at 876 15th Street. C. Henry Smith, library director at the university for twenty-six years, lived at 929 15th Street. Frederick G. Folsom, beloved football coach and law professor lived at 960 15th Street. Warner Imig, dean of the College of Music lived at 716 16th Street.

Students attending the University also found the neighborhood a convenient residential location. During the early years, most students roomed off campus, as there was just one men's dormitory and the women were provided with only a few small cottages on campus. Helen Carpenter, who graduated from the University of Colorado and worked there for over forty years, recalled that boarding houses were a significant element of life in the areas bordering the university campus. Some of the boarding houses catered to faculty and staff members and others to students. When the first dormitory was built for freshmen girls in the 1930s, the boarding house keepers raised loud objections for fear that much of their business would be lost.²⁹

In January 1933, a group of thirty Boulder citizens met to formulate a resolution opposing the proposed construction of the first women's dormitory. The resolution, which was sent to the Colorado General Assembly asserted that dormitory living was too expensive for many girls. In fact, the boarding house owners, who were apprehensive about the effect of dormitories on their business, were major leaders of the opposition. Boulder labor unions and civic clubs countered the opposition, however. In 1933, the Regents had accepted a loan from the Reconstruction Finance Corporation to construct a dormitory for 300 freshmen women.³⁰

From the time Mount Saint Gertrude Academy was founded, the neighborhood continued to attract a certain number of residents who came to the area for their health. Marthana Cowgill came to Boulder with her sister, Josephine, when she contracted tuberculosis in Texas. After Marthana's recovery, the sisters operated a nursing home at their residence, 747 12th Street. They later purchased the Mesa Vista Sanatorium, where they continued to treat consumptives. Nurse Harriet Biddle (820 15th

²⁹Carnegie Library, Oral History Tape, Helen Carpenter.

³⁰William E. Davis, *Glory Colorado, A History of the University of Colorado, 1858-1963*, (Boulder, Pruett Press, 1963), 387.

Street) worked in the rural schools of the county for the Boulder County Tuberculosis Association.

In addition to those employed at the university, the neighborhood also attracted business and professional people. John LaTorra, who owned a shoe store on Pearl Street, lived at 877 11th Street. George Jump, who developed tungsten properties and owned the Ideal Metal Weatherstripping Company, resided at 728 10th Street. Frank C. Youmans, a builder and contractor from Texas, built a large home at 727 13th. Lorain W. Cumberford, 960 13th Street, was proprietor of the Imperial Tea and Coffee Shop. Hunt Winn, who lived at 836 15th Street, was a Texan who came to Boulder in 1923 and organized the Boulder Automobile Dealers Association. Rudolph Johnson, 735 16th Street, worked as an attorney until the age of 87, was director of public welfare in Boulder, secretary of the state Grange for over forty years, and state legislator.

With its basic services in place, University Hill began to experience a boom in construction during the early 1900s, a trend which continued until most of the lots in the neighborhood were taken up. The largest period of construction occurred during the 1920s, a boom time when everyone from the university professor to the small businessman wanted a home in University Hill. During the period following World War I and prior to the depression of the 1930s, the neighborhood was substantially developed. Figure 1 shows year of construction of historic buildings by time period within the survey area.

A building covenant of sorts existed and was written into the buyers deed by the investment company. When Duke and Claire Kimbrough purchased the lot for their house on 13th Street during the early 1920s, it stated that "no building can be constructed to cost less than \$1500 and must be built of brick, stone, or a combination of the two."³¹ Concern over the establishment of commercial buildings within residential areas of University Hill led to the passage of Boulder's first zoning ordinance in 1928.³²

The expansion of housing attracted a number of builders. Contractor Charles O. Van Note built many homes in the University Hill neighborhood. Van Note was born in Missouri in

³¹Jane Valentine Barker, *Historic Homes of Boulder County* (Boulder: Pruett Publishing Co., 1979).

³²Smith, 179.

1872 and attended business college in Iowa, where he began his building career. In 1906, he moved to Boulder, where he took advantage of the building boom in University Hill. Van Note constructed homes for his family (such as 789 15th Street) and a number of other private residences, as well as the First Christian Church, the Mercantile Bank, and Safeway stores in Boulder. The *Daily Camera* reported that Van Note had "an enviable reputation" for fine contracting.³³ Alonzo Denham, a house carpenter, was also actively working on residences in University Hill. John Nelson was a popular contractor, who built several homes in the neighborhood.

Among the architects who designed homes in University Hill, Glen H. Huntington was the most prolific. Although contractors such as Van Note, Nelson, and Denham could produce homes based upon popular patterns, those who wanted custom built residences turned increasingly to Huntington. During the prosperous years of the 1920s, a number of wealthy Boulder citizens hired Huntington to design spectacular residences on large lots in University Hill. Among the homeowners building in the 1920s were Valentine and Helen Fisher, 707 12th Street; Ross Whitman, 715 12th Street; Wade Connell, 883 13th Street; Daniel McAllister, 1160 Cascade; and Henrietta Somers, 1403 Baseline.

Huntington was the son of Denver architect Glen Wood Huntington. After graduating from the University of Colorado with a degree in civil engineering, he worked for the Illinois Central Railroad and served in World War I. Huntington established an architectural office in Boulder following the war and proceeded to design many of the city's important buildings. Huntington is credited with designing Boulder High School and the Boulder County Court House, as well as a number of buildings at the university in conjunction with Charles Klauder. Huntington designed a residence for himself in University Hill and later built the Huntington Arms Apartments, where his family lived until moving to Denver where Huntington chief architect for the Federal Housing Authority.

During the building boom following World War I, Huntington's office employed other talented architects, including Margaret Read. Margaret Read worked on a number of the homes in University Hill in association with Huntington, and designed her own home there, at 740 13th Street. Read attended the University of Colorado and the University of California School of Architecture, where she was one of five women in the class. In 1926, Read became associated with Glen Huntington. Under his employment, she worked on projects such as the Boulder Day

³³Boulder Daily Camera biographical file.

Nursery, the Boulder County Court House, and several fraternity and sorority houses, as well as private residences. When Huntington closed his firm and began to work for the Federal Housing Authority, she also worked for that agency. During the war, Read taught drafting to women and was senior draftsman at Lowry Field.

> Among the most significant influences on the built environment of University Hill were the fraternity and sorority organizations. The Greek letter societies were among the first to select the neighborhood as a convenient location for their chapter houses. Early chapter houses were built in areas immediately adjacent to the university campus, such as on Broadway. As the organizations expanded, chapter houses became larger and more elaborate, and sizable lots within the neighborhood were selected. During the period following World War I, a boom in the construction of these houses kept pace with the expansion of family housing. Each organization hoped to build a substantial and architecturally significant chapter house which would represent the group's image to the outside world. Glen Huntington designed a number of the large houses built during this period, including the Alpha Phi house at 888 13th Street, the Kappa Alpha Theta Sorority House at 909 14th Street; the Alpha Delta Pi Fraternity House at 1019 14th Street; and the Alpha Omicron Pi Sorority House at 1015 15th Street.

During the 1930s, the economic problems suffered nationwide resulted in a dramatic downturn in construction in the neighborhood, although a few homes continued to be built into the 1940s, mostly as infill in areas already developed. Glen Huntington was involved with a New Deal program which provided money for homeowners to update their dwellings. Many students stayed at the university because there were no jobs to be obtained, and federal agencies provided relief programs which helped local residents weather the crisis. The university, assisted by federal relief programs, managed to expand its building inventory despite cutbacks in school financing. The generosity of one neighborhood resident during the 1930s provided University Hill with one of its most significant landscape features. Boulder businessman William Beach donated twenty-two lots to the city to establish Beach Park, one of the neighborhoods two contemporary parks.³⁴

During World War II, many neighborhood residents left for military service and the city experienced the labor and material shortages felt nationwide. The university was the scene of several military training programs. The Naval Language School

³⁴Ibid., 150.

brought a number of students and Japanese faculty members to the university, and provided a stimulus for the local economy. Local residents taught courses in skills demanded by wartime occupations at the university, including drafting, radio operation, and surveying. Following the war, a number of veterans returned to Boulder to establish careers and others came to take advantage of educational opportunities.

V. RESULTS AND RECOMMENDATIONS

The 1991 Boulder Survey of Historic Places recorded 270 buildings in the University Hill neighborhood. The buildings recorded were predominantly residential in character, including a combination of single family and multiple unit buildings. A number of fraternity and sorority houses exist within the survey area, reflecting the neighborhood's proximity to the university campus. In addition, a small early twentieth century commercial district, centered along Thirteenth Street, developed in the neighborhood.

