

BOULDER SURVEY  
OF HISTORIC PLACES  
1992

University Hill  
Geneva Park  
Grandview Terrace  
Floral Park  
4th Street

*SURVEY REPORT*

---

Front Range Research Associates, Inc.  
Denver, Colorado

BOULDER SURVEY  
OF HISTORIC PLACES  
1992

University Hill  
Geneva Park  
Grandview Terrace  
Floral Park  
4th Street

*SURVEY REPORT*

Prepared for:

City of Boulder  
Planning Department  
P. O. Box 791  
Boulder, Colorado 80306  
(303) 441-3270

Prepared by:

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

November 1992

TABLE OF CONTENTS

I. PURPOSE . . . . . 1

II. SURVEY AREAS . . . . . 3

    University Hill Area ... 3

    Geneva Park Area ... 4

    Grandview Terrace Area ... 4

    Floral Park Area ... 5

    Other Newly Surveyed Resources ... 5

    Resurveyed Resources ... 5

III. METHODOLOGY . . . . . 7

    Scope of Work ... 7

    Project Participants ... 7

    Preliminary research and Field Work ... 8

    Photography ... 8

    Mapping ... 11

    Historical Research ... 11

    Preparation of Forms and Report ... 12

    Acknowledgements ... 13

IV. RESEARCH DESIGN . . . . . 14

V. HISTORIC CONTEXT . . . . . 16

    Boulder, Colorado Historical Background ... 16

    University Hill Historical Background ... 25

        University Place Addition ... 26

        Mount St. Gertrude Academy ... 27

        Continued Development ... 28

        Streetcar Line ... 30

        School and Commercial Development ... 31

        Other Subdivisions ... 32

        Impact of the University ... 33

        Builders and Architects ... 36

        Fraternities and Sororities ... 38

        Depression and World War II ... 38

    Geneva Park Historical Background ... 39

        Rose Hill Addition ... 39

        Rea's Addition ... 39

        West Rose Hill ... 40

        Chautauqua Heights Addition ... 41

        Geneva Park Addition ... 42

Residents of the Geneva Park Neighborhood ... 42  
 Grandview Terrace Historical Background ... 45  
     Grandview Terrace ... 45  
     Shattuck's Hillside Park ... 48  
 Floral Park Historical Background ... 50  
     Floral Park Residents ... 52  
 North Fourth Street Historical Background ... 54  
     Newland Addition ... 54  
 Architectural Styles Popular During the Early Twentieth  
 Century in Boulder ... 55

VI. RESULTS AND RECOMMENDATIONS . . . . . 60

University Hill Neighborhood ... 60  
     Results of the 1992 Survey of University  
     Hill ... 60  
     Results of the 1990-92 Surveys of University  
     Hill ... 62  
     Historic District ... 63  
 Geneva Park Neighborhood ... 64  
     Individually Eligible Resources ... 67  
 Grandview Terrace Neighborhood ... 70  
     Grandview Terrace Subdivision ... 70  
         Individually Eligible Resources ... 71  
         Historic District ... 71  
     Hillside Park Subdivision ... 72  
         Individually Eligible Resources ... 73  
     Floral Park Neighborhood ... 73  
         Individually Eligible Resources ... 75  
 North Fourth Street ... 76  
 City Storage and Transfer Building ... 76  
 Resurveyed Properties ... 76  
     Individually Eligible Resources ... 77  
 Recommendations ... 79

BIBLIOGRAPHY . . . . . 82

APPENDICES . . . . . 86

List of 1992 Surveyed Resources  
 by Street Address ... 87  
 List of 1992 Surveyed Resources  
 by State Identification Number ... 95  
 List of University Hill Resources Surveyed 1990-92  
 by Street Address ... 103  
 List of University Hill Resources Surveyed 1990-92  
 by State Identification Number ... 115

## I. PURPOSE

Boulder, Colorado, a city with a population of 83,312 in 1990, is located in a valley adjacent to the Flatirons foothills of the Rocky Mountains. Boulder City was founded in 1859 by gold miners who hoped to profit the site's promising location near routes to the gold fields and the rich agricultural fields of the valley. Incorporated in 1871, Boulder was selected the county seat of Boulder County and the home of the state university when Colorado became a state in 1876. In recent years, the city has attracted a number of high technology and governmental research facilities.

The purpose of the 1992 Boulder Survey of Historic Places was to identify and record approximately 350 historic buildings within historic neighborhoods of the city, including the completion of survey work in the University Hill neighborhood and the survey of the Geneva Park neighborhood, the Grandview Terrace neighborhood, the Floral Park neighborhood, and the survey of additional individual historic properties identified by the City. During this process, previously surveyed historic resources within the neighborhood survey areas, excluding the designated Floral Park Historic District, were resurveyed. The neighborhoods were chosen to be surveyed because the Boulder Landmarks Preservation Advisory Board determined them to be areas of the city possessing significant quantities of historic resources and areas which are experiencing significant threats 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.

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

The City of Boulder has enacted a preservation ordinance that provides for the protection of historic sites, structures, and districts. Boulder also participates in the Certified Local Government Program administered by the National Park Service and the Colorado Historical Society. As part of the city's preservation ordinance, a Landmarks Preservation Advisory Board

is appointed to oversee the provisions of the ordinance, including the designation of local landmarks. This inventory will provide the basis on which sites and structures are nominated for designation as local landmarks.

## II. SURVEY AREAS

The 1992 Boulder Survey of Historic Places surveyed buildings within five separate areas of the city, principally in the west-central portion of Boulder. The intensive level survey examined nearly four hundred acres of urban land. The survey areas are located in: Sections 30 and 31, Township 1 North, Range 70 West; Sections 25 and 36, Township 1 North, Range 71 West; and Section 6, Township 1 South, Range 70 West, Sixth Principal Meridian, Colorado. Map 1 shows the general location of new survey areas within the city. Subsequent figures display the locations of all resurveyed resources, as well as detailed maps of individual survey areas.

### University Hill Area

The boundaries of the University Hill neighborhood are the alley between University Avenue and Pleasant Street on the north, Baseline Road on the south, 9th Street on the west, and Broadway on the east. The complete survey of this neighborhood extended over three years: in 1990, 278 historic buildings were recorded in the northern portion of this area; in 1991, 270 buildings in the central and southwestern parts were surveyed; and in 1992, fifty-three resources in the eastern end were recorded. In addition, fourteen previously documented resources scattered throughout the University Hill neighborhood were resurveyed in 1992.

The 1992 portion of the University Hill survey encompassed 67 acres of land in a roughly triangular area, bounded on the north by Broadway, on the south by Baseline Road, and on the west by 16th Street and alleys. Historic residential additions within entire the University Hill neighborhood include: University Place (1890); University Terrace (1894); Capitol Hill (1902); University Park (1906); and Replat of a portion of University Place (1909). Map 2 displays surveyed buildings labelled by state identification number and eligible status.

Topography in the University Hill study area slopes from southwest to northeast. Significant points of interest in the area include University Hill School at the southeast corner of Broadway and 16th Street and Baseline Junior High School at the northeast corner of Baseline Road and 20th Street. The area is overwhelmingly single-family residential in character, with a sprinkling of fraternity and sorority houses and apartment buildings. The only commercial structure in the portion of the neighborhood surveyed during 1992 was the Country Store grocery at Broadway and 20th Street. The University of Colorado campus lies across Broadway to the north. Blocks within the

neighborhood are rectangular (with the long axis oriented north-south), although this pattern is interrupted by the northwest-southeast alignment of Broadway and the presence of school tracts.

### **Geneva Park Area**

The Geneva Park survey area included approximately 138 acres of land, bounded on the north by College Avenue, on the east by 9th Street, on the south by Baseline Road, and on the west by the Boulder City Limits. The area includes the following historic subdivisions: Rose Hill (1893); Rea's Addition (1898); West Rose Hill (1899); Chautauqua Heights (1902); and Geneva Park (1904). Topography in the area slopes from southwest to northeast, with Flagstaff Mountain rising to the west and Gregory Creek flowing through the area from south to north. Columbia Cemetery lies across College Avenue at the northeast corner of the area, while Chautauqua Park adjoins the area on the south.

A total of 144 resources were newly surveyed within the Geneva Park neighborhood in 1992 and three buildings were resurveyed. Fewer historic resources than anticipated were found in the Geneva Park area. As one moves west within the survey area, buildings of more recent vintage (post-1942) dominate the neighborhood. Map 3 shows surveyed buildings identified by state identification number and eligible status.

### **Grandview Terrace Area**

The boundaries of the Grandview Terrace neighborhood survey area are: Arapahoe Avenue and Boulder Creek on the north; 17th Street on the east; University Avenue on the south; and Broadway on the west. The neighborhood embraces the historic subdivisions of Grandview Terrace (1902); Shattuck's Hillside Park (1907); and a small portion of Marine Place (1902). The topography of the area drops abruptly from high cliffs in the Hillside Park area to Boulder Creek. Boulder High School is situated across Boulder Creek, while the University of Colorado campus lies on the south side of University Avenue. The area is a mix of single family homes, fraternity and sorority houses, a National Guard Armory, a church, and a few commercial properties along Broadway. Most buildings in the area have been converted to rentals or acquired by the University of Colorado for office and classroom use.

Forty-two resources were surveyed within the Grandview Terrace neighborhood in 1992; two previously documented buildings were resurveyed. The resources were surveyed during the course of two projects: a survey sponsored by the University of Colorado in March 1992 and the current survey project. The results of

the two surveys are combined herein. Surveyed buildings identified by state identification number and eligible status are shown in Map 4.

### **Floral Park Area**

The Floral Park survey area is located south of Baseline Road and north of the National Institute of Standards and Technology (NIST), formerly the National Bureau of Standards. The survey area covered 163 acres and is bounded on the north by Baseline Road, on the east by Broadway, on the south by a line drawn to encompass developed residential areas lying north of Green Mountain Cemetery and NIST, and on the west by a line drawn intersecting Baseline Road between 11th and 12th Streets.

Blocks in the survey area are generally square in shape. Green Mountain Cemetery and NIST lie to the south, Chautauqua Park to the west, Basemar Shopping Center to the east, the University of Colorado campus to the northeast, and the University Hill residential area to the north. The area is single-family residential in character, with post war housing developments in its southern, western, and eastern edges. Historic subdivisions within the area include: Floral Park (1906); Interurban Park (1908 ); and Wellington Heights (1907).

The 1992 survey recorded seventy-seven buildings in the Floral Park Area. Two additional resources were resurveyed. Map 5 shows surveyed buildings identified by state identification number and eligible status.

### **Other Newly Surveyed Resources**

One faceblock of eight houses in the 2700 block of 4th Street was surveyed in 1992. This two acre area, shown in Map 6, is part of the 1891 Newlands Addition to Boulder. At the specific request of the Planning Department, one isolated building was also surveyed in 1992: the Boulder Art Center at 1750 17th Street. Its location is indicated on Map 1.

### **Resurveyed Resources**

As mentioned above, twenty-three resources, most of which had been included in a survey conducted in 1985, were resurveyed in 1992. Locations of the resurveyed properties are indicated on Map 7, along with state identification numbers and eligibility. Resources within areas surveyed in 1992 were selected for resurvey to facilitate determinations of contributing-noncontributing status and historic district boundaries, as well as to update information concerning alterations to these

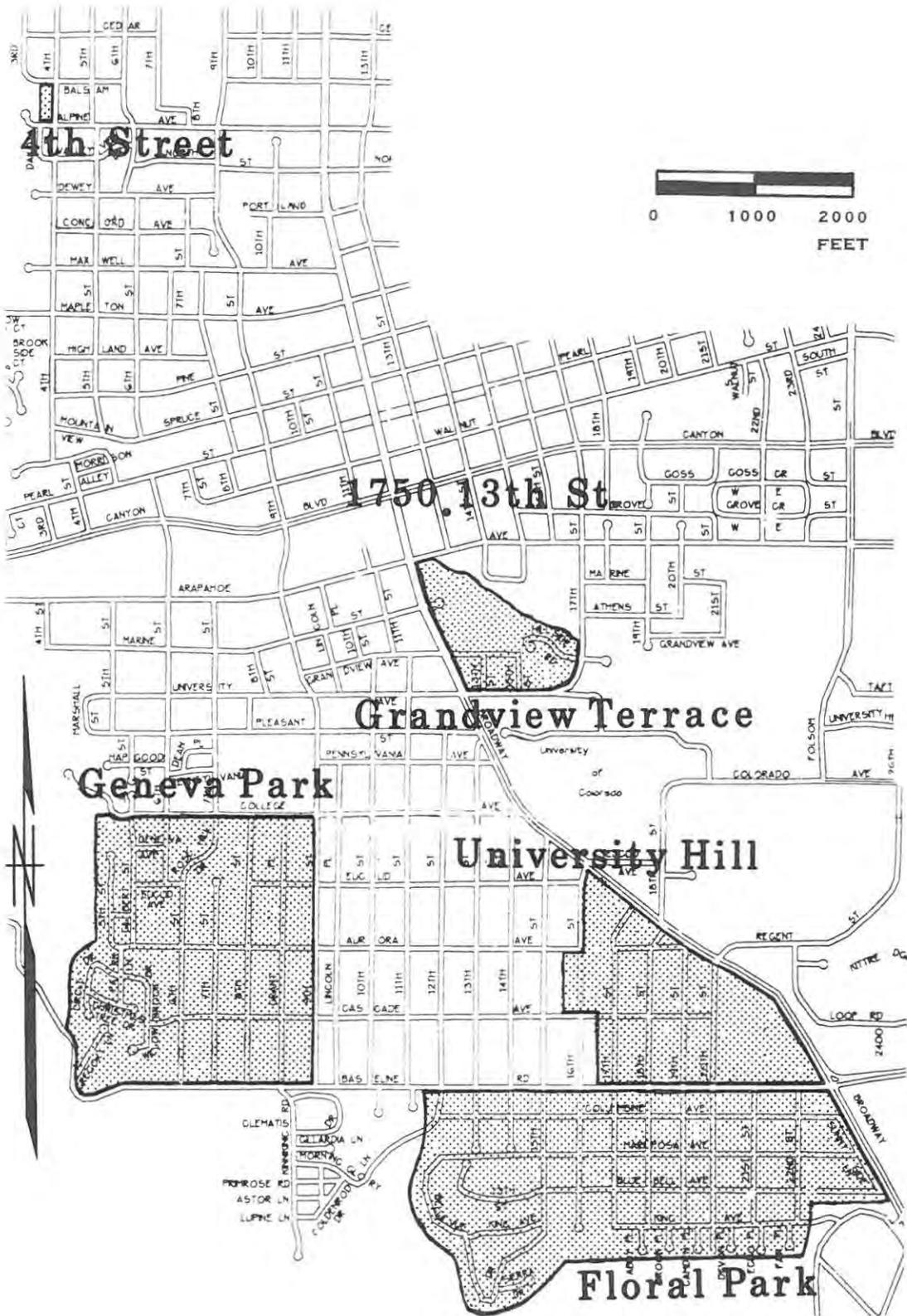
properties. The distribution of resurveyed buildings by survey area was as follows: University Hill, fourteen; Geneva Park, three; Grandview Terrace, two; and Floral Park, two. Resources within the locally designated Floral Park Historic District were not resurveyed. In addition, one isolated resource (2108 Walnut) was resurveyed at the request of the Planning Department. Table 1 summarizes the distribution of surveyed resources by area.

**TABLE 1**  
**DISTRIBUTION OF SURVEYED RESOURCES BY AREA, 1992**

Area	Number of Resources			Area (in acres)
	New	Resurveyed	Total	
University Hill	53	14	67	67
Geneva Park	144	3	147	138
Grandview Terrace	42	2	44	34
Floral Park	77	2	79	163
4th Street	8	0	8	2
Scattered	1	2	3	0
<b>TOTAL</b>	<b>325</b>	<b>23</b>	<b>348</b>	<b>404</b>

NOTE: The Grandview Terrace "new" total includes eleven resources surveyed in March 1992 for the University of Colorado, Department of Facilities Management.

MAP 1  
SURVEY AREA LOCATIONS  
Boulder Survey of Historic Places, 1992

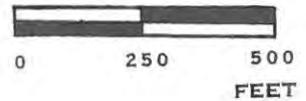


MAP 2  
**UNIVERSITY HILL AREA**  
**Boulder Survey of Historic Places, 1992**

**SURVEY MAP**



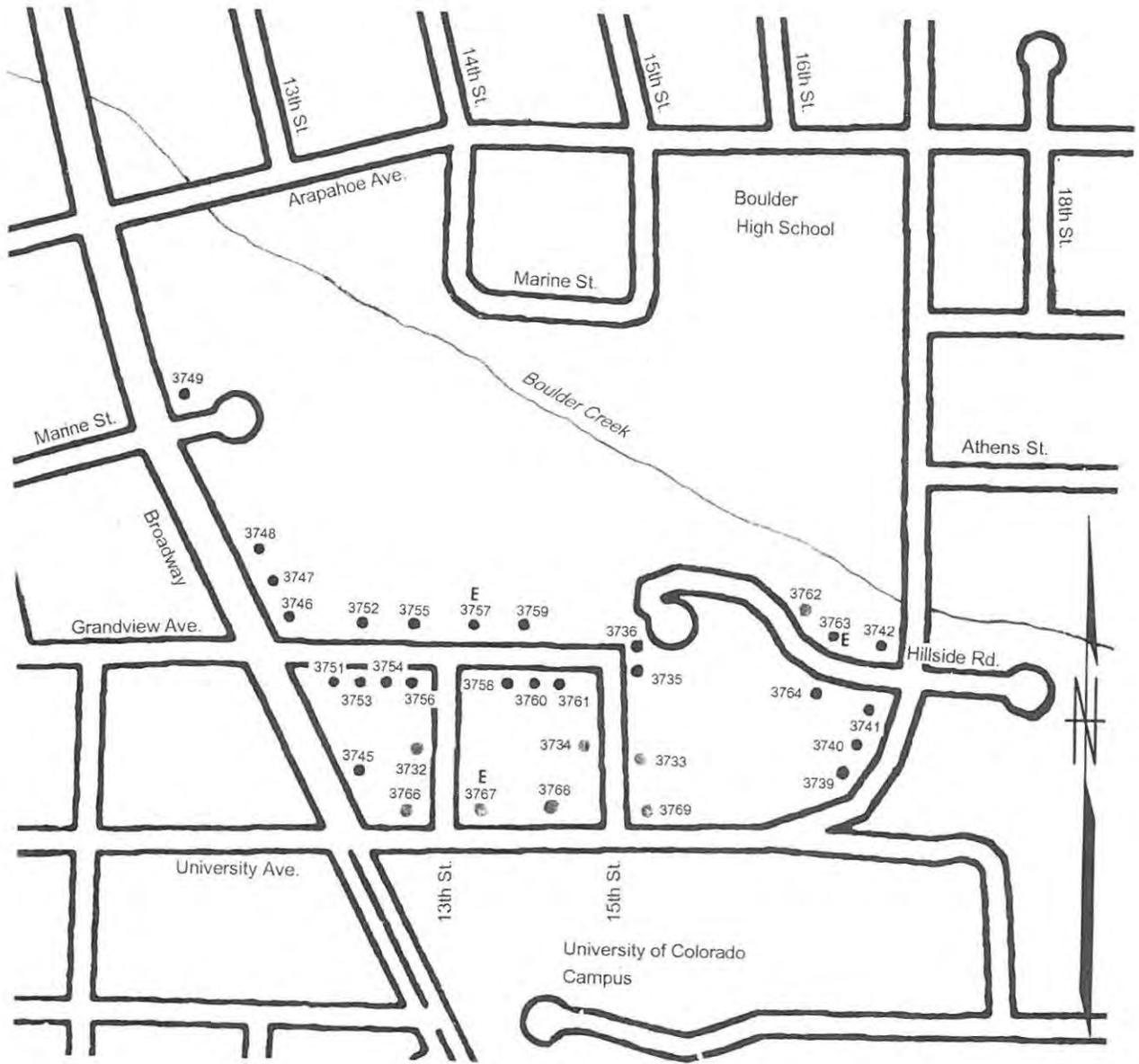
Numbers are state identification numbers and are preceded by "5BL". An "E" indicates an individually eligible historic resource.



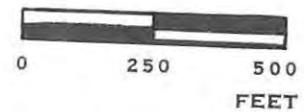


MAP 4  
GRANDVIEW TERRACE AREA  
Boulder Survey of Historic Places, 1992

SURVEY MAP

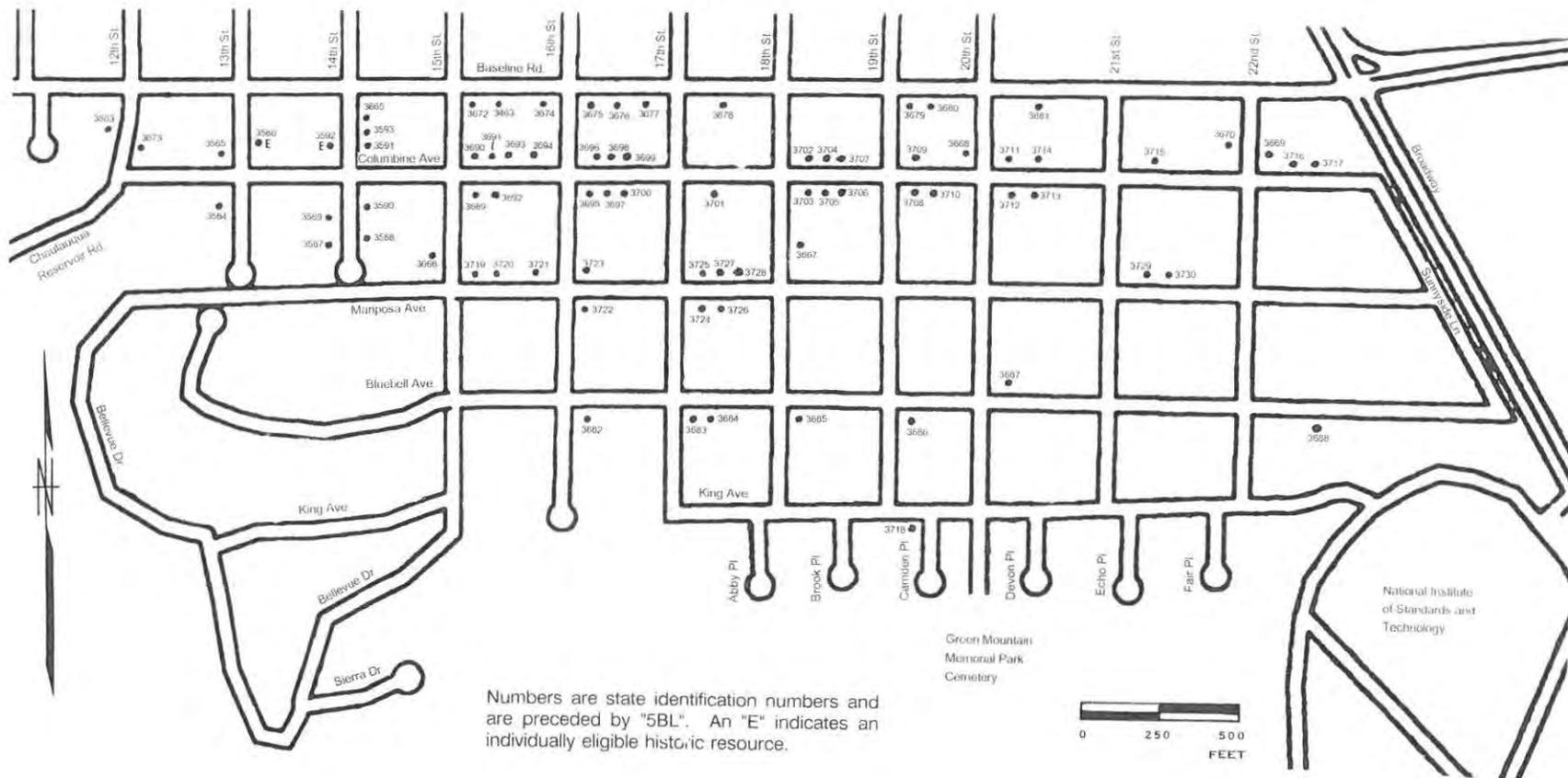


Numbers are state identification numbers and are preceded by "5BL". An "E" indicates an individually eligible historic resource.



MAP 5  
**FLORAL PARK AREA**  
 Boulder Survey of Historic Places, 1992

**SURVEY MAP**

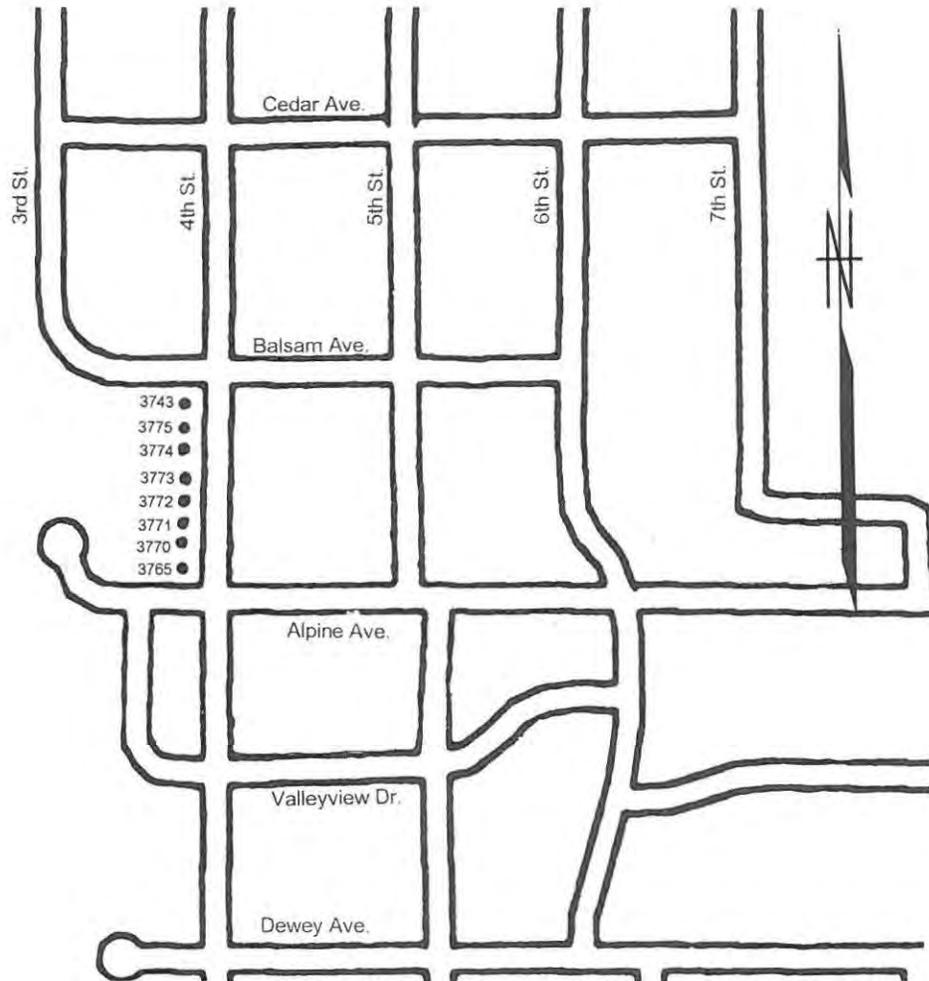


Numbers are state identification numbers and are preceded by "5BL". An "E" indicates an individually eligible historic resource.

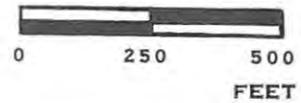


MAP 6  
4TH STREET AREA  
Boulder Survey of Historic Places, 1992

SURVEY MAP



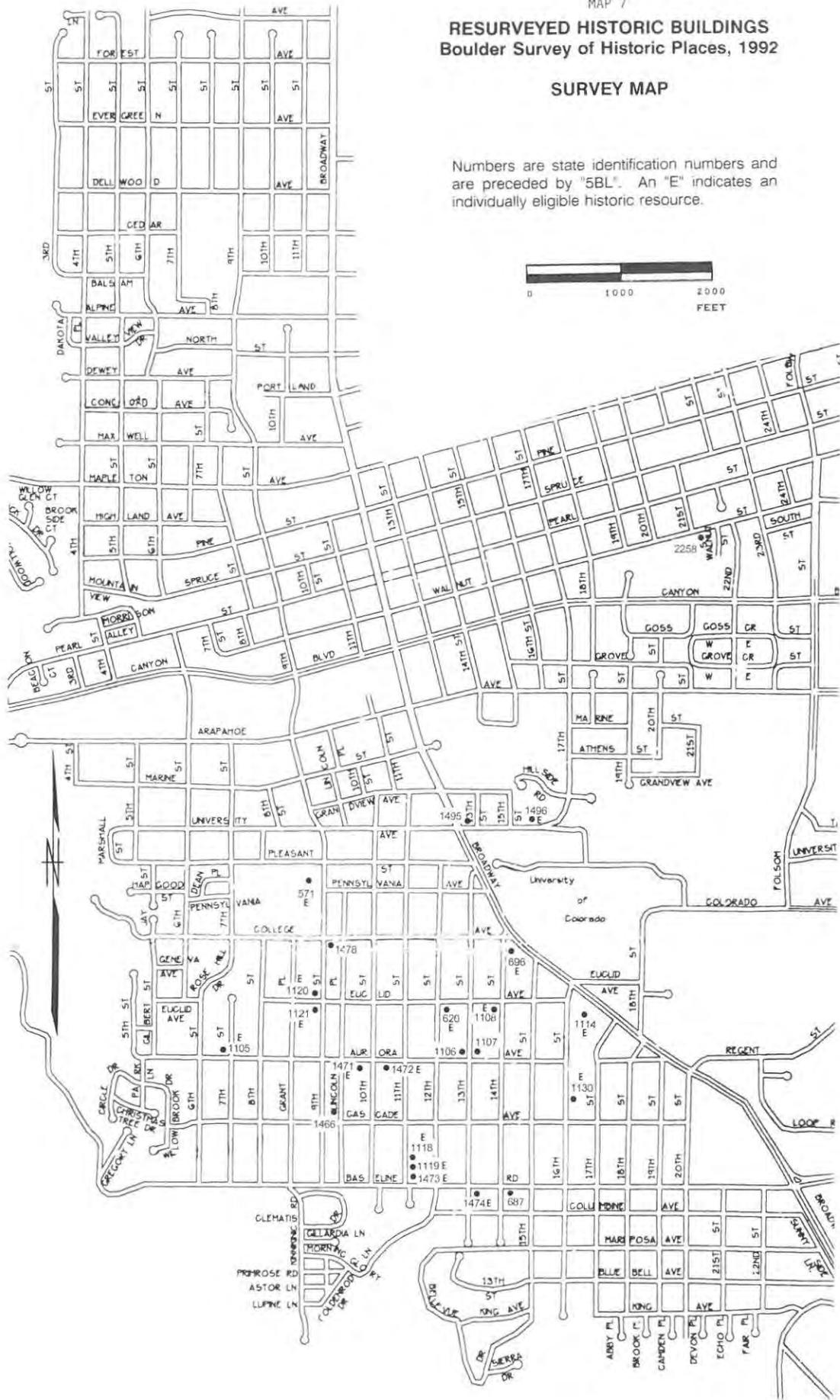
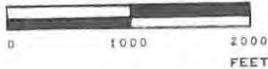
Numbers are state identification numbers and are preceded by "5BL". An "E" indicates an individually eligible historic resource.



# RESURVEYED HISTORIC BUILDINGS Boulder Survey of Historic Places, 1992

## SURVEY MAP

Numbers are state identification numbers and are preceded by "5BL". An "E" indicates an individually eligible historic resource.



### III. METHODOLOGY

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

#### **Scope of Work**

The 1992 Boulder Survey of Historic Places called for an intensive-level survey of pre-1943 buildings in the historic residential neighborhoods of University Hill, Geneva Park, Grandview Terrace, and Floral Park, as well as a small group of houses on north Fourth Street, and a few individual resources. The buildings were to be described, photographed, and researched, with Colorado Historical Society Historic Building Inventory forms or Resurvey forms to be completed for each resource. The new survey forms were to be produced in a dBASE compatible format for immediate use by the Planning Department. The project also called for the completion of USGS topographic maps outlining the project area, a survey map showing the surveyed buildings' locations, and a final report explaining the survey findings and reviewing the general historical development of Boulder and the neighborhoods examined. The evaluation of potential National Register district(s) within the neighborhoods and the contributing/ noncontributing status of individual structures within districts was also to be addressed on the forms and summarized in the final report.

#### **Project Participants**

Front Range Research Associates, Inc., of Denver, Colorado, conducted the historic buildings survey as consultant to the City of Boulder Planning Department. R. Laurie Simmons, Thomas H. Simmons, and Cynthia Shaw McLaughlin performed the survey work, research, form preparation, and authored this report. Judith E. Broeker assisted with research. Mr. Simmons also prepared the maps and graphics. Roger Whitacre served as 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, State Register Coordinator of the Colorado Historical Society, reviewed the forms, maps, and report for completeness and accuracy.

## **Preliminary Research and Field Work**

Initial work on the project began in December 1991. Utilizing construction dates obtained from the Boulder County Assessor's Office, buildings fifty or more years old were identified within the subject neighborhoods. In addition to a hardcopy printout, the Assessor's data was also obtained in computer-readable form on diskette. After extensive reformatting and editing, 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 areas in question from Boulder's Carnegie Branch Library for Local History. The Boulder Genealogical Society's indices of the 1900 and 1910 U.S. Censuses, also housed in the Carnegie Branch Library, were 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.

A file search at the Colorado Historical Society Office of Archaeology and Historic Preservation completed on 12 December 1991 revealed that twenty-two buildings in the areas to be studied had been recorded previously (See Table 2).<sup>1</sup> These buildings were resurveyed to record subsequent alterations and re-evaluate their National Register eligibility. A number of City of Boulder designated landmarks are located in the survey areas and are listed in Table 3. The buildings within the designated Floral Park Historic District were not resurveyed in accordance with instructions from the Landmarks Preservation Board.

Intensive level survey of the historic resources began in January and continued through June 1992. The field work began with completion of the University Hill neighborhood and progressed to Geneva Park, Grandview Terrace, Floral Park, and north Fourth Street. The field work included the examination of buildings for design elements, building materials, building condition, plan, setting, and alterations.

## **Photography**

Photography was conducted from December 1991 through July

---

<sup>1</sup>An additional resource outside the survey areas was resurveyed at the request of the Planning Department.

**TABLE 2**  
**PREVIOUSLY SURVEYED HISTORIC BUILDINGS**  
**WITHIN THE SURVEY AREAS, 1992**

Street Address	State ID Number	Area	
907	7TH ST	5BL1105	GP
977	9TH ST	5BL1121	GP
1003	9TH ST	5BL1120	GP
	9TH & PLEASANT ST	5BL571	N/A
720	11TH ST	5BL1119	UH
750	11TH ST	5BL1118	UH
900	13TH ST	5BL1106	UH
905	13TH ST	5BL1107	UH
983	14TH ST	5BL1108	UH
1080	14TH ST	5BL696	UH
820	16TH ST	5BL1130	UH
956	16TH ST	5BL1114	UH
970	AURORA AV	5BL1471	UH
1010	AURORA AV	5BL1472	UH
1123	BASELINE RD	5BL1473	UH
1302	BASELINE RD	5BL1474	FP
1434	BASELINE RD	5BL687	FP
904	COLLEGE AV	5BL1478	UH
1206	EUCLID AV	5BL620	UH
821	LINCOLN PL	5BL1466	UH
1221	UNIVERSITY AV	5BL1495	GV
1511	UNIVERSITY AV	5BL1496	GV
2108	WALNUT ST	5BL2258	N/A

SOURCE: Colorado Historical Society, Office of Archaeology and Historic Preservation, file search of Township 1 North, 70 West, Section 30 and 31, 6th Principal Meridian, 13 December 1991. The remaining scattered survey areas were individually checked against earlier city surveys for previously surveyed resources. Survey area abbreviations are as follows: FP, Floral Park; GP, Geneva Park; GV, Grandview Terrace; UH, University Hill; 4TH, 4th Street; and N/A, not applicable.

**TABLE 3**  
**CITY OF BOULDER LANDMARKS**  
**WITHIN SURVEY AREAS, 1992**

Street Address	Landmark Number and Date Approved	Building Name
9th & Pleasant Sts.	77-1 (8-16-77)	Pioneer Cemetery
10th & Aurora Sts.	84-1 (4-3-84)	Mt. St. Gertrude Acad.
703 11th St.	92-2 (7-7-92)	Ekeley Hs.
720-22 11th St.	89-13 (2-6-90)	David H. Holmes House
707 12th St.	87-1 (3-1-88)	Fischer Hs.
907 12th St.	91-1 (3-19-91)	Norlin Hs.
1000-20 12th St.	90-3 (7-24-90)	Huntington Arms
626 13th St.	89-3 (8-1-89)	Drewelowe-VanEk
888 13th St.	89-3 (8-1-89)	Alpha Phi
905 13th St.	79-2 (6-5-79)	Derham-Lindgren Hs.
1015 15th St.	89-9 (10-3-89)	Alpha Omicron Pi
1010 Aurora Ave.	79-8 (1-1-80)	Fire Station #2
1207 Aurora Ave.	88-2 (10-18-88)	Bushee Hs.
1302 Baseline Rd.	89-2 (4-4-89)	Replier Hs.
1403 Baseline Rd.	89-11 (1-23-90)	Somers Hs.
1590 Broadway	83-1 (6-7-83)	Pub. Svc. Pwr. Sta.
1206 Euclid Ave.	79-7 (1-1-80)	Harbeck-Bergheim Hs.
NW cor. 16th & Bluebell	HD-77-1 (12-3-77)	Floral Park HD

SOURCE: City of Boulder Planning Department, "Landmark Structures, Historic Buildings Index, Boulder, Colorado," 29 September 1992.

1992, with the bulk completed by April 1992. A black and white photograph was prepared for each resource surveyed, with photographic processing and film provided by the City of Boulder. All prints were three by five inches and were produced on RC paper from thirty-five millimeter negatives. Photographs were identified by computer-produced labels indicating Smithsonian identification number, address, photographer, date, film roll and frame, camera direction, and location of negative.

### **Mapping**

Annotated USGS maps and project maps of the survey area were prepared. The extent of the surveyed areas was drawn on the USGS maps, and acreages computed from that source. Individual project maps identified surveyed buildings within each survey area. Enlarged portions of a standard city base map were used as the base for the survey area map.

### **Historical Research**

Historical research provided essential information regarding individual resources and the development of neighborhoods of the city as a whole. Information was obtained from public agencies and institutions as well as private citizens. General research materials about the neighborhoods, 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 neighborhood residents and homeowners conducted by the surveyors.