Buildings Potentially Eligible to the National Register of Historic Places

Twenty-nine buildings surveyed during 1991 are evaluated as potentially eligible to the National Register of Historic Places (See Table 3).

1. 717 10th Street (5BL3165) Pierson Residence. This 1940 house is one of the few examples of Modernistic/Art Moderne Style residences in the University Hill neighborhood. The asymmetrical house has a smooth tile wall surface and flat roof with stone trim along the cornice. Bands of four-light windows along the facade extend around the corner. The house also features glass blocks on the southern elevation and metal hood over the front door.

2. 703 11th Street (5BL3175) Ekeley Residence. This 1919 Tudor Revival Style residence was designed by its owners, John and Adelaide Ekeley. John Ekeley was chairman of the Chemistry Department of the University of Colorado and was described as a "world renowned" chemist and teacher. The house is significant for its high degree of historic integrity and its high artistic values. The residence is one of the best examples of the Tudor Revival Style in Boulder, as reflected in its stone and stuccoed walls; cross gabled with stucco and half-timbering; tall, narrow windows with four lights; and gabled hood over inset entrance. The house is a visual landmark within the University Hill neighborhood and it is situated on a large lot with mature landscaping.

3. 751 11th Street (5BL3177) Dungan Residence. This dwelling is associated with Fred Dungan, prominent engineer and surveyor, who worked on the Switzerland Trail, the Great Western Sugar factory at Loveland, and the Moffat Road. Dungan was city engineer of Boulder and also a faculty member of the University of Colorado. The house is notable for its high degree of historic integrity which reflects the Bungalow Style popular during the early twentieth century through its

TABLE 3

**BUILDINGS POTENTIALLY ELIGIBLE TO
THE NATIONAL REGISTER OF HISTORIC PLACES
WITHIN THE SURVEY AREA, 1991**

Street Address	State Identification Number	Building Name	
717	10th St.	5BL3165	Pierson Hs.
703	11th St.	5BL3175	Ekeley Hs.
751	11th St.	5BL3177	Dungan Hs.
809	11th St.	5BL3182	Gunther Carlberg Hs.
845	11th St.	5BL3184	George/Paddock Hs.
707	12th St.	5BL3189	Fisher Hs.
715	12th St.	5BL3192	Whitman Hs.
740	12th St.	5BL3194	Anderson/Putney Hs.
823	12th St.	5BL3200	Andrew/Hauck Hs.
1010	12th St.	5BL3210	Huntington Arms
727	13th St.	5BL3217	Youmans Hs.
740	13th St.	5BL3218	Margaret Read Hs.
855	13th St.	5BL3230	Gibbons/Thornton Hs.
883	13th St.	5BL3236	Connell Hs.
888	13th St.	5BL3404	Alpha Phi Sorority
707	14th St.	5BL3259	Pietenpol Hs.
715	14th St.	5BL3260	Gibbons/La Torra Hs.
851	14th St.	5BL3278	Savage Hs.
789	15th St.	5BL3321	Van Note Hs.
1015	15th St.	5BL3410	Alpha Omicron Pi
707	16th St.	5BL3363	Totten Hs.
763	16th St.	5BL3371	Muriel S. Wolle Hs.
1011	16th St.	5BL3376	Chi Omega Sor.
1207	Aurora Ave.	5BL3379	Bushee Hs.
1303	Baseline Rd.	5BL3385	Nutting Hs.
1403	Baseline Rd.	5BL3420	Somers Hs.
1106	Cascade Ave.	5BL3413	Platts Hs.
1160	Cascade Ave.	5BL3414	McAllister Hs.
1502	Cascade Ave.	5BL3389	Hays Hs.

NOTE: Listing does not include any previously surveyed buildings.

gabled roof with overhanging eaves, notched rafters, and triangular knee braces; slanted door and window surrounds; stone rubble and stuccoed walls; and porch with geometric wooden supports.

4. **809 11th Street (5BL3182)** Gunther Carlberg Residence. This finely crafted dwelling was constructed by a mining investor in 1907 and has been owned by several prominent Boulder businessmen. The house is notable for its stately size, unusual double front gambrel and cross gambrel roof, and decorative ornamentation reflecting the Dutch Colonial Revival Style. Interesting features include the evenly-coursed stone foundation, brick walls, and shingled gable ends; the multi-over-single light, diamond paned, and leaded glass windows; and the classical details of the porch.

5. **845 11th Street (5BL3184)** George/Paddock Residence. This residence is significant for its association with two prominent Boulder families, for its finely crafted details reflecting early Prairie Style influences, and for its high degree of historic integrity. The house is associated with Russell D. George, long-time member of the Geology Department at the University of Colorado and Colorado State Geologist. The house is also associated with A. A. Paddock, owner and publisher of the **Boulder Daily Camera**, the city's longest published newspaper. Significant architectural details include the hipped roof with widely overhanging eaves; the one-story porch which dominates the facade of the building; and the prominent central entrance with beveled glass ornamentation. Also notable are the central wall dormer with Palladian window motif; the corbelled brick chimneys; the two-story bay; and the stone window sills and lintels.

6. **707 12th Street (5BL3189)** Fisher Residence. Glen Huntington, architect. Boulder Landmark, 87-1. This 1923 Tudor Revival Style residence was designed by Boulder architect Glen Huntington for Valentine and Helen Fischer. Valentine Fischer was a faculty member of the University of Colorado, a member of the board of regents, and a practicing ophthalmologist in Boulder. Helen Fischer was a member of an early Boulder family and a civic leader. The house represents high artistic values, having been specifically designed for compatibility the surrounding landscape and the nearby Flatiron formation. Notable elements which reflect the Tudor Revival Style include the accentuated entrance, decorative brickwork, intersecting gables, and multi-light windows.

7. **715 12th Street (5BL3192)** Whitman Residence. Glen Huntington, architect. This house is significant for its association with Ross C. Whitman, long-time faculty member of the University of Colorado and expert in the fields of pathology and bacteriology. The house was designed by Boulder architect

Glen Huntington in 1923. The high artistic values of the residence are exhibited in the native stone construction, steeply pitched roof with intersecting gables, multiple light windows, and through-the-cornice dormers.

8. **740 12th Street (5BL3194)** Anderson/Putney Residence. This house is significant for its well preserved and finely crafted representation of the Colonial Revival Style in Boulder. The house displays classic components of the style popular in the 1920s, including its symmetrical composition; prominent entrance with fanlight, sidelights, and classical porch details; paired, double-hung windows with multiple lights in both sashes; and its dentilled cornice.

9. **823 12th Street (5BL3200)** Glen Huntington, architect. This house is significant for its association with the Better Housing program of the Federal Housing Administration during the 1930s. The program provided assistance for the modernization of dwellings. This house was cited as a model example of the program. The house was purchased by Charles F. Hauck, who lived next door, and was remodeled under the supervision of Boulder architect Glen Huntington. Originally an Edwardian Vernacular Style building, the house was transformed into a Mediterranean Style residence by altering the roofline, replacing the porch, stuccoing the walls, and adding new windows (See Figure 3).

10. **1010 12th Street (5BL3210)** Huntington Arms. Glen Huntington, architect. Boulder landmark, 90-3. Glen Huntington designed this Modernistic/Art Moderne Style apartment building as an investment and residence for his family in 1939. The two-story building has an L-shaped floor plan and flat roof with coping at the roof line. Three entrance towers with cantilevered upper stories have stairwell walls composed of multiple lights and lead to a walled rooftop patio. Many of the apartments feature original lighting fixtures, venetian blinds, and kitchen and bath tiles.

11. **727 13th Street (5BL3217)** Youmans Residence. This house is an excellent example of the Jacobean/Elizabethan Style homes built in Colorado between 1920 and 1940. Notable features include the two-story entrance bay with vertical wood siding and three tall, narrow windows with diamond shaped lights; the intersecting gables and dormers; casement windows; and decorative brick dentils.

12. **740 13th Street (5BL3218)** Margaret Read Residence. Margaret Read, architect. This 1928 Mediterranean Style dwelling is significant for its representation of the work of Boulder architect Margaret Read, who designed the home as her own residence. Read incorporated many original details into the design, including insulated walls and colored bath fixtures. Notable features of the house which represent the Mediterranean

Style influence include the smooth stuccoed walls, red tile roof, facade chimney with sloping walls, round arched entrance, and wrought iron grilles.

13. 855 13th Street (5BL3230) Gibbons/Thornton Residence. Glen Huntington, architect. This 1937 residence was designed by Glen Huntington. The house was owned briefly by John D. Gibbons and for many years by Manford and Helen Thornton. Thornton was the proprietor of Thornton's Shoes in Boulder. The house is notable as an example of Huntington's work in the Modernistic/Art Moderne Style, as reflected in the asymmetrical composition with horizontal emphasis. Notable elements include the painted brick walls with belts on the second story, the stepped setbacks, coping along roofline, flat roofed hood over entrance, and multi-light casement windows which extend around corners.

14. 883 13th Street (5BL3236) Connell Residence. Glen Huntington, architect. This 1936 Tudor Revival Style residence was designed by Glen Huntington for prominent Boulder attorney Wade Connell. The house is a visual landmark in the University Hill neighborhood which sits diagonally across its lot facing the intersection of 13th and Aurora. The dwelling is notable for its steeply pitched roofline with intersecting gabled bays with stucco and half-timbering; brick walls; center porch with wooden frieze and central entrance; tall, corbelled chimneys; and multiple light windows.

15. 707 14th Street (5BL3259) Pietenpol Residence. This Italian Renaissance Style residence was built by William and Helen Pietenpol in 1924 and is one of the landmarks of University Hill. Pietenpol was head of the Department of Physics at the University of Colorado for many years, and his wife was instrumental in the design and furnishing of several buildings at the university. The house reflects the northern Italian style developed by architect Charles Klauder for the University buildings, sometimes called the "Colorado Style." Notable elements include the rough sandstone walls, red tile roof, and large semi-circular arched entrance with cast stone medallion, as well as the wrought iron balconets and patio with stone retaining walls.

16. 715 14th Street (5BL3260) Gibbons/La Torra Residence. This 1937 Tudor Revival Style residence is associated with John LaTorra, owner of a popular shoe store in Boulder. The house is significant for its high degree of historic integrity and displays fine craftsmanship and materials. Interesting features include the hipped bays with overhanging roof and through-the-cornice wall dormers; the half-timbering and decorative brickwork; the stone entrance bay; and the multiple light windows.

17. 851 14th Street (5BL3278) Savage Residence. This 1917 Craftsman Style residence is notable for its exuberant detail and picturesque design. The brick residence features multiple front gables with stucco, half-timbering, and dentils; an unusual tiny oriel window; gabled dormers with bay windows; a wrap-around porch and porte cochere; and a shingled bow window. Other elements reflecting the Craftsman Style include the widely overhanging eaves, shaped vergeboards, and decorative brackets.

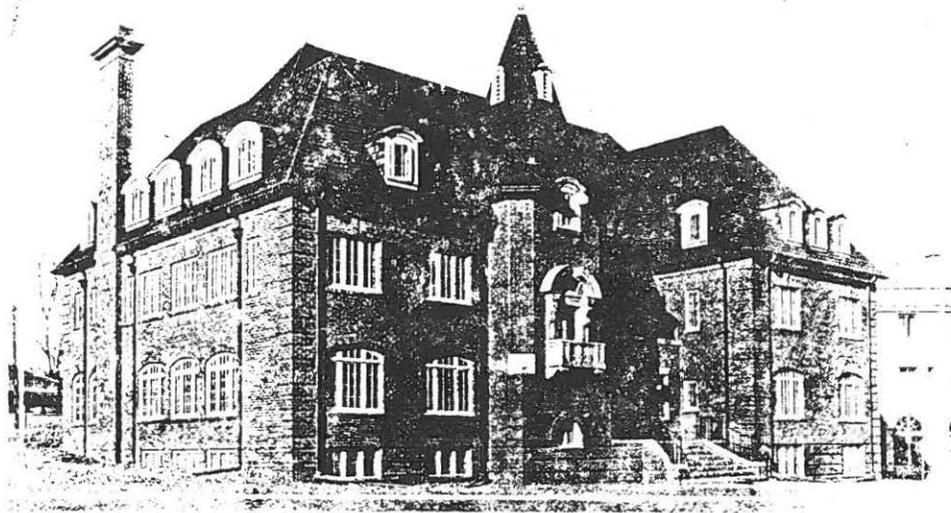
18. 888 13th Street (5BL3424) Alpha Phi Sorority House. Glen Huntington, architect. Boulder Landmark 89-14. This three-story French Eclectic Style sorority house features a steeply pitched gabled roof with gabled, through-the-cornice wall dormers; a round, three-story turret with conical roof and Gothic arched windows with lattice panes; and an entrance with cast stone trim. The building was designed for the Alpha Phi Sorority by Boulder architect Glen Huntington in 1928, four years after the sorority chapter was established at the University of Colorado.

19. 789 15th Street (5BL3321) Van Note Residence. Charles O. Van Note, builder. This brick residence in the Jacobean/Elizabethan Style is also associated with contractor Van Note. The house has a steeply pitched, cross gabled roof with flared eaves. Gable ends are exuberantly decorated with decorative brickwork, wood siding, and half-timbering. The gabled entrance bay has a round arched entrance with stone voussoirs. On the north is an oriel window with decorative brickwork, half-timbering, and wood brackets.

20. 1015 15th Street (5BL3410) Alpha Omicron Pi Residence. Glen Huntington, architect. This large Jacobean/Elizabethan Style residence was designed by Boulder architect Glen Huntington for the Alpha Omicron Pi sorority in 1930, reflecting the expansion of fraternity and sorority houses in University Hill during the post- World War I period (See Figure 4). The residence is notable for its steeply pitched roof with overlapping gables; a series of shingled dormers with casement windows; a gabled entrance bay with half-timbering and decorative brickwork; and a bay window with leaded glass and stone trim.

21. 700 16th Street (5BL3363) Totten Residence. This house is an excellent example of the artistry of Boulder's brick and stone masons. The house is designed in the Jacobean/Elizabethan Style, with steeply pitched cross gabled roof and overlapping facade gables. The walls of the house are composed of brick laid in a random and decorative pattern with inset stone forming a unique and whimsical design.

CHI OMEGA



ALPHA OMICRON PI



Figure 4

The Chi Omega (top) and Alpha Omicron Pi (bottom) sororities at 1011 16th Street and 1015 15th Street, respectively, are two of several fraternities and sororities in the University Hill area. SOURCE: **Coloradoan, 1931.**

22. **763 16th Street (5BL3371)** Muriel Sibell Wolle Residence. This 1939 brick dwelling has retained its minimal ornamentation and simple plan. The house is significant for its association with Boulder artist, teacher, and historian Muriel Sibell Wolle. Wolle was a member of the University of Colorado Art Department for forty years and headed the department from 1928 to 1947. During the 1920s, she became interested in Colorado's ghost towns and wrote several books on the subject which have become classics of local history.

23. **1011 16th Street (5BL3376)** Chi Omega Sorority House. This 1929 sorority house is one of several designed in the French Eclectic Style in Boulder. The house features a steeply pitched, hipped roof with flared eaves; rows of arched dormers; and a three-story octagonal tower. The building displays high artistic qualities in features such as its paneled and glazed door with arched transom and cast stone surround with keystone. Decorative wrought iron grilles, railings, and balconet are notable ornaments of the house (See Figure 4). The building is associated with the increase in fraternity and sororities in University Hill during the post-World War I period and with the Chi Omega sorority.

24. **1207 Aurora Avenue (5BL3379)** Bushee Residence. Maurice B. Biscoe, architect. This 1914 Colonial Revival Style home was designed by Maurice B. Biscoe, who designed a number of significant private residences and public buildings in Denver and Colorado Springs, including the Bonfils residence, buildings at the University of Colorado Medical Center, Clayton College buildings, and buildings at Colorado College. The house is an excellent representative of the Colonial Revival Style as reflected in its symmetrical facade with evenly spaced multi-over-single light windows; accentuated entrance with fanlight and decorative crown; Palladian window; and hipped roof with decorative modillions. The house is associated with Frederick Bushee, long time head of the University of Colorado Department of Economics and Sociology and Acting Dean of the College of Business Administration.

25. **1303 Baseline Road (5BL3385)** Nutting Residence. This Jacobean/Elizabethan Style residence displays stone walls built from rock excavated from its building site. The house features a paneled and glazed door with decorative arch and wooden crown with dentils supported by engaged columns. Above the entrance is a stuccoed and half-timbered bay with window with diamond shaped panes.

26. **1403 Baseline Road (5BL3420)** Somers Residence. Glen Huntington, architect. This 1935 Colonial Revival Style home features gabled tile roof with eave return, symmetrical facade with central, accentuated entrance; round arched, multi-light windows with keystones; and gable end chimneys flanked by

quarter circle windows. The house is associated with Henrietta Somers, Boulder businesswoman who was one of the founders of Somers Sunken Garden restaurant, now known as "The Sink."