Published histories useful to the survey included Jane Valentine Barker's **76 Historic Homes of Boulder, Colorado** (1976) and **Historic Homes of Boulder County** (1979), which provide histories of several buildings within the surveyed areas. Phyllis Smith's **A Look at Boulder** (1981) includes background on the development of the city, as does Richard Fetter's **Frontier Boulder** (1983). Smith's "A History of Boulder's Transportation, 1858-1984" was also useful in assessing the impact of transportation systems on

neighborhoods. Frederick S. Allen, et al, **The University of Colorado, 1876-1976** (1976) and William E. Davis's **Glory Colorado** (1965) contained information about university professors living in the neighborhoods examined and about the growth of the university. The publications of Sanford Charles Gladden on topics in Boulder history were also useful.

Construction dates were determined from Boulder County Assessor information, Carnegie Library records, Sanborn maps of the city, early tax assessment records, city directories, and published histories. Current information on ownership, legal descriptions, and square footage is maintained by the Boulder County Assessor's office.

### **Preparation of Forms and Report**

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

The Colorado Historical Society assigned Smithsonian identification numbers for each site, which are included on forms, photographs, and the project maps. The styles assigned to each building are those accepted by the Colorado Historical Society and are discussed in the booklet **A Guide to Colorado Architecture** published by that organization. Survey photographs were labeled and attached to forms utilizing acid-free envelopes provided by the Colorado Historical Society. The contributing/noncontributing status of buildings within identified historic districts was noted on forms and report lists. These evaluations for buildings within the potential University Hill historic district are based upon the results of surveys undertaken in 1990, 1991, and 1992. Buildings surveyed in 1990 and 1991 were not resurveyed, so it is possible that some buildings have undergone recent alterations which would change their contributing status.

All of these survey products, together with the final report, were submitted to the City of Boulder Planning Department and the Colorado Historical Society State Historic Preservation

Office. The Boulder Carnegie Branch Library will 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, report, and project maps.

### **Acknowledgements**

A number of individuals assisted the surveyors in obtaining information about neighborhoods and individual properties. 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. Diana Linnen and John and Allyn Feinberg provided information concerning specific historic resources in Boulder, as did a number of owners of historic homes.

#### IV. RESEARCH DESIGN

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

Boulder is situated within the Colorado Mountains culture area, as defined by the Colorado Historical Society Resources Planning Protection Process (RP3). Colorado RP3 provides a framework to identify and record historic resources of the state and direction to analyze the significance and preservation of resources. Historic resources for this region have been documented in an RP3 report by Steven F. Mehls, **Colorado Plains Historic Context**.<sup>2</sup> That report identifies a series of sequential themes based on socioeconomic periods of development. A theme applicable to the study area is "The Urban Frontier, 1860-1900." David R. Hill has created a **Colorado Urbanization and Planning Context**,<sup>3</sup> with the applicable themes, "Rail/Streetcar Era, 1870-1920" and "Early Auto Period, 1920-1945." An outline historic context for Boulder developed in 1989 by Dames and Moore identified a subtheme "Urban Residential Neighborhoods, ca. 1858 to Present," which would apply to the neighborhoods. Specific historic contexts are currently being completed for Boulder which will allow further refinement of themes related to historic properties.

Research questions concern the extent, nature, and integrity of existing historic resources associated with the development of historic neighborhoods in Boulder. Primary questions include the ability of existing resources to provide information about the lifestyles of citizens; the economic, social, and civic activities of the residents; and the ways in which neighborhoods reflect the plans of developers and the effect of economic conditions and local, state, and national movements. The varieties of architectural styles and construction materials, the quality of craftsmanship, and diversity of building functions within neighborhoods is a significant question. For residential resources, questions include the integrity of design, materials, craftsmanship, and location; the cohesiveness

---

<sup>2</sup>Steven F. Mehls, **Colorado Plains Historic Context** (Denver: Colorado Historical Society, 1984).

<sup>3</sup>David R. Hill, **Colorado Urbanization and Planning Context** (Denver: Colorado Historical Society, 1984).

of groups of dwellings and potential for historic districts; and the representation of various periods of development and stylistic examples within the selected neighborhoods. The influence of the natural landscape and local building materials on construction is another question to be addressed. For commercial and civic resources, questions include the importance of such properties to the growth and development of the neighborhoods, and their ability to convey historic trends and popular attitudes.

Based on the results of the file search, other preliminary historical research, and reconnaissance of the survey area, it was expected that the majority of buildings would be residential in character, with a small number of public buildings and commercial buildings scattered in the neighborhoods. Residential development was expected to reflect the influence of historical events, such as the growth of university, the establishment of rail and streetcar lines, the creation of Chautauqua, and the growth of Boulder's business sector. It was expected that surveyed neighborhoods would also reflect the development pressures of recent years in Boulder and the impact of post-1942 growth on historic neighborhoods.

## V. HISTORIC CONTEXT

### **Boulder Historical Background**

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

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

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

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

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

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

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

During the next decade, the town "barely held its own," according to historian Amos Bixby. The booming mining camps attracted most of the newcomers, while others were discouraged from settling in Boulder City by the high price of city lots and the expense of obtaining provisions. Some found that the work required to support a mining venture was more than they had bargained for and headed east again. In the 1860 census, Boulder City was listed as comprising seventy-three dwellings, twenty-four of which were vacant. The center of town was the intersection of Pearl and Broadway, which was also the intersection of the route along the foothills and the route to the mountains. There were 174 residents, with the 131 males far outnumbering the 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.<sup>4</sup> 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.

---

<sup>4</sup>Elizabeth 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, became sites for lower-income homes and attracted businesses such as livery stables, express offices, and warehouses. Orchards, small farms, and pastures were also located here. In addition, this area was settled by minority groups such as 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 middle class residents. The neighborhood's closeness to the University campus and the Chautauqua grounds made it an attractive location. During the early twentieth century, the University Hill neighborhood would be fully developed into a residential area attracting many university members and other professional workers. The early twentieth century also saw the development of the Geneva Park and Grandview Terrace neighborhoods.

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

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

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

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

In 1926, the city hired Denver planning consultant, S.R. DeBoer, to formulate a zoning ordinance for Boulder. DeBoer divided the town into seven zoning districts: three residential, two commercial, one business, and one industrial. The zoning was created to limit and control the effects of new development on established portions of the city. Boulder became one of the earlier western cities to have zoning districts when it adopted an ordinance in 1928.

By the time the Eighteenth Amendment outlawing the sale of liquor was passed in 1920, Boulder had been a dry city for thirteen years. The Prohibitionist sentiment was strong in Boulder, which even had a commercial building named after one of the movement's leaders. The Prohibitionists were a strong force

in Boulder politics and the Women's Christian Temperance Union held state conventions in the city beginning in 1881.

A combination of factors stimulated growth after World War I. Mining and agricultural interests supported economic activity in the county, and tourists used Boulder as a stopping off point on their way to parks and resorts. However, the boom of the post-war years began to fade toward the end of the 1920s, and the rapid growth the town had experienced in earlier years slackened. In 1930, the population of Boulder was only 217 above that recorded a decade earlier.<sup>5</sup>

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

During the 1930s, Boulder's physical environment 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 other Colorado communities. The Navy's Japanese Language School was transferred from Berkeley, California, to the Boulder campus during the conflict. More than six thousand enlisted men from across the country were instructed in a three term system. The military presence helped keep the university dormitories occupied and fueled the local

---

<sup>5</sup>U.S. Bureau of the Census, *Census of Population*, vol. 1, *Characteristics of the Population: Number of Inhabitants: Colorado*.

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 than doubled.<sup>6</sup> In addition, the national emphasis on scientific training stimulated expansion of several university departments.

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

The attraction of new industry caused Boulder's population to increase 88.6 percent during the 1950s. The city limits were extended and building activity increased rapidly. From the end of World War II, developers sought to gain additional sites by changing the zoning status of single-family residential neighborhoods to multi-family zones. The effects of such high density zoning are apparent in several of Boulder's historic neighborhoods. Plans enacted to limit growth have placed greater development pressures on already established neighborhoods. Efforts to mitigate the effects of development pressures include high density overlay zone design guidelines developed in 1985. These guidelines encourage: enhancement of existing landscape features such as open space and irrigation ditches; maintaining design elements such as scale and set back

---

<sup>6</sup>Goodwin, Ibid, 33.

of neighborhoods by using components of existing buildings as models; and the use of traditional building materials.

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

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

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 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.<sup>7</sup>

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, Boulder pioneer Anthony Arnett had purchased two hundred

---

<sup>7</sup>Jane Sewall, *Jane, Dear Child* (Boulder: University of Colorado Press, 1957).

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 pasture lands for local farmers.<sup>8</sup>

#### University Place Addition

The first large scale development of the area was initiated by a group of foresighted men who recognized the potential value of the location's proximity to the University of Colorado campus. 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. Figure 8 is a 1923 city map showing subdivisions within Boulder. 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.<sup>9</sup>

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 was ready to be advertised as a desirable residential area. In February 1891, the **Boulder County Herald** reported that the first house in University Place was being erected by Mrs. Perry. The following year, Mrs. Elizabeth Kear built a substantial stone residence with Romanesque elements at 907 12th Street.

---

<sup>8</sup>Boulder, Colo. Municipal Files, "Mount Saint Gertrude Academy."

<sup>9</sup>Boulder 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."

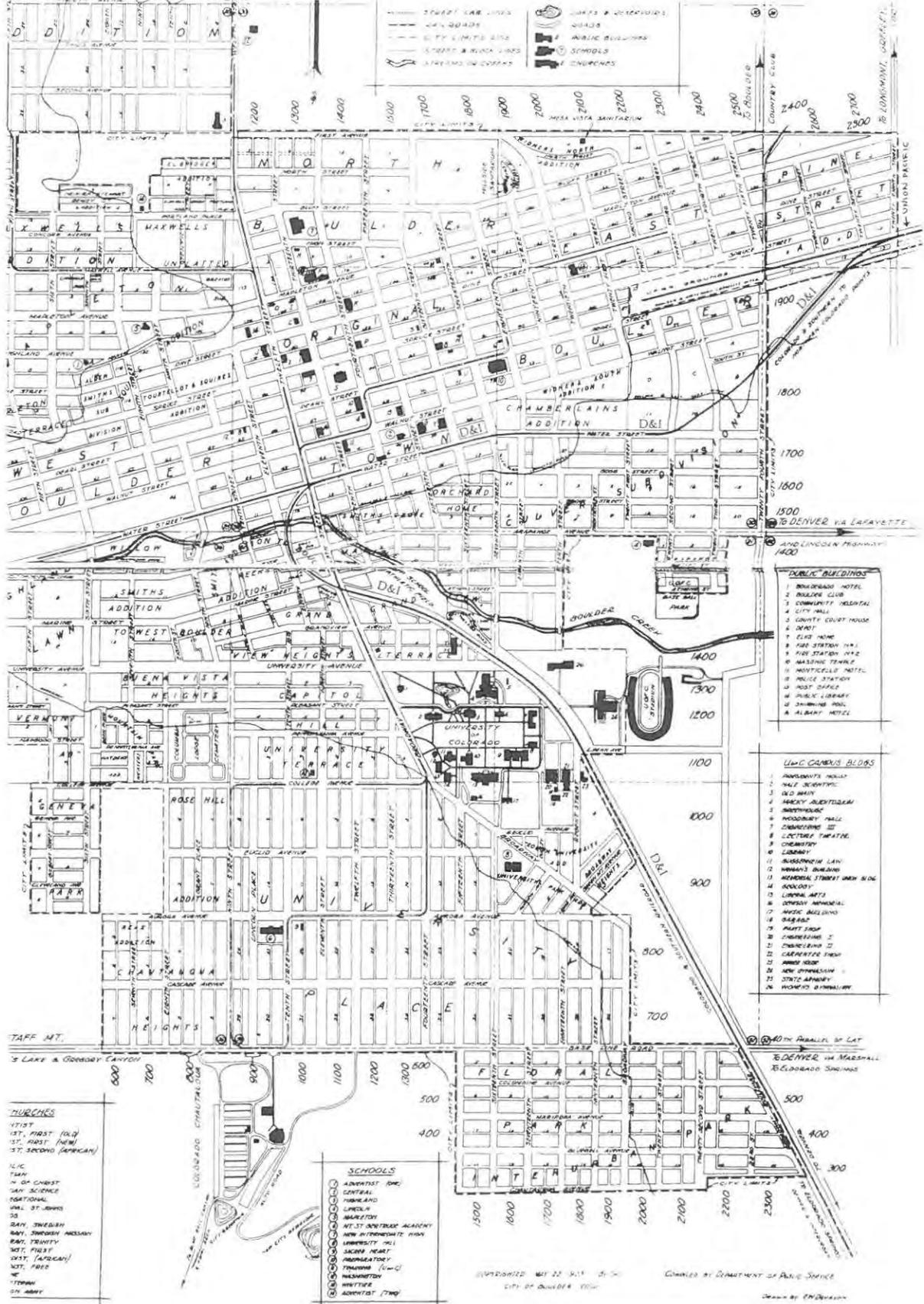
# CITY OF BOULDER COLORADO

SCALE OF FEET

1923

CORRECTED DECEMBER 1926

This 1923 map of Boulder identifies subdivisions, transportation systems, public buildings, and university buildings within the city. Source: Carnegie Branch Library for Local History.



- PUBLIC BUILDINGS**
1. BROADWAY HOTEL
  2. BUCKLE CLUB
  3. COMMUNITY HALL
  4. CITY HALL
  5. COUNTY COURT HOUSE
  6. DEPT.
  7. FIRE STATION
  8. FIRE STATION
  9. MASSAGE TANK
  10. MONTICELLO HOTEL
  11. POLICE STATION
  12. POST OFFICE
  13. PUBLIC LIBRARY
  14. SHAMBERG HOTEL
  15. ALBERT HOTEL

- UNIV. CAMPUS BLDGS.**
1. ADMINISTRATION BUILDING
  2. HALL SCIENTIFIC
  3. OLD MAIN
  4. HENCKS AUDITORIUM
  5. GYMNASIUM
  6. PRODUCEY HALL
  7. CHEMISTRY BLDG.
  8. LECTURE THEATRE
  9. CHEMISTRY
  10. LABORATORY
  11. CLASSROOM BLDG.
  12. HERRICKS BUILDING
  13. MEDICAL THEATRE UNDER SIGN
  14. HENCKS
  15. LIBRARY
  16. DENNEY MEMORIAL
  17. MUSIC BUILDING
  18. BARBER
  19. PRINT SHOP
  20. ENGINEERING BLDG.
  21. CHEMISTRY II
  22. CARPENTER SHOP
  23. HALL BLDG.
  24. NEW JEWELLERY
  25. STATE ARMY
  26. FURNACE & SMELTING

- CHURCHES**
- 171ST
  - 1ST, FIRST (OLD)
  - 1ST, FIRST (NEW)
  - 37, SECOND (AMERICAN)
- N.C. CHURCHES**
- 14, 24, CHRIST
  - 24, SCIENCE
  - 30, NATIONAL
  - 34, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100

- SCHOOLS**
- ADMINISTRATIVE BLDG.
  - CENTRAL
  - HUMBOLDT
  - LYNCH
  - MARSHALL
  - WEST BOUTWICK ACADEMY
  - NEW INTERNATIONAL HIGH
  - UNIVERSITY HILL
  - SACRAMENT
  - LABORATORY
  - PROGRESSIVE
  - UNIVERSITY
  - WYATT
  - ADMINISTRATIVE BLDG.

Copyrighted by the City of Boulder, Colorado  
 Prepared by the Department of Public Service  
 Drawn by E.M. Johnson

### Mount St. Gertrude Academy

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 average was donated by Warren McLeod, one of the officers of the investment company. However, 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 religious group buy two lots across the street.<sup>10</sup> 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 basically undeveloped subdivision. In fact, the academy established by the women would function 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."<sup>11</sup>

Construction of a large, four-story brick building in the Richardsonian Romanesque Style, designed by Denver architect Alexander Cazin, began in 1892.<sup>12</sup> 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

---

<sup>10</sup>Boulder Municipal Files, "Mount Saint Gertrude Academy," 3.

<sup>11</sup>Stephen J. Leonard and Thomas J. Noel, **Denver: Mining Camp to Metropolis**, (Niwot, Colo.: University Press of Colorado, 1990), 121-122.

<sup>12</sup>Phyllis Smith, **A Look At Boulder** (Boulder: Pruett Publishing Co., 1981), 116.



This pastoral view of the western portion of University Hill gives an indication of some of the landscape work necessary for establishing residential subdivisions. Source: Carnegie Branch Library for Local History, Martin R. Parsons Collection.

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."<sup>13</sup>

#### Continued Development

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 charge. Until the first 150 lots were sold, the price of lots was kept at twenty-five to one hundred dollars each, according to location.<sup>14</sup> Fulton Brothers themselves erected a large building at Broadway, Thirteenth, and Pennsylvania, the Fulton Terrace (no longer extant), which had three residential units.<sup>15</sup>

By 1892, it was evident that public transportation to and from the center of the city would be a key ingredient in luring residents to the subdivision. In the fall of 1892, 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. 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.<sup>16</sup>

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

---

<sup>13</sup>Boulder Daily Camera, 4 June 1969.

<sup>14</sup>Warren H. McLeod Collection.

<sup>15</sup>Boulder Daily Camera, 2 January 1980.

<sup>16</sup>McLeod Collection, "Report Concerning the Transactions of the Denver and Boulder Land and Investment Company For the Period of Five Years," 30 July 1895.

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 (1892-1914), the construction of several 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 actually doubled.<sup>17</sup> 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."<sup>18</sup>

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.<sup>19</sup>

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

---

<sup>17</sup>Frederick S. Allen, et al, **The University of Colorado: 1876-1976** (New York: Harcourt Brace Jovanovich, Inc., 1976), 55.

<sup>18</sup>Ibid.

<sup>19</sup>Boulder Planning Department, "Plat of University Terrace," 1894.

without mentioning Chautauqua."<sup>20</sup> Howard Higman, 930 11th Street, recalled that "you went up there at night-every night-everybody went up there."<sup>21</sup>

### Streetcar Line

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 now they took steps to insure its completion.<sup>22</sup> 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 running 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.<sup>23</sup>

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 and 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

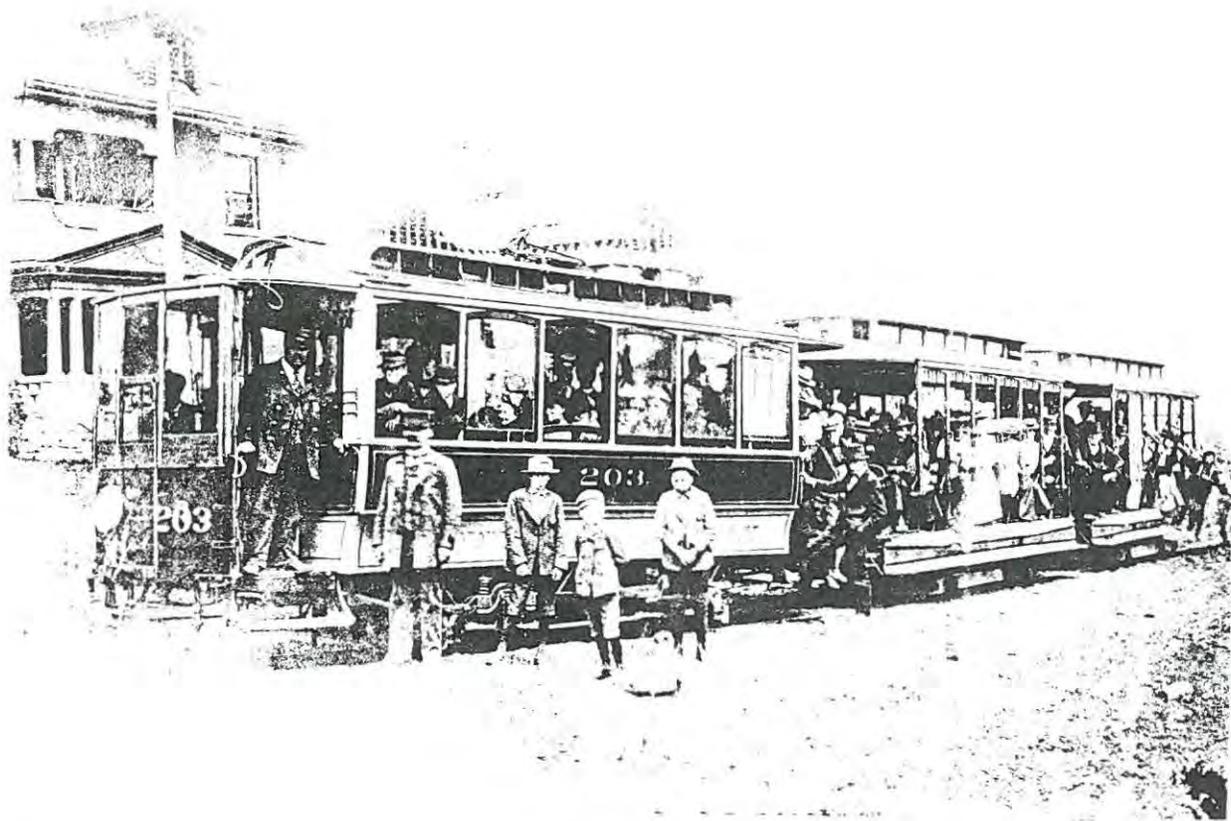
---

<sup>20</sup>Jessie Bauer, interview on file at Carnegie Branch Library for Local History, Boulder, Colo.

<sup>21</sup>Howard Higman, interview with Rachel Homer, 20 March 1979, on file at Carnegie Branch Library for Local History, Boulder, Colo.

<sup>22</sup>McLeod Collection, "Agreement between the Denver and Boulder Land and Investment Company and Guy D. Duncan, Trustee," 19 April 1899.

<sup>23</sup>Phyllis Smith, **A History of Boulder's Transportation, 1858-1984**, (Boulder: City of Boulder, 1984), 17.



J.B. Sturtevant photographed Streetcar No. 203 and its riders when it stopped at the corner of College and 13th Street in University Hill in June 1899. Source: M.R. Parsons Collection.

they believed benefitted Mr. Harbeck's health. The house at 1206 Euclid Avenue, constructed of Indiana sandstone, was completed in 1900 and continues to be a landmark in the neighborhood as well as the home of the Boulder Historical Society.

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 drawn vehicle.<sup>24</sup> Soon, the University Hill neighborhood contained enough residents to require further improvements, notably an elementary school.

#### School and Commercial District

University Hill School, situated across from the University of Colorado, at 16th 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 educational facility would be built on a tract of land owned by Alpheus Jackson, south of the university.

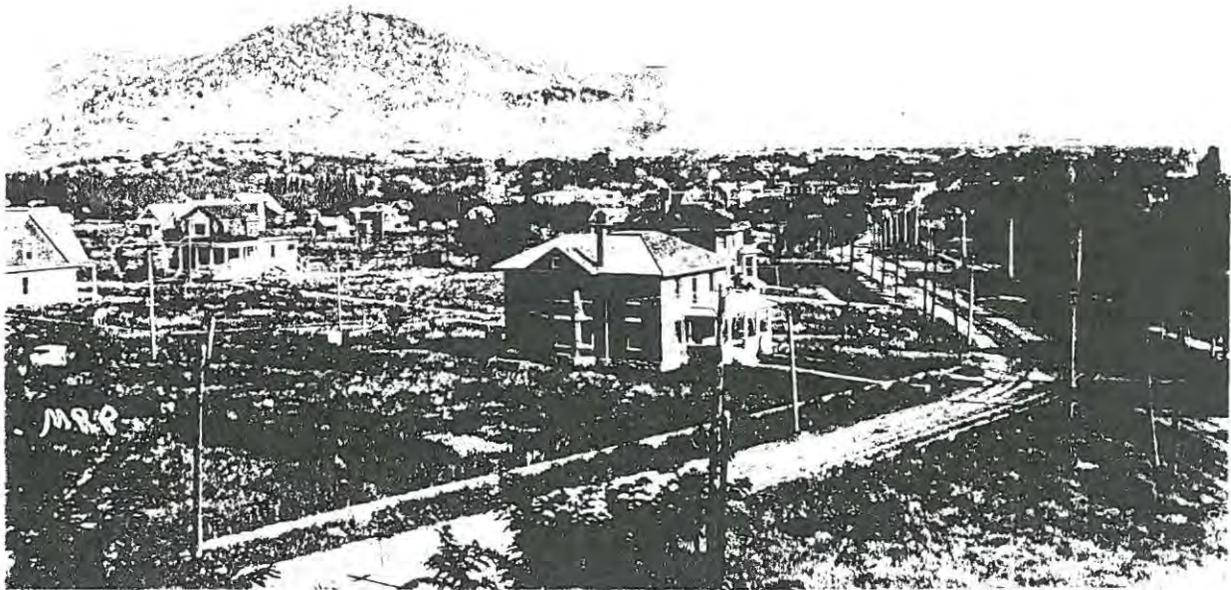
University Hill School opened on 12 January 1906 with six classrooms and an auditorium. The original cost of the building was \$28,360. Within a few years of its construction, University Hill School had become an established center for community activities. Many of the residents of the neighborhood had children who attended the school and a number of the school's faculty members also bought homes in the immediate vicinity.<sup>25</sup> Ann Bramhall, whose father taught political science at the university, recalled that many of her classmates at University Hill School were professors' children.<sup>26</sup>

---

<sup>24</sup>Boulder Daily Camera, 28 October 1955.

<sup>25</sup>F. O. Repplier, *As A Town Grows*, (Boulder: Johnson Publishing Company, 1959); and Mrs. Irvin Demmon, Boulder, Colo., telephone interview, August 1990.

<sup>26</sup>Ann Bramhall, interview by Liz Caile, 2 March 1985, on file at Carnegie Branch Library for Local History, Boulder, Colo.



The streetcar line swept past the intersection of 13th Street and Broadway. Source: Carnegie Branch Library for Local History, BHS MPC 101, Box 4, Env. 24B.

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.

#### Other Subdivisions

As the area filled with well-built, middle class homes, other 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.<sup>27</sup> Among the developers of University Place Replat were Charles H. Cheney and Blanche and Elizabeth Ricketts. Cheney, from a Boulder pioneer family, became president of the First National Bank of Boulder and was a major real estate developer.<sup>28</sup> 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 their activities in developing the University Hill neighborhood.<sup>29</sup>

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, Melissa Billings, Alpheus Jackson, Roy Youngson, and

---

<sup>27</sup>Boulder Planning Department, "Re-plat of Blocks 29 & 30 University Place Addition."

<sup>28</sup>**Boulder Daily Camera** biographical files, "Charles H. Cheney."

<sup>29</sup>**Boulder Daily Camera** biographical files.

Charles M. Campbell.<sup>30</sup> 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.<sup>37</sup> Alpheus Jackson came to Colorado with the argonauts seeking gold in 1859 and became one of the most prominent mining men in Boulder County. Jackson first settled in Central City, moving to Boulder in 1862. He engaged in mining near Sunshine and owned the Emancipator mine there.<sup>38</sup>

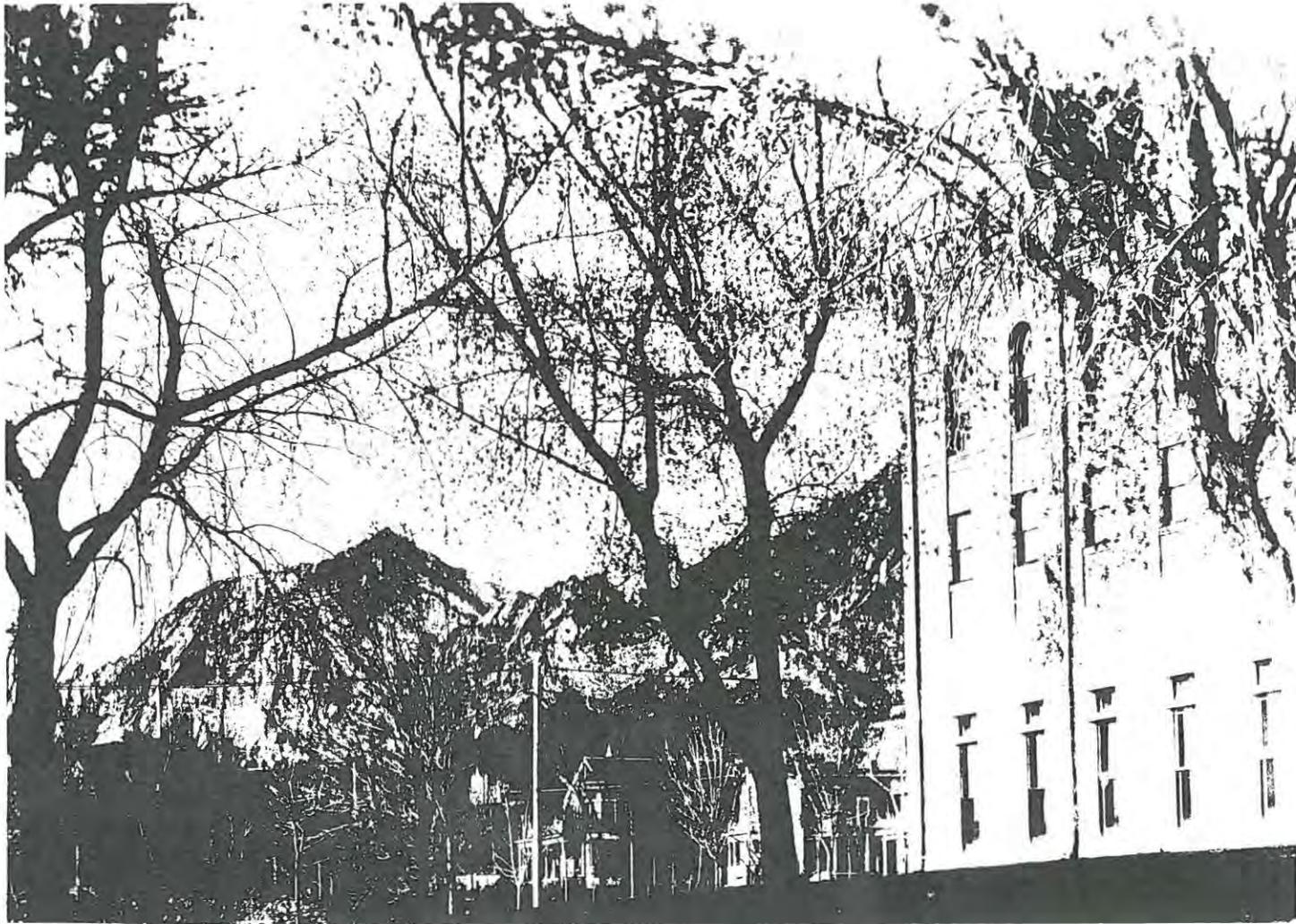
#### Impact of the University

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 Glen Huntington 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 serving 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

---

<sup>30</sup>Boulder Planning Department, "University Park Addition to Boulder," 1906.



The proximity of the University of Colorado to the University Hill neighborhood is demonstrated in this photograph taken by Professor J. Raymond Brackett which shows the corner of Hale Science Building and houses along the street. Source: University of Colorado Western Historical Collections, Brackett Photographic Collection.

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. George Norlin, professor of Greek and president of the university, lived at 907 12th Street before he became president and at 802 16th Street after he left that position. 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, built a house at 960 15th Street. Warner Imig, dean of the College of Music lived at 716 16th Street.

The neighborhood attracted a variety of craftsmen, small business owners, and professional workers who found that the streetcar system made it possible to reside some distance from the commercial district. Bayne Anthony Vogel, who lived at 851 16th Street, was a car distributor and owner of an automobile repair shop. Dr. Carl Graf was director of public health in Boulder during the 1920s and 1930s and lived at 891 16th Street. Margaret Irwin was a secretary and writer of short stories who lived at 811 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 adjacent to 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 in fear that much of their business would be lost.<sup>31</sup>

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 accepted a loan from the Reconstruction Finance Corporation to construct a dormitory for three hundred freshmen women.<sup>32</sup>

From the time Mount St. Gertrude Academy was founded, the neighborhood attracted 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 Street) worked in the rural schools of the county for the Boulder County Tuberculosis Association.

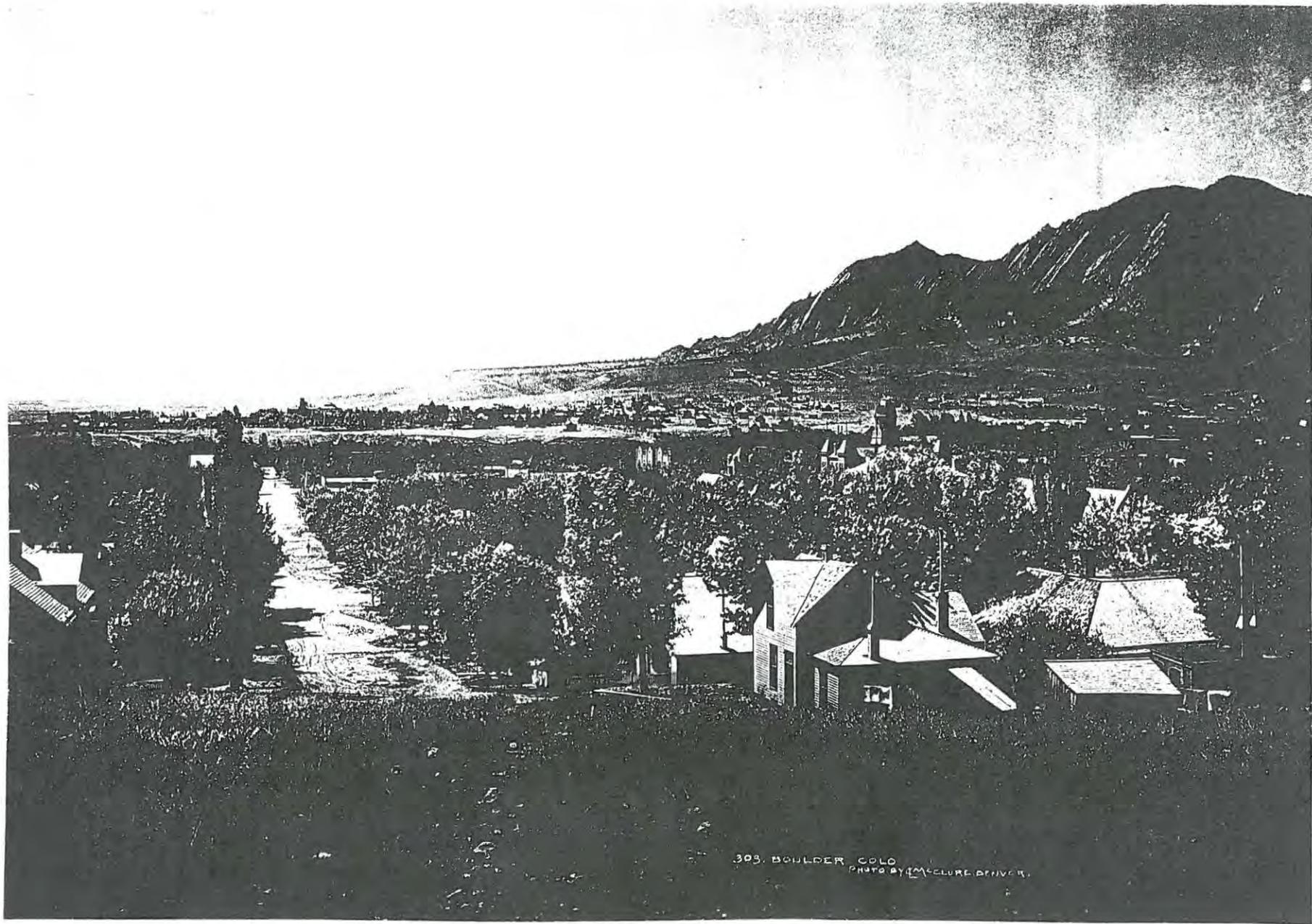
With its basic services in place, University Hill development proceeded until most of the lots in the neighborhood were taken up. Early development was scattered throughout the subdivision, although much of the initial construction was centered in areas near the university campus. The largest period of construction occurred during the 1920s, a boom time when everyone from university professors to small businessmen wanted a home in University Hill. During the prosperous period following World War I and prior to the economic depression of the 1930s, the neighborhood was substantially developed.

A building covenant of sorts for University Hill existed and was written into the buyer's 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

---

<sup>31</sup>Carnegie Library, Oral History Tape, Helen Carpenter.

<sup>32</sup>William E. Davis, *Glory Colorado, A History of the University of Colorado, 1858-1963*, (Boulder, Pruett Press, 1963), 387.



35a

Denver photographer L.C. McClure took this scenic photograph which shows scattered development in the University Hill area during the early twentieth century. Source: Denver Public Library, Western History Department, L.C. McClure Collection, Photo 303.

brick, stone, or a combination of the two."<sup>33</sup> 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.<sup>34</sup>

#### Builders and Architects

The expansion of housing attracted a number of builders during the early twentieth century. Contractor Charles O. Van Note built many homes in the University Hill neighborhood. Van Note was born in Missouri in 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 real estate 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.<sup>35</sup> 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. Cadwell Grant House built his own home, his "masterpiece," at 820 16th Street. House was a stone mason who had a special technique for constructing stone house walls which resulted in walls eighteen to twenty inches thick with concrete infill. House used a hammer to split the exterior rock faces for a smooth surface. House is also credited with being the first stone mason in Boulder to use moss rock for building homes.<sup>36</sup>

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

---

<sup>33</sup>Jane Valentine Barker, **Historic Homes of Boulder County** (Boulder: Pruett Publishing Co., 1979).

<sup>34</sup>Smith, 179.

<sup>35</sup>**Boulder Daily Camera** biographical file.

<sup>36</sup>Barker, **76 Homes**, 193.

McAllister, 1160 Cascade; and Henrietta Somers, 1403 Baseline.