27. 1106 Cascade Avenue (5BL3413) Platts Residence. Glen Huntington, architect. This large Tudor Revival Style residence has a steeply pitched roof with flared eaves and gable ends with returns with stone tabs. The walls of the house are composed of rough faced brick with raised masonry joints and rough cast stucco with half-timbering. The home has a gabled brick entrance bay with semi-elliptical arch, paneled door, transom, and sidelights. Glen Huntington designed the residence for Harvey and Debbie Platts, founders of Western States Cutlery, at one time Boulder's largest industry. The house has been described as "one of Boulder's finest homes."

28. 1160 Cascade Avenue (5BL3414) McAllister Residence. Glen Huntington, architect. Glen Huntington designed this 1927 Dutch Colonial Revival Style residence for prominent Boulder businessman Daniel E. McAllister. McAllister's father founded McAllister Lumber and Supply Company in Boulder, and McAllister became president upon his father's death. He also served as president of Lashley Persons Investment company and a director of the National State Bank. The house features a side gambrel roof and accentuated entrance with curved hood supported by classical columns. A shed roofed dormer with double-hung windows, gambrel end chimneys, and one-story extensions topped by balconies are representative elements of the style.

29. 1502 Cascade Avenue (5BL3389) Nutting/Hays Residence. This Jacobean/Elizabethan Style brick residence displays a steeply pitched, cross gabled roof with projecting front gable with keystone trim in gable apex. A one-story flat roofed brick entrance bay is topped by a balcony with wrought iron and brick balustrade. Above the front door is a wooden cornice with brackets. A curved roof wall dormer on the facade has a wrought iron balconet. Windows throughout the house are tall and narrow, divided into three lights. A focal point of the home is a Palladian motif window with half-circle window with metal tracery and classical wooden crown above a triple window.

The question of a potential National Register district or districts within the University Hill neighborhood was not specifically examined during the 1991 survey. Although the surveyors kept the question in mind when conducting the survey, specific district boundaries and periods of significance will not be addressed until the entire neighborhood has been inventoried.

Styles and Periods of Construction

The surveyors found that the area examined in 1991 contains large, cohesive group of predominantly early twentieth century housing styles. Of the buildings surveyed, the largest percentage, 45.9 percent, were constructed during the boom period of the 1920s (See Figure 5). Historic building in the neighborhood reflected steady growth from 1900 through the 1920s, with a dramatic downturn in construction resulting from the depression of the 1930s. The styles exhibited reflect those influences popular during the period of development, including post-Victorian and early twentieth century styles.

Of the buildings inventoried during 1991, the largest group, 29.3 percent, were categorized as Bungalow Style residences (See Figure 6). According to the Colorado Historical Society publication, *A Guide to Colorado Architecture*, the Bungalow Style was popular in Colorado from 1900 to 1930 and "is evident in practically every city and town statewide." Typical elements of Bungalow Style homes include a front or side gabled roof, a gabled, open entry porch supported by battered piers or thick columns, and one or one-and-a-half story height.³⁵

Bungalow

As in the 1990 survey, a large number of well-maintained and finely-crafted Bungalow Style homes were inventoried. Most of the houses reflect the combination of building materials popular to the style, including extensive use of local stone. Among many good examples are: 844 14th Street (5BL3275) a one-story brick dwelling with gabled roof with overhanging eaves and exposed rafters, stucco and half-timbering in gable ends, and gabled porch with stone piers topped by squared, tapered wooden columns; 975 14th (5BL3304) a small dwelling with high integrity, notable for its cobblestone foundation and porch piers, as well as for its gabled roof, and multi-over-single light windows with slanted surrounds; 822 15th (5BL3325) a one-story house with raised stone rubble foundation topped by stuccoed walls, gabled roof with overhanging eaves and decorative beams, and gabled porch with tapered post supports; 870 15th (5BL3337) a one-story brick dwelling with double front gable roof with overhanging eaves and decorative beams; shingled gable ends; and gabled hood with triangular braces; 775 14th Street (5BL3267) a one-and-a-half story residence with gabled roof with stucco and half-timbering in gabled ends, gabled front dormer, and prominent porch with brick piers and wooden columns; 1030 12th (5BL3211) a residence with gabled roof intersected by gabled porch, with stone rubble foundation with

³⁵Pearce, *A Guide to Colorado Architecture*, 57.

Figure 5
PERIOD OF CONSTRUCTION
University Hill Area, Boulder, Colorado

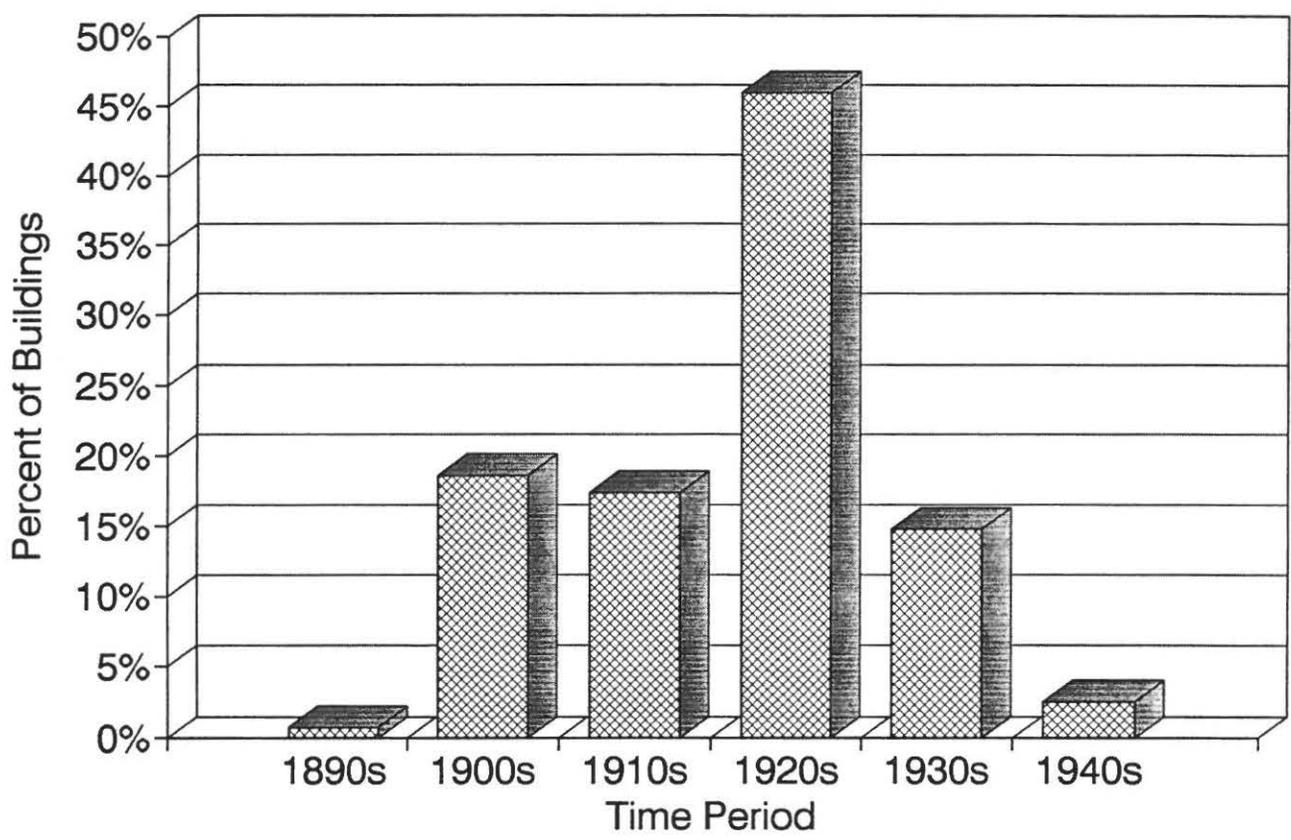
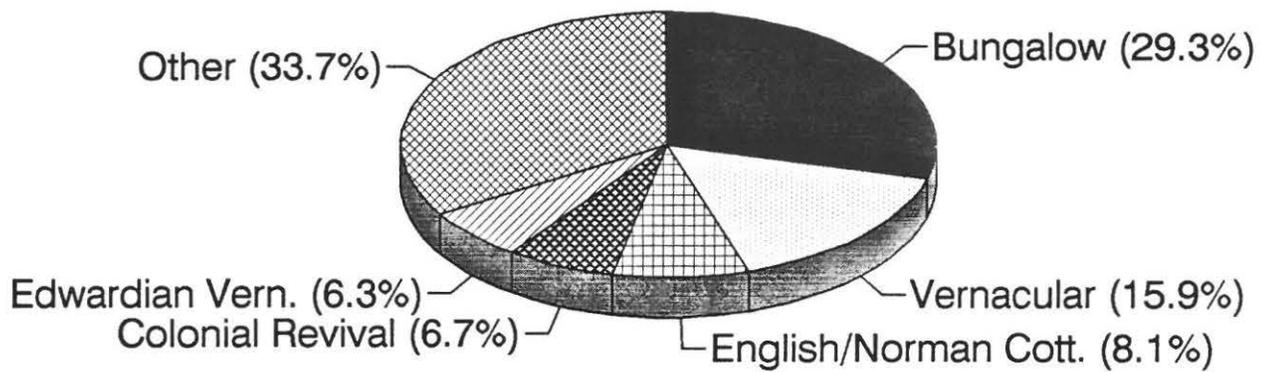


Figure 6

ARCHITECTURAL STYLES

University Hill Area, Boulder, Colorado



raised mortar and brick walls; and 929 13th Street (5BL3241) a brick residence notable for its narrow tapered pillars of stone rubble and shed dormer with windows with geometric divisions in the upper sash.

Vernacular

Vernacular houses, or those displaying no particular stylistic influence, represented the second largest group by style. A subtype of this group includes the small, native stone dwellings which are prevalent in the neighborhood. These houses are typified by their stone foundation and walls, gabled roofs with overhanging eaves, double-hung windows, and minimal exterior ornamentation. Good examples of vernacular native stone houses include 764 9th Street (5BL3156), 851 15th Street (5BL3332), 876 15th Street (5BL3338), and 912 15th Street (5BL3343). Another subgroup within the vernacular group are buildings which have been so dramatically altered that they no longer display a particular style.

English/Norman Cottage

English/Norman Cottage Style residences were the third largest stylistic group surveyed in 1991. This style, popular during the 1920s and 1930s, is described as a simplified version of the Tudor or Jacobean/Elizabethan residences constructed during the same period. Typical elements of the style include a steeply pitched roof, decorative brickwork, arched entrance, and casement windows. 772 16th Street (5BL3372) represents this style as expressed in stone, with a gabled entrance bay with round arched entrance, a facade chimney and casement windows. Glen Huntington designed a house in this style at 765 14th Street (5BL3266) for Gordon and Marion Alexander. 780 10th Street (5BL3170) is a cross-gabled brick dwelling with intersecting front gabled bay with contrasting brickwork around the entrance and decorative brickwork in the front gable end. 760 12th Street is a brick dwelling with steeply pitched gabled roof intersected by overlapping cross gables. The dwelling has a gabled bay with round arched window with stone keystone and segmental arched entrance.

Colonial Revival

Also popular during the period of the neighborhood's historic development were Colonial Revival Style residences. The most commonly found type of Colonial Revival dwellings is typified by a gabled roof, central, accentuated entrance, and evenly spaced double-hung windows with six-over-six or eight-over-eight lights. Other decorative elements may include broken pediments,

fanlights, sidelights, and shutters.³⁶ Good examples of the Colonial Revival Style inventoried during the survey include: 840 12th Street (5BL3163), is a one-story dwelling, which features a side gabled roof with eave return, shingled front dormers, evenly-spaced eight-light windows with shutters, and a projecting entrance crown supported by full-height, classical columns. 861 11th Street (5BL3185) is a good example of a large scale Colonial Revival dwelling with hipped roof with widely overhanging eaves, paneled door with fanlight glazing, and classical door surround with brick crown with dentils. Another large scale home is found at 767 12th Street (5BL3198). The two-story side gable roofed brick residence features a prominent central entrance with projecting pediment supported by tapered, classical columns. The entrance has a fanlight and divided sidelights. Evenly-spaced, six-over-one light windows flank the entrance.

Edwardian Vernacular

Among the houses surveyed in 1991, Edwardian Vernacular Style homes reflect the earliest architectural influences. *A Guide to Colorado Architecture* defines this style as "basically post-Victorian residences similar to the Queen Anne Style in form and massing, but lacking ornamentation."³⁷ Among the homes in this style surveyed during 1991 was 1005 14th Street (5BL3308) which displays a front gabled roof with decorative shingles and Palladian motif window with decorative wooden crown, as well as a wrap around porch with classical column supports and wooden balustrade. The building at 1041 13th (5BL3250) is a two-story dwelling with brick first story with corbelled belt courses. The second story of the dwelling has wood shingles and the hipped roof porch is supported by classical columns.

Mediterranean

Small, Mediterranean Style residences were popular in the neighborhood during the 1920s, the period of the neighborhood's greatest growth. The style was reflected in tile roofing, restrained ornamentation, arched windows or entrance, and stucco or brick walls. One of the most notable examples of the style was built by Boulder architect Margaret Read at 740 13th Street (described above). Other interesting examples include houses at 744 9th Street (5BL3157), 842 13th (5BL3229), 921 13th (5BL3239), and 701 16th Street (5BL3418).

Tudor Revival

Tudor Revival designs were popular for larger residences during

³⁶Pearce, 40.

³⁷Pearce, 28.

the late 1910s and 1920s, as was the Jacobean/ Elizabethan Style. According to *A Guide to Colorado Architecture*, half-timbering is a dominant feature of Tudor Revival houses, as is a steeply pitched roof. Both combine to give the homes a "picturesque composition." "Jacobean/ Elizabethan buildings are generally constructed of one material in contrast to a Tudor structure, which may use two or more materials."³⁸ In Boulder, these homes were referred to as "English Style" homes, and most were architect designed. Some of the most notable examples of these styles are described above as properties individually eligible to the National Register. Another good example is found at 755 15th Street (5BL3417), a home which features, flared, steeply pitched gables, stucco and half-timbering, multi-light casement windows, and gabled entrance with flare roof and decorative verge board. The Tudor Revival and Jacobean/Elizabethan styles were also popular for fraternity and sorority houses within the neighborhood, as was the French Eclectic Style.

Other Styles

Several other styles were represented in small numbers in the survey. The Craftsman Style, like the Bungalow, was an early twentieth century design, which stressed the use of native materials, comfort, and utility.³⁹ Several Foursquare Style houses are also found in the neighborhood, many of which served as boarding houses for those associated with the university. Houses at 1031-33 14th (5BL3416), 1045 14th (5BL3314), 1059 14th (5BL3315) are good examples of the popular style.

Also of note are the Modernistic/Art Moderne Style buildings constructed in the neighborhood. The Huntington Arms Apartments at 1010 12th Street (5BL3210) is an excellent example of the style, in which Huntington displayed his skill in interpreting Modernistic themes. Representative elements of the style include the smooth wall surface, flat roof with cornice line coping, multi-paned glass panels, asymmetrical massing, and horizontal emphasis.

Recommendations for Future Research

The survey of the remaining portions of the University Hill neighborhood will provide a complete picture of the development of the area and the architecture found therein. It is recommended that the survey be completed and that the question

³⁸Pearce, 65.

³⁹Pearce, 55.

of a National Register or Boulder Landmark district be examined on the basis of the total survey work.

Several historic themes are associated with the development of the University Hill neighborhood and should be further developed. The history of fraternities and sororities at the University has never been adequately examined, and it is surprisingly difficult to obtain information regarding the construction of chapter houses. This would be an extremely fruitful field of research which would shed much light on the development of the neighborhood.

The role of boarding houses in Boulder is also a topic which would be interesting to pursue. Because the university was slow in providing dormitories for its students, boarding houses filled an integral role in university life for many years. When the first women's dormitory was being planned, boarding house owners expressed opposition because they feared the loss of their income.

Finally, an examination of Boulder architects and builders would be most useful. A number of people calling themselves architects appear from time to time in newspaper clippings about Boulder. However, most people refer to Glen Huntington as the city's only architect until well into the twentieth century. An examination of Huntington's life and works would be appropriate, as well as information regarding others working in Boulder. Huntington's associate, Margaret Read would also be an interesting person for further study, as would several of the contractors and builders who worked in the neighborhood.