Huntington (1890-1959) 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. The firm also designed a number of sorority and fraternity houses. Huntington designed and built the Huntington Arms Apartments where his family lived until moving to Denver when he became chief architect for the Federal Housing Authority in 1940.<sup>37</sup>

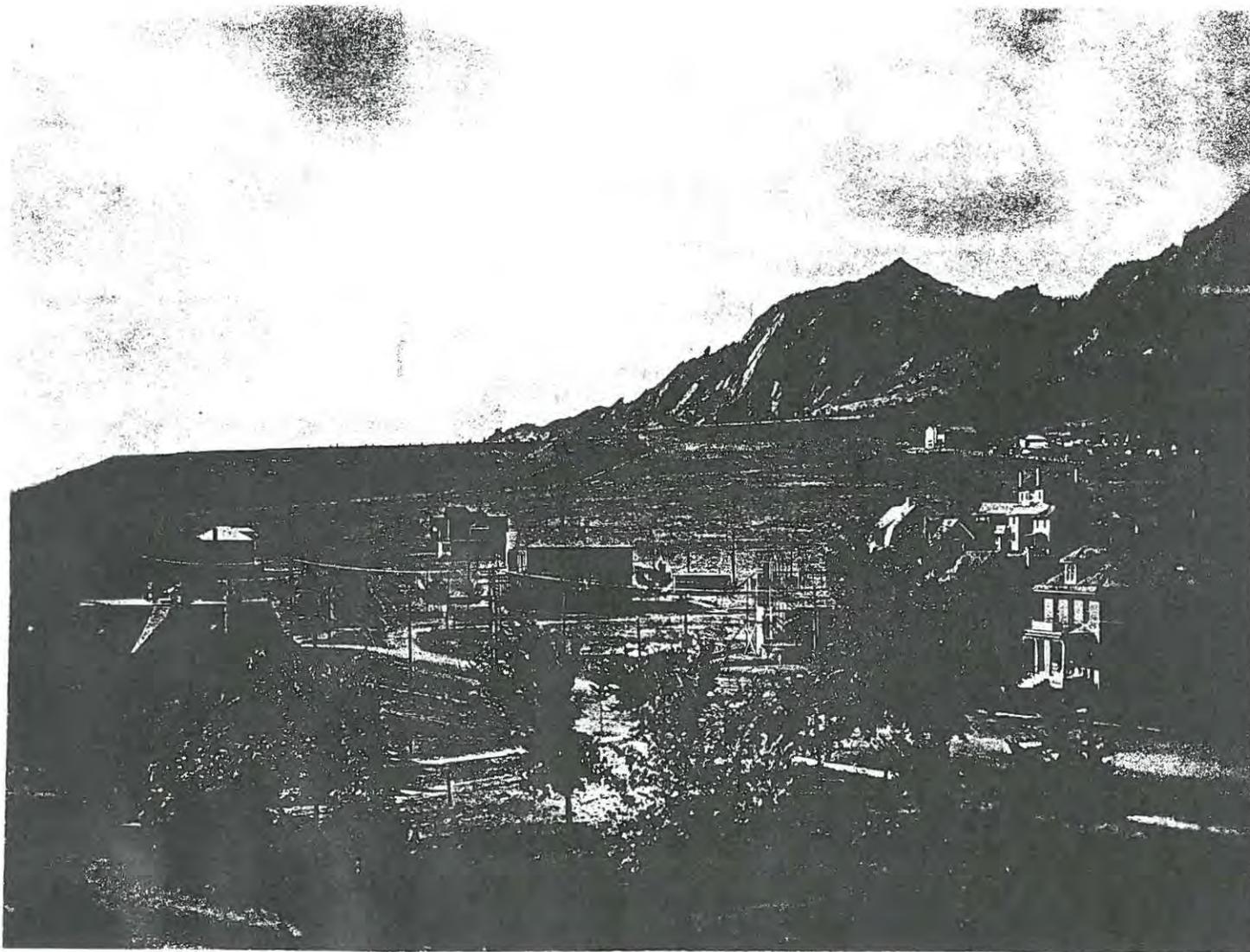
During the building boom following World War I, Huntington's office employed other talented Boulder architects, including Margaret Read. Margaret Read worked on a number of the homes in University Hill in association with Huntington, and designed her own home at 740 13th Street. Read attended the University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

James Hunter was another important architect who became associated with Huntington's firm. Hunter (1908-1983) was born in Omaha and studied architectural engineering at Iowa State University and the University of Illinois. He came to Boulder to work as a designer with Glen Huntington and as head draftsman for the University of Colorado in 1936. In 1940, Hunter formed a partnership with Harold Jones and following the war he organized his own firm. Hunter served as planner and architect for Colorado State University, Fort Lewis College, and Regis College and was architect for the Boulder Public Library. Hunter had a special interest in solar design in architecture and he designed the George Lof residence in Denver as a model solar home.<sup>38</sup>

---

<sup>37</sup>Thomas J. Noel and Barbara S. Norgren, **Denver: The City Beautiful** (Denver: Historic Denver, 1987), 207.

<sup>38</sup>**Boulder Daily Camera**, 13 September 1983.



This early photograph of University Hill depicts home construction underway before the addition of paved roads. Source: Carnegie Branch Library for Local History, BHS MPC 101, Box 1, Env. 25.

## Fraternities and Sororities

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 sites in 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 the major thoroughfare of 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.

## Depression and World War II

During the 1930s, the economic problems suffered nationwide resulted in a dramatic downturn in construction in the neighborhood. A few homes continued to be built after 1940, 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 neighborhood's two contemporary parks.<sup>39</sup>

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 brought a number of students and Japanese faculty members to the university, and provided a stimulus for the local economy.

---

<sup>39</sup>Smith, *A Look at Boulder*, 150.

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, many buying previously built homes in the University Hill neighborhood or turning to less developed areas of the city to establish homes.

### **Geneva Park Historical Background**

The Geneva Park neighborhood consists of a number of historic additions to Boulder, including Rose Hill (1893), Rea's Addition (1898), West Rose Hill (1899), Chautauqua Heights (1902), and Geneva Park (1904). The subdivisions were created both by people who lived in and personally developed the area and by some of Boulder's largest landholders and pioneer real estate developers.

#### **Rose Hill Addition**

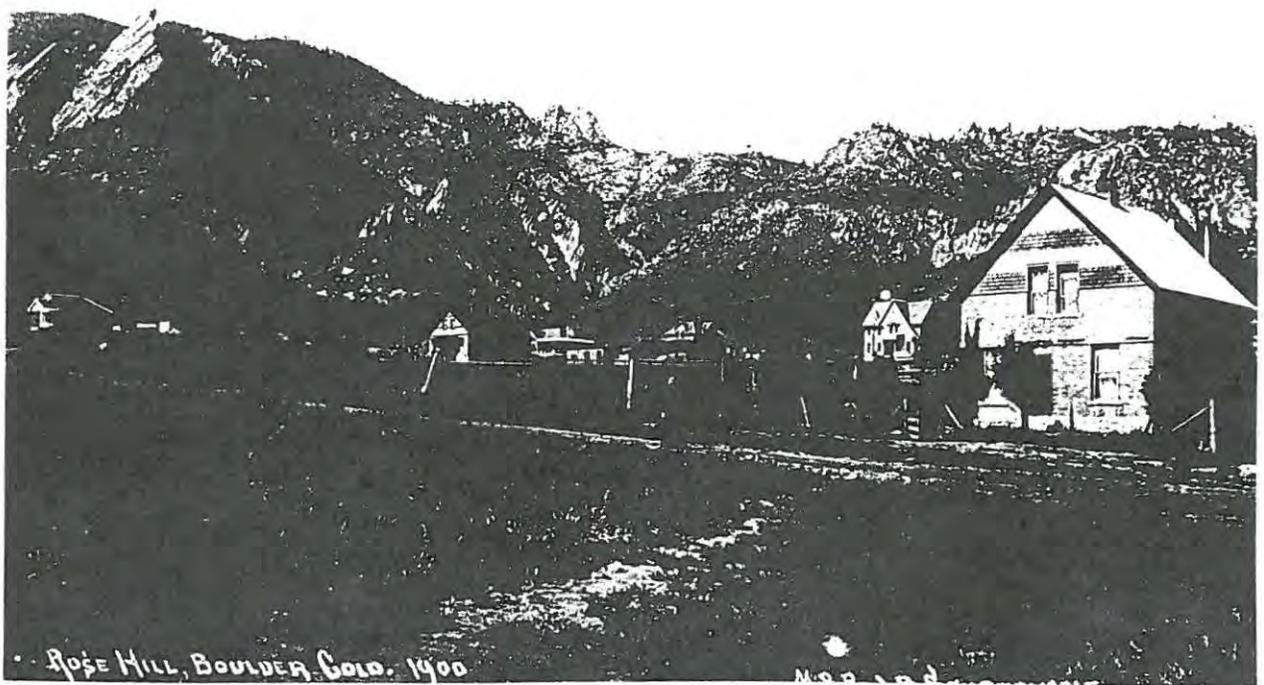
The Rose Hill Addition was the first subdivision filed within the boundaries of what is now defined as the Geneva Park neighborhood. The plat of the Rose Hill Addition to Boulder was filed in March 1893 by owner Charles H. Huggins. The subdivision extended from College to Aurora and Seventh to Ninth Streets. Huggins himself built a house at 650 College Avenue. Boulder Carnegie Library records indicate that Huggins was owner of the Caribou Stagecoach Line. At one time, plans were developed for establishing a private park atop Flagstaff Mountain to be called Huggins Park. Huggins was a real estate developer, who in 1907, incorporated a town called Huggins in Routt County associated with the growth of the coal mining industry there. In 1908, the **Daily Camera** reported that "Charlie Huggins is doing extensive work on his land near the foothills by laying it out for a park. He is digging a place which he says will be a fine swimming pool. He will have tables, benches, a merry-go-round, and all the attractions for a pleasant time of a first-class small park."<sup>40</sup>

#### **Rea's Addition**

In September 1898, Lucy Neville Rea filed a plat of Rea's Addition encompassing Aurora from Fifth to Seventh Street. In the same year, Lucy Rea's house at 879 7th Street was built by her three sons. At that date, there were no buildings between Columbia Cemetery and the Rea dwelling and only a sprinkling of

---

<sup>40</sup>Phyllis Smith, **A Look at Boulder**, 149; **Boulder Daily Camera**, 5 February 1907 and 20 March 1908.



The vicinity of Rose Hill, photographed about 1900. Source: Carnegie Branch Library for Local History, BHS MPC 101, Box 1, Env. 25S.

houses on University Hill. The Rea family had come to the Boulder area by covered wagon in 1874 from Kansas and settled on South Boulder Creek. Walter Rea, a Civil War veteran, established a 160 acre timber claim on what is now known as the James Walker ranch. In 1896, the family moved to another ranch near the mining town of Magnolia where they raised potatoes and cut lumber to sell to the miners. The family moved several times before Walter Rea's death in 1897, when he was called "one of the best known citizens of this county." Lucy and sons Emmett and Repps then purchased a large piece of land, created a residential addition, and built the home where Mrs. Rea lived until her death in 1937. The **Daily Camera** reported that the Rea home "at the time of its construction, and for many months afterwards, was an 'outpost' on University Hill."<sup>41</sup>

The Rea's daughter, Dora married Noah Brandyberry, who developed much of the area through his firm, Brandyberry, Nelson & Stearns, a real estate, rental, and insurance business. Brandyberry was born in 1863 in Indiana. As a young man, he became a Methodist minister. Feeling that his education was too limited for that occupation, Brandyberry entered the business world and became a respected citizen of Boulder.

#### West Rose Hill

The plat of the West Rose Hill Addition was filed on 18 July 1899 by Mary G. Arnett. Mary Rose Graham Arnett was a Boulder pioneer and wife of miner, entrepreneur, and hotel operator Anthony Arnett, whom she married in 1846. Anthony Arnett was a French immigrant, born in 1819, who first came to Colorado in 1859. Arnett built a hotel near Central City in 1860 and also bought and sold cattle. In 1864, he settled in Boulder, where he owned the Boulder House hotel; built wagon roads to Black Hawk, Central City, and Caribou; helped Boulder secure the university; started the town of Kirby City in Saguache County; and dealt in cattle. Mary Arnett came to Colorado with her husband in 1859, returning in 1860 to Illinois to await the birth of a child. In 1864, she returned with her children to Colorado via covered wagon. The Arnetts built the Arnett Building on Pearl Street, a business structure later operated as a hotel, known variously as the Sherman House, National Hotel, Brainard Hotel, and Stillman Hotel. The Arnetts acquired large landholdings within the city beginning in 1865. In 1899, the Arnetts were both in bad health and decided to retire to California, making occasional visits to Boulder. Mary and

---

<sup>41</sup>**Boulder Daily Camera, Focus**, 16 July 1972; **Boulder Daily Camera**, 23 March and 6 May 1946; and **Boulder Daily Camera** biographical files.

Anthony Arnett both died in 1903 and are buried in Boulder.<sup>42</sup>

#### Chautauqua Heights Addition

The Chautauqua Heights Addition within the Geneva Park neighborhood was filed by owner Charles H. Cheney in February 1902. The subdivision included an area south and east of Rea's Addition, encompassing land between Sixth to Ninth Streets from Aurora to Baseline Road. The area was immediately north of the Chautauqua grounds, thus its name. Boulder's Chautauqua had been established in 1898, on eighty acres of land purchased by the City, where an auditorium, dining hall, and small cottages were built. The Chautauqua offered entertaining recreational, social, and educational programs which attracted large groups during the summer. A streetcar line ran along the boundary of the addition on Ninth Street, connecting the area with downtown Boulder, thus making it an attractive streetcar suburb with unsurpassed natural views of Chautauqua's park setting and Flagstaff Mountain.

Charles Cheney, the son of Lewis and Sarah Milner Cheney, was born in Holden, Missouri in 1873 and settled in Boulder with his family in 1876. His father was the first president of the First National Bank of Boulder, from 1877-1885. Charles Cheney, who began as the bank's bookkeeper, became president in 1925. He was also appointed treasurer of the University of Colorado in 1910. Cheney's wife, Louise Chase Cheney, was a member of the Boulder planning and parks commission from 1920-1934, serving as its chair from 1924. The **Daily Camera** remarked that "no member has given more time or thought to the development of the parks of the city than Mrs. Cheney." During the Depression, Cheney and his wife suffered severe economic problems, resulting in the loss of their stock in the bank, their home, and their extensive property holdings. The Cheneyes moved to Denver for a short time and then returned to Boulder to form a partnership with Carl R. Travis in insurance, real estate, and rentals. Cheney and his father were involved in the development of several residential sections in Boulder and at one time Lewis Cheney offered to buy the town square (where the Courthouse now stands) for \$10,000. Charles Cheney was noted as a generous contributor to charities and civic organizations and a charter member of the Chamber of

---

<sup>42</sup>Mary McRoberts, **Genealogical Abstracts From the Boulder Daily Camera, 1891-1900**, (Boulder: Mary McRoberts, 1985), 14; **History of Clear Creek and Boulder Valleys**, (Chicago: O.L. Baskin, 1880), 606-607; Sanford Charles Gladden, **Hotels of Boulder, Colorado** (Boulder, Colo.: Johnson Publishing Co., 1970).

Commerce. Charles Cheney died on 3 March 1938.<sup>43</sup>

#### Geneva Park Addition

The Geneva Park Addition to Boulder was filed in December 1904 and annexed to Boulder during the same month. The subdivision embraced an area from 6th to Gilbert Street from College to Aurora. Frank Edward Gove, of Denver, was the owner of the new addition. Frank Gove, the son of one of Denver's early superintendent of schools, Aaron Gove, was born in Andover, Massachusetts in 1865. He attended Denver schools, Dartmouth College, and Georgetown University Law School. Frank Gove became a prominent attorney and served as state senator from 1909-1912.<sup>44</sup>

The same year that the Geneva Park addition was platted, William Loach built an Edwardian Vernacular style dwelling at 1025 6th Street. Born in Pennsylvania in 1883, Loach was manager of the Wolf Tongue Mining Company, the area's largest tungsten producer. Loach married Violet Todd, daughter of pioneers of the mining town of Caribou and prominent in Boulder social and civic circles. William Loach became president of Boulder's First National Bank and the Boulder Community Hospital Board. Loach believed that building a home at the foot of Flagstaff Mountain "was a happy compromise between living in the mountains and living in town."<sup>45</sup> When the house was constructed in 1904, only a few dwellings had been built in the Geneva Park neighborhood. The Samuel Goldsworthy home nearby at 546 Geneva Avenue was under construction at the same time as Loach's home. Both houses were originally planned to face Geneva Avenue, but when Loach found that the Goldsworthy house was nearing completion, he decided to build his house facing 6th Street on the east "for the sake of individuality."<sup>46</sup>

#### Residents of the Geneva Park Neighborhood

The residents of the Geneva Park neighborhood were employed in a variety of occupations which reflected the economic development of the Boulder area. The neighborhood was

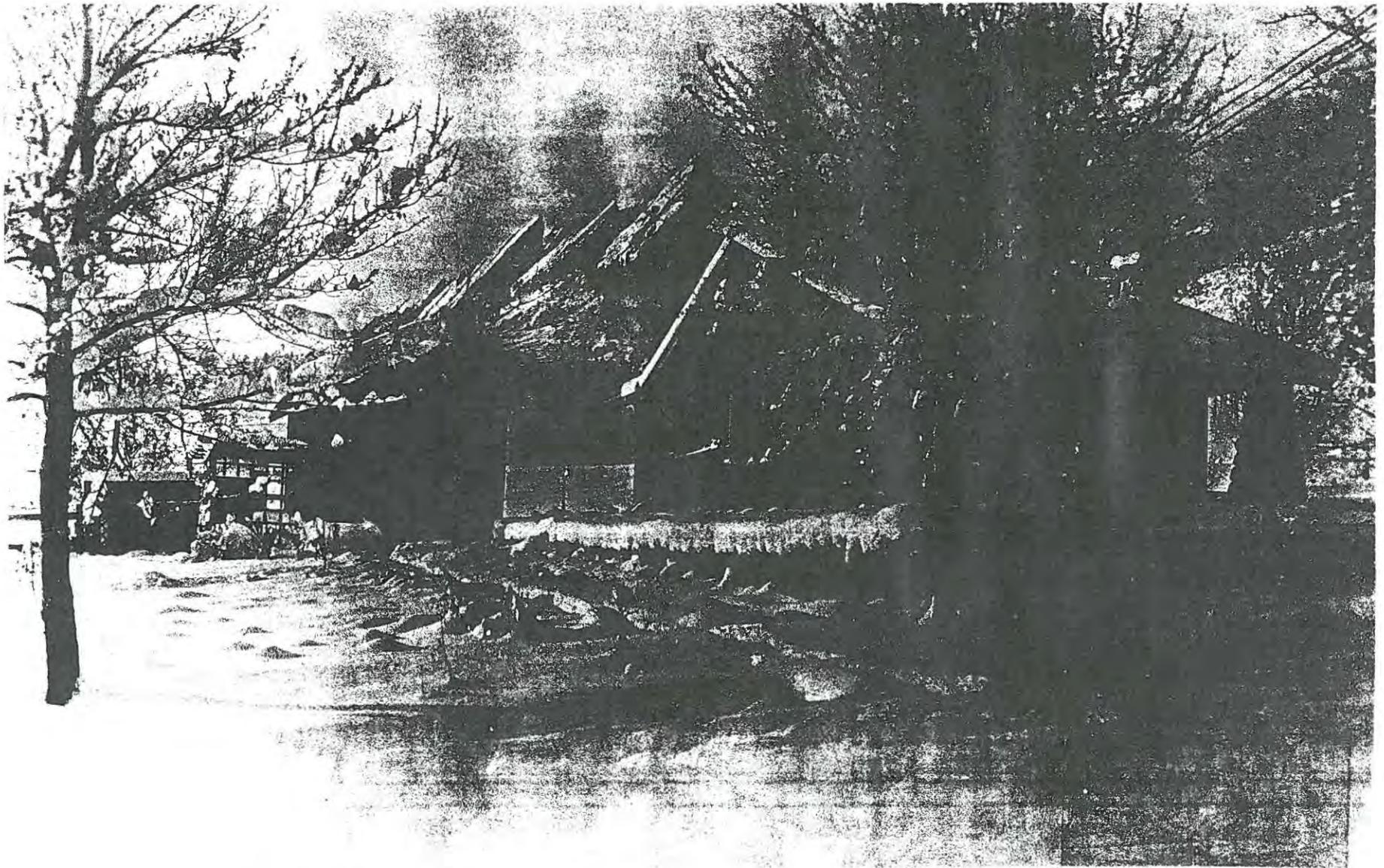
---

<sup>43</sup>Smith, **A Look at Boulder**, 149; **Boulder Daily Camera** biographical files.

<sup>44</sup>**Denver Post**, 20 August 1938; **Rocky Mountain News**, 21 August 1938; and Reuben O. Norman, **The Blue Books of Who's Who of Denver, 1931-1932** (Denver: Blue Book Co., 1932).

<sup>45</sup>**Boulder Daily Camera, Focus**, 13 November 1977.

<sup>46</sup>*Ibid.*



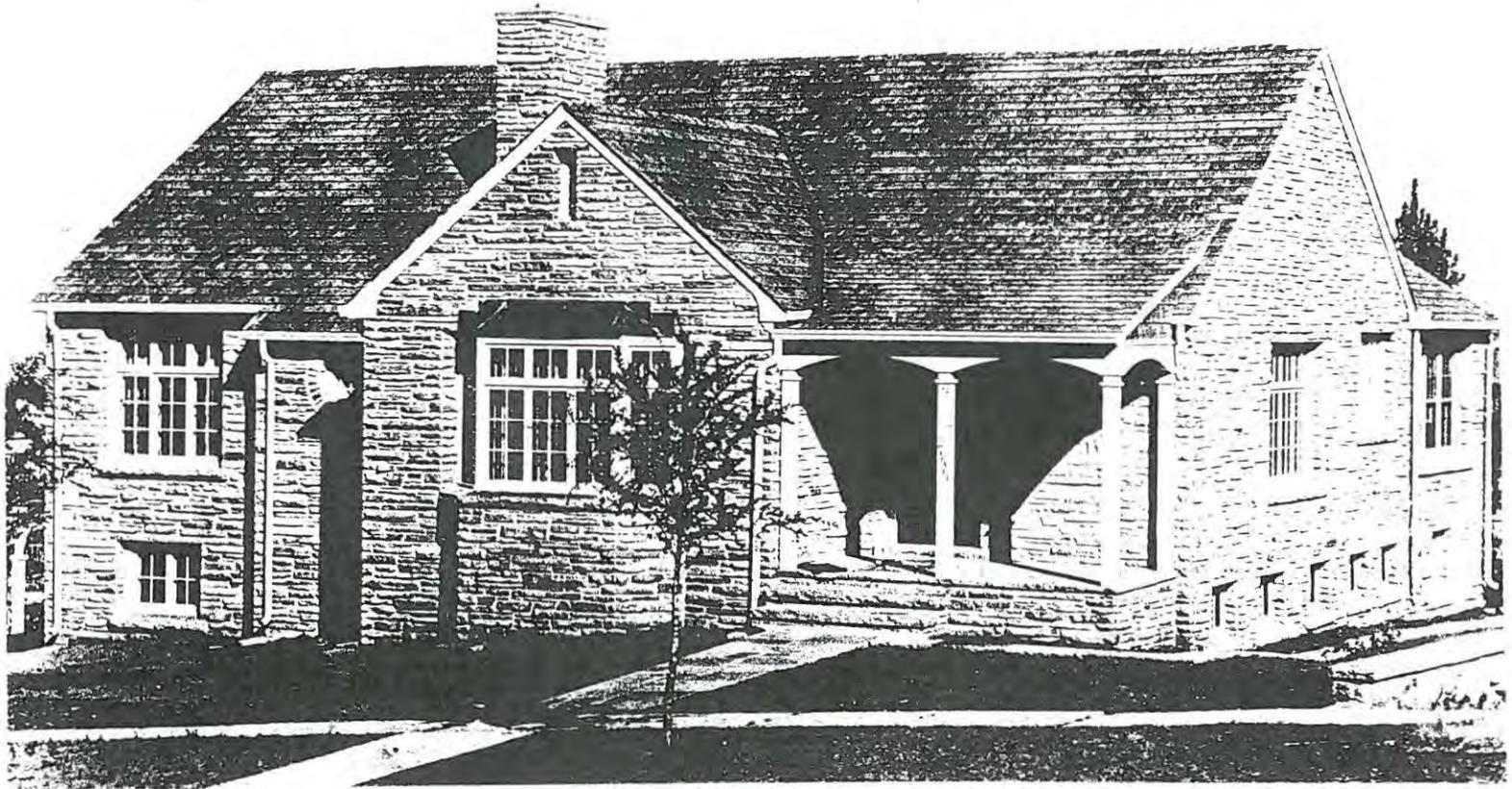
H.P. Gerlach, owner of the "Outwest Photo Shop" lived at this Bungalow style residence at 946 Gilbert Street. Source: Carnegie Branch Library for Local History, BHS 207, Box 6, Env. 3.

economically mixed, serving as home to bank presidents and bank clerks, salesmen, contractors, teachers, and small business owners. Neighborhood residents worked at jobs including contractor, coal operator, hospital manager, civil engineer, dressmaker, realtor, nurse, musician, lumberman, horse dealer, farmer, tailor, grocer, clerk, photographer, physician, watchmaker, lawyer, and railroad conductor. A small group of individuals owned their own businesses, which included an ice company, butcher shop, bakery, jewelry store, and restaurants.

William A. Brockway, 960 8th Street, was an assayer and tungsten miner during the early twentieth century. The U.S. Census of 1910 indicates that William McGinnis, a traveling salesman of men's furnished goods, lived at 875 9th Street. The same census indicates that James McDonald, a house carpenter from Canada, lived at 885 9th Street. Simon T. Horn, a horse dealer from Illinois, resided at 941 Grant Place during the same year. Claude L. Greene, 845 8th Street, was superintendent of the Boulder street railway system. Allie Guy Johnson, 941 8th Street, operated the Casa Grande Restaurant on University Hill. Maurice Hussie, of Hussie's Service Station, resided at 811 9th Street.

Lawrence Butler, manager of Boulder Motors Company, agents for Hudson and Essex automobiles, lived at 835 9th Street. Later residents of the same house were Charles B. and Helen O. Hutchins. Charles Hutchins, known as the "Bird Man," was a famous naturalist who lectured on birds. Helen Hutchins was an accomplished musician and music teacher. In 1970, she published a book entitled **Whiff o' the West** about her husband. Governor L. Ketterman, who was employed at the First National Bank of Boulder for forty-one years, lived at 849 9th Street. James O. Billig, president of the Citizens National Bank, manager of the Rocky Mountain Grocery Company, and mayor of Boulder, lived at 741 Baseline. Glen Huntington, noted Boulder architect built 750 Cascade Avenue for his own family. Jacob Blosser, a building and cement contractor who was responsible for some of the first paving in Boulder, lived at 717 Grant Place. Wendell B. and Mabel F. Wickstrom, owners of the Boulder City Bakery, lived at 763 Grant Place.

Not surprisingly, many of the Geneva Park neighborhood's original residents were associated with the University of Colorado, although the neighborhood was far enough from the university campus that it did not attract the student boarding houses and the fraternity and sorority residences that University Hill did. The Rustic style residence at 963 7th Street was built by Karl F. Muenzinger, an associate professor in psychology. Born in Germany, Professor Muenzinger obtained his doctorate from the University of Chicago before coming to CU, where he taught for twenty-nine years. He served six years as department chair (the Psychology Building on the university



This interesting Geneva Park residence composed of thin layers of cut stone was designed by the firm of Huntington, Jones and Hunter for rancher John J. Lamb in 1940 at 766 Grant Place. Source: Carnegie Branch Library for Local History.

campus is named in his honor), wrote a textbook, and published many papers. Muenzinger commissioned Glen Huntington to design the rusty red wood and stone dwelling at the end of 7th Street (a cul-de-sac). With its handcrafted appearance, the house exhibits Huntington's unique touch as well as elements of Muenzinger's Bavarian heritage. The house was later purchased by James Yeager, CU's football coach for six years, co-owner of the Brooks Fauber clothing store, president of the Chamber of Commerce, and city councilman. Yeager's daughter-in-law, Marsha Yeager, the first woman to be appointed a Boulder County judge, is the current owner.

Robert Davis, an assistant professor of education at the university, lived in the Jacobean/Elizabethan residence at 977 7th Street. Davis, educated at the University of North Carolina and Harvard, published two psychology books in the 1930s and 1940s. The Dutch Colonial Revival style dwelling at 801 Baseline was owned by George and Ellen Light. George Light, a Yale graduate, was a widely known educator who taught mathematics at the university. Ellen Light was a child welfare activist. Forrest B. Cox, head basketball coach at the university from 1935-1944, lived in the Modern style residence at 737 8th Street. William Riley, a textile engineer and former teacher at the Textile School in Manchester, England, lived at 868 7th Street. Riley worked as a custodian at the university. Edison Cramer, professor of finance at CU from 1927-1947, resided in the bungalow at 873 9th Street. Cramer was regional director of the Bureau of Labor Statistics from 1943-1944, director and executive vice president of the Mercantile Bank from 1938-1949, and later chief of the Division of Research and Statistics for the FDIC in Washington. Wiley B. Rutledge, a law school instructor later appointed associate justice of the U.S. Supreme Court, who lived at 968 8th Street. Gayle Waldrop, the "radical" journalism professor resided for a time at 836 Grant Place.

Many independent and industrious women called Geneva Park their home. May Trowbridge, a widow, lived at 1061 9th Street. She taught in Boulder and received a master's degree in education from the University Colorado in 1914. Her neighbor, Ruth Thorpe, a nurse, owned a house at 1065 9th Street. Mattie Wilson, a drugstore clerk who became a pharmacist, lived at 875 7th Street. Hilda C. Edgecomb, the first woman to work in Westinghouse's research department, lived with her husband Arthur, at 921 7th Street. V. May Smith, 719 9th Street, was secretary to the Boulder school board and to the principal of Boulder High School, as well as to various university professors. A realtor, Mrs. N.B. Brandt, lived at 721 9th Street. Eleanor Hull, who lived at 595 Baseline with her husband Angus, was a well known author who wrote **Tumbleweed Boy** and **The Turquoise Horse**, published in 1949 and 1955 respectively. Helen Henry, a piano teacher and assistant

librarian at the university, lived at 911 Grant Place. Ella, Harriet, and Carrie Ferguson, three sisters from Illinois, lived at 1036 Grant Place in 1910. In 1910, a private nurse named Clara Bronson shared 854 7th Street with four lodgers. Bronson's frame dwelling was subsequently owned by C. A. McCarn, a widow. Several widows resided in the neighborhood, including Minnie Kruse, a Danish immigrant, who lived at 1029 9th Street with her daughter Josephine.

### **Grandview Terrace Historical Background**

The Grandview Terrace neighborhood embraces parts of two historic subdivisions: Grandview Terrace (1902) and Shattuck's Hillside Park (1907). The majority of buildings within the neighborhood lie within the Grandview Terrace subdivision and the two additions had very different development histories.

#### **Grandview Terrace**

The heirs of Marinus Smith platted the Grandview Terrace subdivision on 15 October 1902. Marinus Smith was one of Boulder's pioneer settlers, drawn to the area by the early gold discoveries. Smith was born in New York in 1819 and had been part of the rush to California's gold fields in 1849. In California, Smith combined prospecting with operating a stock business, thereby securing enough wealth to purchase a farm in Illinois. When gold was discovered in Colorado, Smith's experience in California assured him that it would be easier to accumulate wealth by supplying the needs of the miners than by prospecting. He arrived in the vicinity of Boulder in 1859 and established an express and mail line between the settlements of Boulder City and Denver which he operated until 1871.

While most men arriving in Boulder City during the gold rush saw it merely as a stopping point on the route to the hills, Smith viewed it as a promising agricultural region. Accordingly, he filed a homestead patent on 160 acres of land next to the Boulder townsite. This homestead was later expanded to two hundred acres. A plat of Smith's lands filed after his death in 1901 locates his house on 16th Street between the Boulder and White Rock Ditch and Grove Street. In September 1859, Smith and neighboring settler William Pell plowed land and made the first attempt at growing vegetables in Boulder. In November, the two dug an irrigation ditch for their crops, one of the earliest in the state. Marinus Smith was also the first to plant fruit trees in Boulder.

Smith became involved with the development of Boulder and was active in civic affairs. When town founders were considering the acquisition of land for the university campus, Smith donated 25.49 acres of his holdings for the purpose. He was also the

largest contributor to the university subscription fund, generosity which earned him the nickname "University Smith." Old Main and the Hale Science Building stand on land given by Smith. Smith also donated twenty-five acres of land to encourage the completion of the Boulder Valley Railroad, thereby insuring Boulder's link to outside markets.

By the time of his death in 1901, much of Smith's original landholdings had been given away, sold, or assigned to heirs. Following his death, Smith's remaining lands were divided into ten subdivisions, including Grandview Terrace, by commissioners appointed by the Boulder District Court. Smith's estate was partitioned among his heirs in **Della M. Eschenberg, et al, versus Herbert M. Smith, et al** (1902).<sup>47</sup>

For many years the neighborhood was cut by the Denver and Boulder Valley railroad, whose tracks crossed from northwest to southeast along the northern edge, entering at roughly Broadway and Marine and departing near 17th Street and University Avenue. Initial trains began passing through the neighborhood in 1883, on a line built from Denver, to Boulder, and westward into mountain mining areas as part of the Greeley, Salt Lake, and Pacific Railroad, later known as Colorado and Northwestern (1899). The Colorado and Southern Railroad began operating its Denver and Interurban trains along the route in 1908. The interurban service to Denver continued until 1926; all railroad activities along the line through the neighborhood ceased in 1932 and rails were subsequently removed.<sup>48</sup>

Several fraternities and sororities took advantage of the subdivision's proximity to the university campus, building substantial residences in the neighborhood. Facing the University of Colorado campus across University, the Greek Letter societies built impressive chapter houses in styles popular during the early twentieth century. Kappa Kappa Gamma Sorority erected a Mission style brick building at 1221 University. Alpha Tau Omega Fraternity built a stone Foursquare style house at 1229 University. Sigma Chi remodeled an existing house at 1305 University Avenue into a Tudor Revival style

---

<sup>47</sup> Boulder County Clerk and Recorder, subdivision plat records, Book 2, Page 189.

<sup>48</sup>Phyllis Smith, **A History of Boulder's Transportation, 1858-1984**, pp. 10 and 18; William E. Davis, **Glory Colorado! A History of the University of Colorado**, p. 365; and William C. Jones and Noel T. Holley, **The Kite Route: The Story of the Denver & Interurban Railroad** (Boulder, Colorado: Pruett Press, 1986).

residence in 1928. Delta Sigma Phi erected a fraternity house at 1333 University Avenue and Delta Tau Delta fraternity built a house at 1505 University Avenue. Also within the Grandview Terrace neighborhood, Delta Zeta sorority established at residence at 1506 Broadway.

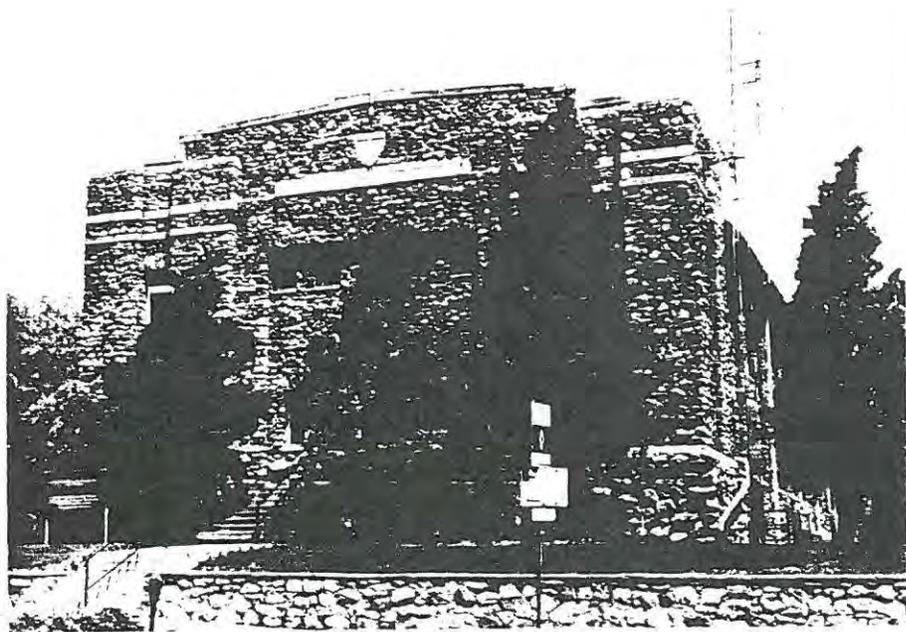
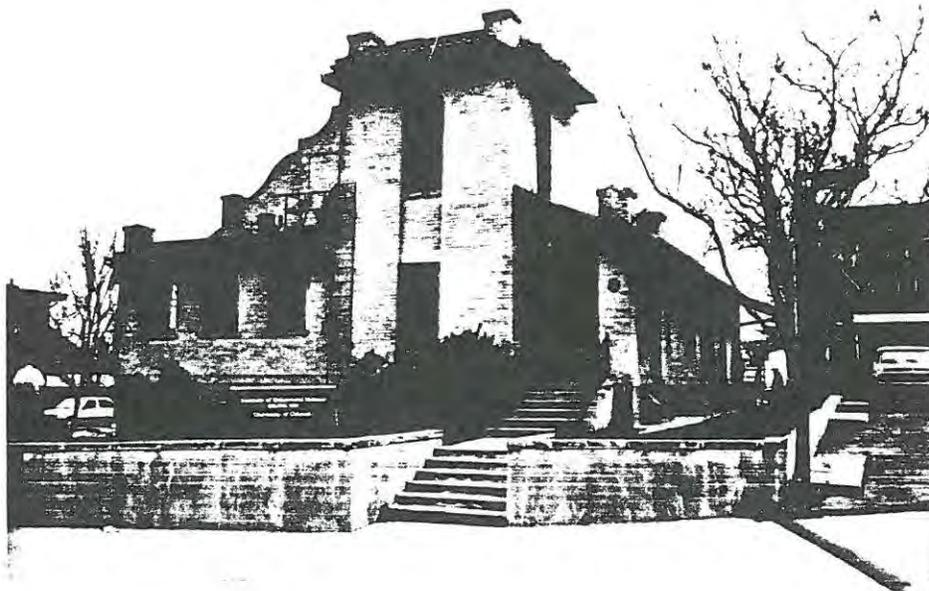
A State Armory was constructed during 1915-16 in the southeastern corner of the neighborhood to provide training facilities for the local unit of the National Guard. The large rectangular building designed by H.C. Nickerson is now used by the University for offices. The building's rustic stone construction was reminiscent of the armory erected in Golden and buildings at the Colorado National Guard's training facility at Camp George West. Stone was a cheap and readily available building material which found favor with the Colorado National Guard. The building's proximity to the university campus reflected the association of the Colorado National Guard and the Military Science department of the university. During World War II, women's residence halls on campus were used as Naval barracks and the armory building became emergency housing for women students.<sup>49</sup>

In 1917, the First Friends Church of Boulder erected a church in the Grandview Terrace addition at 1416 Broadway. The church was designed in the Mission Revival style popular in the United States from about 1890 to 1930. The brick building featured a curvilinear gable with coping, a tile roof with overhanging eaves, a brick chimney with arched insets, and a square tower with round arched windows with flowing tracery. The Friends owned the church for many years, which is now owned by the university and used for offices.