BIBLIOGRAPHY

- Abbott, Carl; Leonard, Stephen J.; and McComb, David. **Colorado: A History of the Centennial State.** Boulder, Colo.: Colorado Associated University Press, 1982.
- Allen, Frederick S., Mark S. Foster, Ernest Andrade, Jr., Philip I. Mitterling, and H. Lee Scamehorn. **The University of Colorado, 1876-1976.** New York: Harcourt Brace Jovanovich, Inc., 1976.
- Athearn, Robert C. **The Coloradans.** Albuquerque: University of New Mexico Press, 1976.
- Barker, Jane V. **Historic Homes of Boulder County.** Boulder: Pruett Publishing Co., 1979.
- Bauer, Jessie. Interview on file at Carnegie Branch Library for Local History, Boulder, Colo.
- Bixby, Amos. **History of Clear Creek and Boulder Valleys.** Chicago: O.L. Baskin and Co., 1880.
- Boulder City Directories. 1892-1960.
- Boulder, Colo. Carnegie Library. Boulder County Assessor Files.
- _____. Clipping Files.
- _____. Photographic Collections.
- Boulder, Colo. University of Colorado Western Historical Collections. "Boulder in 1883."
- _____. Pamphlet File.
- _____. Photographic Collections.
- _____. "Willits Map of Boulder," 1887.
- Boulder County Assessor. Residential Assessment Files.
- Boulder County Clerk and Recorder. Plats of Additions to the City of Boulder.
- Boulder Daily Camera. Biographical Files and subject newspaper clipping files.
- Boulder Genealogical Society. **Boulder Genealogical Society Quarterly.**

- _____. "Index to the U.S. Census of Population, 1900."
- Bramhall, Ann. Interview by Liz Caile. 2 March 1985. On file at Carnegie Branch Library for Local History.
- Carpenter, M. Helen. Interview by Jewel Wolcott. On file at Carnegie Branch Library for Local History.
- City of Boulder, Colo. Boulder Valley Master Plan. rev. 1990.
- _____. "Historic Preservation, Ordinance 4721." Boulder Revised Code (1981).
- _____. Municipal Files. Historic Landmark files.
- Davis, William E. **Glory, Colorado, History of the University of Colorado to 1963.** Boulder, Colo.: Pruett Press, 1965.
- Denver, Colo. Colorado Historical Society Office of Archaeology and Historic Preservation. Files, "Boulder County Inventory."
- Denver, Colo. Colorado Secretary of State. Incorporation Files.
- Denver, Colo. State Engineer's Office. Ditch Decree Records.
- Dyni, Anne. **Pioneer Voices of the Boulder Valley: An Oral History.** Boulder: Boulder County Parks and Open Space Department, 1989.
- Erickson, Kenneth A. and Smith, Albert W. **Atlas of Colorado.** Boulder, Colo.: Colorado Associated University Press, 1985.
- Fetter, Richard. **Frontier Boulder.** Boulder, Colo.: Johnson Books, 1983.
- Freeze, Samuel. "Map of Boulder, 1881."
- Frink, Maurice. **The Boulder Story: Historical Portrait of a Frontier Town.** Boulder, Colo.: Pruett Publishing Co., 1965.
- Gladden, Sanford. **Directory of Boulder for 1883.** Boulder, Colo.: by the author.
- _____. **Early Boulder Series.** Boulder, Colo.: by the author.
- Goodwin, Elizabeth. "The Growth of A Community: Planning and Development, the City of Boulder: 1859-1966." Boulder, Colo.: City of Boulder Planning Dept., 1966.
- Hall, Frank. **History of the State of Colorado.** Chicago:

- Blakely Printing Company, 1891.
- Higman, Howard. Interview by Rachel Homer. 20 March 1979. On file at Carnegie Branch Library for Local History.
- Kelly, William R. "Irrigation Beginnings in Colorado." **Denver Westerners Round-up** 3(March 1960): 13-17; and 4(April 1960): 13-16.
- McLeod, Warren H. Collection. University of Colorado Western Historical Collections. Boulder, Colorado.
- Mehls, Steven F. **Colorado Plains Historic Context**. Denver: Colorado Historical Society, 1984.
- _____. **Colorado Mountains Historic Context**. Denver: Colorado Historical Society, 1984.
- Pearce, Sarah J. and Wilson, Merrill A. **A Guide to Colorado Architecture**. Denver: State Historical Society of Colorado, 1983.
- Perrigo, Lynn T. "A Condensed History of Boulder, Colorado." **Colorado Magazine** 29(): 37-49.
- _____. "A Municipal History of Boulder, Colorado, 1871-1946." Manuscript on file at University of Colorado Western Historical Collections.
- Picturesque Boulder, Gems of Boulder County**. Boulder, Colo.: S.B. Macky, Publishers, 1901.
- Replier, F. O. **As A Town Grows**. Boulder, Colo.: School District No. 3, 1959.
- Rocky Mountain Directory and Colorado Gazetteer**. 1871.
- Sanborn-Perris Insurance Maps. "Boulder, Colorado." 1886-1961.
- Schoolland, John B. **Boulder Then and Now**. rev. Boulder, Colo.: Pruett Press, 1979.
- _____. **From Search for Gold to the Gold of Research**. Boulder, Colo.: Johnson Publishing Co., 1980.
- Sewall, Jane. **Jane, Dear Child**. Boulder: University of Colorado Press, 1957.
- Smith, Duane. **Silver Saga: The Story of Caribou, Colorado**. Boulder, Colo.: Pruett Publishing Co., 1974.
- Smith, Phyllis. **A Look at Boulder From Settlement to City**.

Boulder, Colo.: Pruett Publishing Co., 1981.

_____. **A History of Boulder's Transportation, 1858-1984.**
Boulder, Colo.: City of Boulder Transportation Division,
1984 .

Stoehr, C. Eric. **Bonanza Victorian.** Albuquerque: University of
New Mexico Press, 1975.

Sturtevant, Joseph Bevier. "Views of Boulder and Vicinity."
Boulder, Colo.: n.p., 1880.

Ubbelohde, Carl; Benson, Maxine; and Smith, Duane A. **A Colorado
History.** 2nd ed., rev. Boulder, Colo.: Pruett Publishing
Co., 1976.

U.S. Department of Commerce. Bureau of the Census. United
States Census of Population: 1900 and 1910.

Whitacre, Christine and Simmons, R. Laurie. "Boulder Survey of
Historic Places." 1985-1990. Conducted for the City of
Boulder Department of Planning and Community Development.
1986-90.

APPENDICES

Appendix 1

Boulder Survey of Historic Places, 1991
Surveyed Sites in Street Address Order

Street Address	State ID Number	
740	9th St.	5BL3154
748	9th St.	5BL3155
764	9th St.	5BL3156
774	9th St.	5BL3157
780	9th St.	5BL3158
788	9th St.	5BL3159
836	9th St.	5BL3160
866	9th St.	5BL3161
890	9th St.	5BL3164
717	10th St.	5BL3165
728	10th St.	5BL3166
747	10th St.	5BL3167
766	10th St.	5BL3168
770	10th St.	5BL3169
780	10th St.	5BL3170
790	10th St.	5BL3171
808	10th St.	5BL3172
848	10th St.	5BL3173
856	10th St.	5BL3174
703	11th St.	5BL3175
751	11th St.	5BL3177
755	11th St.	5BL3178
759	11th St.	5BL3179
781	11th St.	5BL3180
787	11th St.	5BL3181
809	11th St.	5BL3182
832	11th St.	5BL3183
845	11th St.	5BL3184
852	11th St.	5BL3296
861	11th St.	5BL3185
869	11th St.	5BL3186
875	11th St.	5BL3187
877	11th St.	5BL3188
890	11th St.	5BL3213
895	11th St.	5BL3191
707	12th St.	5BL3189
712	12th St.	5BL3190
715	12th St.	5BL3192
728-30	12th St.	5BL3193
740	12th St.	5BL3194
747	12th St.	5BL3195

Appendix 1 (Con't.)

Street Address	State ID Number
750-52 12th St.	5BL3196
760 12th St.	5BL3197
767 12th St.	5BL3198
770 12th St.	5BL3199
823 12th St.	5BL3200
835 12th St.	5BL3201
840 12th St.	5BL3163
844 12th St.	5BL3162
845 12th St.	5BL3202
850 12th St.	5BL3203
860 12th St.	5BL3204
865 12th St.	5BL3205
870 12th St.	5BL3206
891 12th St.	5BL3207
916 12th St.	5BL3208
922 12th St.	5BL3209
1010 12th St.	5BL3210
1030 12th St.	5BL3211
1036 12th St.	5BL3212
720 13th St.	5BL3214
727 13th St.	5BL3217
730 13th St.	5BL3215
735 13th St.	5BL3216
740 13th St.	5BL3218
764 13th St.	5BL3219
765 13th St.	5BL3220
783 13th St.	5BL3221
805 13th St.	5BL3222
812 13th St.	5BL3223
820-22 13th St.	5BL3224
829 13th St.	5BL3225
830 13th St.	5BL3226
834-36 13th St.	5BL3227
839 13th St.	5BL3228
842 13th St.	5BL3229
850 13th St.	5BL3231
855 13th St.	5BL3230
858 13th St.	5BL3232
861 13th St.	5BL3233
866 13th St.	5BL3234
877 13th St.	5BL3235
883 13th St.	5BL3236
888 13th St.	5BL3404
907 13th St.	5BL3237
914 13th St.	5BL3238

Appendix 1 (Con't.)