The Grandview Terrace neighborhood was the home of university faculty members, small business owners, bank employees and workers in a variety of occupations, including pastor, janitor, and laundress. Herbert S. Evans, dean of the College of Engineering, lived at 1301 Grandview Avenue. Helen Marshall, operator of Marshall's Cafeteria lived at 1450 15th Street. Edwin Brushwiller, owner of a shoe repair shop resided at 1425 15th Street. Lawrence Chenault, president of the Boulder Mercantile Bank and Trust lived at 1320 Grandview Avenue. Edward Curry, pastor of the Baptist Church lived at 1230 Grandview Avenue. Hartford Simons, janitor at the post office in Boulder resided at 1244 Grandview Avenue. Sisters Anna and Johanna Berger lived together at 1344 Grandview Avenue.

---

<sup>49</sup>University of Colorado, Department of Facilities Management, "Long Range Facilities Master Plan," vol. 2, 18 May 1990, A-17; and **Ricochet Encampment**, June 11-25, 1932, 31.



Prominent landmarks in the Grandview Terrace neighborhood included the Mission style First Friends Church at 1416 Broadway (top) and the fortress-like Armory building at 1511 University Avenue, (bottom). Photographer: Roger Whitacre, Negs. 92-1A-19A and 92-5A-3.

### Shattuck's Hillside Park

The other subdivision wholly located within the Grandview Terrace neighborhood was a replat of a portion of Grandview Terrace. Shattuck's Hillside Park was platted 13 February 1907 by Stella F. Shattuck. The small subdivision was located on the brow of the hill, bounded on the north by Boulder Creek, on the east by 17th Street, on the south by the Colorado and Southern railroad right-of-way, and on the west by the extended line of 15th Street. The plat required that buildings erected in the subdivision cost at least \$2,000 dollars and forbade the erection of any buildings other than dwellings. No chickens, domestic fowls, horses, or cattle were permitted in the addition. Hillside Road, which curves westward through the subdivision from 17th Street, was reserved as a private road for the use of adjoining homeowners.<sup>50</sup>

Stella F. Shattuck was born in 1860 in Laytons, New Jersey. She was raised in Port Jervis, New York, and attended Vassar College. In 1889, she married Herbert A. Shattuck and moved to Hackensack, New Jersey, where her husband was associated with the Thomas Edison Phonograph Company as advertising manager. In 1902, the Shattucks, their five children, and their servants moved to Denver because of H. A. Shattuck's health.<sup>51</sup> A chance visit to Boulder convinced the Shattucks to relocate there and Herbert Shattuck then engaged in buying and selling houses. The Shattucks first occupied a small summer cottage built east of 17th Street and south of Boulder Creek in 1905. They resided there until their large residence at 1605 Hillside Road was completed in 1906. Shattuck lived in his model home until his death in 1910. Mrs. Shattuck left Boulder in 1919 to live in California, where she died in 1929.<sup>52</sup>

The Hillside Park subdivision was Herbert Shattuck's brainchild. In 1905, the **Daily Herald** reported that "H.A. Shattuck...is having the lots southwest of the [Seventeenth Street] bridge graded, and a winding road built around the hill overlooking the creek. He is to erect three houses there. It is a most sightly place." Shattuck built a "model residence after his own tastes, with elaborate terracing and landscape effects." Shattuck believed the location he had chosen for a home would meet his ideal of "commanding a sweeping, unobstructed view of mountain

---

<sup>50</sup>Boulder County Clerk and Recorder, subdivision plat records, Book 3, Page 19.

<sup>51</sup>**Boulder Daily Herald**, 29 July 1905.

<sup>52</sup>**Boulder Daily Camera**, 18 February 1929.



Homes in Herbert Shattuck's Hillside Park residential development took advantage of the natural landscape and views above Boulder Creek by employing elaborate terracing. This photograph, looking west from the 17th Street bridge, pictures Shattuck's own house at 1605 Hillside Road in the foreground and 1601 Hillside Road in the background. Source: Carnegie Branch Library for Local History, A.A. Paddock Collection, No. 207-6-28.

and valley, college campus, and town."<sup>53</sup>

By June 1906, Shattuck's work on landscaping the area was noticeable and the newspaper reported that

on the hill, where teams were at work all winter, the circling drives to the top of the hill with flower beds and groups of trees planted have made what will some day be as pretty a residence section as is in Boulder, overlooking the rapid stream. Two clever cottages are now being built on this side by Mr. Shattuck for tenants. Adjoining on the south is the University campus presenting its front of trees and lake and vine-covered main building and dormitory.<sup>54</sup>

While waiting for his home to be completed, Shattuck supervised the building of the Seventeenth Street bridge in Boulder, which C.B. House later remembered was accomplished by men with shovels on plank platforms, rather than concrete mixers. After the bridge was finished, the ground bordering Boulder Creek was planted with trees and bushes and the hillside above was landscaped by Shattuck and W.W. Parce, a landscape architect. When the project was complete, the *Daily Herald* boasted that

the new substantial and artistic bridge over the creek is said to be the most attractive in the state...On either side of the street upon the hill ground has been leveled and laid out in landscape effects which will soon appeal to passersby, as will also the view with its fascinating variety of scenery... Mr. Shattuck has had pretty drives and walks laid out along the creek....<sup>55</sup>

William W. Parce, a landscape architect and personal friend of Shattuck, assisted in creating the subdivision envisioned. The local newspaper announced that "Boulder is fortunate in having as prominent residents, such men as W.W. Parce and H.A. Shattuck, who have done so much to transform the city as a residence town." Parce was a native of Fairport, New York, and was associated with Frederick Law Olmsted in Boston as a young man. He later worked for the Roland Park company, a real estate

---

<sup>53</sup>*Boulder Daily Camera*, 18 February 1929 and 29 July 1905 and Carnegie Branch Library for Local History, A. A. Paddock Photograph Collection, Number 207-6-28.

<sup>54</sup>*Boulder Daily Herald*, 20 September 1905 and 23 June 1906.

<sup>55</sup>*Boulder Daily Camera* biographical files.

development firm in Baltimore. During the early 1900s, Parce lived in Boulder, leaving about 1924 to take a position as landscape architect for St. John's College in Annapolis. For a time, Parce lived in a tent near Boulder Creek for health reasons.<sup>56</sup> He later commissioned Cadwell G. House to erect a home of large boulders near the creek. While residing in Boulder, Parce designed the courthouse lawn, parts of the university campus, the Chautauqua grounds, and the lawns of many private residences. Elsewhere in Colorado, Parce designed the grounds of the Cheesman home in Denver, Denver's Rocky Mountain Golf Club, Glenmere park in Greeley, and the landscape for La Junta's city park and for the Santa Fe depot grounds. Parce married Josephine Anderson, the daughter of pioneer Boulder resident Charles B. Anderson, who was contractor for Highland School. William Parce died in Washington, D.C., in 1940.

### **Floral Park Historical Background**

The Floral Park neighborhood embraces three historic subdivisions including Floral Park (1906), Wellington Heights (1907), and Interurban Park (1908). These subdivisions were created as a result of the rapid growth of population in Boulder during the early 1900s, the landscaping of the Chautauqua grounds, the development of the university campus, the growth of the streetcar system, and the entrance of an interurban railway, the Denver & Interurban, into Boulder.

The Denver & Interurban Railroad Company, incorporated 1904, was owned and controlled by the Colorado & Southern Railway and was created "to bring fast, efficient, electric local passenger service to the Colorado & Southern's route between Denver, Boulder and Fort Collins." The impetus for creation of the interurban was the rapid population growth the state experienced between 1900 and 1910. Following incorporation, the D&I worked to inaugurate service within four years. A franchise to enter Boulder was granted on 4 October 1907 and tracks were laid during 1907-1908. Interurbans entered service on the line from Denver to Boulder on 23 June 1908, accompanied by much ceremony.

---

<sup>56</sup>Many people who came to Colorado during the early twentieth century came in an effort to cure cases of tuberculosis. It was believed that Colorado's altitude and climate were beneficial for consumptives. Tents were a popular form of housing for consumptives as the benefits of fresh air were more freely experienced. Both Shattuck and Parce came to Colorado for their health, probably like thousands of others to cure their tuberculosis. Both men lived initially in temporary housing near the creek. Whether they knew each other before coming to Boulder or met in Boulder is unknown.

The path of the D&I became known as the Kite Route because the entire route resembled a flying kite when mapped. Originally, the route entered Boulder and ran down Pearl Street to the depot on Twelfth, and then followed Twelfth to the Colorado & Southern line near the mouth of Boulder Canyon. Leaving Boulder, the route traveled through the University of Colorado campus, skirted the eastern edge of the Interurban Park subdivision, and continued toward the town of Marshall. In 1917, the line moved from the streets of Boulder to the C&S line.<sup>57</sup>

The first of the new subdivisions south of Baseline created in response to the developments of the early twentieth century was the Floral Park Addition, embracing an area from Park Avenue to Bluebell Avenue from 15th Street to Broadway. David E. Dobbins subdivided Floral Park in 1906. The Interurban Park subdivision was also created by Dobbins, and the plat was filed on 31 December 1908. John C. Fisher originally purchased the land encompassing the subdivisions in 1874. Fisher paid the federal government \$171.69 for 160 acres of land. When Fisher failed to pay taxes in 1875, Boulder County Clerk and Recorder Thomas Danford bought the tract for back taxes. In 1890, Boulder County purchased the tract from Danford to establish a poor farm. The County built a large brick house (no longer extant) on 22nd Street just south of Baseline, operating it as a poor farm for nearly ten years. After an effort to locate the Colorado Osteopathic Sanitarium there failed, David Dobbins bought the land from the County.

David Dobbins served eight years in the county treasurer's office before beginning his development activities in Boulder. He stated, "I began searching in a quiet way for ground suitable for establishing a new cemetery, to have perpetual care, and eventually decided upon forty acres to be taken out of the rear portion of some 160 acres known as the Old Poor Farm...." He organized the Boulder Cemetery Association, supervising the layout of the road and plots.

After selling his interest in the cemetery association, Dobbins began subdividing the surrounding area. In 1906, he platted the Floral Park and Interurban Park additions. Dobbins cleared the "worst of the boulders" from Floral Park, dumping them in ravines, and opened up roads. He then sold some lots to individuals and others to the real estate firm of Park and Holmes. He also remodeled the old two-story brick Poor Farm house (in Interurban Park), removed an enormous hay and stock barn, drained some of the ground, cleared boulders from the west blocks, seeded the southwest blocks to alfalfa, and roughed in the streets.

---

<sup>57</sup>Jones and Holley, *The Kite Route*, 1-30.

According to the **Daily Camera**,

Mr. Dobbins platted a large section of southeast Boulder, naming a section of it Floral Park in honor of his wife, who was Flora Ashmum, daughter of Mr. and Mrs. Henry Ashmum, who were early day settlers in Longmont. The other section was named Interurban Park, because of the operation at that time and for a number of years later of an electric interurban line between Boulder and Denver. The tracks were on what is now the Marshall Road. Mr. Dobbins also owned at one time the row of business houses on the west side of Broadway south of Walnut.<sup>58</sup>

Dobbins built four brick cottages (including 1700 Bluebell) on Bluebell Avenue, on the southeast corners of 16th, 17th, 18th, and 19th Streets. All of the houses were similarly constructed, with a field stone foundation, red brick exterior, and hipped roof. Dobbins purchased the real estate and insurance firm of Wood and Slason (formerly Hill and Fox) in 1905 to promote his development. Dobbins moved from Boulder in 1905 but returned in 1908 for a few years before permanently locating in California.<sup>59</sup>

The Wellington Heights subdivision was platted by the Wellington Realty Company and filed on 3 April 1907. No information could be found about the realty company in published histories or the files of the **Boulder Daily Camera** and Carnegie Library. Presumably, the subdivision was created to take advantage of the site's proximity to the same features which stimulated the development of Dobbins' subdivisions.

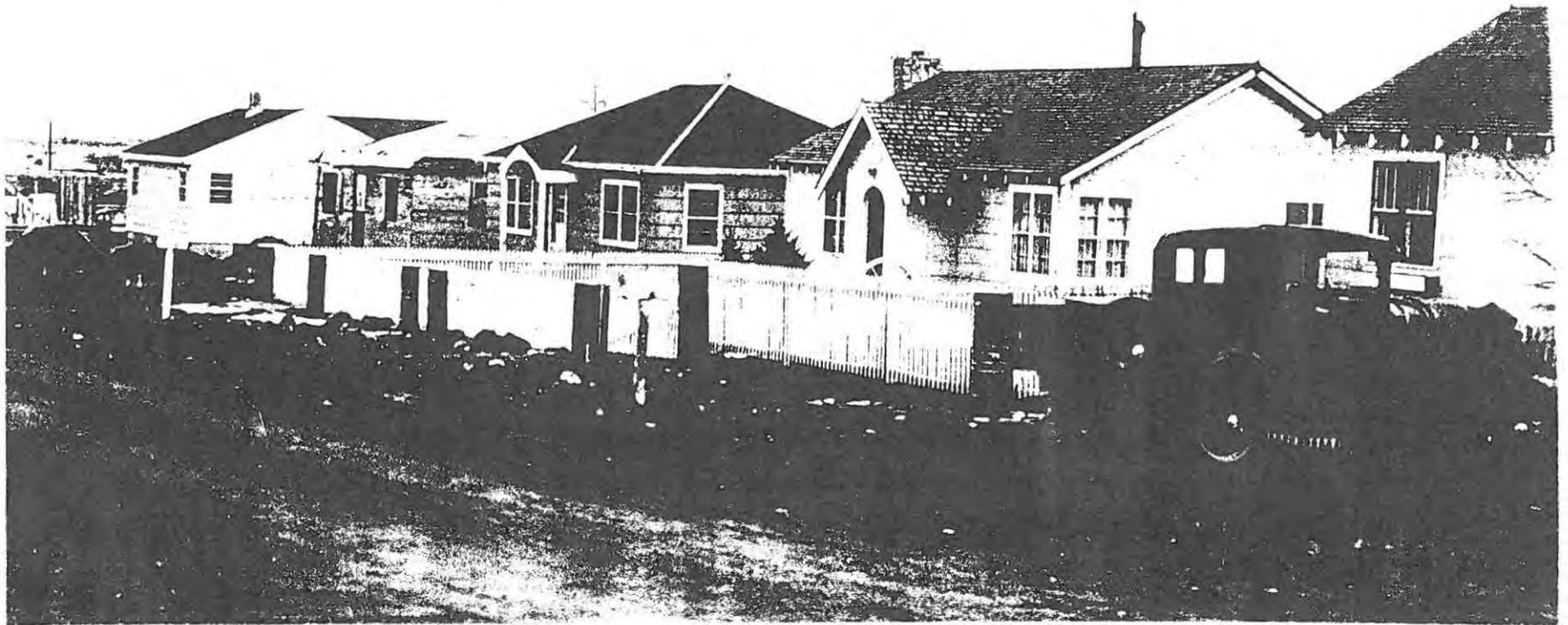
#### Floral Park Residents

A variety of successful Boulder citizens chose the Floral Park neighborhood as their home. Charles and Mattie Cleveland commissioned Redding and Son to build a large Foursquare style house at 655 12th Street in 1908. Cleveland was a farmer and longtime member of the school board. Oscar M. Gilbert, a prominent Boulder physician and leader in the Boulder Improvement Society, lived in a Craftsman style home at 605 13th Street with his wife Agnes Kirkbride Gilbert, member of a pioneer Boulder family. Charles E. Scoggins, author, commissioned Glen Huntington to design a Jacobean/Elizabethan style home on a knoll, utilizing stone taken from the site at 625 14th Street. Jacob Armstrong, president of the Citizens

---

<sup>58</sup>**Boulder Daily Camera**, 1 July 1955.

<sup>59</sup>**Boulder Daily Camera, Focus**, 7 August 1977.

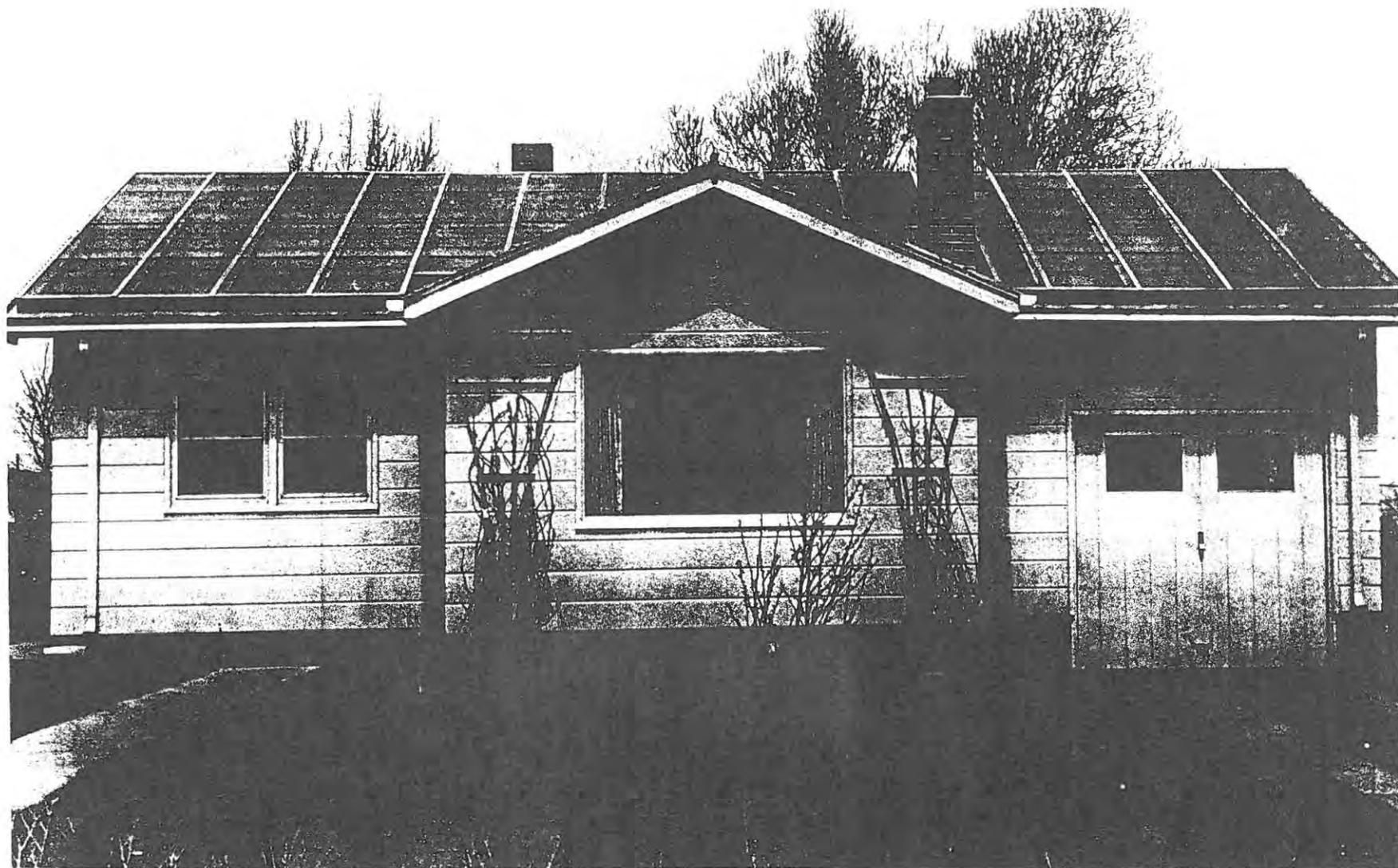


The 2000 block of Columbine in the Floral Park neighborhood contains examples of the Modern style popular during the 1940s. Source: Carnegie Branch Library for Local History, BHS 207, Box 5, Env. 43.

National Bank of Boulder, built a Craftsman style house at 620 12th Street. Chiropractor Dr. J. Howard Gamble, who operated a clinic in Boulder, lived at 1900 Baseline with his wife Ruth, a professional singer. Boulder architect James M. Hunter built a Ranch style house at 1505 Mariposa Avenue, where his wife Madeline still resides.

The substantial influence of the University of Colorado on the Floral Park neighborhood was reflected in the large number of university employees who lived there. A. Gayle Waldrop, professor of journalism for forty-six years, lived in a Bungalow style house at 1520 Baseline Road. Waldrop was known for his belief that a public informed by a free press would work for a better government and world. Jacob VanEk, economics professor and dean of arts and sciences, lived in a substantial stone residence at 626 13th Street with his wife, renowned painter and early feminist Eve Drewelowe. Walters Ferrell Dyde, dean of the faculty and vice president of the university, lived in an imposing Jacobean/Elizabethan style stone residence at 616 14th Street. Donald C. Sowers, professor of finance, lived at 1500 Baseline. Kenneth A. Gagos, retired professor of chemistry, has lived in the frame house with clapboard siding at 1602 Baseline Road for many years. Carl W. Borgmann, head of the graduate school, lived in a Monterey style house at 1515 Mariposa Avenue. Professor George Lof, chairman of the chemical engineering department, designed his house at 1719 Mariposa Avenue as a solar energy project.

The area attracted a diverse population of professional workers, public employees, and small business owners. Roy H. Light, a painter at the university, lived in a vernacular residence at 568 14th Street. James A. Benson, driver for Public Service Company, lived in a stone Bungalow style house at 524 18th Street. John B. Hart, 1838 Columbine Avenue, operated a vending machine business in Boulder with his brother. Henry R. Esselstyn, who lived in a brick Bungalow style house at 2007 Columbine Avenue, was assistant postmaster. John N. Burns worked for the post office for more than thirty-five years and lived in a stone dwelling at 2029 Columbine Avenue. Bryan J. Hayman was a building contractor with Hayman and Wilkins and a cabinet maker while living at 1729 Mariposa Avenue. Edwin B. Weber, president of the Golden Ash Coal Company lived in a Bungalow style dwelling at 1800 Bluebell Avenue. John Deavenport operated the Deavenport Poultry Farm and Hatchery from his home at 1900 Bluebell Avenue. Roland and Grace O'Brien were the original owners of the English/Norman Cottage style dwelling at 1503 Columbine Avenue. Roland O'Brien was a fireman for twenty-five years and Grace worked for Esquire (now Neodata). Jack S. Rook operated Rook Radio and Appliance Company for twenty-three years and lived at 1602 Columbine Avenue. Robert P. Moore established the Moore Lumber Company on Pearl Street and built a Modern style frame house at 1911



University engineering professor George Lof erected a model solar energy home at 1719 Mariposa in the Floral Park neighborhood. Source: Carnegie Branch Library for Local History, BHS 207, Box 7, Env. 42.



University business professor Don Sowers and Helen Sowers erected a handsome Jacobean/Elizabethan style residence at 1500 Baseline in 1930. Source: Carnegie Branch Library for Local History, BHS 207, Box 2, Env. 23.

Columbine Avenue.

### **North Fourth Street Historical Background**

The eight houses surveyed on North Fourth Street in 1992 are located within Newland's Addition to Boulder. None of the dwellings met the criteria for individual eligibility to the National Register of Historic Places.

#### **Newland Addition**

Newland Addition was originally part of 240 acres in North Boulder purchased by William Newland from James Tourtellot for \$5,000 in 1871. Newland was a gold miner who became a successful grain farmer and fruit and berry grower. After Newland's death in 1886, his wife, Mary, built a residence at 3011 Broadway which is now a Boulder landmark.

The 2700 block of North Fourth Street was included in the Newland Addition platted by Mollie T. (also known as Nellie) Dyer in 1891. Mollie Dyer married Warren Dyer, the undersheriff of Breckenridge during the early 1880s. Warren Dyer was born in Maine in 1855 and moved to Colorado in 1880 to prospect and mine. In 1887, the Dyers moved to Denver where Warren engaged in building, contracting and selling. In 1890, they moved to Lyons, where Warren worked in the mercantile business. In 1893, the Dyers moved to Boulder, where Warren Dyer was elected sheriff. Dyer was also a partner in the firm of Dyer & Hall, which specialized in real estate, loans, mines, and insurance. A **Daily Camera** article described Dyer as a "veteran real estate and insurance man." Dyer developed Newland's Addition in Boulder and also platted twenty-five acres at Nederland in 1915. He was influential in extending the streetcar line into north Boulder, developed metal mines, and raised honey.<sup>60</sup>

Development of the 2700 block of North Fourth Street did not come until 1900, perhaps due to the economic setbacks experienced throughout the state beginning in 1893 and due to the lack of adequate transportation to the area until that time. The Boulder County Assessor identifies four houses on the odd side of the block which were built in 1900. The block was the home of several laborers and several skilled craftsmen during the early 1900s, including a plasterer, a stonemason, and two painters. The completion of a streetcar line to the area facilitated travel between the workers' homes and places where they were employed and made the area a more desirable

---

<sup>60</sup>Mary McRoberts, **Genealogical Abstracts**, 120; and **Boulder Daily Camera** biographical files.

residential section. In 1901, Boulder's second streetcar line reached the area. The line ran north on Broadway to Maxwell Street, over to Sixth Street, to Mapleton Avenue, and onward to Fourth Street, with a stop at the Colorado Sanitarium. Later, the line extended out to Fifth Avenue (now Evergreen Avenue), over to Broadway, and back to Walnut Street.<sup>61</sup>

### **Architectural Styles Popular During the Early Twentieth Century in Boulder**

The buildings examined during the 1992 survey reflected a variety of popular late nineteenth and early twentieth century architectural styles. Toward the end of the nineteenth century, reaction to the elaborate ornamentation of the Queen Anne style and the economic downturn of the 1890s led to a movement to create somewhat plainer, less ostentatious residences, a trend which continued during the beginning of the next century. The excesses and extravagances of the previous age were attacked as an indication of selfishness and lack of social concern. Urban reform movements emphasized the values of the middle class. The Edwardian Vernacular style was a post-Victorian architectural concept which utilized the same form and massing as the Queen Anne residence, but stripped away the spindled porch details, varieties of glass, and other ornament to create a more simplified surface dignified by classical details. The Edwardian Vernacular style was very popular in Colorado from about 1890 to 1910.

By 1910, the square footage of houses had diminished, although prices of new homes remained high due to new technological advances. The eclectic movement which followed the Victorian era drew upon a wide range of architectural traditions for its inspiration and stressed relatively pure copies rather than free stylistic mixtures of the previous era. The movement was influenced by Chicago's 1893 Columbian Exposition, which emphasized the "correct historical interpretation" of European architectural styles. At the same time, modern Craftsman, Bungalow, and Prairie styles competed with the period styles.<sup>62</sup>

Americans also continued to be interested in their own country's architectural roots. Houses constructed by the Colonists were viewed as a model for finding the American identity in terms of

---

<sup>61</sup>Phyllis Smith, *A History of Boulder's Transportation*, 17.

<sup>62</sup>Gwendolyn Wright, *Building the Dream: A Social History of Housing in America* (New York: Pantheon Books, 1981), 156 and Virginia and Lee McAlester, *A Field Guide to American Houses* (New York: Alfred A. Knopf, 1985), 319.

a dwelling. The movement resulted in the creation of two types of residences: those which were historically accurate reproductions of colonial houses and those in which colonial details were applied to basically Victorian or post-Victorian buildings, sometimes called "free Colonial" houses. A subcategory of the Colonial Revival style was the Dutch Colonial house, which found great popularity. The Dutch Colonial was distinguished by its gambrel roofed design, to which colonial details such as Palladian windows were added. California developed Mission style architecture as a counterpart to the Colonial Revival. Popular Mission elements included a curvilinear shaped gable, stucco or plaster finish on walls, arcades, tile roofing, towers, and arched windows.<sup>63</sup>

As in previous decades, builders relied heavily on pattern books and mail order plans for residential designs. In addition, the homeowner had the option of buying a totally prefabricated house. In 1908, Sears began offering plans and materials for houses and by 1916, it sold completely prefabricated homes to customers around the country. These houses reflected recognizable traditions and "a certain wholesomely American lineage." The house plans offered by Sears were variations of traditional styles popular among the middle class. By 1923, 100,000 of the Sears-crafted dwellings had been sold. Montgomery Ward offered a similar service for home builders.<sup>64</sup>

One of the most commonly built houses during the period before World War I in Colorado was the Foursquare style home. The Foursquare was part of the movement away from the elaborate exterior ornamentation of the Victorian period. The house style was popular for families as it had a boxy shape which provided lots of room and was free of expensive exterior details. The Foursquare style could be individualized in a variety of ways by utilizing different wall cladding, altering the porch design, or varying window treatments. Certain features, however, were almost universal to the style, including a low hipped roof with overhanging eaves, a central dormer, two-story height, and a one-story porch with classical columns or square posts. The porch supports became masonry piers in later versions.

Similar to the Foursquare in design but smaller in size was the Classic Cottage style. The Classic Cottage was characterized by a one or one-and-a-half story dwelling with square floorplan,

---

<sup>63</sup>Clem Labine and Patricia Poore, "The Comfortable House: Post-Victorian Domestic Architecture," *Old House Journal* (January 1982:4; and Pearce, 45.

<sup>64</sup>Sears, Roebuck and Co., *Sears, Roebuck Catalog of Houses*, 1926 (New York: Dover Publications, reprint 1991).



Edwardian Vernacular (top, 1025 6th Street) and Classic Cottage (bottom, 747 9th Street) styles were popular during the early twentieth century in Boulder's residential subdivisions. Photographer: Roger Whitacre, Negs. 92-8-5 and 92-1-12.

hipped roof, front dormer, and porch with classical details. The Classic Cottage was one of the most commonly erected styles in Colorado during the early twentieth century, especially in middle and working class neighborhoods and was built in both brick and frame versions.

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

At the same time that Bungalow and Craftsman style homes were being built, the Prairie style emerged. Frank Lloyd Wright's "home in a prairie town" design appeared in 1901. The style was never as widely adopted as the Bungalow, and dwindled in popularity by the 1920s. Characteristics of the Prairie style were strong horizontal lines; broad, overhanging eaves; and a flat or low pitched roof. Bands of windows, often decorative in character, and plastered exterior walls were also common. Although Prairie style homes were not erected in large numbers, the influence of the Prairie style was felt on many homes, commonly in the wide sweep of overhangs and the application of decorative bands of windows.

By the end of World War I, more people were living in the city than in rural areas for the first time in the country's history. Many of these city dwellers had been drawn by high paying jobs resulting from the war and chose to remain in the city. At the same time, it became increasingly difficult for Americans to own their own homes, and many unmarried people lived in apartments or rented housing. The ideal of owning a home away from the inner city had become popular and the growth of streetcars and improvement of roads made the concept possible. Architects and builders sought to exploit the boom in suburban housing. In 1921, the Architect's Small House Service Bureau, with a branch office in Denver, was founded to provide local builders with designs for small dwellings. The Bureau offered the public an



Bungalow homes were among the most frequently built architectural styles during the 1920s in Boulder. The houses employed a variety of construction materials and incorporated Craftsman style details such as exposed rafters, triangular braces, slanted surrounds, and half-timbering. A frame example is 911 Grant Place (top) and a masonry version is 1232 Grandview Avenue (bottom). Photographer: Roger Whitacre, Negs. 92-3-31 and 92-1A-35A.



One of the city's finest examples of the Craftsman style is this house at 1003 9th Street. Source: University of Colorado Western Historical Collections, Photograph No. XX665.

"architectural melting pot" of home designs.<sup>65</sup>

A wide range of architectural styles were employed in residential construction following World War I. These new styles were partially a reaction to the standardization and uniformity of the late nineteenth and early twentieth centuries. At the same time, these houses reflected a concern for the role of women in society and emphasized simplicity, unpretentiousness, and sanitation. Advances in technology allowed new designs as techniques for adding a thin veneer of brick or stone to a balloon frame house were perfected. These advances resulted in the popularity of a full complement of European and Colonial American styles during the decades before World War II.

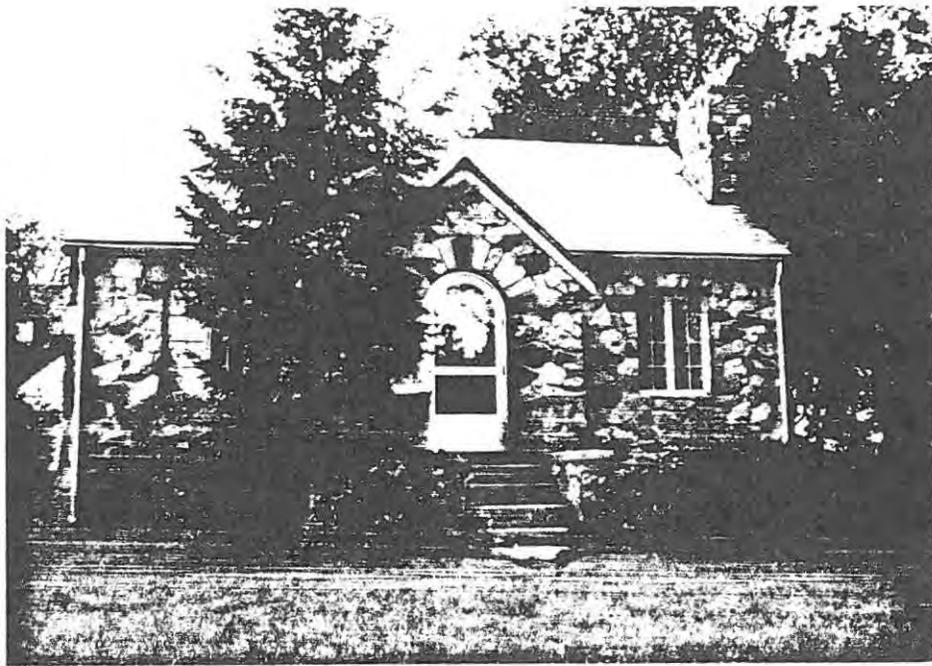
The peak of home building during the era between the wars came in 1925 in the United States. Most styles popular during the era were revivals, with the English influence with its half-timbering and steeply pitched roofs being the favorite. From large multiple gabled Jacobean/Elizabethan residences and half-timbered Tudor Revival style homes to small English/Norman Cottage style dwellings, the English influences were among the most popular. Tudor Revival and Jacobean/Elizabethan styles were usually reserved for large, freestanding mansions of the well-to-do and were characterized by steeply pitched gables, massive chimneys crowned by decorative chimney pots, decorative half-timbering or patterned brickwork, and tall, narrow, casement windows with multiple lights. The smaller English/Norman Cottages were widely built by middle class homeowners. In Boulder, these cottages were generally constructed of brick and had steeply pitched gabled roofs, with overlapping gables, gabled entrance bays with round arches, facade chimneys, and casement windows.

The Colonial Revival style retained its great popularity in the city and a number of small, symmetrical frame dwellings were erected in this style in Boulder before World War II, as well as several substantial landmarks. Other styles popular during the period included Mediterranean and Spanish Colonial. These styles were widely built in the Southwest and California, and a smaller number of homes in these styles were erected in Colorado. Characteristic features were stucco wall surfaces, tile roofs, eaves with little overhang, and arched openings.

Modernistic styles, including Art Moderne and Art Deco, were also popular during the 1930s and early 1940s, although they were not built in large numbers in most cities. Art Moderne

---

<sup>65</sup>Robert T. Jones, ed. **Authentic Small Houses of the Twenties** (New York: Dover Publications, 1987); and Wright, 210.



During the 1930s, English/Norman Cottage style homes were built in large numbers (top, 711 17th Street). The International style was rarely chosen for houses designed in Boulder (bottom, 717 17th Street). Photographer: Roger Whitacre, Negs. 91-14-13 and 92-1A-3A.

dwellings featured smooth wall surfaces, flat roofs with coping, horizontal grooves in walls, and an asymmetrical composition. Art Deco buildings also favored a smooth wall surface ornamented by geometric decorative elements such as zigzags and vertical projections along the roofline. The International style was developed by European architects after World War I in an attempt to utilize the materials and technology of the times. The International style was characterized by a smooth wall surface, flat roof, asymmetrical facade, and large expanses of metal casement windows set flush with outer walls.<sup>66</sup>

The period immediately preceding World War II saw the introduction of Modern styles which would dominate the post-war period. The Minimalist Traditional version of the Modern home was a small, simplified version of the cottages of the 1920s and early 1930s, which was characterized by a low pitched, gabled roof, one-story height, and absence of ornamentation. The Ranch style, a later version of the Modern home, was a one-story structure with very low pitched roof and rambling facade. This type of house was often based on Colonial precedents. The architectural firm of Glen Huntington and James Hunter designed several buildings in Modernistic styles and many homes in the Modern style, particularly in the newer residential subdivisions south of Baseline. Those architects also specialized in the Monterey (sometimes called Southwest Colonial) style which featured minimal exterior ornamentation; low pitched, gabled roofs; second story balconies; prominent entrances, sometimes with Colonial details; and large multi-light windows, often with shutters.

---

<sup>66</sup>McAlester, 465 and 469; and Sarah Pearce, **A Guide to Colorado Architecture** (Denver: Colorado Historical Society, 1982), 61.

## VI. RESULTS AND RECOMMENDATIONS

The 1992 Boulder Survey of Historic Places recorded 337 buildings in five neighborhoods of the city (See Appendices 1 and 2). The results of a survey of eleven buildings conducted for the University of Colorado in the Grandview Terrace neighborhood have been combined with the results of this survey to present a complete picture of the historic resources of that neighborhood. The total number of buildings documented during the two surveys and evaluated in this document is thus 348. The buildings recorded were historically predominantly single family residences, although several fraternity and sorority houses were also recorded, reflecting the proximity of the neighborhoods to the University of Colorado campus. In addition, newly surveyed properties included a church, apartments, and commercial buildings. Two potential National Register of Historic Places historic districts were identified during the 1992 survey in the University Hill and Grandview Terrace neighborhoods. Fifteen individual resources were evaluated as potentially eligible to the National Register (See Table 4). Resurveyed properties included residences, a fire station, a school, and a cemetery. A discussion by area of the survey results follows.

### University Hill Neighborhood

The year 1992 marked the completion of a three year effort to survey historic properties within the University Hill neighborhood. The neighborhood includes a number of historic residential subdivisions and extends from the alley between University and Pleasant on the north to Baseline Road on the south and from Broadway on the east to 9th Street on the west. A total of 601 historic properties within the neighborhood were recorded during the three year survey; of that number fifty-three were recorded during 1992. Fourteen historic properties within the neighborhood were resurveyed in 1992.