Street Address	State ID Number	
921	13th St.	5BL3239
926-30	13th St.	5BL3240
929	13th St.	5BL3241
944	13th St.	5BL3242
956	13th St.	5BL3297
960	13th St.	5BL3243
970	13th St.	5BL3244
976	13th St.	5BL3245
984	13th St.	5BL3246
1020	13th St.	5BL3247
1030	13th St.	5BL3248
1033	13th St.	5BL3249
1041	13th St.	5BL3250
1044	13th St.	5BL3251
1047	13th St.	5BL3252
1057	13th St.	5BL3253
1058	13th St.	5BL3254
1064	13th St.	5BL3298
1067	13th St.	5BL3255
1068	13th St.	5BL3256
1071	13th St.	5BL3257
1073	13th St.	5BL3299
1080	13th St.	5BL3258
707	14th St.	5BL3259
715	14th St.	5BL3260
725	14th St.	5BL3261
738	14th St.	5BL3262
750	14th St.	5BL3263
756	14th St.	5BL3264
764	14th St.	5BL3265
765	14th St.	5BL3266
775	14th St.	5BL3267
776	14th St.	5BL3268
792	14th St.	5BL3300
810	14th St.	5BL3269
811	14th St.	5BL3270
812	14th St.	5BL3271
816	14th St.	5BL3272
830	14th St.	5BL3273
838	14th St.	5BL3274
844	14th St.	5BL3275
845	14th St.	5BL3276
850	14th St.	5BL3277
851	14th St.	5BL3278
860	14th St.	5BL3279

Appendix 1 (Con't.)

Street Address	State ID Number
863	14th St. 5BL3280
864	14th St. 5BL3281
875	14th St. 5BL3283
876	14th St. 5BL3301
881	14th St. 5BL3282
889	14th St. 5BL3284
904	14th St. 5BL3285
909	14th St. 5BL3286
916	14th St. 5BL3287
920	14th St. 5BL3288
930	14th St. 5BL3289
934	14th St. 5BL3290
940-42	14th St. 5BL3291
945	14th St. 5BL3292
952	14th St. 5BL3293
960	14th St. 5BL3294
971	14th St. 5BL3302
972	14th St. 5BL3295
973	14th St. 5BL3303
975	14th St. 5BL3304
990	14th St. 5BL3305
994	14th St. 5BL3306
1004	14th St. 5BL3307
1005	14th St. 5BL3308
1012	14th St. 5BL3309
1016	14th St. 5BL3310
1019	14th St. 5BL3409
1027	14th St. 5BL3311
1031-33	14th St. 5BL3416
1036	14th St. 5BL3312
1040	14th St. 5BL3313
1045	14th St. 5BL3314
1059	14th St. 5BL3315
1060	14th St. 5BL3316
703	15th St. 5BL3317
738	15th St. 5BL3318
755	15th St. 5BL3417
764	15th St. 5BL3319
774	15th St. 5BL3320
789	15th St. 5BL3321
811	15th St. 5BL3322
820	15th St. 5BL3323
821	15th St. 5BL3324
822	15th St. 5BL3325
825	15th St. 5BL3326

Appendix 1 (Con't.)

Street Address	State ID Number	
830	15th St.	5BL3327
836	15th St.	5BL3328
837	15th St.	5BL3329
844	15th St.	5BL3330
845	15th St.	5BL3331
851	15th St.	5BL3332
854	15th St.	5BL3333
855	15th St.	5BL3334
862	15th St.	5BL3335
865	15th St.	5BL3336
870	15th St.	5BL3337
876	15th St.	5BL3338
889	15th St.	5BL3339
897	15th St.	5BL3340
904	15th St.	5BL3341
905	15th St.	5BL3342
912	15th St.	5BL3343
915	15th St.	5BL3344
920	15th St.	5BL3345
929	15th St.	5BL3346
932	15th St.	5BL3347
936	15th St.	5BL3348
937	15th St.	5BL3349
940	15th St.	5BL3350
950	15th St.	5BL3351
951	15th St.	5BL3352
960	15th St.	5BL3353
961	15th St.	5BL3354
969	15th St.	5BL3355
975	15th St.	5BL3356
987	15th St.	5BL3357
1006	15th St.	5BL3358
1012	15th St.	5BL3359
1015	15th St.	5BL3410
1020	15th St.	5BL3360
1025	15th St.	5BL3361
1026	15th St.	5BL3362
700	16th St.	5BL3363
701	16th St.	5BL3418
704	16th St.	5BL3419
711	16th St.	5BL3364
716	16th St.	5BL3365
728	16th St.	5BL3366
735	16th St.	5BL3367
742	16th St.	5BL3368

Appendix 1 (Con't.)

Street Address	State ID Number	
749	16th St.	5BL3369
754	16th St.	5BL3370
763	16th St.	5BL3371
772	16th St.	5BL3372
779	16th St.	5BL3373
780	16th St.	5BL3374
787	16th St.	5BL3375
903	16th St.	5BL3176
1011	16th St.	5BL3376
1000	Aurora Ave.	5BL3377
1040	Aurora Ave.	5BL3378
1200	Aurora Ave.	5BL3415
1207	Aurora Ave.	5BL3379
917	Baseline Rd.	5BL3380
959	Baseline Rd.	5BL3381
1001	Baseline Rd.	5BL3382
1215	Baseline Rd.	5BL3383
1235	Baseline Rd.	5BL3384
1303	Baseline Rd.	5BL3385
1403	Baseline Rd.	5BL3420
1005	Broadway	5BL3386
1029	Broadway	5BL3412
1127	Broadway	5BL3421
912	Cascade Ave.	5BL3387
1106	Cascade Ave.	5BL3413
1160	Cascade Ave.	5BL3414
1315	Cascade Ave.	5BL3388
1427	Cascade Ave.	5BL3411
1502	Cascade Ave.	5BL3389
1509	Cascade Ave.	5BL3390
1313-15	College Ave.	5BL3422
1350	College Ave.	5BL3423
1305	Euclid Ave.	5BL3391
1324	Euclid Ave.	5BL3392
1420	Euclid Ave.	5BL3393
1521	Euclid Ave.	5BL3394
714	Lincoln Pl.	5BL3395
722	Lincoln Pl.	5BL3396
735	Lincoln Pl.	5BL3397
739	Lincoln Pl.	5BL3398
742	Lincoln Pl.	5BL3399
749	Lincoln Pl.	5BL3400
755	Lincoln Pl.	5BL3401
763	Lincoln Pl.	5BL3402
790	Lincoln Pl.	5BL3403

Appendix 1 (Con't.)

Street Address	State ID Number
855 Lincoln Pl.	5BL3405
865 Lincoln Pl.	5BL3406
873 Lincoln Pl.	5BL3407
877-79 Lincoln Pl.	5BL3408

Appendix 2

Boulder Survey of Historic Places, 1991
 Surveyed Sites in
 State Identification Number Order

State ID Number	Street Address	
5BL3154	740	9th St.
5BL3155	748	9th St.
5BL3156	764	9th St.
5BL3157	774	9th St.
5BL3158	780	9th St.
5BL3159	788	9th St.
5BL3160	836	9th St.
5BL3161	866	9th St.
5BL3162	844	12th St.
5BL3163	840	12th St.
5BL3164	890	9th St.
5BL3165	717	10th St.
5BL3166	728	10th St.
5BL3167	747	10th St.
5BL3168	766	10th St.
5BL3169	770	10th St.
5BL3170	780	10th St.
5BL3171	790	10th St.
5BL3172	808	10th St.
5BL3173	848	10th St.
5BL3174	856	10th St.
5BL3175	703	11th St.
5BL3176	903	16th St.
5BL3177	751	11th St.
5BL3178	755	11th St.
5BL3179	759	11th St.
5BL3180	781	11th St.
5BL3181	787	11th St.
5BL3182	809	11th St.
5BL3183	832	11th St.
5BL3184	845	11th St.
5BL3185	861	11th St.
5BL3186	869	11th St.
5BL3187	875	11th St.
5BL3188	877	11th St.
5BL3189	707	12th St.
5BL3190	712	12th St.
5BL3191	895	11th St.
5BL3192	715	12th St.
5BL3193	728-30	12th St.

Appendix 2 (Con't.)

State ID Number	Street Address	
5BL3194	740	12th St.
5BL3195	747	12th St.
5BL3196	750-52	12th St.
5BL3197	760	12th St.
5BL3198	767	12th St.
5BL3199	770	12th St.
5BL3200	823	12th St.
5BL3201	835	12th St.
5BL3202	845	12th St.
5BL3203	850	12th St.
5BL3204	860	12th St.
5BL3205	865	12th St.
5BL3206	870	12th St.
5BL3207	891	12th St.
5BL3208	916	12th St.
5BL3209	922	12th St.
5BL3210	1010	12th St.
5BL3211	1030	12th St.
5BL3212	1036	12th St.
5BL3213	890	11th St.
5BL3214	720	13th St.
5BL3215	730	13th St.
5BL3216	735	13th St.
5BL3217	727	13th St.
5BL3218	740	13th St.
5BL3219	764	13th St.
5BL3220	765	13th St.
5BL3221	783	13th St.
5BL3222	805	13th St.
5BL3223	812	13th St.
5BL3224	820-22	13th St.
5BL3225	829	13th St.
5BL3226	830	13th St.
5BL3227	834-36	13th St.
5BL3228	839	13th St.
5BL3229	842	13th St.
5BL3230	855	13th St.
5BL3231	850	13th St.
5BL3232	858	13th St.
5BL3233	861	13th St.
5BL3234	866	13th St.
5BL3235	877	13th St.
5BL3236	883	13th St.
5BL3237	907	13th St.

Appendix 2 (Con't.)

State ID Number	Street Address	
5BL3238	914	13th St.
5BL3239	921	13th St.
5BL3240	926-30	13th St.
5BL3241	929	13th St.
5BL3242	944	13th St.
5BL3243	960	13th St.
5BL3244	970	13th St.
5BL3245	976	13th St.
5BL3246	984	13th St.
5BL3247	1020	13th St.
5BL3248	1030	13th St.
5BL3249	1033	13th St.
5BL3250	1041	13th St.
5BL3251	1044	13th St.
5BL3252	1047	13th St.
5BL3253	1057	13th St.
5BL3254	1058	13th St.
5BL3255	1067	13th St.
5BL3256	1068	13th St.
5BL3257	1071	13th St.
5BL3258	1080	13th St.
5BL3259	707	14th St.
5BL3260	715	14th St.
5BL3261	725	14th St.
5BL3262	738	14th St.
5BL3263	750	14th St.
5BL3264	756	14th St.
5BL3265	764	14th St.
5BL3266	765	14th St.
5BL3267	775	14th St.
5BL3268	776	14th St.
5BL3269	810	14th St.
5BL3270	811	14th St.
5BL3271	812	14th St.
5BL3272	816	14th St.
5BL3273	830	14th St.
5BL3274	838	14th St.
5BL3275	844	14th St.
5BL3276	845	14th St.
5BL3277	850	14th St.
5BL3278	851	14th St.
5BL3279	860	14th St.
5BL3280	863	14th St.
5BL3281	864	14th St.

Appendix 2 (Con't.)

State ID Number	Street Address	
5BL3282	881	14th St.
5BL3283	875	14th St.
5BL3284	889	14th St.
5BL3285	904	14th St.
5BL3286	909	14th St.
5BL3287	916	14th St.
5BL3288	920	14th St.
5BL3289	930	14th St.
5BL3290	934	14th St.
5BL3291	940-42	14th St.
5BL3292	945	14th St.
5BL3293	952	14th St.
5BL3294	960	14th St.
5BL3295	972	14th St.
5BL3296	852	11th St.
5BL3297	956	13th St.
5BL3298	1064	13th St.
5BL3299	1073	13th St.
5BL3300	792	14th St.
5BL3301	876	14th St.
5BL3302	971	14th St.
5BL3303	973	14th St.
5BL3304	975	14th St.
5BL3305	990	14th St.
5BL3306	994	14th St.
5BL3307	1004	14th St.
5BL3308	1005	14th St.
5BL3309	1012	14th St.
5BL3310	1016	14th St.
5BL3311	1027	14th St.
5BL3312	1036	14th St.
5BL3313	1040	14th St.
5BL3314	1045	14th St.
5BL3315	1059	14th St.
5BL3316	1060	14th St.
5BL3317	703	15th St.
5BL3318	738	15th St.
5BL3319	764	15th St.
5BL3320	774	15th St.
5BL3321	789	15th St.
5BL3322	811	15th St.
5BL3323	820	15th St.
5BL3324	821	15th St.
5BL3325	822	15th St.

Appendix 2 (Con't.)

State ID Number	Street Address	
5BL3326	825	15th St.
5BL3327	830	15th St.
5BL3328	836	15th St.
5BL3329	837	15th St.
5BL3330	844	15th St.
5BL3331	845	15th St.
5BL3332	851	15th St.
5BL3333	854	15th St.
5BL3334	855	15th St.
5BL3335	862	15th St.
5BL3336	865	15th St.
5BL3337	870	15th St.
5BL3338	876	15th St.
5BL3339	889	15th St.
5BL3340	897	15th St.
5BL3341	904	15th St.
5BL3342	905	15th St.
5BL3343	912	15th St.
5BL3344	915	15th St.
5BL3345	920	15th St.
5BL3346	929	15th St.
5BL3347	932	15th St.
5BL3348	936	15th St.
5BL3349	937	15th St.
5BL3350	940	15th St.
5BL3351	950	15th St.
5BL3352	951	15th St.
5BL3353	960	15th St.
5BL3354	961	15th St.
5BL3355	969	15th St.
5BL3356	975	15th St.
5BL3357	987	15th St.
5BL3358	1006	15th St.
5BL3359	1012	15th St.
5BL3360	1020	15th St.
5BL3361	1025	15th St.
5BL3362	1026	15th St.
5BL3363	700	16th St.
5BL3364	711	16th St.
5BL3365	716	16th St.
5BL3366	728	16th St.
5BL3367	735	16th St.
5BL3368	742	16th St.
5BL3369	749	16th St.

Appendix 2 (Con't.)

State ID Number	Street Address	
5BL3370	754	16th St.
5BL3371	763	16th St.
5BL3372	772	16th St.
5BL3373	779	16th St.
5BL3374	780	16th St.
5BL3375	787	16th St.
5BL3376	1011	16th St.
5BL3377	1000	Aurora Ave.
5BL3378	1040	Aurora Ave.
5BL3379	1207	Aurora Ave.
5BL3380	917	Baseline Rd.
5BL3381	959	Baseline Rd.
5BL3382	1001	Baseline Rd.
5BL3383	1215	Baseline Rd.
5BL3384	1235	Baseline Rd.
5BL3385	1303	Baseline Rd.
5BL3386	1005	Broadway
5BL3387	912	Cascade Ave.
5BL3388	1315	Cascade Ave.
5BL3389	1502	Cascade Ave.
5BL3390	1509	Cascade Ave.
5BL3391	1305	Euclid Ave.
5BL3392	1324	Euclid Ave.
5BL3393	1420	Euclid Ave.
5BL3394	1521	Euclid Ave.
5BL3395	714	Lincoln Pl.
5BL3396	722	Lincoln Pl.
5BL3397	735	Lincoln Pl.
5BL3398	739	Lincoln Pl.
5BL3399	742	Lincoln Pl.
5BL3400	749	Lincoln Pl.
5BL3401	755	Lincoln Pl.
5BL3402	763	Lincoln Pl.
5BL3403	790	Lincoln Pl.
5BL3404	888	13th St.
5BL3405	855	Lincoln Pl.
5BL3406	865	Lincoln Pl.
5BL3407	873	Lincoln Pl.
5BL3408	877-79	Lincoln Pl.
5BL3409	1019	14th St.
5BL3410	1015	15th St.
5BL3411	1427	Cascade Ave.
5BL3412	1029	Broadway
5BL3413	1106	Cascade Ave.

Appendix 2 (Con't.)

State ID Number	Street Address	
5BL3414	1160	Cascade Ave.
5BL3415	1200	Aurora Ave.
5BL3416	1031-33	14th St.
5BL3417	755	15th St.
5BL3418	701	16th St.
5BL3419	704	16th St.
5BL3420	1403	Baseline Rd.
5BL3421	1127	Broadway
5BL3422	1313-15	College Ave.
5BL3423	1350	College Ave.