### Results of the 1992 Survey of University Hill

The 1992 survey concentrated on the eastern portion of the neighborhood, including an area from Euclid to Baseline and from 16th Street to Broadway. The fifty-three properties documented included fifty-two historic residences, including one fraternity house (Acacia, 955 Broadway), and one commercial building (the Country Store, 919 Broadway). The majority of houses surveyed in 1992 were built during the 1920s and 1930s. One house, 923 Broadway, was built before 1910, and five homes were built after 1939. Larger numbers of post-1942 buildings were encountered in the easternmost sections of the survey area, including apartment houses and Baseline Junior High. None of the newly surveyed

**TABLE 4**  
**BUILDINGS POTENTIALLY ELIGIBLE TO**  
**THE NATIONAL REGISTER OF HISTORIC PLACES**  
**WITHIN ALL SURVEY AREAS, 1992**

Street Address	State ID Number	Building Name	Area
1025 6TH ST	5BL3465	Loach Residence	GP
701 7TH ST	5BL3466	Bartholomew Residence	GP
963 7TH ST	5BL3477	Muenzinger Residence	GP
977 7TH ST	5BL3478		GP
701 9TH ST	5BL3498	Skiff Residence	GP
747 9TH ST	5BL3503		GP
935 9TH ST	5BL3519	Fowler Residence	GP
1011 9TH ST	5BL3522	Sheltenbrand Residence	GP
626 13TH ST	5BL3586	Drewelowe-Vanek Residence	FP
625 14TH ST	5BL3592	Sea Horse Hill	FP
1301 GRANDVIEW AV	5BL3757	Evans Residence	GV
842 GRANT PL	5BL3629		GP
884 GRANT PL	5BL3636		GP
1605 HILLSIDE RD	5BL3763	Shattuck Residence	GV
1305 UNIVERSITY AV	5BL3767	White Residence	GV

NOTE: Listing does not include any previously surveyed buildings. Area abbreviations are the same as in Table 2.

properties within University Hill in 1992 were evaluated as individually eligible to the National Register. Portions of the area surveyed were determined to fall within the boundaries of a potential historic district (see discussion below).

The historic homes surveyed in this portion of University Hill primarily reflected Bungalow, English Cottage, and vernacular designs employing construction materials such as brick, stone, stucco, and wood. A good example of the brick Bungalows found in the area is the architecturally uncomplicated home at 878 17th Street which was the home of Frank Potts, a University of Colorado track and field coach. The one-story gabled house has a raised stone foundation, projecting gabled porch with squared supports, and multi-over-single light windows. Photographer Erlo T. Davis lived in the stone Bungalow style dwelling at 851 18th Street. Constructed in 1925, the house is composed of split fieldstone in polygonal shapes with recessed mortar. The brick Bungalow style house at 943 Broadway has a gabled roof with overhanging eaves and triangular braces and a shed roofed

porch with squared column supports atop brick piers.

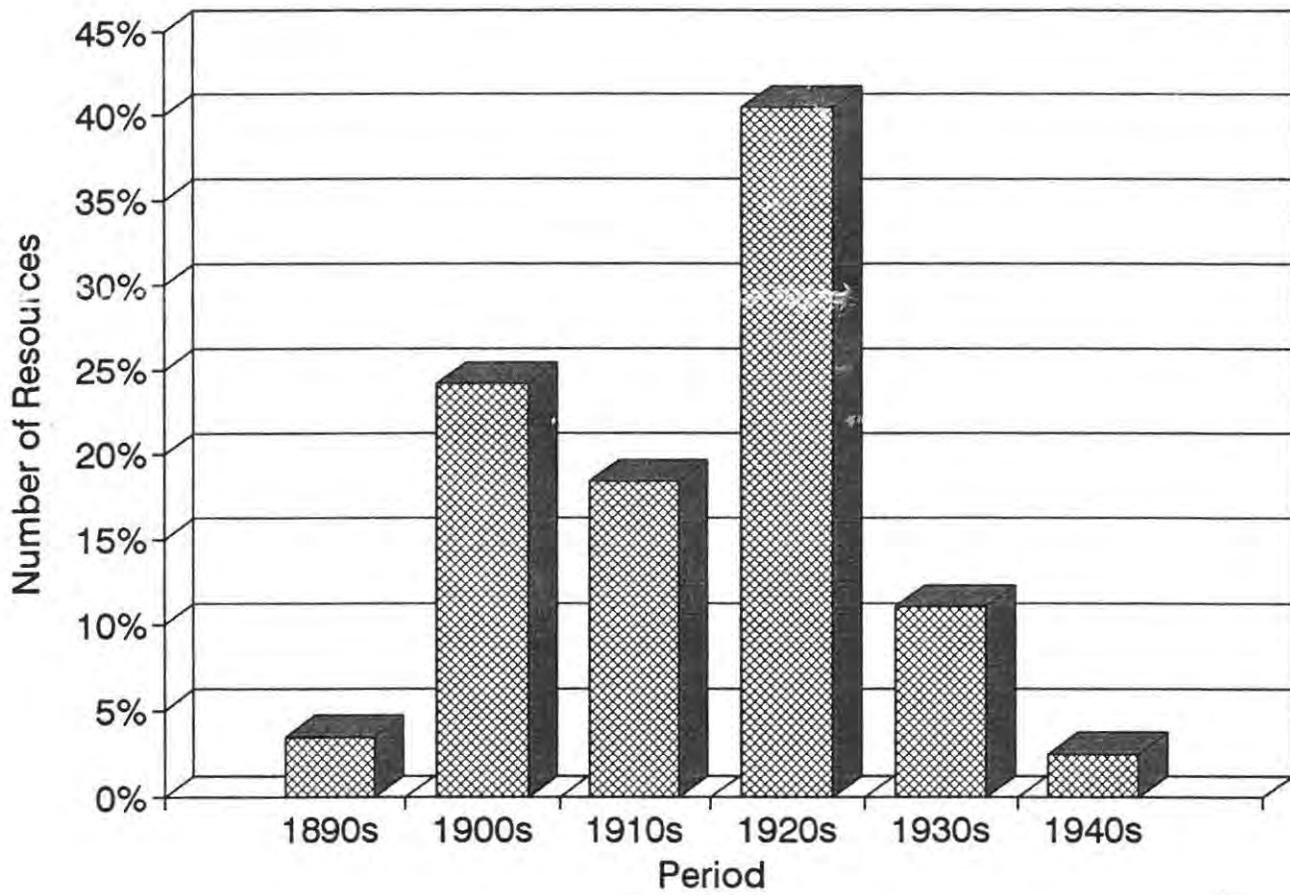
A good example of the English/Norman Cottage style is found at 802 16th Street, a dwelling with walls composed of evenly coursed narrow layers of stone reminiscent of the masonry of buildings at the university. The house has intersecting gables and a steeply pitched entrance bay with Tudor arch. This house was the dwelling of University of Colorado president George Norlin after he retired from the presidency. Another nice example of the style is the stone house at 711 17th Street with gabled roof, projecting entrance bay with round arched entrance, and casement windows. The English/Norman Cottage at 775 17th Street has walls composed of red brick with black and brown highlight bricks and decorative stone inserts. The house has a brick facade chimney, stucco and half-timbering in gable ends, and a projecting entrance bay.

An interesting example of vernacular masonry is 810 19th Street, one of a number of small stone houses constructed in Boulder during the 1920s and 1930s in a style frequently found in the area south and west of the university. The house has polygonal split fieldstone walls with dark mortar, a hipped roof, and projecting porch. A small scale version of the rare International style is 717 17th Street, a one-story asymmetrical house with flat roof, tile walls, and casement windows which turn corners. The Modernistic style Acacia fraternity house has been owned by the fraternity since its construction in 1933 and is notable for its large casement windows, horizontal bands of brick, and an entrance featuring a column of glass blocks and a door with circular window.

#### Results of the 1990-1992 Surveys of University Hill

Appendices 3 and 4 contain listings in street address and state identification number order of all resources surveyed during the 1990-92 period. Of the total resources surveyed in the University Hill neighborhood, a small number (about three percent) were built following the creation of residential subdivisions within the area in the 1890s (See bar graph). Following the construction of the streetcar line to the area, a building boom during the 1900s resulted in the construction of almost one-quarter of the surveyed buildings. The pace of construction remained steady during the 1910s, when almost twenty percent of the buildings surveyed were completed. The peak of construction for the neighborhood, which reflected a surge in homebuilding throughout the country, was during the prosperous 1920s. Forty percent of the buildings within University Hill neighborhood were erected during the 1920s, filling in substantial portions of the neighborhood. The depressed economy of the 1930s was reflected in a sharp decline in construction, with the percentage of historic buildings erected during that decade totalling approximately eleven

# YEAR OF CONSTRUCTION University Hill Area



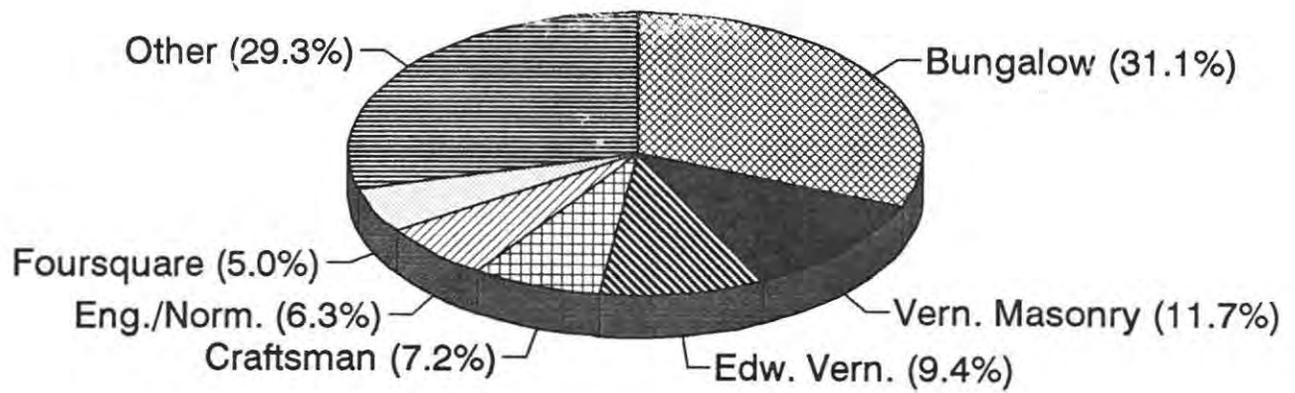
percent. The period 1940-1942 reflected the smallest percentage of construction in the neighborhood, approximately two percent.

Buildings throughout the University Hill neighborhood reflect a wide variety of architectural influences popular during the late nineteenth and early twentieth centuries in America (See pie chart). Descriptions of specific homes within the neighborhood are contained in previous survey reports. Bungalow style homes make up the largest group by architectural style within the neighborhood (31.1 percent). As in Denver, the Bungalow style was most popular for residential architecture in Boulder during the height of homebuilding in the 1920s. Vernacular buildings which reflect no particular formal style and are composed of stone or brick make up the second largest category (11.7 percent). The Edwardian Vernacular style, which embodied transitional elements of the late 1890s and 1900s, represents 9.4 percent of the buildings in the neighborhood. Craftsman (7.2), English/Norman Cottage (6.3), and Foursquare style homes (5.0) were also present in large numbers. The remainder of the houses in the neighborhood represented a diversity of styles, including Classic Cottage, Colonial Revival, Dutch Colonial Revival, Eclectic, French Eclectic, International, Jacobean/Elizabethan, Mediterranean, Mission, Modern, Modernistic, Prairie, Queen Anne, Renaissance Revival, Spanish Colonial Revival, Tudor Revival, Twentieth Century Commercial, and Vernacular Wood Frame. Taken in its entirety, the neighborhood is a case study in the development of late nineteenth and early twentieth century residential architecture.

#### Historic District

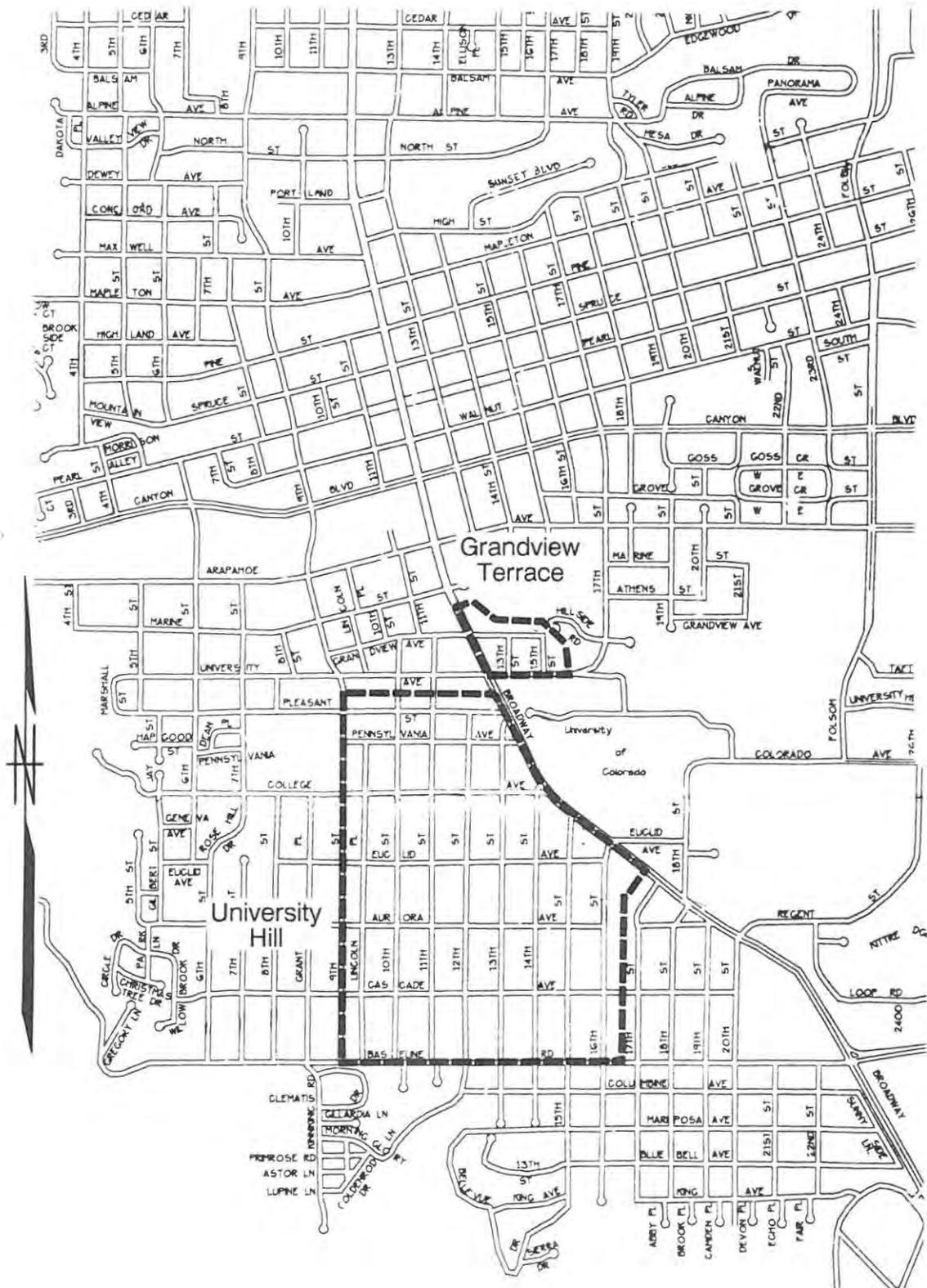
The boundaries of an historic district which appears to meet the criteria for eligibility to the National Register of Historic Places lies within the University Hill neighborhood. The boundaries of the district extend approximately from Broadway and Pleasant to Baseline and from 9th Street (900 and 1000 blocks) to the alley between 16th Street and 17th Street (See Map 8). The eastern part of the neighborhood as defined by the Planning Department was excluded from the district because it includes larger numbers of post-1942 buildings and many dramatically altered buildings. Within the potential historic district are 559 historic buildings, of which, 513 (or 91.8 percent) are contributing historic resources and 46 (or 8.2 percent) are noncontributing historic resources. Buildings were judged to be noncontributing if they had been dramatically altered in a manner which obscured the original design, materials and workmanship of the resource. In most cases, a building was judged to be noncontributing if a major addition had been added which drastically changed the scale of the building; if a building had been moved; or if a combination of alterations had obscured the original design, historic fabric, and architectural details of a building. This count does not

## ARCHITECTURAL STYLES University Hill Area



# POTENTIAL HISTORIC DISTRICTS

## Boulder Survey of Historic Places, 1992



include noncontributing post-1942 resources or historic resources which may have been altered since they were surveyed. For a complete up-to-date count of contributing and noncontributing resources within the district, the modern resources should be counted and a quick check should be made for recent major alterations to historic buildings surveyed in previous years.

The period of significance for the district is 1892-1942, representing the time in which the neighborhood subdivisions were platted, development began, and construction in the neighborhood was essentially completed. Many of the houses within the district are architect-designed homes with notable ornamental details, significant landscaping, and finely crafted construction. Included within the district are: a large number of buildings designed by Glen Huntington, noted Boulder architect; several homes designed with the narrow layers of stone reminiscent of the buildings constructed at the university; and a number of vernacular stone buildings of a style which found popularity in Boulder during the 1920s and 1930s. As a whole, the buildings within the district represent the impact of styles popular across the country and include examples of more experimental, less frequently built architectural styles.

The University Hill neighborhood is significant for its association with the historic development of Boulder and reflects the influence of the streetcar system, university campus, and Chautauqua grounds. The neighborhood is associated with significant persons, many of whom were university professors, administrators, and staff members, as well as students. Some of the neighborhood's most significant resources are the fraternity and sorority houses which played a large part in the growth of the area. The neighborhood is notable for its representation of the elements of early twentieth century streetcar suburbs and includes a neighborhood school, churches, a park, and a small business district, all of which were integral to the suburban lifestyle. The natural setting and landscaping of the neighborhood is significant, especially in relation to the larger residences and those near the Chautauqua grounds.

#### **Geneva Park Neighborhood**

During the 1992 survey, 143 resources were surveyed and three were resurveyed in the Geneva Park neighborhood. The resources were residential in character and included two apartment buildings. No historic district was identified within the neighborhood; however, ten individually eligible resources were identified within Geneva Park.

Modest development of the Geneva Park neighborhood came in the 1890s, when six of the surveyed properties were built. Twenty-nine homes were erected during the first decade of the twentieth century, and seventeen houses were built during 1910-1919. As in University Hill, the greatest period of growth for the neighborhood came during the 1920s, when sixty-seven, or forty-seven percent, of the historic properties surveyed were built. Ten homes were constructed during the 1930s. Another building boom appears to have taken place during the early 1940s. In the period 1940-1942, fifteen of the buildings surveyed within the neighborhood were built.

The homes surveyed in the Geneva Park neighborhood reflect a wide variety of architectural styles popular during the decades of development within the neighborhood. The availability of local building materials and the influence of the neighborhood's natural setting appears to have influenced the design of homes here to a greater degree than in University Hill. The most frequently recorded style of house was the Bungalow, represented by forty-one, or twenty-nine percent, of the homes surveyed. The second largest category of homes surveyed were vernacular frame houses, with twenty-three examples recorded. Edwardian Vernacular style homes were the third largest group, with thirteen such dwellings documented. Craftsman style dwellings represented eleven examples. The construction of the early 1940s was reflected in nine Modern style homes. Other styles recorded included several examples of Classic Cottage, Eclectic, and vernacular masonry buildings were recorded. Smaller numbers of English/Norman Cottage, Jacobean/Elizabethan, Colonial Revival, Mediterranean, Foursquare, Dutch Colonial Revival, Colonial Revival, Mission, Spanish Colonial, Shingle, and Rustic style dwellings were also recorded.

The oldest surveyed house within the Geneva Park neighborhood, 903-05 8th Street, was built in 1894, prior to creation of the West Rose Hill addition in which it stands. The one-and-a-half story brick house atop a stone foundation reflects popular Queen Anne details of the late nineteenth century and features a gabled roof with overhanging, boxed eaves and flared vergeboards. The building includes decorative wood shingles and a diamond-shaped window in the upper gable end and shingled dormers. Originally, the home had a one-story porch with turned spindle supports. The Boulder County Assessor reports the date of construction for the house as 1894. In 1901, Ernest W. Knealy, no occupation given, is listed in the city directory as living at 4th (now 8th) and Aurora. By 1911, this was the home of George Tuttle Wilson and Mary Elizabeth Wilson. George Wilson was born in Iowa in 1863. He married Mary Elizabeth Foglesong, who was born in Iowa in 1866. The Wilsons moved to Boulder in 1905 to improve Mrs. Wilson's asthma. The family still lived at the home when Mrs. Wilson died in 1922 and George Wilson later remarried and continued to live there until his

death.<sup>67</sup>

The second oldest house recorded in the neighborhood is the first that was built in the Rea's addition of the Geneva Park neighborhood. The residence, 879 7th Street, was erected by the Rea family in 1897. The Victorian Eclectic style dwelling is a two-story brick house atop a stone foundation. The house is notable for its large gabled wall dormers with twin windows and decorative wood trim in fan, fishscale, and dentil patterns. The front door of the house is set into a segmental brick arch and has stained glass and wood carvings, decorative elements popular during the late nineteenth century.

Another of the earlier houses in the neighborhood is the Loach Residence, 1025 6th Street, an Edwardian Vernacular style residence with brick first story and shingled second story. Although William Loach reportedly wanted to economize by using wood shingles rather than all brick, the design of the house is typical of the era. Notable elements include the gabled dormers, variegated shingles, entrance porch with Doric columns, and bay windows.

A nice example of the small frame Bungalow style homes popular during the 1920s in Boulder is 1085 8th Street. The one-story dwelling has a concrete foundation, topped by clapboard, topped by wood shingles. Typical Bungalow elements include the front gabled roof with overhanging eaves, exposed rafters, and triangular knee braces; the projecting porch with tapered posts atop squared pillars; and the double-hung windows with multiple-over-single lights and tapered surrounds. A 1927 one-story shingled Bungalow style dwelling is 911 Grant Place. The small house has a projecting porch with wooden posts, overhanging eaves with exposed rafters, and double-hung windows with divided lights in upper sash and tapered surrounds. A masonry example of the Bungalow style from the same period is 836 Grant Place, once the residence of both noted Boulder stonemason Cadwell House and of CU journalism professor Gayle Waldrop. The one-story brick dwelling has a front gabled roof and projecting gabled porch. The porch has stone walls and porch supports and shingled gable ends.

A good example of the Craftsman style popular during the early twentieth century is 861 9th Street, a two-story residence with stone foundation topped by brick walls topped by stuccoed walls with half-timbering. The house has a gabled roof with overhanging eaves with exposed rafters and braces; a gabled porch with wooden posts set on a shingled rail; and multi-over-

---

<sup>67</sup>Boulder Daily Camera biographical files; Boulder City Directories; and Boulder County Clerk records.

single light double-hung windows with stone sills. The Dutch Colonial Revival style is reflected in 801 Baseline Road, a large dwelling with stone first story and shingled upper story, gambrel roof with overhanging, enclosed eaves.

The rare Shingle style is represented by 851 7th Street, which has wood shingles which continue around corners without break, a low gabled roof with rounded eaves, a shingled bay window, and multi-light windows. A 1902 residence in the Dutch Colonial Revival style is 964 Grant Place, a two-story dwelling with first story of stone and shingles and shingled upper story. The gambrel roofed building has a covered porch supported by simple Doric columns and a round window in the upper gable end. A residence typical of the small Colonial Revival dwellings popular during the 1930s is 845 8th Street, a one-and-a-half story side gable roofed frame dwelling with horizontal lap siding and a symmetrical facade with small gabled dormers, a prominent central entrance with modified fanlight transom, and paired windows with shutters. The Modern style is reflected in houses such as 834 Aurora Avenue, a one-story painted brick dwelling with low gabled roof with weatherboard sided gables, a concrete slab porch with iron rail, and triple casement windows.

The Mission style is represented by Cascade Manor 601-23 Cascade Avenue. The original building was constructed as a dance hall during the 1920s by Jay Shideler. The building was the setting for many campus fraternity and sorority dances during its first few years. Because it had no dining facility and Prohibition was still in effect, the dance hall was not a financial success. Within a few years of its construction, Shideler remodeled the dance hall into an apartment house, which was later enlarged. In 1974, architect Stan Nord Connolly remodeled the building into twelve townhouses. The Mission style influence is reflected in the stuccoed walls, flat roof with curvilinear gables, casement windows with blind arches and central arched door. Another early apartment surveyed was the Aurora Apartments, 705 Aurora Avenue.

No historic district was identified within the Geneva Park neighborhood. Of the historic buildings surveyed, thirty-six had undergone major alterations diminishing the integrity of the historic resources, fifty-eight had undergone moderate alterations, and fifty had experienced only minor alterations. The historic buildings of the neighborhood lacked the cohesiveness necessary to form a district due to this prevalence of alterations and the number of nonhistoric buildings in the area resulting from construction after 1942.

#### Individually Eligible Resources

Ten individual buildings within the neighborhood were found to meet the criteria for eligibility to the National Register.

1. 1025 6th Street, 5BL3465, Loach Residence, 1904. This house, one of the earliest erected in the neighborhood, is significant for its association with William Loach, manager of the Wolf Tongue Mining Company, prominent Boulder citizen, and president of Boulder's First National Bank. The house is an excellent example of the Edwardian Vernacular style that combined brick and shingle on the exterior and was popular at the turn of the century. Notable details include the variegated shingles, wrap-around porch with classical columns, and bay windows with turned brick corners.
2. 701 7th Street, 5BL3466, Bartholomew Residence, 1940, Glen Huntington. An example of the work of Boulder architect Glen Huntington, this stately residence is representative of the Colonial Revival style in its symmetrical facade with gabled wall dormers, divided light windows, shutters, and prominent entrance. Huntington designed the house to take advantage of the sloping lot and magnificent views of the area. The house was built by Dr. Jack D. and Dorothy Bartholomew. The Bartholomews owned all the land on the west side of 7th Street between Baseline and Cascade.
3. 963 7th Street, 5BL3477, Muenzinger Residence, 1930, Glen Huntington. This house is significant for its association with Karl F. and Florence W. Muenzinger. Karl Muenzinger was professor of psychology at the University of Colorado for twenty-nine years. Florence Muenzinger was medical advisor for women at the university for many years. The house was designed by Karl Muenzinger and plans were drawn by local stonemason Burl House. Muenzinger wanted to incorporate Austrian influences into the house through the use of thick walls, interior wood, and windows which open inward. Glen Huntington worked on plans for the upstairs portion of the house and father and son stone masons Cadwell and Burl House built the home. The handcrafted appearance of the house reflects elements of the Rustic style, as well as Austrian architectural influences incorporated by Muenzinger.
4. 977 7th Street, 5BL3478, 1928. A pared down version of the Jacobean/Elizabethan style popular during the 1920s and 1930s, this house is notable for its display of skilled stone masonry. The house has many elements similar to 963 7th Street and may also have been the work of Cadwell House and Glen Huntington.
5. 701 9th Street, 5BL3498, Skiff Residence, 1910. This two-story brick, stucco, and stone house is a well preserved, simplified example of the Craftsman style, with half-timbering, exposed rafters and knee braces at the eaves, and windows with multiple lights on the upper sash. The house is associated with David L. Skiff a school principal and operator of a seed and bulb business called Boulder Glad Gardens, and Bessie Skiff, an art teacher and artist.

6. 747 9th Street, 5BL3503, 1903. This dwelling is an excellent and well preserved example of the Classic Cottage style, with an elongated hipped roof, central dormer, and front porch with simplified Doric columns. The yellow brick house atop a stone foundation has a shingled dormer with Palladian-style door and windows opening onto a balcony. Ornamentation is limited to window surrounds and flared eaves on the dormer.

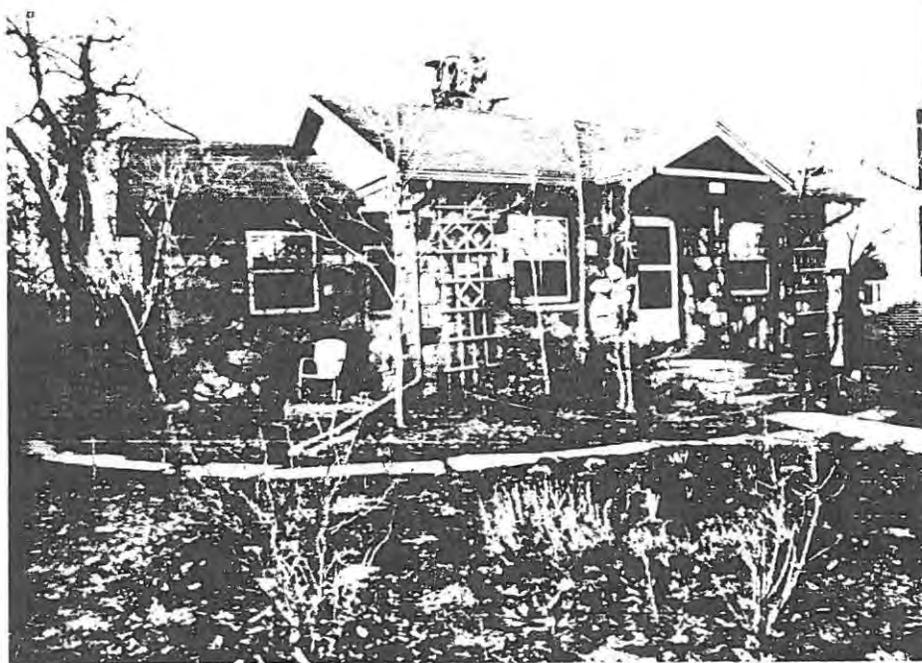
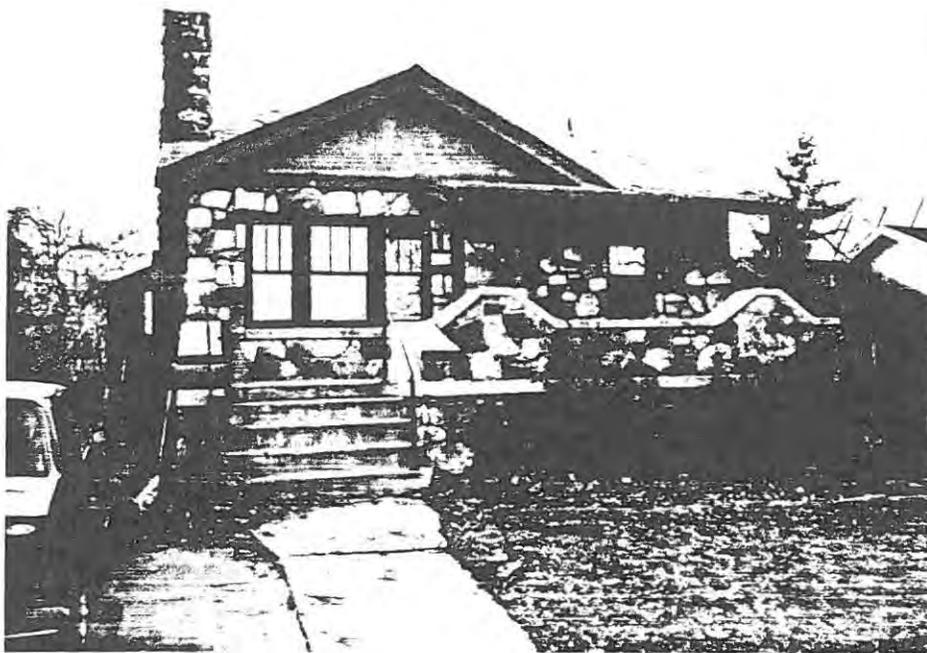
7. 935 9th Street, 5BL3519, Fowler Residence, 1925. This house is a well preserved and finely detailed example of the Craftsman style popular in Boulder during the early twentieth century. Notable details include the raised stone foundation, stone chimney and porch piers, clapboard and shingled walls, overhanging eaves with decorative beams, and varied window details. The house is associated with Samuel Fowler, a civil engineer and Louise R. Fowler, a switchboard manager at the University of Colorado.

8. 1011 9th Street, 5BL3522, Sheltenbrand Residence, 1899. An excellent example of Edwardian Vernacular architecture in Boulder, this red brick, wood shingle, and stone residence displays the asymmetrical design typical of the style. Notable details include the decorative brick panel and belt courses, shingled gable ends with fan ornaments, paneled and glazed door, classical porch columns, and windows with transoms and stone sills and lintels on the first story. The house is associated with cattleman Edward Sheltenbrand, a Swiss immigrant, and his wife Mary, an English immigrant.

9. 842 Grant Place, 5BL3629, 1927. An unusual example of the Craftsman style is this two-story stone dwelling with enormous, steeply pitched intersecting front and side gables with diamond-shaped windows in gable ends. The house features a porte cochere, round arched entrance, and combination casement and double-hung windows with divided lights in the upper sash.

10. 884 Grant Place, 5BL3636, 1926. This is an excellent example of the Bungalow style popular in Boulder during the early twentieth century and of the stone masonry popular for small dwellings during the same period. The one-story house has a front gabled roof, with shingled, vented ends and overhanging eaves and exposed rafters. The projecting front porch has a hipped roof, stone walls and piers, and battered wood posts. The house has double-hung windows with divided lights on upper sash.

Within the neighborhood are a number of one-story stone houses, mostly vernacular in design, some with Bungalow style influences. These houses appear to be particular to Boulder and are distinguished by their gabled roofs with overhanging eaves and exposed rafters, one-story height with horizontal emphasis, shingled gable ends, concrete trim, windows with divided sash,



Native stone houses such as these at 835 9th Street (top) and 841 9th Street (bottom) in Geneva Park were popular during the 1920s and 1930s in Boulder. Photographer: Roger Whitacre, Negs. 92-1-23 and 92-1-25.

and minimal exterior ornamentation. The houses are so similar in detail that they may have been the work of a single stone mason. The houses were erected during the 1920s and 1930s. These houses logically could be landmarked as a group. If the homes represent a particular construction style or the work of a single craftsman they would have additional significance. Houses within Geneva Park which would be associated with the property type include: 917 Grant Pl.; 517 15th St.; 884 Grant Pl.; 870 Grant Pl.; 835 Grant Pl.; 788 Grant Pl.; 820 Grant Pl.; 826 College Ave.; 835 9th St.; 841 9th St. Other examples of the type are known to exist in the University Hill neighborhood.

### **Grandview Terrace Neighborhood**

All of the historic buildings in the Grandview Terrace neighborhood were surveyed in 1992, either during the current survey or during a March 1992 survey for the University of Colorado Facilities Management department. The neighborhood includes two residential subdivisions, Grandview Terrace and Shattuck's Hillside Park, which are discussed separately herein. A small portion of the Marine Place subdivision is also within the neighborhood boundaries. Forty-two resources were surveyed and two were resurveyed within the Grandview Terrace neighborhood. Most of the resources were single family residences, although the neighborhood also included fraternity and sorority houses, an armory, and a church. Two of the buildings surveyed were judged individually eligible to the National Register of Historic Places. Eligible resurveyed buildings within the neighborhood are discussed at the end of this chapter.

### **Grandview Terrace Subdivision**

The buildings in the Grandview Terrace subdivision were constructed during the period 1900-1940, with most residences built prior to 1930. The houses constructed during the area's period of historic development displayed architectural elements reflecting styles popular during the early twentieth century. Most of the houses erected during 1900-1940 were either of Craftsman or Bungalow style, exhibiting architectural details such as gabled roofs with overhanging eaves, exposed rafters, and decorative beams; a combination of wall materials, including wood shingles, roughly quarried stone, stucco, and brick; multi-over-single light windows with tapered surrounds; and prominent porches with battered piers.

A well preserved example of the Craftsman style is 1522 Broadway, a dwelling with a raised stone foundation, brick walls, and stucco and half-timbered upper story. The projecting, off-center, clipped gable porch is supported by brick pillars atop stone porch walls. One of the most intact

and unusual examples of the Craftsman style is 1301 Grandview Avenue, a dwelling with flared, overhanging eaves, exposed rafters, and triangular knee braces. The house has roughly stuccoed walls atop a stone foundation, a shingled front dormer, and a cobblestone and concrete patio with stone piers and metal chain balustrade. An excellent example of the Bungalow style is 1232 Grandview Avenue, A one-story dwelling with raised cobblestone foundation topped by brick and Kellastone. The house has a projecting, gabled porch supported by brick piers topped by tapered columns. One of the most prominent landmarks in the neighborhood is the Mission style church (1416 Broadway) erected by the First Friends congregation in 1917 and featuring a two-story tower with round arched windows. A one-story duplex residence at 1433-35 13th Street was designed with Mission influences, including curvilinear shaped gables with decorative inset panels, arched entrances, and battered walls. The Kappa Kappa Gamma sorority house at 1221 University Avenue is also a good example of the Mission style, featuring a curvilinear shaped gable and Palladian window. Other styles found less frequently in the neighborhood include Foursquare, Edwardian Vernacular, Tudor, Jacobean/Elizabethan, and Eclectic.

#### Individually Eligible Resources

Individually eligible buildings surveyed in 1992 within the Grandview Terrace neighborhood include:

1. 1301 Grandview Avenue, 5BL3757, Evans Residence 1909. This Craftsman style dwelling built by Herbert S. and Daisy E. Evans in 1909. Evans was dean of the University of Colorado School of Engineering from 1919 to 1943 and was a prominent Boulder civic leader and businessman. The house is significant as a well preserved and detailed example of Craftsman style architecture, featuring roughly stuccoed walls, overhanging eaves with notched rafters and triangular braces, multi-over-single light windows with tapered surrounds, and a cobblestone chimney and porch walls.
2. 1305 University Avenue, 5BL3767, Sigma Chi, 1903 (1928), Gordon White. Originally a single family residence built in 1903, 1305 University Avenue was remodeled as a fraternity house by Sigma Chi fraternity in 1928. Denver architect Gordon White designed the remodeling of the house, which was patterned after the Harvey Platts home at 1106 Cascade Avenue in Boulder. The building is a notable example of the Tudor Revival style, reflected in the multiple gables, stucco and half-timbering, massive facade chimney, and bands of narrow windows.

#### Historic District

A potential historic district encompassing the historic

Grandview Terrace subdivision was identified during the surveys. The boundaries of the historic district extend from the north side of University Avenue to the north side of Grandview Avenue and from the east side of Broadway to the east side of 15th Street (See Map 8). Based on construction dates of the resources surveyed, the period of significance for the district is 1900-1930. Two historic houses, 1215 Grandview Avenue constructed in 1940, and 1434 15th Street, constructed in 1938, fell outside the period of significance for the district and were therefore evaluated as noncontributing elements.

The Grandview Terrace historic district is significant for its association with the growth and development of the city of Boulder during the early twentieth century and as a well preserved residential neighborhood of the same period. The neighborhood reflects the influence of the university campus on the city through its fraternity and sorority houses and armory and its historic role providing housing for university workers. The neighborhood is also significant for its architecture, which represents popular building styles and construction techniques of the early twentieth century, as reflected in local building materials, tastes, and lifestyles.

#### Hillside Park Subdivision

Although the Grandview Terrace neighborhood as defined by the Planning Department includes the Hillside Park subdivision, this area historically and topographically is a separate residential development. Seven properties were surveyed in the Hillside Park addition. The buildings were all residential in character, with five houses situated along Hillside Road and two on 17th Street. The houses built along Hillside Road dated from the 1900-1910 period, while the houses on 17th Street were built in 1923 and 1938. The developer's original intent in designing the area was to take advantage of the sweeping views of the mountains, valley, university, and town. Some of the original design is still intact, and includes a circling drive to the top of the hill, elaborate terracing, groups of trees, and sweeping views. However, much of the original design of the subdivision has been obscured due to deterioration and lack of maintenance. Unless additional documentation can be found which records the original landscape design of the area and justifies its being evaluated as significant, it will not be considered eligible to the National Register.<sup>68</sup>

---

<sup>68</sup>Barbara Norgren, National Register Coordinator, Colorado Historical Society, Denver, Colorado, Telephone Interview, November 1992.

### Individually eligible resources

One resource in the Hillside Park subdivision was deemed individually eligible to the National Register.

1. 1605 Hillside Drive, 5BL3763, Shattuck House, 1905. The home of the original owners of the subdivision, Herbert and Stella Shattuck, the residence was built as a model representing Shattuck's "tastes, with elaborate terracing and landscaping effects."<sup>69</sup> The house is a Tudor Revival style dwelling with a very steeply pitched roof with flared, overhanging eaves, and a combination of shingle and stucco wall cladding. The house is built into the side of the cliff overlooking Boulder Creek and has a balcony facing the creek.

### Floral Park Neighborhood

Seventy-seven resources in the Floral Park neighborhood south of Baseline Road and east of 12th Street were recorded, and two buildings were resurveyed. The buildings surveyed were all residential in character. The earliest home in the neighborhood had a construction date of 1900, and sixteen of the resources were built before 1920. During the 1920s, another sixteen homes were constructed. Development increased slightly during the 1930s, when twenty of the buildings were erected. The period of greatest construction in the neighborhood was the 1940s, when the development of older residential neighborhoods near the university was already essentially complete. During 1940-1942, twenty-six of the homes in the Floral Park neighborhood were built. The architectural styles of the homes reflected changes in tastes and lifestyles during that period. In general, the neighborhood reflected a larger number of Modern styles than the University Hill and Grandview Terrace neighborhoods did. No potential additional historic district was identified in the Floral Park neighborhood.

A variety of architectural styles popular during the first half of the twentieth century were present in the neighborhood, although the most prevalent type of house was vernacular in design (twenty-five resources). Vernacular homes do not display the design elements of any particular architectural style. 2029 Columbine Avenue is a vernacular house which is notable for its rounded stone construction. Small vernacular stone houses are found in several neighborhoods in Boulder and reflect the popularity and availability of stone as a building material. Bungalow style homes (eleven resources) were the largest stylistic group in the neighborhood, with slightly fewer examples of Modern (nine resources) and Eclectic (nine

---

<sup>69</sup>Boulder Daily Camera biographical files.

resources) style buildings recorded. A nice example of the stone Bungalow style homes found frequently in Boulder is 517 15th Street. The 1924 house is a one-story, rounded stone dwelling with shingled gables and a projecting gabled porch with battered wood posts. A frame example of the Bungalow style is 1642 Baseline Road, a one-story dwelling with raised concrete foundation, horizontal board siding on the lower exterior walls, and stucco on upper walls. The house has overlapping gables, including a projecting gabled porch with battered piers. A well preserved example of the Modern style with minimal traditional details is 1602 Columbine Avenue, a one-story frame dwelling with side gabled roof, boxed eaves, and unusual Chippendale-style wood trim framing the door and used as the frieze above casement windows. A similar Modern style dwelling is 1619 Columbine Avenue, a one-story frame house ornamented by a paneled and glazed door framed with formal pilasters and a cornice with dentils.

Other architectural styles recorded for resources included Jacobean/Elizabethan (five examples), Craftsman (four), English/Norman Cottage (four), Foursquare (three), Ranch (three). A well preserved representative of the Jacobean/Elizabethan style is 1500 Baseline Road, a two-story variegated brick dwelling with one brick gable, one stuccoed and half-timbered gable, and one shingled dormer on the facade. The house is associated with Don and Helen Sowers. Sowers was a professor of finance and director of the Bureau of Business and Government Research at the university. Another good example of the Jacobean/Elizabethan style is 575 13th Street, a substantial brick dwelling with stone foundation, intersecting gables, and projecting entry gable supported by battered brick piers. A good example of the Craftsman style is 620 12th Street, a two-story dwelling with brick, stucco and half-timbering, and stone. The house has two paneled and glazed entries, double-hung windows with divided upper sashes, a large corbelled brick chimney, and a shed roofed porch with stuccoed columns. Another good example of the Craftsman style is 1728-30 Columbine Avenue, a two-story dwelling of rounded and cut stone with stuccoed upper story. The house has multiple gables, a covered porch supported by battered wood posts atop stone piers, and double-hung windows with multiple lights in upper sashes.

The English/Norman Cottage style is represented by 1511 Columbine Avenue, a one-story dwelling composed of large rounded and cut stone which features a projecting front gable with rusticated archway on a porch tucked under the eaves. The house has casement windows with stone lintels and cement sills. An English/Norman Cottage style house with good integrity is 1503 Columbine Avenue, a one-story red brick dwelling with side gabled roof and projecting front entry with flared eaves. The house has double-hung windows with multi-light upper sashes and an entrance archway of brick headers with a keystone. A large

scale version of the Foursquare style was erected in 1908 by Charles C. and Mattie C. Cleveland who commissioned Redding & Son to design a "splendid home." The architects' perspective showed a "very handsome stone and brick residence, with handsome gable roof and pillared porches." Cleveland, who was a longtime member of the Boulder school board, personally supervised the project. Notable details of the house include the hipped roof with elongated, overhanging eaves and central dormer; classical frieze with dentils; door with leaded glass sidelights; brick pilasters of the second story corner windows; and the porch supported by classical columns.

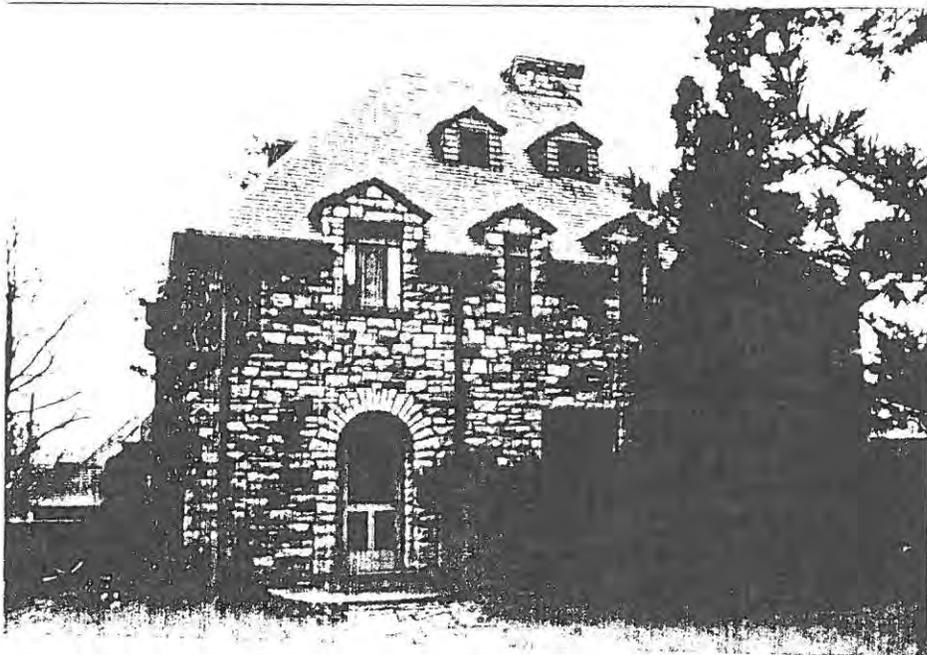
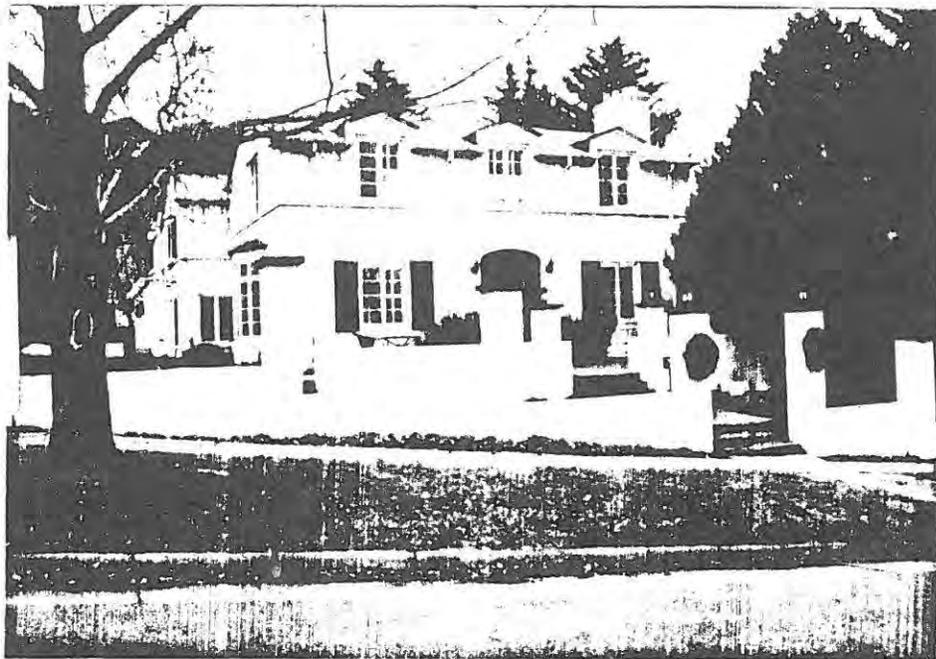
The Lawrence Residence (535 14th Street) is representative of the Ranch style homes surveyed, as reflected in its one-story height, low-pitched roof, and stuccoed walls atop a concrete foundation. This dwelling was designed by Glen Huntington for Arthur and Marjorie Lawrence. Arthur Lawrence was director of vocational education at Boulder public schools for ten years. Single examples of Monterey or Southwest Colonial (1515 Mariposa Avenue) Chateausque (626 13th Street), Colonial Revival (610 22nd Street), Edwardian Vernacular (1565 Columbine Avenue), and Post Modern style houses were also documented.

The survey did not identify a potential National Register district within the neighborhood. The neighborhood did not display a cohesiveness of architectural styles or period of development and appears to have sustained substantial recent development in terms of modern infill and the alteration of historic houses. Of the historic houses surveyed, about two-thirds had undergone moderate to major alterations. The most commonly recorded alterations were porch remodeling, window alterations, and additions. Several houses surveyed had been totally remodeled and one, 1434 Baseline Road (5BL687) was delisted from the National Register due to extensive alterations.

#### Individually Eligible Resources

Two individual resources considered eligible to the National Register were located within the Floral Park neighborhood:

1. 626 13th Street, 5BL3586, Drewelowe-VanEk Residence, 1930, Glen Huntington. The only Chateausque style home in the neighborhood and one of the few examples of the style in Boulder is this dwelling at 626 13th Street. This two-and-a-half story cut stone dwelling was designed by Boulder architect Glen Huntington for noted painter and feminist Eve Drewelowe and university professor and dean Jacob Vanek. The house is significant for its architecture, which includes a steeply pitched roof with flared eaves, round-arched entrance with stone surround, gabled dormers, and casement windows. Artist Drewelowe designed many of the interior details.



Glen Huntington's ability to design homes in a variety of popular styles made him Boulder's most prolific architect. Two of Huntington's works are the Colonial Revival style Bartholomew residence at 701 7th Street (top) and the Chateausque style Drewelowe-VanEk residence at 626 13th Street (bottom). Photographer: Roger Whitacre, Negs. 92-7-4 and 92-12-27.

2. 625 14th Street, 5BL3592, Sea Horse Hill, 1931, Glen Huntington. Adventure novel author Charles Elbert Scoggins instructed Glen Huntington to design this house for writing and entertaining, with a broad, sweeping view and a private study. The house was built atop a knoll using stone taken from the site. The house is adorned with a variety of sea horse details, including door knockers, copper lanterns, wrought iron, tiles, and stained and leaded glass, thus earning its name "Sea Horse Hill." The house is an excellent example of Jacobean/Elizabethan architecture, reflected in the high-pitched, intersecting roof gables, the casement windows divided with heavy mullions, the massive facade chimney, and the stone exterior ornamented with stucco and half-timbering.

#### **North Fourth Street**

Eight properties were surveyed on the odd side of the 2700 block of north Fourth Street. The even side of the block contains only modern structures. The buildings surveyed were all residential in character and seven of the houses were built between 1900-1915. The houses were all of frame construction, one to one-and-a-half stories in height, and the majority were vernacular in design. Most of the dwellings had sustained a moderate amount of alterations, most frequently consisting of porch remodeling and/or additions. None of the buildings was evaluated as being individually eligible to the National Register and historic district potential does not appear to exist due to lack of historic integrity and lack of significance in terms of architecture and associations.

#### **The City Storage and Transfer Building**

The City Storage and Transfer Building at 1750 13th Street (5BL3731) now houses the Boulder Art Center. The building is one of the few remaining examples of the Twentieth Century Factory/Warehouse style in Boulder, reflected in its brick construction, flat roof, corbelled cornice, minimal ornamentation, and urban location. The building underwent extensive renovation in 1988 and is not considered eligible to the National Register, although it is considered significant for its representation of the Factory/Warehouse style.

#### **Resurveyed Properties**

Twenty-three resources which had been previously documented were resurveyed. Most of the buildings were located within the University Hill and Grandview Terrace neighborhoods. The buildings were checked for recent alterations, condition, and significance. New photographs were taken of each property.

Determinations of eligibility for each of the resurveyed buildings were reviewed and revised when appropriate. The contributing/noncontributing status of each building within the potential University Hill and Grandview Terrace districts was determined. Sixteen of the resurveyed resources were found to be potentially eligible to the National Register.

#### Individually Eligible Resources

1. 907 7th Street, 5BL1105, Coulson Residence, circa 1900, Geneva Park Area. This large two-story residence is a well-preserved example of the early Foursquare style in Colorado. The brick house features a hipped roof with overhanging eaves, a two-story octagonal bay, and a rounded portico with classical columns.

2. 9th Street, 5BL571, between College and Pleasant, Columbia Cemetery, 1870. The final resting place of many of Boulder's most prominent pioneers, this cemetery established by Boulder's Masons has taken on a park-like quality over the years. Prominent persons buried here include city developers Frederick A. Squires and Jonathan A. Tourtellote, photographer Joseph Sturtevant, and businessman James A. Maxwell.

3. 1003 9th Street, 5BL1120, Gregg Residence, circa 1904, Geneva Park Area. Perhaps the finest example of the work of master Boulder brick mason Benjamin Gregg and one of the best examples of Craftsman style architecture in the city is this residence. Notable details include the ornately patterned brickwork, the steeply pitched roof with widely overhanging eaves with large decorative brackets, the full-width porch with brackets and post supports, the triple windows with shed hoods, and the shingled gable end with band of small rectangular windows.

4. 977 9th Street, 5BL1121, Castle House, 1905-1906, Geneva Park Area. Another example of Benjamin Gregg's artistry with brick, this unique residence is constructed of chiseled brick and has a castellated roof with stone trim, as well as a central tower with stone torches and octagonal towers at corners of the building.

5. 750 11th Street, 5BL1118, Reginald Platts Residence, 1927, Glen Huntington, University Hill Area. Designed by Boulder architect Glen Huntington with the assistance of Margaret Read, this Mediterranean style symmetrical brick dwelling features a tile roof, arched entrance with cast stone surround, and wrought iron balconets. The home was erected for Reginald and Lois Platts, Boulder business owners associated with Western States Cutlery and Western Industries, Inc.

6. 720 11th Street, 5BL1119, David H. Holmes Residence, 1922,

David H. Holmes, University Hill Area. This substantial residence built of maroon-colored conglomerate stone was designed by architect David H. Holmes, who later lived here. The house reflects the Mediterranean style popular during 1920s in Boulder, and is notable for its round arched entrance, balcony with wrought iron, round arches above first story windows, and stone chimneys.

7. 983 14th Street, 5BL1108, McNutt Residence, 1892, University Hill Area. One of the earliest houses erected on University Hill is this two-and-a-half story red brick dwelling with decorative shingles, vergeboards with incised brackets, stone trim, decorative brickwork, a two-story bay with corbelled corners, and balcony with key-hole arch.

8. 1080 14th Street, 5BL696, Chi Psi Fraternity House, 1921, University Hill Area. One of the finest of the fraternity/sorority houses on University Hill is this three-story red brick fraternity house with limestone and white wood trim which incorporates elements of the Georgian and Classic Revival styles. The residence is notable for its two-story columns, round arches with keystones over windows, and large bay windows.

9. 820 16th Street, 5BL1130, Cadwell G. House Residence, 1930, University Hill Area. Boulder stonemason Cadwell House called this building his masterpiece. The stone residence features an unusual, steeply pitched front gabled facade with multiple arches. The house was erected by House employing his own "split face" rock construction technique.

10. 956 16th Street, 5BL1114, University Hill Elementary School, 1905, William Redding and Son, University Hill Area. This large red brick and stone school building was erected to serve as the neighborhood school for children living in University Hill and continues to be a visual landmark, occupying a prominent location facing the University of Colorado campus. The building has entrance towers with overhanging, bracketed eaves, arched entrances, bands of windows, and stone trim.

11. 970 Aurora Street, 5BL1471, Mount Saint Gertrude's Academy, 1892, Alexander Cazin, University Hill Area. Although substantially damaged by a fire, this massive red brick building with raised red sandstone foundation continues to occupy a position of significance within the University Hill neighborhood. Mount St. Gertrude's Academy, established by the Sisters of Charity, was one of the first buildings erected in University Hill and is associated with the development of education in Boulder.

12. 1010 Aurora Street, 5BL1472, Boulder Fire Department No. 2, 1908, Isaac Shockley, University Hill Area. This two-story

brick building with stone trim still features central garage doors with a multi-light transom. The firehouse designed by Isaac Shockley was identical to one at 4th and Maxwell which was demolished. The fire station was used for fifty years and exemplifies the history early twentieth century firefighting.

13. 1123 Baseline Road, 5BL1473, David Holmes Residence, 1923, David H. Holmes, University Hill Area. This whimsical stone building was designed by architect David H. Holmes as a residence for himself. The house is notable for its unusual stone and brick construction which combines materials of varied sizes and shapes, and for its basket-handle arched entrance.

14. 1302 Baseline Road, 5BL1474, Repplier Residence, 1936, Glen Huntington, Floral Park Area. This stately residence features a first story of red sandstone of varied lengths and thickness laid in an irregular pattern and an upper story of red brick in decorative herringbone and parquet patterns. The house has a front tower with vertical, lattice windows and through-the-cornice dormers with narrow multi-light windows. The home was built with stone similar to that utilized for university buildings and the bricks were individually selected by the owners, Frederick Oakleigh and Margaret Repplier.

15. 1206 Euclid Avenue, 5BL620, Harbeck Residence, 1899-1900, University Hill Area. One of the landmarks within the University Hill neighborhood is this stately stone residence which features a two-story bay window and portico with classical stone columns topped by a balcony on its facade. The home was built for New York stockbroker and store owner J.H. Harbeck and his wife, Kate. The interior of the house featured the finest woodwork and finishings that money could buy in 1899.

16. 1511 University Avenue, 5BL1496, Armory Building, 1915-1916, Grandview Terrace Area. This fortress-like stone building was erected to serve as the headquarters for Boulder's unit of the Colorado National Guard. The building is also significant for its architecture which includes a central parapet, small windows, a large central entrance, and concrete belt courses.

### **Recommendations**

Upon the conclusion of the 1992 Boulder Survey of Historic Places, the surveyors identified the following recommendations:

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

2. The buildings and districts identified herein as eligible should be nominated to the National Register of

Historic Places or locally designated as landmarks or structures of merit. Because three years have elapsed since the initial survey of the University Hill neighborhood and because the neighborhood is undergoing substantial redevelopment, a quick field check should be made to verify the integrity of buildings surveyed in previous years.

3. A number of historic themes associated with the neighborhoods examined would be fruitful topics for research which could be directly tied to the resources. Several of these topics have been suggested in previous years and Boulder's on-going historic context project has begun to address some of these concepts. The context work should be continued and might include the following topics:

a. The influence of transportation systems such as the streetcar and interurban on the growth of residential neighborhoods in Boulder. The characteristics of Boulder's streetcar suburbs.

b. The development of fraternities and sororities associated with the university, with emphasis on the architects and architecture of fraternity and sorority houses.

c. Boulder architects, craftsmen, and builders. Information on individuals who designed and built houses would be helpful in determining the influence of national styles and identifying local designs.

d. The period 1930-1945 in Boulder has not been examined in detail in published histories. Histories of the city barely touch on events of the period. For example, newspapers of the 1930s mention the difficulties of the First National Bank, but published histories do not cover the topic. Also, the extent of Depression era public works in Boulder and local efforts to provide employment have not been covered extensively, nor has the impact of World War II.

e. The examination of particular architectural styles and methods of construction in Boulder using examples of Boulder buildings.

f. An analysis of the impact of landscape architecture on the development of Boulder and research on the work of designers such as W.W. Parce.

4. Preparation of multiple property documentation forms for fraternity and sorority houses in Boulder, as well as for vernacular stone houses of the 1920s and 1930s, would

be logical. The fraternity and sorority nomination would be of National Register quality as the houses are individually eligible. The stone houses could be locally designated if further research demonstrates their significance.

## 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.
- Barker, Jane V. **76 Historic Homes of Boulder, Colorado.** Boulder: Pruett Publishing Co., 1976.
- 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. Boulder County Real Estate Appraisal Cards. Carnegie Library for Local History.
- 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.
- Drumm, Henry A. "Drumm's Wall Map of City of Boulder and Vicinity." Boulder, Colorado: Henry A. Drumm, 1915.
- 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.
- Jones, William C. and Noel T. Holley. **The Kite Route: The Story of the Denver and Interurban Railroad.** Boulder, Colorado:Pruett Publishing, 1986.
- 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, 1992  
Surveyed Sites in Street Address Order**

Street Address	State ID Number	Area	
2703	4TH ST	5BL3765	4TH
2707	4TH ST	5BL3770	4TH
2717	4TH ST	5BL3771	4TH
2727	4TH ST	5BL3772	4TH
2737	4TH ST	5BL3773	4TH
2741	4TH ST	5BL3774	4TH
2747	4TH ST	5BL3775	4TH
2759	4TH ST	5BL3743	4TH
3025	5TH ST	5BL3462	GP
971	6TH ST	5BL3464	GP
1025	6TH ST	5BL3465	GP
701	7TH ST	5BL3466	GP
722	7TH ST	5BL3467	GP
834	7TH ST	5BL3468	GP
851	7TH ST	5BL3469	GP
854	7TH ST	5BL3470	GP
868	7TH ST	5BL3471	GP
875	7TH ST	5BL3472	GP
879	7TH ST	5BL3473	GP
921	7TH ST	5BL3474	GP
923	7TH ST	5BL3475	GP
927	7TH ST	5BL3476	GP
963	7TH ST	5BL3477	GP
977	7TH ST	5BL3478	GP
728	8TH ST	5BL3479	GP
737	8TH ST	5BL3480	GP
835	8TH ST	5BL3481	GP
845	8TH ST	5BL3482	GP
853	8TH ST	5BL3483	GP
857	8TH ST	5BL3484	GP
865	8TH ST	5BL3485	GP
903-05	8TH ST	5BL3486	GP
941	8TH ST	5BL3487	GP
954	8TH ST	5BL3488	GP
960	8TH ST	5BL3489	GP
965	8TH ST	5BL3490	GP
968	8TH ST	5BL3491	GP
1028	8TH ST	5BL3492	GP
1035	8TH ST	5BL3493	GP
1046	8TH ST	5BL3494	GP
1065	8TH ST	5BL3495	GP

## APPENDIX 1 (Con't.)

Street Address	State ID Number	Area	
1081	8TH ST	5BL3496	GP
1085	8TH ST	5BL3497	GP
701	9TH ST	5BL3498	GP
717	9TH ST	5BL3499	GP
719	9TH ST	5BL3500	GP
721	9TH ST	5BL3501	GP
743	9TH ST	5BL3502	GP
747	9TH ST	5BL3503	GP
749	9TH ST	5BL3504	GP
787	9TH ST	5BL3505	GP
811	9TH ST	5BL3506	GP
819	9TH ST	5BL3507	GP
827	9TH ST	5BL3508	GP
835	9TH ST	5BL3509	GP
841	9TH ST	5BL3510	GP
849	9TH ST	5BL3511	GP
861	9TH ST	5BL3512	GP
869	9TH ST	5BL3513	GP
873	9TH ST	5BL3514	GP
875	9TH ST	5BL3515	GP
885	9TH ST	5BL3516	GP
911	9TH ST	5BL3517	GP
921	9TH ST	5BL3518	GP
935	9TH ST	5BL3519	GP
945	9TH ST	5BL3520	GP
957-59	9TH ST	5BL3521	GP
1011	9TH ST	5BL3522	GP
1029	9TH ST	5BL3523	GP
1037	9TH ST	5BL3524	GP
1055	9TH ST	5BL3525	GP
1061	9TH ST	5BL3526	GP
1065	9TH ST	5BL3527	GP
1087	9TH ST	5BL3528	GP
620	12TH ST	5BL3673	FP
655	12TH ST	5BL3583	FP
575	13TH ST	5BL3584	FP
605	13TH ST	5BL3585	FP
626	13TH ST	5BL3586	FP
1433-35	13TH ST	5BL3732	GV
1750	13TH ST	5BL3731	N/A
515	14TH ST	5BL3587	FP
520	14TH ST	5BL3588	FP
535	14TH ST	5BL3589	FP
568	14TH ST	5BL3590	FP
616	14TH ST	5BL3591	FP

## APPENDIX 1 (Con't.)

Street Address	State ID Number	Area	
625	14TH ST	5BL3592	FP
626	14TH ST	5BL3593	FP
644	14TH ST	5BL3665	FP
517	15TH ST	5BL3666	FP
1424	15TH ST	5BL3733	GV
1425	15TH ST	5BL3734	GV
1444	15TH ST	5BL3735	GV
1450	15TH ST	5BL3736	GV
802	16TH ST	5BL3529	UH
805	16TH ST	5BL3530	UH
811	16TH ST	5BL3531	UH
827	16TH ST	5BL3532	UH
842	16TH ST	5BL3533	UH
846	16TH ST	5BL3534	UH
849	16TH ST	5BL3535	UH
851	16TH ST	5BL3536	UH
869	16TH ST	5BL3537	UH
875	16TH ST	5BL3538	UH
891	16TH ST	5BL3539	UH
708	17TH ST	5BL3540	UH
711	17TH ST	5BL3541	UH
712	17TH ST	5BL3542	UH
717	17TH ST	5BL3737	UH
740	17TH ST	5BL3543	UH
770	17TH ST	5BL3544	UH
774	17TH ST	5BL3545	UH
775	17TH ST	5BL3546	UH
781	17TH ST	5BL3547	UH
787	17TH ST	5BL3548	UH
802	17TH ST	5BL3549	UH
835	17TH ST	5BL3550	UH
843	17TH ST	5BL3551	UH
861	17TH ST	5BL3552	UH
868	17TH ST	5BL3553	UH
878	17TH ST	5BL3554	UH
955	17TH ST	5BL3738	UH
1201-03	17TH ST	5BL3740	GV
1205	17TH ST	5BL3741	GV
1213	17TH ST	5BL3742	GV
524	18TH ST	5BL3667	FP
720-22	18TH ST	5BL3555	UH
721	18TH ST	5BL3556	UH
755	18TH ST	5BL3557	UH
787	18TH ST	5BL3558	UH
788	18TH ST	5BL3559	UH

## APPENDIX 1 (Con't.)

Street Address	State ID Number	Area	
802	18TH ST	5BL3560	UH
835	18TH ST	5BL3561	UH
851	18TH ST	5BL3562	UH
888	18TH ST	5BL3563	UH
891	18TH ST	5BL3564	UH
902	18TH ST	5BL3565	UH
907	18TH ST	5BL3566	UH
723	19TH ST	5BL3739	UH
729	19TH ST	5BL3567	UH
743	19TH ST	5BL3568	UH
810	19TH ST	5BL3569	UH
844	19TH ST	5BL3570	UH
605	20TH ST	5BL3668	FP
864	20TH ST	5BL3571	UH
866	20TH ST	5BL3744	UH
610	22ND ST	5BL3669	FP
635	22ND ST	5BL3670	FP
700	AURORA AVE	5BL3572	GP
705	AURORA AVE	5BL3573	GP
834	AURORA AVE	5BL3574	GP
595	BASELINE RD	5BL3575	GP
601	BASELINE RD	5BL3776	GP
709	BASELINE RD	5BL3576	GP
741	BASELINE RD	5BL3577	GP
801	BASELINE RD	5BL3578	GP
1434	BASELINE RD	5BL687	FP
1500	BASELINE RD	5BL3672	FP
1520	BASELINE RD	5BL3463	FP
1550	BASELINE RD	5BL3674	FP
1602	BASELINE RD	5BL3675	FP
1634	BASELINE RD	5BL3676	FP
1642	BASELINE RD	5BL3677	FP
1750	BASELINE RD	5BL3678	FP
1900	BASELINE RD	5BL3679	FP
1928	BASELINE RD	5BL3680	FP
2042	BASELINE RD	5BL3681	FP
1604	BLUEBELL AV	5BL3682	FP
1700	BLUEBELL AV	5BL3683	FP
1720	BLUEBELL AV	5BL3684	FP
1800	BLUEBELL AV	5BL3685	FP
1900	BLUEBELL AV	5BL3686	FP
2003	BLUEBELL AV	5BL3687	FP
2250	BLUEBELL AV	5BL3688	FP
911-15	BROADWAY	5BL3659	UH
919	BROADWAY	5BL3660	UH

## APPENDIX 1 (Con't.)

Street Address	State ID Number	Area	
923	BROADWAY	5BL3661	UH
943	BROADWAY	5BL3662	UH
949	BROADWAY	5BL3663	UH
955	BROADWAY	5BL3664	UH
1416	BROADWAY	5BL3745	GV
1506	BROADWAY	5BL3746	GV
1522	BROADWAY	5BL3747	GV
1546	BROADWAY	5BL3748	GV
1600	BROADWAY	5BL3749	GV
601-23	CASCADE AVE	5BL3582	GP
626	CASCADE AVE	5BL3579	GP
750	CASCADE AVE	5BL3580	GP
840	CASCADE AVE	5BL3581	GP
770	CIRCLE DR	5BL3594	GP
600	COLLEGE AVE	5BL3595	GP
650	COLLEGE AVE	5BL3596	GP
810	COLLEGE AVE	5BL3597	GP
826	COLLEGE AVE	5BL3598	GP
880	COLLEGE AVE	5BL3599	GP
1502	COLUMBINE AV	5BL3689	FP
1503	COLUMBINE AV	5BL3690	FP
1511	COLUMBINE AV	5BL3691	FP
1516	COLUMBINE AV	5BL3692	FP
1529	COLUMBINE AV	5BL3693	FP
1565	COLUMBINE AV	5BL3694	FP
1602	COLUMBINE AV	5BL3695	FP
1619	COLUMBINE AV	5BL3696	FP
1620	COLUMBINE AV	5BL3697	FP
1627	COLUMBINE AV	5BL3698	FP
1633	COLUMBINE AV	5BL3699	FP
1636	COLUMBINE AV	5BL3700	FP
1728-30	COLUMBINE AV	5BL3701	FP
1805	COLUMBINE AV	5BL3702	FP
1816	COLUMBINE AV	5BL3703	FP
1821	COLUMBINE AV	5BL3704	FP
1828	COLUMBINE AV	5BL3705	FP
1838	COLUMBINE AV	5BL3706	FP
1841	COLUMBINE AV	5BL3707	FP
1904	COLUMBINE AV	5BL3708	FP
1911	COLUMBINE AV	5BL3709	FP
1930	COLUMBINE AV	5BL3710	FP
2007	COLUMBINE AV	5BL3711	FP
2008	COLUMBINE AV	5BL3712	FP
2018	COLUMBINE AV	5BL3713	FP
2029	COLUMBINE AV	5BL3714	FP

## APPENDIX 1 (Con't.)

Street Address	State ID Number	Area	
2121	COLUMBINE AV	5BL3715	FP
2221	COLUMBINE AV	5BL3716	FP
2243	COLUMBINE AV	5BL3717	FP
701	EUCLID AVE	5BL3601	GP
851	EUCLID AVE	5BL3600	GP
525	GENEVA AVE	5BL3602	GP
546	GENEVA AVE	5BL3603	GP
946	GILBERT ST	5BL3604	GP
973	GILBERT ST	5BL3605	GP
1005	GILBERT ST	5BL3606	GP
1099	GILBERT ST	5BL3607	GP
1220	GRANDVIEW AV	5BL3751	GV
1225	GRANDVIEW AV	5BL3752	GV
1230	GRANDVIEW AV	5BL3753	GV
1232	GRANDVIEW AV	5BL3754	GV
1243	GRANDVIEW AV	5BL3755	GV
1244	GRANDVIEW AV	5BL3756	GV
1301	GRANDVIEW AV	5BL3757	GV
1320	GRANDVIEW AV	5BL3758	GV
1333	GRANDVIEW AV	5BL3759	GV
1338	GRANDVIEW AV	5BL3760	GV
1344	GRANDVIEW AV	5BL3761	GV
700	GRANT PL	5BL3608	GP
711	GRANT PL	5BL3609	GP
717	GRANT PL	5BL3610	GP
736	GRANT PL	5BL3611	GP
739	GRANT PL	5BL3612	GP
751	GRANT PL	5BL3613	GP
755	GRANT PL	5BL3614	GP
763	GRANT PL	5BL3615	GP
766	GRANT PL	5BL3616	GP
771	GRANT PL	5BL3617	GP
774	GRANT PL	5BL3618	GP
780	GRANT PL	5BL3619	GP
781	GRANT PL	5BL3620	GP
788	GRANT PL	5BL3621	GP
801	GRANT PL	5BL3622	GP
811	GRANT PL	5BL3623	GP
819	GRANT PL	5BL3624	GP
820	GRANT PL	5BL3625	GP
830	GRANT PL	5BL3626	GP
835	GRANT PL	5BL3627	GP
836	GRANT PL	5BL3628	GP
842	GRANT PL	5BL3629	GP
861	GRANT PL	5BL3630	GP

## APPENDIX 1 (Con't.)

Street Address	State ID Number	Area	
869	GRANT PL	5BL3631	GP
870	GRANT PL	5BL3632	GP
875	GRANT PL	5BL3633	GP
878	GRANT PL	5BL3634	GP
883	GRANT PL	5BL3635	GP
884	GRANT PL	5BL3636	GP
902	GRANT PL	5BL3637	GP
911	GRANT PL	5BL3638	GP
912	GRANT PL	5BL3639	GP
917	GRANT PL	5BL3640	GP
920	GRANT PL	5BL3641	GP
925	GRANT PL	5BL3642	GP
930	GRANT PL	5BL3643	GP
941	GRANT PL	5BL3644	GP
944	GRANT PL	5BL3645	GP
951	GRANT PL	5BL3646	GP
953	GRANT PL	5BL3647	GP
956	GRANT PL	5BL3648	GP
957	GRANT PL	5BL3750	GP
959	GRANT PL	5BL3649	GP
964	GRANT PL	5BL3650	GP
973	GRANT PL	5BL3651	GP
1010	GRANT PL	5BL3652	GP
1020	GRANT PL	5BL3653	GP
1036	GRANT PL	5BL3654	GP
1054	GRANT PL	5BL3655	GP
1060	GRANT PL	5BL3656	GP
1075	GRANT PL	5BL3657	GP
1085	GRANT PL	5BL3658	GP
1601	HILLSIDE RD	5BL3762	GV
1605	HILLSIDE RD	5BL3763	GV
1610	HILLSIDE RD	5BL3764	GV
1950	KING AV	5BL3718	FP
1505	MARIPOSA AV	5BL3719	FP
1515	MARIPOSA AV	5BL3720	FP
1575	MARIPOSA AV	5BL3721	FP
1600	MARIPOSA AV	5BL3722	FP
1601	MARIPOSA AV	5BL3723	FP
1714	MARIPOSA AV	5BL3724	FP
1719	MARIPOSA AV	5BL3725	FP
1722	MARIPOSA AV	5BL3726	FP
1729	MARIPOSA AV	5BL3727	FP
1739	MARIPOSA AV	5BL3728	FP
2119	MARIPOSA AV	5BL3729	FP
2125	MARIPOSA AV	5BL3730	FP

## APPENDIX 1 (Con't.)

Street Address	State ID Number	Area
1229 UNIVERSITY AV	5BL3766	GV
1305 UNIVERSITY AV	5BL3767	GV
1333 UNIVERSITY AV	5BL3768	GV
1505 UNIVERSITY AV	5BL3769	GV

NOTE: Survey area abbreviations are as follows: FP, Floral Park; GP, Geneva Park; GV, Grandview Terrace; UH, University Hill; 4TH, 4th Street; and N/A, not applicable.

## APPENDIX 2

**Boulder Survey of Historic Places, 1992  
Surveyed Sites in State ID Number Order**

Street Address	State ID Number	Area	
1025	5TH ST	5BL3462	GP
1520	BASELINE RD	5BL3463	FP
971	6TH ST	5BL3464	GP
1025	6TH ST	5BL3465	GP
701	7TH ST	5BL3466	GP
722	7TH ST	5BL3467	GP
834	7TH ST	5BL3468	GP
851	7TH ST	5BL3469	GP
854	7TH ST	5BL3470	GP
868	7TH ST	5BL3471	GP
875	7TH ST	5BL3472	GP
879	7TH ST	5BL3473	GP
921	7TH ST	5BL3474	GP
923	7TH ST	5BL3475	GP
927	7TH ST	5BL3476	GP
963	7TH ST	5BL3477	GP
977	7TH ST	5BL3478	GP
728	8TH ST	5BL3479	GP
737	8TH ST	5BL3480	GP
835	8TH ST	5BL3481	GP
845	8TH ST	5BL3482	GP
853	8TH ST	5BL3483	GP
857	8TH ST	5BL3484	GP
865	8TH ST	5BL3485	GP
903-05	8TH ST	5BL3486	GP
941	8TH ST	5BL3487	GP
954	8TH ST	5BL3488	GP
960	8TH ST	5BL3489	GP
965	8TH ST	5BL3490	GP
968	8TH ST	5BL3491	GP
1028	8TH ST	5BL3492	GP
1035	8TH ST	5BL3493	GP
1046	8TH ST	5BL3494	GP
1065	8TH ST	5BL3495	GP
1081	8TH ST	5BL3496	GP
1085	8TH ST	5BL3497	GP
701	9TH ST	5BL3498	GP
717	9TH ST	5BL3499	GP
719	9TH ST	5BL3500	GP
721	9TH ST	5BL3501	GP
743	9TH ST	5BL3502	GP
747	9TH ST	5BL3503	GP

## APPENDIX 2 (Con't.)

Street Address	State ID Number	Area	
749	9TH ST	5BL3504	GP
787	9TH ST	5BL3505	GP
811	9TH ST	5BL3506	GP
819	9TH ST	5BL3507	GP
827	9TH ST	5BL3508	GP
835	9TH ST	5BL3509	GP
841	9TH ST	5BL3510	GP
849	9TH ST	5BL3511	GP
861	9TH ST	5BL3512	GP
869	9TH ST	5BL3513	GP
873	9TH ST	5BL3514	GP
875	9TH ST	5BL3515	GP
885	9TH ST	5BL3516	GP
911	9TH ST	5BL3517	GP
921	9TH ST	5BL3518	GP
935	9TH ST	5BL3519	GP
945	9TH ST	5BL3520	GP
957-59	9TH ST	5BL3521	GP
1011	9TH ST	5BL3522	GP
1029	9TH ST	5BL3523	GP
1037	9TH ST	5BL3524	GP
1055	9TH ST	5BL3525	GP
1061	9TH ST	5BL3526	GP
1065	9TH ST	5BL3527	GP
1087	9TH ST	5BL3528	GP
802	16TH ST	5BL3529	UH
805	16TH ST	5BL3530	UH
811	16TH ST	5BL3531	UH
827	16TH ST	5BL3532	UH
842	16TH ST	5BL3533	UH
846	16TH ST	5BL3534	UH
849	16TH ST	5BL3535	UH
851	16TH ST	5BL3536	UH
869	16TH ST	5BL3537	UH
875	16TH ST	5BL3538	UH
891	16TH ST	5BL3539	UH
708	17TH ST	5BL3540	UH
711	17TH ST	5BL3541	UH
712	17TH ST	5BL3542	UH
740	17TH ST	5BL3543	UH
770	17TH ST	5BL3544	UH
774	17TH ST	5BL3545	UH
775	17TH ST	5BL3546	UH
781	17TH ST	5BL3547	UH
787	17TH ST	5BL3548	UH

## APPENDIX 2 (Con't.)

Street Address	State ID Number	Area	
802	17TH ST	5BL3549	UH
835	17TH ST	5BL3550	UH
843	17TH ST	5BL3551	UH
861	17TH ST	5BL3552	UH
868	17TH ST	5BL3553	UH
878	17TH ST	5BL3554	UH
720-22	18TH ST	5BL3555	UH
721	18TH ST	5BL3556	UH
755	18TH ST	5BL3557	UH
787	18TH ST	5BL3558	UH
788	18TH ST	5BL3559	UH
802	18TH ST	5BL3560	UH
835	18TH ST	5BL3561	UH
851	18TH ST	5BL3562	UH
888	18TH ST	5BL3563	UH
891	18TH ST	5BL3564	UH
902	18TH ST	5BL3565	UH
907	18TH ST	5BL3566	UH
729	19TH ST	5BL3567	UH
743	19TH ST	5BL3568	UH
810	19TH ST	5BL3569	UH
844	19TH ST	5BL3570	UH
864	20TH ST	5BL3571	UH
700	AURORA AVE	5BL3572	GP
705	AURORA AVE	5BL3573	GP
834	AURORA AVE	5BL3574	GP
595	BASELINE RD	5BL3575	GP
709	BASELINE RD	5BL3576	GP
741	BASELINE RD	5BL3577	GP
801	BASELINE RD	5BL3578	GP
626	CASCADE AVE	5BL3579	GP
750	CASCADE AVE	5BL3580	GP
840	CASCADE AVE	5BL3581	GP
601-23	CASCADE AVE	5BL3582	GP
655	12TH ST	5BL3583	FP
575	13TH ST	5BL3584	FP
605	13TH ST	5BL3585	FP
626	13TH ST	5BL3586	FP
515	14TH ST	5BL3587	FP
520	14TH ST	5BL3588	FP
535	14TH ST	5BL3589	FP
568	14TH ST	5BL3590	FP
616	14TH ST	5BL3591	FP
625	14TH ST	5BL3592	FP
626	14TH ST	5BL3593	FP

## APPENDIX 2 (Con't.)

Street Address	State ID Number	Area	
912	GRANT PL	5BL3639	GP
917	GRANT PL	5BL3640	GP
920	GRANT PL	5BL3641	GP
925	GRANT PL	5BL3642	GP
930	GRANT PL	5BL3643	GP
941	GRANT PL	5BL3644	GP
944	GRANT PL	5BL3645	GP
951	GRANT PL	5BL3646	GP
953	GRANT PL	5BL3647	GP
956	GRANT PL	5BL3648	GP
959	GRANT PL	5BL3649	GP
964	GRANT PL	5BL3650	GP
973	GRANT PL	5BL3651	GP
1010	GRANT PL	5BL3652	GP
1020	GRANT PL	5BL3653	GP
1036	GRANT PL	5BL3654	GP
1054	GRANT PL	5BL3655	GP
1060	GRANT PL	5BL3656	GP
1075	GRANT PL	5BL3657	GP
1085	GRANT PL	5BL3658	GP
911-15	BROADWAY	5BL3659	UH
919	BROADWAY	5BL3660	UH
923	BROADWAY	5BL3661	UH
943	BROADWAY	5BL3662	UH
949	BROADWAY	5BL3663	UH
955	BROADWAY	5BL3664	UH
644	14TH ST	5BL3665	FP
517	15TH ST	5BL3666	FP
524	18TH ST	5BL3667	FP
605	20TH ST	5BL3668	FP
610	22ND ST	5BL3669	FP
635	22ND ST	5BL3670	FP
1500	BASELINE RD	5BL3672	FP
620	12TH ST	5BL3673	FP
1550	BASELINE RD	5BL3674	FP
1602	BASELINE RD	5BL3675	FP
1634	BASELINE RD	5BL3676	FP
1642	BASELINE RD	5BL3677	FP
1750	BASELINE RD	5BL3678	FP
1900	BASELINE RD	5BL3679	FP
1928	BASELINE RD	5BL3680	FP
2042	BASELINE RD	5BL3681	FP
1604	BLUEBELL AV	5BL3682	FP
1700	BLUEBELL AV	5BL3683	FP
1720	BLUEBELL AV	5BL3684	FP

## APPENDIX 2 (Con't.)

Street Address	State ID Number	Area	
1800	BLUEBELL AV	5BL3685	FP
1900	BLUEBELL AV	5BL3686	FP
2003	BLUEBELL AV	5BL3687	FP
2250	BLUEBELL AV	5BL3688	FP
1502	COLUMBINE AV	5BL3689	FP
1503	COLUMBINE AV	5BL3690	FP
1511	COLUMBINE AV	5BL3691	FP
1516	COLUMBINE AV	5BL3692	FP
1529	COLUMBINE AV	5BL3693	FP
1565	COLUMBINE AV	5BL3694	FP
1602	COLUMBINE AV	5BL3695	FP
1619	COLUMBINE AV	5BL3696	FP
1620	COLUMBINE AV	5BL3697	FP
1627	COLUMBINE AV	5BL3698	FP
1633	COLUMBINE AV	5BL3699	FP
1636	COLUMBINE AV	5BL3700	FP
1728-30	COLUMBINE AV	5BL3701	FP
1805	COLUMBINE AV	5BL3702	FP
1816	COLUMBINE AV	5BL3703	FP
1821	COLUMBINE AV	5BL3704	FP
1828	COLUMBINE AV	5BL3705	FP
1838	COLUMBINE AV	5BL3706	FP
1841	COLUMBINE AV	5BL3707	FP
1904	COLUMBINE AV	5BL3708	FP
1911	COLUMBINE AV	5BL3709	FP
1930	COLUMBINE AV	5BL3710	FP
2007	COLUMBINE AV	5BL3711	FP
2008	COLUMBINE AV	5BL3712	FP
2018	COLUMBINE AV	5BL3713	FP
2029	COLUMBINE AV	5BL3714	FP
2121	COLUMBINE AV	5BL3715	FP
2221	COLUMBINE AV	5BL3716	FP
2243	COLUMBINE AV	5BL3717	FP
1950	KING AV	5BL3718	FP
1505	MARIPOSA AV	5BL3719	FP
1515	MARIPOSA AV	5BL3720	FP
1575	MARIPOSA AV	5BL3721	FP
1600	MARIPOSA AV	5BL3722	FP
1601	MARIPOSA AV	5BL3723	FP
1714	MARIPOSA AV	5BL3724	FP
1719	MARIPOSA AV	5BL3725	FP
1722	MARIPOSA AV	5BL3726	FP
1729	MARIPOSA AV	5BL3727	FP
1739	MARIPOSA AV	5BL3728	FP
2119	MARIPOSA AV	5BL3729	FP

## APPENDIX 2 (Con't.)

Street Address	State ID Number	Area
2125 MARIPOSA AV	5BL3730	FP
1750 13TH ST	5BL3731	N/A
1433-35 13TH ST	5BL3732	GV
1424 15TH ST	5BL3733	GV
1425 15TH ST	5BL3734	GV
1444 15TH ST	5BL3735	GV
1450 15TH ST	5BL3736	GV
717 17TH ST	5BL3737	UH
955 17TH ST	5BL3738	UH
723 19TH ST	5BL3739	UH
1201-03 17TH ST	5BL3740	GV
1205 17TH ST	5BL3741	GV
1213 17TH ST	5BL3742	GV
2759 4TH ST	5BL3743	4TH
866 20TH ST	5BL3744	UH
1416 BROADWAY	5BL3745	GV
1506 BROADWAY	5BL3746	GV
1522 BROADWAY	5BL3747	GV
1546 BROADWAY	5BL3748	GV
1600 BROADWAY	5BL3749	GV
957 GRANT PL	5BL3750	GP
1220 GRANDVIEW AV	5BL3751	GV
1225 GRANDVIEW AV	5BL3752	GV
1230 GRANDVIEW AV	5BL3753	GV
1232 GRANDVIEW AV	5BL3754	GV
1243 GRANDVIEW AV	5BL3755	GV
1244 GRANDVIEW AV	5BL3756	GV
1301 GRANDVIEW AV	5BL3757	GV
1320 GRANDVIEW AV	5BL3758	GV
1333 GRANDVIEW AV	5BL3759	GV
1338 GRANDVIEW AV	5BL3760	GV
1344 GRANDVIEW AV	5BL3761	GV
1601 HILLSIDE RD	5BL3762	GV
1605 HILLSIDE RD	5BL3763	GV
1610 HILLSIDE RD	5BL3764	GV
2703 4TH ST	5BL3765	4TH
1229 UNIVERSITY AV	5BL3766	GV
1305 UNIVERSITY AV	5BL3767	GV
1333 UNIVERSITY AV	5BL3768	GV
1505 UNIVERSITY AV	5BL3769	GV
2707 4TH ST	5BL3770	4TH
2717 4TH ST	5BL3771	4TH
2727 4TH ST	5BL3772	4TH
2737 4TH ST	5BL3773	4TH
2741 4TH ST	5BL3774	4TH

## APPENDIX 2 (Con't.)

Street Address		State ID Number	Area
2747	4TH ST	5BL3775	4TH
601	BASELINE RD	5BL3776	GP
1434	BASELINE RD	5BL687	FP

NOTE: Survey area abbreviations are as follows: FP, Floral Park; GP, Geneva Park; GV, Grandview Terrace; UH, University Hill; 4TH, 4th Street; and N/A, not applicable.

## APPENDIX 3

**University Hill Survey, 1990-92**  
**Surveyed Sites in Street Address Order**

Street Address	State ID Number	YOC	Cntr	Ind Elg	Dis	Surv. Year	
740	9th St	5BL3154	1927	Y	N	Y	1991
748	9th St	5BL3155	1923	N	N	Y	1991
764	9th St	5BL3156	1923	Y	N	Y	1991
774	9th St	5BL3157	1925	Y	N	Y	1991
780	9th St	5BL3158	1926	Y	N	Y	1991
788	9th St	5BL3159	1925	Y	N	Y	1991
836	9th St	5BL3160	1927	Y	N	Y	1991
866	9th St	5BL3161	1927	Y	N	Y	1991
890	9th St	5BL3164	1926	Y	N	Y	1991
902	9th St	5BL2732	1924	Y	N	Y	1990
928	9th St	5BL2735	1927	Y	N	Y	1990
942	9th St	5BL2737	1926	Y	N	Y	1990
950	9th St	5BL2739	1924	Y	N	Y	1990
962	9th St	5BL2741	1924	Y	N	Y	1990
970	9th St	5BL2742	1924	Y	N	Y	1990
1010	9th St	5BL2743	1926	Y	N	Y	1990
1020	9th St	5BL2745	1924	Y	N	Y	1990
1120	9th St	5BL2752	1924	Y	N	Y	1990
717	10th St	5BL3165	1940	Y	Y	Y	1991
728	10th St	5BL3166	1924	Y	N	Y	1991
747	10th St	5BL3167	1937	Y	N	Y	1991
766	10th St	5BL3168	1921	Y	N	Y	1991
770	10th St	5BL3169	1937	Y	N	Y	1991
780	10th St	5BL3170	1937	Y	N	Y	1991
790	10th St	5BL3171	1939	N	N	Y	1991
808	10th St	5BL3172	1928	Y	N	Y	1991
848	10th St	5BL3173	1909	Y	N	Y	1991
856	10th St	5BL3174	1909	Y	N	Y	1991
904	10th St	5BL2755	1912	Y	Y	Y	1990
✓908	10th St	5BL2756	1900	Y	Y	Y	1990
915	10th St	5BL2757	1925	Y	N	Y	1990
920	10th St	5BL2758	1904	Y	N	Y	1990
927	10th St	5BL2759	1905	N	N	Y	1990
928	10th St	5BL2760	1923	Y	N	Y	1990
935	10th St	5BL2761	1909	Y	Y	Y	1990
940	10th St	5BL2762	1904	Y	N	Y	1990
943	10th St	5BL2763	1921	Y	N	Y	1990
954	10th St	5BL2764	1921	Y	N	Y	1990
955	10th St	5BL2765	1910	Y	N	Y	1990
963	10th St	5BL2766	1890s	Y	N	Y	1990
965	10th St	5BL2767	1911	Y	N	Y	1990
969	10th St	5BL2768	1909	Y	N	Y	1990
976	10th St	5BL2769	1914	Y	N	Y	1990
985	10th St	5BL2770	1895	Y	N	Y	1990
1001	10th St	5BL2771	1920s	Y	N	Y	1990
✓1006	10th St	5BL2772	1909	Y	Y	Y	1990
1011	10th St	5BL2773	1909	Y	N	Y	1990
1012	10th St	5BL2774	1908	Y	N	Y	1990
1020	10th St	5BL2775	1908	Y	N	Y	1990
1021	10th St	5BL2776	1909	Y	N	Y	1990
1027	10th St	5BL2777	1906	N	N	Y	1990

## APPENDIX 3 (Con't.)

Street Address	State ID Number	YOC	Cntr	Ind Elg	Dis	Surv. Year	
1033	10th St	5BL2733	1914	Y	N	Y	1990
1035	10th St	5BL2778	1914	Y	N	Y	1990
1040	10th St	5BL2779	1910	Y	N	Y	1990
1041	10th St	5BL2780	1920	Y	N	Y	1990
1042	10th St	5BL2781	1922	Y	N	Y	1990
1044	10th St	5BL2782	1900	Y	N	Y	1990
1050	10th St	5BL2783	1917	Y	N	Y	1990
1051	10th St	5BL2784	1912	Y	N	Y	1990
1061	10th St	5BL2785	1909	Y	N	Y	1990
1064	10th St	5BL2786	1922	Y	N	Y	1990
1065	10th St	5BL2787	1906	Y	N	Y	1990
1075	10th St	5BL2788	1909	Y	N	Y	1990
✓ 1080	10th St	5BL2789	1910	Y	Y	Y	1990
1086	10th St	5BL2790	1923	Y	N	Y	1990
1087	10th St	5BL2791	1924	Y	N	Y	1990
1093	10th St	5BL2792	1905	Y	N	Y	1990
1100	10th St	5BL2793	1911	Y	N	Y	1990
1107	10th St	5BL2794	1906	Y	N	Y	1990
1110	10th St	5BL2795	1910	Y	N	Y	1990
1113	10th St	5BL2796	1906	N	N	Y	1990
1120	10th St	5BL2797	1903	Y	N	Y	1990
1125	10th St	5BL2798	1905	Y	N	Y	1990
1130	10th St	5BL2799	1907	Y	N	Y	1990
1134	10th St	5BL2800	1907	N	N	Y	1990
1137	10th St	5BL2734	1907	N	N	Y	1990
1140	10th St	5BL2801	1907	Y	N	Y	1990
1145	10th St	5BL2802	1907	Y	N	Y	1990
1146	10th St	5BL2803	1900	Y	N	Y	1990
1150	10th St	5BL2804	1920	Y	N	Y	1990
1151	10th St	5BL2805	1900	Y	N	Y	1990
1155	10th St	5BL2806	1905	Y	N	Y	1990
1164	10th St	5BL2807	1920	Y	N	Y	1990
1165	10th St	5BL2808	1916	Y	N	Y	1990
✓ 703	11th St	5BL3175	1919	Y	Y	Y	1991
✓ 720	11TH ST	5BL1119	1922	Y	Y	Y	1992
✓ 750	11TH ST	5BL1118	1927	Y	Y	Y	1992
✓ 751	11th St	5BL3177	1908	Y	Y	Y	1991
755	11th St	5BL3178	1908	Y	N	Y	1991
759	11th St	5BL3179	1917	Y	N	Y	1991
781	11th St	5BL3180	1923	Y	N	Y	1991
787	11th St	5BL3181	1925	Y	N	Y	1991
✓ 809	11th St	5BL3182	1907	Y	Y	Y	1991
832	11th St	5BL3183	1929	N	N	Y	1991
✓ 845	11th St	5BL3184	1909	Y	Y	Y	1991
852	11th St	5BL3296	1927	Y	N	Y	1991
861	11th St	5BL3185	1908	Y	N	Y	1991
869	11th St	5BL3186	1905	Y	N	Y	1991
875	11th St	5BL3187	1920	Y	N	Y	1991
877	11th St	5BL3188	1917	Y	N	Y	1991
✓ 890	11th St	5BL3213	1927	Y	N	Y	1991
✓ 895	11th St	5BL3191	1924	Y	N	Y	1991
✓ 907	11th St	5BL2813	1907	Y	Y	Y	1990
916	11th St	5BL2814	1927	Y	N	Y	1990
921	11th St	5BL2815	1897	Y	N	Y	1990
929-31	11th St	5BL2816	1937	Y	N	Y	1990

## APPENDIX 3 (Con't.)

Street Address	State ID Number	YOC	Cntr	Ind Elg	Dis	Surv. Year	
930	11th St	5BL2817	1926	N	N	Y	1990
935	11th St	5BL2818	1923	Y	N	Y	1990
940	11th St	5BL2819	1903	Y	N	Y	1990
945	11th St	5BL2820	1909	Y	N	Y	1990
953	11th St	5BL2821	1900s	Y	N	Y	1990
954	11th St	5BL2822	1912	Y	N	Y	1990
962	11th St	5BL2823	1921	Y	N	Y	1990
963	11th St	5BL2824	1911	Y	N	Y	1990
965	11th St	5BL2825	1904	Y	N	Y	1990
970	11th St	5BL2826	1904	Y	N	Y	1990
980	11th St	5BL2827	1905	Y	N	Y	1990
✓981	11th St	5BL2828	1919	Y	Y	Y	1990
1005	11th St	5BL2829	1915	Y	N	Y	1990
1010	11th St	5BL2830	1915	Y	N	Y	1990
1015	11th St	5BL2831	1913	Y	N	Y	1990
1019	11th St	5BL2832	1923	Y	N	Y	1990
1024	11th St	5BL2833	1922	Y	N	Y	1990
1029	11th St	5BL2834	1922	Y	N	Y	1990
1032	11th St	5BL2835	1902	Y	N	Y	1990
1040	11th St	5BL2836	1900	Y	N	Y	1990
1048	11th St	5BL2837	1904	Y	N	Y	1990
1056	11th St	5BL2838	1923	Y	N	Y	1990
1061	11th St	5BL2839	1906	Y	N	Y	1990
1065	11th St	5BL2840	1907	Y	N	Y	1990
1069	11th St	5BL2841	1905	Y	N	Y	1990
1070	11th St	5BL2842	1923	Y	N	Y	1990
1071	11th St	5BL2843	1911	Y	N	Y	1990
1074	11th St	5BL2844	1923	Y	N	Y	1990
1075	11th St	5BL2845	1915	Y	N	Y	1990
1080	11th St	5BL2846	1923	Y	N	Y	1990
1081	11th St	5BL2847	1904	N	N	Y	1990
1087	11th St	5BL2848	1922	Y	N	Y	1990
1090	11th St	5BL2849	1923	Y	N	Y	1990
1121	11th St	5BL2850	1903	N	N	Y	1990
1129	11th St	5BL2851	1909	Y	N	Y	1990
1131-33	11th St	5BL2852	1920s	Y	N	Y	1990
1135	11th St	5BL2736	1904	N	N	Y	1990
1140	11th St	5BL2853	1919	Y	N	Y	1990
1141	11th St	5BL2854	1905	Y	N	Y	1990
1142-44	11th St	5BL2855	1924	Y	N	Y	1990
1219	11th St	5BL2856	1915	Y	N	Y	1990
1315	11th St	5BL2857	1911	Y	N	Y	1990
707	12th St	5BL3189	1923	Y	Y	Y	1991
712	12th St	5BL3190	1904	Y	N	Y	1991
715	12th St	5BL3192	1923	Y	Y	Y	1991
728-30	12th St	5BL3193	1925	Y	N	Y	1991
740	12th St	5BL3194	1925	Y	Y	Y	1991
747	12th St	5BL3195	1916	Y	N	Y	1991
750-52	12th St	5BL3196	1923	Y	N	Y	1991
760	12th St	5BL3197	1936	Y	N	Y	1991
767	12th St	5BL3198	1927	Y	N	Y	1991
770	12th St	5BL3199	1935	Y	N	Y	1991
823	12th St	5BL3200	1900	Y	Y	Y	1991
835	12th St	5BL3201	1920	Y	N	Y	1991
840	12th St	5BL3163	1924	Y	N	Y	1991

## APPENDIX 3 (Con't.)

Street Address	State ID Number	YOC	Cntr	Ind Elg	Dis	Surv. Year	
844	12th St	5BL3162	1920	Y	N	Y	1991
845	12th St	5BL3202	1908	Y	N	Y	1991
850	12th St	5BL3203	1920	Y	N	Y	1991
860	12th St	5BL3204	1912	Y	N	Y	1991
865	12th St	5BL3205	1900	Y	N	Y	1991
870	12th St	5BL3206	1890	Y	N	Y	1991
891	12th St	5BL3207	1923	N	N	Y	1991
✓907	12th St	5BL2860	1892	Y	Y	Y	1990
916	12th St	5BL3208	1923	Y	N	Y	1991
919	12th St	5BL2861	1923	Y	N	Y	1990
922	12th St	5BL3209	1929	Y	N	Y	1991
927	12th St	5BL2862	1922	Y	N	Y	1990
945	12th St	5BL2863	1939	Y	N	Y	1990
955	12th St	5BL2864	1939	Y	N	Y	1990
969	12th St	5BL2865	1937	Y	N	Y	1990
1010	12th St	5BL3210	1939	Y	Y	Y	1991
1021	12th St	5BL2866	1923	Y	N	Y	1990
1027	12th St	5BL2867	1923	Y	N	Y	1990
1030	12th St	5BL3211	1923	Y	N	Y	1991
1036	12th St	5BL3212	1919	Y	N	Y	1991
1037	12th St	5BL2868	1895	Y	N	Y	1990
1045	12th St	5BL2869	1906	Y	N	Y	1990
1053	12th St	5BL2870	1894	Y	N	Y	1990
1061	12th St	5BL2871	1905	N	N	Y	1990
1069	12th St	5BL2872	1894	Y	N	Y	1990
1107	12th St	5BL2738	1895	N	N	Y	1990
1114	12th St	5BL2873	1906	Y	N	Y	1990
✓1122	12th St	5BL3106	1941	Y	Y	Y	1990
✓1127	12th St	5BL2874	1899	Y	Y	Y	1990
1130	12th St	5BL2875	1922	Y	N	Y	1990
1138	12th St	5BL2876	1906	Y	N	Y	1990
1139	12th St	5BL2877	1899	Y	N	Y	1990
1146	12th St	5BL2878	1906	N	N	Y	1990
1149	12th St	5BL2879	1897	Y	Y	Y	1990
720	13th St	5BL3214	1923	Y	N	Y	1991
727	13th St	5BL3217	1935	Y	Y	Y	1991
730	13th St	5BL3215	1929	Y	N	Y	1991
735	13th St	5BL3216	1925	Y	N	Y	1991
740	13th St	5BL3218	1928	Y	Y	Y	1991
764	13th St	5BL3219	1924	Y	N	Y	1991
765	13th St	5BL3220	1924	Y	N	Y	1991
783	13th St	5BL3221	1922	Y	N	Y	1991
805	13th St	5BL3222	1925	Y	N	Y	1991
812	13th St	5BL3223	1924	Y	N	Y	1991
820-22	13th St	5BL3224	1925	Y	N	Y	1991
829	13th St	5BL3225	1926	Y	N	Y	1991
830	13th St	5BL3226	1923	Y	N	Y	1991
834-36	13th St	5BL3227	1924	Y	N	Y	1991
839	13th St	5BL3228	1926	Y	N	Y	1991
842	13th St	5BL3229	1932	Y	N	Y	1991
850	13th St	5BL3231	1926	Y	N	Y	1991
855	13th St	5BL3230	1937	Y	Y	Y	1991
858	13th St	5BL3232	1926	Y	N	Y	1991
861	13th St	5BL3233	1922	Y	N	Y	1991
866	13th St	5BL3234	1927	Y	N	Y	1991

## APPENDIX 3 (Con't.)

Street Address	State ID Number	YOC	Cntr	Ind Elg	Dis	Surv. Year	
877	13th St	5BL3235	1941	Y	N	Y	1991
883	13th St	5BL3236	1936	Y	Y	Y	1991
888	13th St	5BL3404	1928	Y	Y	Y	1991
900	13th St	5BL1106	1921	Y	N	Y	1992
905	13th St	5BL1107	1906	Y	N	Y	1992
907	13th St	5BL3237	1920	Y	N	Y	1991
914	13th St	5BL3238	1921	Y	N	Y	1991
921	13th St	5BL3239	1922	Y	N	Y	1991
926-30	13th St	5BL3240	1924	Y	N	Y	1991
929	13th St	5BL3241	1919	Y	N	Y	1991
944	13th St	5BL3242	1921	Y	N	Y	1991
956	13th St	5BL3297	1915	Y	N	Y	1991
960	13th St	5BL3243	1915	Y	N	Y	1991
970	13th St	5BL3244	1919	Y	N	Y	1991
976	13th St	5BL3245	1936	Y	N	Y	1991
984	13th St	5BL3246	1922	Y	N	Y	1991
1020	13th St	5BL3247	1923	Y	N	Y	1991
1030	13th St	5BL3248	1926	Y	N	Y	1991
1033	13th St	5BL3249	1896	Y	N	Y	1991
1041	13th St	5BL3250	1900	Y	N	Y	1991
1044	13th St	5BL3251	1921	Y	N	Y	1991
1047	13th St	5BL3252	1924	Y	N	Y	1991
1057	13th St	5BL3253	1900	Y	N	Y	1991
1058	13th St	5BL3254	1907	Y	N	Y	1991
1064	13th St	5BL3298	1907	N	N	Y	1991
1067	13th St	5BL3255	1909	Y	N	Y	1991
1068	13th St	5BL3256	1900	Y	N	Y	1991
1071	13th St	5BL3257	1929	Y	N	Y	1991
1073	13th St	5BL3299	1902	Y	N	Y	1991
1080	13th St	5BL3258	1900	Y	N	Y	1991
1100	13th St	5BL2880	1927	Y	N	Y	1990
1110-12	13th St	5BL2881	1913	Y	N	Y	1990
1116	13th St	5BL2904	1913	Y	N	Y	1990
1118	13th St	5BL2882	1911	Y	N	Y	1990
1124-28	13th St	5BL2883	1939	N	N	Y	1990
1130-34	13th St	5BL2884	1911	Y	N	Y	1990
1135	13th St	5BL2885	1926	N	N	Y	1990
1138-44	13th St	5BL2887	1917	N	N	Y	1990
1143	13th St	5BL2886	1920s	Y	N	Y	1990
1149	13th St	5BL2888	1910	Y	N	Y	1990
1163-65	13th St	5BL2740	1920s	Y	N	Y	1990
1211-13	13th St	5BL2890	1912	Y	N	Y	1990
707	14th St	5BL3259	1924	Y	Y	Y	1991
715	14th St	5BL3260	1937	Y	Y	Y	1991
725	14th St	5BL3261	1928	Y	N	Y	1991
738	14th St	5BL3262	1928	Y	N	Y	1991
750	14th St	5BL3263	1937	Y	N	Y	1991
756	14th St	5BL3264	1938	Y	N	Y	1991
764	14th St	5BL3265	1936	Y	N	Y	1991
765	14th St	5BL3266	1937	Y	N	Y	1991
775	14th St	5BL3267	1910	Y	N	Y	1991
776	14th St	5BL3268	1912	Y	N	Y	1991
792	14th St	5BL3300	1910	Y	N	Y	1991
810	14th St	5BL3269	1912	N	N	Y	1991
811	14th St	5BL3270	1912	Y	N	Y	1991

## APPENDIX 3 (Con't.)

Street Address	State ID Number	YOC	Cntr	Ind Elg	Dis	Surv. Year	
812	14th St	5BL3271	1907	Y	N	Y	1991
816	14th St	5BL3272	1919	Y	N	Y	1991
830	14th St	5BL3273	1920	Y	N	Y	1991
838	14th St	5BL3274	1919	Y	N	Y	1991
844	14th St	5BL3275	1910	Y	N	Y	1991
845	14th St	5BL3276	1911	Y	N	Y	1991
850	14th St	5BL3277	1913	Y	N	Y	1991
851	14th St	5BL3278	1917	Y	Y	Y	1991
860	14th St	5BL3279	1922	Y	N	Y	1991
863	14th St	5BL3280	1922	Y	N	Y	1991
864	14th St	5BL3281	1910	Y	N	Y	1991
875	14th St	5BL3283	1928	N	N	Y	1991
876	14th St	5BL3301	1918	Y	N	Y	1991
881	14th St	5BL3282	1925	Y	N	Y	1991
889	14th St	5BL3284	1941	Y	N	Y	1991
904	14th St	5BL3285	1903	Y	N	Y	1991
909	14th St	5BL3286	1928	N	N	Y	1991
916	14th St	5BL3287	1922	Y	N	Y	1991
920	14th St	5BL3288	1912	Y	N	Y	1991
930	14th St	5BL3289	1904	Y	N	Y	1991
934	14th St	5BL3290	1909	Y	N	Y	1991
940-42	14th St	5BL3291	1909	Y	N	Y	1991
945	14th St	5BL3292	1912	Y	N	Y	1991
952	14th St	5BL3293	1921	Y	N	Y	1991
960	14th St	5BL3294	1920	Y	N	Y	1991
971	14th St	5BL3302	1919	Y	N	Y	1991
972	14th St	5BL3295	1906	Y	N	Y	1991
973	14th St	5BL3303	1900	Y	N	Y	1991
975	14th St	5BL3304	1900	Y	N	Y	1991
983	14th St	5BL1108	1892	Y	Y	Y	1992
990	14th St	5BL3305	1917	Y	N	Y	1991
994	14th St	5BL3306	1909	Y	N	Y	1991
1004	14th St	5BL3307	1904	Y	N	Y	1991
1005	14th St	5BL3308	1900	Y	N	Y	1991
1012	14th St	5BL3309	1905	Y	N	Y	1991
1016	14th St	5BL3310	1914	Y	N	Y	1991
1019	14th St	5BL3409	1926	Y	N	Y	1991
1027	14th St	5BL3311	1924	Y	N	Y	1991
1031-33	14th St	5BL3416	1909	Y	N	Y	1991
1036	14th St	5BL3312	1904	N	N	Y	1991
1040	14th St	5BL3313	1913	Y	N	Y	1991
1045	14th St	5BL3314	1909	Y	N	Y	1991
1059	14th St	5BL3315	1909	Y	N	Y	1991
1060	14th St	5BL3316	1923	Y	N	Y	1991
1080	14TH ST	5BL696	1921	Y	Y	Y	1992
703	15th St	5BL3317	1924	Y	N	Y	1991
738	15th St	5BL3318	1940	Y	N	Y	1991
755	15th St	5BL3417	1927	Y	N	Y	1991
764	15th St	5BL3319	1930	Y	N	Y	1991
774	15th St	5BL3320	1923	Y	N	Y	1991
789	15th St	5BL3321	1927	Y	Y	Y	1991
811	15th St	5BL3322	1922	Y	N	Y	1991
820	15th St	5BL3323	1922	Y	N	Y	1991
821	15th St	5BL3324	1919	N	N	Y	1991
822	15th St	5BL3325	1923	Y	N	Y	1991

## APPENDIX 3 (Con't.)

Street Address	State ID Number	YOC	Cntr	Ind Elg	Dis	Surv. Year	
825	15th St	5BL3326	1923	N	N	Y	1991
830	15th St	5BL3327	1926	Y	N	Y	1991
836	15th St	5BL3328	1927	Y	N	Y	1991
837	15th St	5BL3329	1939	Y	N	Y	1991
844	15th St	5BL3330	1923	Y	N	Y	1991
845	15th St	5BL3331	1920	Y	N	Y	1991
851	15th St	5BL3332	1921	Y	N	Y	1991
854	15th St	5BL3333	1923	Y	N	Y	1991
855	15th St	5BL3334	1921	Y	N	Y	1991
862	15th St	5BL3335	1927	Y	N	Y	1991
865	15th St	5BL3336	1922	Y	N	Y	1991
870	15th St	5BL3337	1922	Y	N	Y	1991
876	15th St	5BL3338	1921	Y	N	Y	1991
889	15th St	5BL3339	1914	Y	N	Y	1991
897	15th St	5BL3340	1900	Y	N	Y	1991
904	15th St	5BL3341	1917	Y	N	Y	1991
905	15th St	5BL3342	1915	Y	N	Y	1991
912	15th St	5BL3343	1920	Y	N	Y	1991
915	15th St	5BL3344	1913	Y	N	Y	1991
920	15th St	5BL3345	1920	Y	N	Y	1991
929	15th St	5BL3346	1911	Y	N	Y	1991
932	15th St	5BL3347	1904	Y	N	Y	1991
936	15th St	5BL3348	1903	Y	N	Y	1991
937	15th St	5BL3349	1915	Y	N	Y	1991
940	15th St	5BL3350	1903	Y	N	Y	1991
950	15th St	5BL3351	1904	Y	N	Y	1991
951	15th St	5BL3352	1932	Y	N	Y	1991
960	15th St	5BL3353	1909	Y	N	Y	1991
961	15th St	5BL3354	1921	Y	N	Y	1991
969	15th St	5BL3355	1913	Y	N	Y	1991
975	15th St	5BL3356	1912	Y	N	Y	1991
987	15th St	5BL3357	1909	Y	N	Y	1991
1006	15th St	5BL3358	1916	Y	N	Y	1991
1012	15th St	5BL3359	1907	Y	N	Y	1991
1015	15th St	5BL3410	1930	Y	Y	Y	1991
1020	15th St	5BL3360	1905	Y	N	Y	1991
1025	15th St	5BL3361	1927	Y	N	Y	1991
1026	15th St	5BL3362	1914	Y	N	Y	1991
700	16th St	5BL3363	1939	Y	Y	Y	1991
701	16th St	5BL3418	1933	Y	N	Y	1991
704	16th St	5BL3419	1932	N	N	Y	1991
711	16th St	5BL3364	1935	Y	N	Y	1991
716	16th St	5BL3365	1939	Y	N	Y	1991
728	16th St	5BL3366	1936	Y	N	Y	1991
735	16th St	5BL3367	1939	Y	N	Y	1991
742	16th St	5BL3368	1939	Y	N	Y	1991
749	16th St	5BL3369	1924	Y	N	Y	1991
754	16th St	5BL3370	1939	Y	N	Y	1991
763	16th St	5BL3371	1939	Y	Y	Y	1991
772	16th St	5BL3372	1927	Y	N	Y	1991
779	16th St	5BL3373	1940	Y	N	Y	1991
780	16th St	5BL3374	1939	Y	N	Y	1991
787	16th St	5BL3375	1923	Y	N	Y	1991
802	16th St	5BL3529	1939	Y	N	Y	1992
805	16th St	5BL3530	1924	Y	N	Y	1992

## APPENDIX 3 (Con't.)

Street Address	State ID Number	YOC	Cntr	Ind Elg	Dis	Surv. Year	
811	16th St	5BL3531	1924	Y	N	Y	1992
820	16th St	5BL1130	1930	Y	Y	Y	1992
827	16th St	5BL3532	1924	Y	N	Y	1992
842	16th St	5BL3533	1923	Y	N	Y	1992
846	16th St	5BL3534	1924	Y	N	Y	1992
849	16th St	5BL3535	1919	Y	N	Y	1992
851	16th St	5BL3536	1938	Y	N	Y	1992
869	16th St	5BL3537	1923	Y	N	Y	1992
875	16th St	5BL3538	1920	Y	N	Y	1992
891	16th St	5BL3539	1922	Y	N	Y	1992
903	16th St	5BL3176	1925	N	N	Y	1991
956	16th St	5BL1114	1905	Y	Y	Y	1992
1011	16th St	5BL3376	1929	Y	Y	Y	1991
708	17th St	5BL3540	1939	X	N	N	1992
711	17th St	5BL3541	1937	X	N	N	1992
712	17th St	5BL3542	1937	X	N	N	1992
717	17th St	5BL3737	1939	X	N	N	1992
740	17th St	5BL3543	1941	X	N	N	1992
770	17th St	5BL3544	1936	X	N	N	1992
774	17th St	5BL3545	1938	X	N	N	1992
775	17th St	5BL3546	1940	X	N	N	1992
781	17th St	5BL3547	1940	X	N	N	1992
787	17th St	5BL3548	1926	X	N	N	1992
802	17th St	5BL3549	1924	X	N	N	1992
835	17th St	5BL3550	1921	X	N	N	1992
843	17th St	5BL3551	1924	X	N	N	1992
861	17th St	5BL3552	1923	X	N	N	1992
868	17th St	5BL3553	1924	X	N	N	1992
878	17th St	5BL3554	1930	X	N	N	1992
955	17th St	5BL3738	1920	X	N	N	1992
720-22	18th St	5BL3555	1924	X	N	N	1992
721	18th St	5BL3556	1923	X	N	N	1992
755	18th St	5BL3557	1925	X	N	N	1992
787	18th St	5BL3558	1939	X	N	N	1992
788	18th St	5BL3559	1931	X	N	N	1992
802	18th St	5BL3560	1941	X	N	N	1992
835	18th St	5BL3561	1923	X	N	N	1992
851	18th St	5BL3562	1925	X	N	N	1992
888	18th St	5BL3563	1923	X	N	N	1992
891	18th St	5BL3564	1929	X	N	N	1992
902	18th St	5BL3565	1924	X	N	N	1992
907	18th St	5BL3566	1917	X	N	N	1992
723	19th St	5BL3739	1928	X	N	N	1992
729	19th St	5BL3567	1923	X	N	N	1992
743	19th St	5BL3568	1938	X	N	N	1992
810	19th St	5BL3569	1936	X	N	N	1992
844	19th St	5BL3570	1935	X	N	N	1992
864	20th St	5BL3571	1935	X	N	N	1992
866	20th St	5BL3744	1935	X	N	N	1992
970	Aurora Av	5BL1471	1892	Y	Y	Y	1992
1000	Aurora Av	5BL3377	1924	Y	N	Y	1991
1010	Aurora Av	5BL1472	1908	Y	Y	Y	1992
1040	Aurora Av	5BL3378	1924	N	N	Y	1991
1101	Aurora Av	5BL2905	1913	Y	N	Y	1990
1200	Aurora Av	5BL3415	1913	Y	N	Y	1991

## APPENDIX 3 (Con't.)

Street Address	State ID Number	YOC	Cntr	Ind Elg	Dis	Surv. Year	
1207	Aurora Av	5BL3379	1906	Y	Y	Y	1991
917	Baseline Rd	5BL3380	1909	Y	N	Y	1991
959	Baseline Rd	5BL3381	1937	Y	N	Y	1991
1001	Baseline Rd	5BL3382	1941	Y	N	Y	1991
1123	Baseline Rd	5BL1473	1923	Y	N	Y	1992
1215	Baseline Rd	5BL3383	1911	Y	N	Y	1991
1235	Baseline Rd	5BL3384	1933	Y	N	Y	1991
1303	Baseline Rd	5BL3385	1936	Y	Y	Y	1991
1403	Baseline Rd	5BL3420	1935	Y	Y	Y	1991
911-15	Broadway	5BL3659	1940	X	N	N	1992
919	Broadway	5BL3660	1940	X	N	N	1992
923	Broadway	5BL3661	1905	X	N	N	1992
943	Broadway	5BL3662	1919	X	N	N	1992
949	Broadway	5BL3663	1919	X	N	N	1992
955	Broadway	5BL3664	1933	X	N	N	1992
1005	Broadway	5BL3386	1923	Y	N	Y	1991
1029	Broadway	5BL3412	1918	Y	N	Y	1991
1127	Broadway	5BL3421	1905	Y	N	Y	1991
1303-11	Broadway	5BL2906	1925	Y	N	Y	1990
912	Cascade Av	5BL3387	1926	Y	N	Y	1991
1106	Cascade Av	5BL3413	1923	Y	Y	Y	1991
1160	Cascade Av	5BL3414	1927	Y	Y	Y	1991
1315	Cascade Av	5BL3388	1925	N	N	Y	1991
1427	Cascade Av	5BL3411	1931	Y	N	Y	1991
1502	Cascade Av	5BL3389	1928	Y	Y	Y	1991
1509	Cascade Av	5BL3390	1923	Y	N	Y	1991
904	College Av	5BL1478	1927	Y	N	Y	1992
951	College Av	5BL2912	1924	Y	N	Y	1990
955	College Av	5BL2913	1924	Y	N	Y	1990
980	College Av	5BL2914	1922	Y	N	Y	1990
1018	College Av	5BL2915	1923	Y	N	Y	1990
1024	College Av	5BL2916	1916	Y	N	Y	1990
1111	College Av	5BL2750	1925	Y	N	Y	1990
1150	College Av	5BL2917	1929	Y	N	Y	1990
1205-07	College Av	5BL2918	1912	Y	N	Y	1990
1225	College Av	5BL2919	1896	Y	N	Y	1990
1313-15	College Av	5BL3422	1935	Y	N	Y	1991
1350	College Av	5BL3423	1927	N	N	Y	1991
905	Euclid Av	5BL2920	1928	Y	N	Y	1990
940	Euclid Av	5BL2921	1927	Y	N	Y	1990
1010	Euclid Av	5BL2922	1921	Y	N	Y	1990
1138	Euclid Av	5BL2923	1909	Y	N	Y	1990
1140	Euclid Av	5BL2924	1915	Y	N	Y	1990
1150	Euclid Av	5BL2925	1892	Y	N	Y	1990
1206	Euclid Av	5BL620	1900	Y	Y	Y	1992
1305	Euclid Av	5BL3391	1923	Y	N	Y	1991
1324	Euclid Av	5BL3392	1904	Y	N	Y	1991
1420	Euclid Av	5BL3393	1910	Y	N	Y	1991
1521	Euclid Av	5BL3394	1907	N	N	Y	1991
714	Lincoln Pl	5BL3395	1925	N	N	Y	1991
722	Lincoln Pl	5BL3396	1927	N	N	Y	1991
735	Lincoln Pl	5BL3397	1925	N	N	Y	1991
739	Lincoln Pl	5BL3398	1928	Y	N	Y	1991
742	Lincoln Pl	5BL3399	1939	Y	N	Y	1991
749	Lincoln Pl	5BL3400	1925	N	N	Y	1991

## APPENDIX 3 (Con't.)

Street Address	State ID Number	YOC	Cntr	Ind Elg	Dis	Surv. Year	
755	Lincoln Pl	5BL3401	1932	Y	N	Y	1991
763	Lincoln Pl	5BL3402	1925	Y	N	Y	1991
790	Lincoln Pl	5BL3403	1941	Y	N	Y	1991
821	Lincoln Pl	5BL1466	1907	Y	N	Y	1992
855	Lincoln Pl	5BL3405	1900	N	N	Y	1991
865	Lincoln Pl	5BL3406	1911	Y	N	Y	1991
873	Lincoln Pl	5BL3407	1920	Y	N	Y	1991
877-79	Lincoln Pl	5BL3408	1912	Y	N	Y	1991
900	Lincoln Pl	5BL2954	1906	Y	N	Y	1990
905	Lincoln Pl	5BL2955	1899	Y	N	Y	1990
908	Lincoln Pl	5BL2956	1920	Y	N	Y	1990
911	Lincoln Pl	5BL2957	1935	Y	Y	Y	1990
912	Lincoln Pl	5BL2958	1902	Y	N	Y	1990
919	Lincoln Pl	5BL2959	1922	Y	N	Y	1990
930	Lincoln Pl	5BL2960	1904	Y	N	Y	1990
931	Lincoln Pl	5BL2961	1922	Y	N	Y	1990
935	Lincoln Pl	5BL2962	1905	Y	N	Y	1990
938	Lincoln Pl	5BL2963	1917	Y	N	Y	1990
944	Lincoln Pl	5BL2964	1920	Y	N	Y	1990
945	Lincoln Pl	5BL2965	1904	Y	N	Y	1990
951	Lincoln Pl	5BL2966	1904	N	N	Y	1990
954	Lincoln Pl	5BL2967	1921	Y	N	Y	1990
960	Lincoln Pl	5BL2968	1921	Y	N	Y	1990
961	Lincoln Pl	5BL2969	1915	Y	N	Y	1990
970	Lincoln Pl	5BL2970	1915	Y	N	Y	1990
971	Lincoln Pl	5BL2971	1910	Y	N	Y	1990
980	Lincoln Pl	5BL2972	1917	Y	N	Y	1990
990	Lincoln Pl	5BL2973	1915	Y	N	Y	1990
1004	Lincoln Pl	5BL2974	1908	Y	Y	Y	1990
1005	Lincoln Pl	5BL2975	1911	Y	N	Y	1990
1009	Lincoln Pl	5BL2976	1915	Y	N	Y	1990
1010	Lincoln Pl	5BL2977	1939	Y	N	Y	1990
1021	Lincoln Pl	5BL2978	1916	N	N	Y	1990
1026	Lincoln Pl	5BL2979	1924	Y	N	Y	1990
1031	Lincoln Pl	5BL2980	1923	Y	N	Y	1990
1032	Lincoln Pl	5BL2981	1935	Y	N	Y	1990
1043	Lincoln Pl	5BL2982	1919	Y	N	Y	1990
1044	Lincoln Pl	5BL2983	1923	Y	N	Y	1990
1045	Lincoln Pl	5BL2984	1915	Y	N	Y	1990
1068	Lincoln Pl	5BL2985	1939	Y	N	Y	1990
1069	Lincoln Pl	5BL2986	1911	Y	N	Y	1990
1073	Lincoln Pl	5BL2987	1912	Y	N	Y	1990
1076	Lincoln Pl	5BL2988	1927	Y	N	Y	1990
1077	Lincoln Pl	5BL2989	1923	Y	N	Y	1990
1081	Lincoln Pl	5BL2990	1904	Y	N	Y	1990
1084	Lincoln Pl	5BL2991	1923	Y	N	Y	1990
1085	Lincoln Pl	5BL2992	1904	Y	N	Y	1990
1090	Lincoln Pl	5BL2993	1923	Y	N	Y	1990
1091	Lincoln Pl	5BL2994	1924	Y	N	Y	1990
1105	Lincoln Pl	5BL2995	1917	Y	N	Y	1990
1110	Lincoln Pl	5BL2996	1917	Y	N	Y	1990
1111	Lincoln Pl	5BL2997	1923	Y	Y	Y	1990
1120	Lincoln Pl	5BL2998	1917	Y	N	Y	1990
1124	Lincoln Pl	5BL2999	1921	Y	N	Y	1990
1125	Lincoln Pl	5BL3000	1922	Y	N	Y	1990

## APPENDIX 3 (Con't.)

Street Address	State ID Number	YOC	Cntr	Ind Elg	Dis	Surv. Year	
1130	Lincoln Pl	5BL3001	1921	Y	N	Y	1990
1135	Lincoln Pl	5BL3002	1903	Y	N	Y	1990
1141	Lincoln Pl	5BL3003	1920	Y	N	Y	1990
1147	Lincoln Pl	5BL3004	1905	Y	N	Y	1990
1150	Lincoln Pl	5BL3005	1923	N	N	Y	1990
1153	Lincoln Pl	5BL3006	1909	Y	N	Y	1990
1156	Lincoln Pl	5BL3007	1916	Y	N	Y	1990
1162	Lincoln Pl	5BL3008	1914	Y	N	Y	1990
1163	Lincoln Pl	5BL3009	1924	Y	N	Y	1990
911	Pennsylvania Av	5BL3019	1923	Y	N	Y	1990
919	Pennsylvania Av	5BL3020	1915	Y	N	Y	1990
933	Pennsylvania Av	5BL3021	1903	Y	N	Y	1990
951-53	Pennsylvania Av	5BL3022	1923	Y	N	Y	1990
955	Pennsylvania Av	5BL3023	1923	Y	N	Y	1990
961	Pennsylvania Av	5BL3024	1923	Y	N	Y	1990
983	Pennsylvania Av	5BL3025	1909	Y	N	Y	1990
1005	Pennsylvania Av	5BL3026	1909	Y	N	Y	1990
1011	Pennsylvania Av	5BL3027	1921	Y	N	Y	1990
1015	Pennsylvania Av	5BL3028	1939	Y	N	Y	1990
1027	Pennsylvania Av	5BL3029	1909	Y	N	Y	1990
1033	Pennsylvania Av	5BL3030	1925	N	N	Y	1990
1045	Pennsylvania Av	5BL3031	1903	Y	N	Y	1990
1100	Pennsylvania Av	5BL3032	1928	Y	Y	Y	1990
1101-03	Pennsylvania Av	5BL3033	1926	Y	N	Y	1990
1115	Pennsylvania Av	5BL3034	1919	Y	N	Y	1990
1121	Pennsylvania Av	5BL3035	1901	Y	N	Y	1990
1128	Pennsylvania Av	5BL3036	1910s	Y	Y	Y	1990
1135	Pennsylvania Av	5BL3037	1905	Y	N	Y	1990
1145	Pennsylvania Av	5BL3038	1927	Y	N	Y	1990
1203	Pennsylvania Av	5BL3039	1900s	Y	N	Y	1990
1209	Pennsylvania Av	5BL3040	1904	Y	N	Y	1990
1219-21	Pennsylvania Av	5BL3041	1919	Y	N	Y	1990
1235	Pennsylvania Av	5BL2889	1912	N	N	Y	1990
1301	Pennsylvania Av	5BL3043	1909	Y	N	Y	1990
905	Pleasant St	5BL3044	1920	Y	N	Y	1990
912-14	Pleasant St	5BL3045	1925	Y	N	Y	1990
917	Pleasant St	5BL3046	1909	Y	N	Y	1990
918	Pleasant St	5BL3047	1910	Y	N	Y	1990
926	Pleasant St	5BL3048	1923	Y	N	Y	1990
935	Pleasant St	5BL3049	1900	Y	N	Y	1990
936	Pleasant St	5BL3050	1910	Y	N	Y	1990
955	Pleasant St	5BL3051	1903	Y	N	Y	1990
958	Pleasant St	5BL3052	1907	Y	N	Y	1990
961	Pleasant St	5BL3053	1924	Y	N	Y	1990
962	Pleasant St	5BL3054	1909	Y	N	Y	1990
972	Pleasant St	5BL2744	1913	N	N	Y	1990
975	Pleasant St	5BL3055	1909	Y	N	Y	1990
976	Pleasant St	5BL3056	1909	Y	N	Y	1990
980	Pleasant St	5BL3057	1909	Y	N	Y	1990
985	Pleasant St	5BL3058	1911	Y	N	Y	1990
1001	Pleasant St	5BL3059	1920	Y	N	Y	1990
1004	Pleasant St	5BL3060	1900	Y	N	Y	1990
1008-14	Pleasant St	5BL3061	1940	Y	N	Y	1990
1015	Pleasant St	5BL3062	1893	Y	N	Y	1990
1020	Pleasant St	5BL3063	1926	N	N	Y	1990

## APPENDIX 3 (Con't.)

Street Address	State ID Number	YOC	Cntr	Ind Elg	Dis	Surv. Year	
1021	Pleasant St	5BL3064	1920	Y	N	Y	1990
1022	Pleasant St	5BL2746	1926	Y	N	Y	1990
1028	Pleasant St	5BL3065	1899	Y	N	Y	1990
1043	Pleasant St	5BL3066	1925	Y	Y	Y	1990
1044	Pleasant St	5BL3067	1901	Y	N	Y	1990
1122	Pleasant St	5BL3068	1902	Y	N	Y	1990
1134	Pleasant St	5BL3069	1906	N	N	Y	1990
1137	Pleasant St	5BL3070	1904	Y	N	Y	1990
1138	Pleasant St	5BL3071	1903	Y	N	Y	1990
1140	Pleasant St	5BL2754	1903	Y	N	Y	1990
1146	Pleasant St	5BL3072	1904	Y	N	Y	1990
1204	Pleasant St	5BL3073	1899	N	N	Y	1990
1210	Pleasant St	5BL2751	1910	Y	N	Y	1990
1216	Pleasant St	5BL3074	1900	Y	N	Y	1990

NOTES: The following abbreviations are used in the table heading: "YOC," year of construction; "Cntr," contributing status of resource within the potential historic district; "Elg," eligibility status of resource; and "Dis," location of resource within historic district. An "X" appears in the Cntr column for resources located outside of the historic district. The table includes resurveyed resources within the survey area.

## APPENDIX 4

University Hill Survey, 1990-92  
 Surveyed Sites in State Identification Number Order

Street Address	State ID Number	YOC	Cntr	Ind Elg	Dis	Surv. Year	
1206	Euclid Av	5BL620	1900	Y	Y	Y	1992
1080	14th St	5BL696	1921	Y	Y	Y	1992
900	13th St	5BL1106	1921	Y	N	Y	1992
905	13th St	5BL1107	1906	Y	N	Y	1992
983	14th St	5BL1108	1892	Y	Y	Y	1992
956	16th St	5BL1114	1905	Y	Y	Y	1992
750	11th St	5BL1118	1927	Y	Y	Y	1992
720	11th St	5BL1119	1922	Y	Y	Y	1992
820	16th St	5BL1130	1930	Y	Y	Y	1992
821	Lincoln Pl	5BL1466	1907	Y	N	Y	1992
970	Aurora Av	5BL1471	1892	Y	Y	Y	1992
1010	Aurora Av	5BL1472	1908	Y	Y	Y	1992
1123	Baseline Rd	5BL1473	1923	Y	N	Y	1992
904	College Av	5BL1478	1927	Y	N	Y	1992
902	9th St	5BL2732	1924	Y	N	Y	1990
1033	10th St	5BL2733	1914	Y	N	Y	1990
1137	10th St	5BL2734	1907	N	N	Y	1990
928	9th St	5BL2735	1927	Y	N	Y	1990
1135	11th St	5BL2736	1904	N	N	Y	1990
942	9th St	5BL2737	1926	Y	N	Y	1990
1107	12th St	5BL2738	1895	N	N	Y	1990
950	9th St	5BL2739	1924	Y	N	Y	1990
1163-65	13th St	5BL2740	1920s	Y	N	Y	1990
962	9th St	5BL2741	1924	Y	N	Y	1990
970	9th St	5BL2742	1924	Y	N	Y	1990
1010	9th St	5BL2743	1926	Y	N	Y	1990
972	Pleasant St	5BL2744	1913	N	N	Y	1990
1020	9th St	5BL2745	1924	Y	N	Y	1990
1022	Pleasant St	5BL2746	1926	Y	N	Y	1990
1111	College Av	5BL2750	1925	Y	N	Y	1990
1210	Pleasant St	5BL2751	1910	Y	N	Y	1990
1120	9th St	5BL2752	1924	Y	N	Y	1990
1140	Pleasant St	5BL2754	1903	Y	N	Y	1990
904	10th St	5BL2755	1912	Y	Y	Y	1990
908	10th St	5BL2756	1900	Y	Y	Y	1990
915	10th St	5BL2757	1925	Y	N	Y	1990
920	10th St	5BL2758	1904	Y	N	Y	1990
927	10th St	5BL2759	1905	N	N	Y	1990
928	10th St	5BL2760	1923	Y	N	Y	1990
935	10th St	5BL2761	1909	Y	Y	Y	1990
940	10th St	5BL2762	1904	Y	N	Y	1990
943	10th St	5BL2763	1921	Y	N	Y	1990
954	10th St	5BL2764	1921	Y	N	Y	1990
955	10th St	5BL2765	1910	Y	N	Y	1990
963	10th St	5BL2766	1890s	Y	N	Y	1990
965	10th St	5BL2767	1911	Y	N	Y	1990
969	10th St	5BL2768	1909	Y	N	Y	1990
976	10th St	5BL2769	1914	Y	N	Y	1990
985	10th St	5BL2770	1895	Y	N	Y	1990
1001	10th St	5BL2771	1920s	Y	N	Y	1990
1006	10th St	5BL2772	1909	Y	Y	Y	1990
1011	10th St	5BL2773	1909	Y	N	Y	1990

## APPENDIX 4 (Con't.)

Street Address	State ID Number	YOC	Cntr	Ind Elg	Dis	Surv. Year	
1012	10th St	5BL2774	1908	Y	N	Y	1990
1020	10th St	5BL2775	1908	Y	N	Y	1990
1021	10th St	5BL2776	1909	Y	N	Y	1990
1027	10th St	5BL2777	1906	N	N	Y	1990
1035	10th St	5BL2778	1914	Y	N	Y	1990
1040	10th St	5BL2779	1910	Y	N	Y	1990
1041	10th St	5BL2780	1920	Y	N	Y	1990
1042	10th St	5BL2781	1922	Y	N	Y	1990
1044	10th St	5BL2782	1900	Y	N	Y	1990
1050	10th St	5BL2783	1917	Y	N	Y	1990
1051	10th St	5BL2784	1912	Y	N	Y	1990
1061	10th St	5BL2785	1909	Y	N	Y	1990
1064	10th St	5BL2786	1922	Y	N	Y	1990
1065	10th St	5BL2787	1906	Y	N	Y	1990
1075	10th St	5BL2788	1909	Y	N	Y	1990
1080	10th St	5BL2789	1910	Y	Y	Y	1990
1086	10th St	5BL2790	1923	Y	N	Y	1990
1087	10th St	5BL2791	1924	Y	N	Y	1990
1093	10th St	5BL2792	1905	Y	N	Y	1990
1100	10th St	5BL2793	1911	Y	N	Y	1990
1107	10th St	5BL2794	1906	Y	N	Y	1990
1110	10th St	5BL2795	1910	Y	N	Y	1990
1113	10th St	5BL2796	1906	N	N	Y	1990
1120	10th St	5BL2797	1903	Y	N	Y	1990
1125	10th St	5BL2798	1905	Y	N	Y	1990
1130	10th St	5BL2799	1907	Y	N	Y	1990
1134	10th St	5BL2800	1907	N	N	Y	1990
1140	10th St	5BL2801	1907	Y	N	Y	1990
1145	10th St	5BL2802	1907	Y	N	Y	1990
1146	10th St	5BL2803	1900	Y	N	Y	1990
1150	10th St	5BL2804	1920	Y	N	Y	1990
1151	10th St	5BL2805	1900	Y	N	Y	1990
1155	10th St	5BL2806	1905	Y	N	Y	1990
1164	10th St	5BL2807	1920	Y	N	Y	1990
1165	10th St	5BL2808	1916	Y	N	Y	1990
907	11th St	5BL2813	1907	Y	Y	Y	1990
916	11th St	5BL2814	1927	Y	N	Y	1990
921	11th St	5BL2815	1897	Y	N	Y	1990
929-31	11th St	5BL2816	1937	Y	N	Y	1990
930	11th St	5BL2817	1926	N	N	Y	1990
935	11th St	5BL2818	1923	Y	N	Y	1990
940	11th St	5BL2819	1903	Y	N	Y	1990
945	11th St	5BL2820	1909	Y	N	Y	1990
953	11th St	5BL2821	1900 <sup>B</sup>	Y	N	Y	1990
954	11th St	5BL2822	1912	Y	N	Y	1990
962	11th St	5BL2823	1921	Y	N	Y	1990
963	11th St	5BL2824	1911	Y	N	Y	1990
965	11th St	5BL2825	1904	Y	N	Y	1990
970	11th St	5BL2826	1904	Y	N	Y	1990
980	11th St	5BL2827	1905	Y	N	Y	1990
981	11th St	5BL2828	1919	Y	Y	Y	1990
1005	11th St	5BL2829	1915	Y	N	Y	1990
1010	11th St	5BL2830	1915	Y	N	Y	1990
1015	11th St	5BL2831	1913	Y	N	Y	1990
1019	11th St	5BL2832	1923	Y	N	Y	1990

## APPENDIX 4 (Con't.)

Street Address		State ID Number	YOC	Cntr	Ind Elg	Dis	Surv. Year
1024	11th St	5BL2833	1922	Y	N	Y	1990
1029	11th St	5BL2834	1922	Y	N	Y	1990
1032	11th St	5BL2835	1902	Y	N	Y	1990
1040	11th St	5BL2836	1900	Y	N	Y	1990
1048	11th St	5BL2837	1904	Y	N	Y	1990
1056	11th St	5BL2838	1923	Y	N	Y	1990
1061	11th St	5BL2839	1906	Y	N	Y	1990
1065	11th St	5BL2840	1907	Y	N	Y	1990
1069	11th St	5BL2841	1905	Y	N	Y	1990
1070	11th St	5BL2842	1923	Y	N	Y	1990
1071	11th St	5BL2843	1911	Y	N	Y	1990
1074	11th St	5BL2844	1923	Y	N	Y	1990
1075	11th St	5BL2845	1915	Y	N	Y	1990
1080	11th St	5BL2846	1923	Y	N	Y	1990
1081	11th St	5BL2847	1904	N	N	Y	1990
1087	11th St	5BL2848	1922	Y	N	Y	1990
1090	11th St	5BL2849	1923	Y	N	Y	1990
1121	11th St	5BL2850	1903	N	N	Y	1990
1129	11th St	5BL2851	1909	Y	N	Y	1990
1131-33	11th St	5BL2852	1920 <sup>s</sup>	Y	N	Y	1990
1140	11th St	5BL2853	1919	Y	N	Y	1990
1141	11th St	5BL2854	1905	Y	N	Y	1990
1142-44	11th St	5BL2855	1924	Y	N	Y	1990
1219	11th St	5BL2856	1915	Y	N	Y	1990
1315	11th St	5BL2857	1911	Y	N	Y	1990
907	12th St	5BL2860	1892	Y	Y	Y	1990
919	12th St	5BL2861	1923	Y	N	Y	1990
927	12th St	5BL2862	1922	Y	N	Y	1990
945	12th St	5BL2863	1939	Y	N	Y	1990
955	12th St	5BL2864	1939	Y	N	Y	1990
969	12th St	5BL2865	1937	Y	N	Y	1990
1021	12th St	5BL2866	1923	Y	N	Y	1990
1027	12th St	5BL2867	1923	Y	N	Y	1990
1037	12th St	5BL2868	1895	Y	N	Y	1990
1045	12th St	5BL2869	1906	Y	N	Y	1990
1053	12th St	5BL2870	1894	Y	N	Y	1990
1061	12th St	5BL2871	1905	N	N	Y	1990
1069	12th St	5BL2872	1894	Y	N	Y	1990
1114	12th St	5BL2873	1906	Y	N	Y	1990
1127	12th St	5BL2874	1899	Y	Y	Y	1990
1130	12th St	5BL2875	1922	Y	N	Y	1990
1138	12th St	5BL2876	1906	Y	N	Y	1990
1139	12th St	5BL2877	1899	Y	N	Y	1990
1146	12th St	5BL2878	1906	N	N	Y	1990
1149	12th St	5BL2879	1897	Y	Y	Y	1990
1100	13th St	5BL2880	1927	Y	N	Y	1990
1110-12	13th St	5BL2881	1913	Y	N	Y	1990
1118	13th St	5BL2882	1911	Y	N	Y	1990
1124-28	13th St	5BL2883	1939	N	N	Y	1990
1130-34	13th St	5BL2884	1911	Y	N	Y	1990
1135	13th St	5BL2885	1926	N	N	Y	1990
1143	13th St	5BL2886	1920 <sup>s</sup>	Y	N	Y	1990
1138-44	13th St	5BL2887	1917	N	N	Y	1990
1149	13th St	5BL2888	1910	Y	N	Y	1990
1235	Pennsylvania Av	5BL2889	1912	N	N	Y	1990

## APPENDIX 4 (Con't.)

Street Address	State ID Number	YOC	Cntr	Ind Elg	Dis	Surv. Year	
1211-13	13th St	5BL2890	1912	Y	N	Y	1990
1116	13th St	5BL2904	1913	Y	N	Y	1990
1101	Aurora Av	5BL2905	1913	Y	N	Y	1990
1303-11	Broadway	5BL2906	1925	Y	N	Y	1990
951	College Av	5BL2912	1924	Y	N	Y	1990
955	College Av	5BL2913	1924	Y	N	Y	1990
980	College Av	5BL2914	1922	Y	N	Y	1990
1018	College Av	5BL2915	1923	Y	N	Y	1990
1024	College Av	5BL2916	1916	Y	N	Y	1990
1150	College Av	5BL2917	1929	Y	N	Y	1990
1205-07	College Av	5BL2918	1912	Y	N	Y	1990
1225	College Av	5BL2919	1896	Y	N	Y	1990
905	Euclid Av	5BL2920	1928	Y	N	Y	1990
940	Euclid Av	5BL2921	1927	Y	N	Y	1990
1010	Euclid Av	5BL2922	1921	Y	N	Y	1990
1138	Euclid Av	5BL2923	1909	Y	N	Y	1990
1140	Euclid Av	5BL2924	1915	Y	N	Y	1990
1150	Euclid Av	5BL2925	1892	Y	N	Y	1990
900	Lincoln Pl	5BL2954	1906	Y	N	Y	1990
905	Lincoln Pl	5BL2955	1899	Y	N	Y	1990
908	Lincoln Pl	5BL2956	1920	Y	N	Y	1990
911	Lincoln Pl	5BL2957	1935	Y	Y	Y	1990
912	Lincoln Pl	5BL2958	1902	Y	N	Y	1990
919	Lincoln Pl	5BL2959	1922	Y	N	Y	1990
930	Lincoln Pl	5BL2960	1904	Y	N	Y	1990
931	Lincoln Pl	5BL2961	1922	Y	N	Y	1990
935	Lincoln Pl	5BL2962	1905	Y	N	Y	1990
938	Lincoln Pl	5BL2963	1917	Y	N	Y	1990
944	Lincoln Pl	5BL2964	1920	Y	N	Y	1990
945	Lincoln Pl	5BL2965	1904	Y	N	Y	1990
951	Lincoln Pl	5BL2966	1904	N	N	Y	1990
954	Lincoln Pl	5BL2967	1921	Y	N	Y	1990
960	Lincoln Pl	5BL2968	1921	Y	N	Y	1990
961	Lincoln Pl	5BL2969	1915	Y	N	Y	1990
970	Lincoln Pl	5BL2970	1915	Y	N	Y	1990
971	Lincoln Pl	5BL2971	1910	Y	N	Y	1990
980	Lincoln Pl	5BL2972	1917	Y	N	Y	1990
990	Lincoln Pl	5BL2973	1915	Y	N	Y	1990
1004	Lincoln Pl	5BL2974	1908	Y	Y	Y	1990
1005	Lincoln Pl	5BL2975	1911	Y	N	Y	1990
1009	Lincoln Pl	5BL2976	1915	Y	N	Y	1990
1010	Lincoln Pl	5BL2977	1939	Y	N	Y	1990
1021	Lincoln Pl	5BL2978	1916	N	N	Y	1990
1026	Lincoln Pl	5BL2979	1924	Y	N	Y	1990
1031	Lincoln Pl	5BL2980	1923	Y	N	Y	1990
1032	Lincoln Pl	5BL2981	1935	Y	N	Y	1990
1043	Lincoln Pl	5BL2982	1919	Y	N	Y	1990
1044	Lincoln Pl	5BL2983	1923	Y	N	Y	1990
1045	Lincoln Pl	5BL2984	1915	Y	N	Y	1990
1068	Lincoln Pl	5BL2985	1939	Y	N	Y	1990
1069	Lincoln Pl	5BL2986	1911	Y	N	Y	1990
1073	Lincoln Pl	5BL2987	1912	Y	N	Y	1990
1076	Lincoln Pl	5BL2988	1927	Y	N	Y	1990
1077	Lincoln Pl	5BL2989	1923	Y	N	Y	1990
1081	Lincoln Pl	5BL2990	1904	Y	N	Y	1990

## APPENDIX 4 (Con't.)

Street Address	State ID Number	YOC	Cntr	Ind Elg	Dis	Surv. Year	
1084	Lincoln Pl	5BL2991	1923	Y	N	Y	1990
1085	Lincoln Pl	5BL2992	1904	Y	N	Y	1990
1090	Lincoln Pl	5BL2993	1923	Y	N	Y	1990
1091	Lincoln Pl	5BL2994	1924	Y	N	Y	1990
1105	Lincoln Pl	5BL2995	1917	Y	N	Y	1990
1110	Lincoln Pl	5BL2996	1917	Y	N	Y	1990
1111	Lincoln Pl	5BL2997	1923	Y	Y	Y	1990
1120	Lincoln Pl	5BL2998	1917	Y	N	Y	1990
1124	Lincoln Pl	5BL2999	1921	Y	N	Y	1990
1125	Lincoln Pl	5BL3000	1922	Y	N	Y	1990
1130	Lincoln Pl	5BL3001	1921	Y	N	Y	1990
1135	Lincoln Pl	5BL3002	1903	Y	N	Y	1990
1141	Lincoln Pl	5BL3003	1920	Y	N	Y	1990
1147	Lincoln Pl	5BL3004	1905	Y	N	Y	1990
1150	Lincoln Pl	5BL3005	1923	N	N	Y	1990
1153	Lincoln Pl	5BL3006	1909	Y	N	Y	1990
1156	Lincoln Pl	5BL3007	1916	Y	N	Y	1990
1162	Lincoln Pl	5BL3008	1914	Y	N	Y	1990
1163	Lincoln Pl	5BL3009	1924	Y	N	Y	1990
911	Pennsylvania Av	5BL3019	1923	Y	N	Y	1990
919	Pennsylvania Av	5BL3020	1915	Y	N	Y	1990
933	Pennsylvania Av	5BL3021	1903	Y	N	Y	1990
951-53	Pennsylvania Av	5BL3022	1923	Y	N	Y	1990
955	Pennsylvania Av	5BL3023	1923	Y	N	Y	1990
961	Pennsylvania Av	5BL3024	1923	Y	N	Y	1990
983	Pennsylvania Av	5BL3025	1909	Y	N	Y	1990
1005	Pennsylvania Av	5BL3026	1909	Y	N	Y	1990
1011	Pennsylvania Av	5BL3027	1921	Y	N	Y	1990
1015	Pennsylvania Av	5BL3028	1939	Y	N	Y	1990
1027	Pennsylvania Av	5BL3029	1909	Y	N	Y	1990
1033	Pennsylvania Av	5BL3030	1925	N	N	Y	1990
1045	Pennsylvania Av	5BL3031	1903	Y	N	Y	1990
1100	Pennsylvania Av	5BL3032	1928	Y	Y	Y	1990
1101-03	Pennsylvania Av	5BL3033	1926	Y	N	Y	1990
1115	Pennsylvania Av	5BL3034	1919	Y	N	Y	1990
1121	Pennsylvania Av	5BL3035	1901	Y	N	Y	1990
1128	Pennsylvania Av	5BL3036	1910s	Y	Y	Y	1990
1135	Pennsylvania Av	5BL3037	1905	Y	N	Y	1990
1145	Pennsylvania Av	5BL3038	1927	Y	N	Y	1990
1203	Pennsylvania Av	5BL3039	1900s	Y	N	Y	1990
1209	Pennsylvania Av	5BL3040	1904	Y	N	Y	1990
1219-21	Pennsylvania Av	5BL3041	1919	Y	N	Y	1990
1301	Pennsylvania Av	5BL3043	1909	Y	N	Y	1990
905	Pleasant St	5BL3044	1920	Y	N	Y	1990
912-14	Pleasant St	5BL3045	1925	Y	N	Y	1990
917	Pleasant St	5BL3046	1909	Y	N	Y	1990
918	Pleasant St	5BL3047	1910	Y	N	Y	1990
926	Pleasant St	5BL3048	1923	Y	N	Y	1990
935	Pleasant St	5BL3049	1900	Y	N	Y	1990
936	Pleasant St	5BL3050	1910	Y	N	Y	1990
955	Pleasant St	5BL3051	1903	Y	N	Y	1990
958	Pleasant St	5BL3052	1907	Y	N	Y	1990
961	Pleasant St	5BL3053	1924	Y	N	Y	1990
962	Pleasant St	5BL3054	1909	Y	N	Y	1990
975	Pleasant St	5BL3055	1909	Y	N	Y	1990

## APPENDIX 4 (Con't.)

Street Address	State ID Number	YOC	Cntr	Ind Elg	Dis	Surv. Year
976 Pleasant St	5BL3056	1909	Y	N	Y	1990
980 Pleasant St	5BL3057	1909	Y	N	Y	1990
985 Pleasant St	5BL3058	1911	Y	N	Y	1990
1001 Pleasant St	5BL3059	1920	Y	N	Y	1990
1004 Pleasant St	5BL3060	1900	Y	N	Y	1990
1008-14 Pleasant St	5BL3061	1940	Y	N	Y	1990
1015 Pleasant St	5BL3062	1893	Y	N	Y	1990
1020 Pleasant St	5BL3063	1926	N	N	Y	1990
1021 Pleasant St	5BL3064	1920	Y	N	Y	1990
1028 Pleasant St	5BL3065	1899	Y	N	Y	1990
1043 Pleasant St	5BL3066	1925	Y	Y	Y	1990
1044 Pleasant St	5BL3067	1901	Y	N	Y	1990
1122 Pleasant St	5BL3068	1902	Y	N	Y	1990
1134 Pleasant St	5BL3069	1906	N	N	Y	1990
1137 Pleasant St	5BL3070	1904	Y	N	Y	1990
1138 Pleasant St	5BL3071	1903	Y	N	Y	1990
1146 Pleasant St	5BL3072	1904	Y	N	Y	1990
1204 Pleasant St	5BL3073	1899	N	N	Y	1990
1216 Pleasant St	5BL3074	1900	Y	N	Y	1990
1122 12th St	5BL3106	1941	Y	Y	Y	1990
740 9th St	5BL3154	1927	Y	N	Y	1991
748 9th St	5BL3155	1923	N	N	Y	1991
764 9th St	5BL3156	1923	Y	N	Y	1991
774 9th St	5BL3157	1925	Y	N	Y	1991
780 9th St	5BL3158	1926	Y	N	Y	1991
788 9th St	5BL3159	1925	Y	N	Y	1991
836 9th St	5BL3160	1927	Y	N	Y	1991
866 9th St	5BL3161	1927	Y	N	Y	1991
844 12th St	5BL3162	1920	Y	N	Y	1991
840 12th St	5BL3163	1924	Y	N	Y	1991
890 9th St	5BL3164	1926	Y	N	Y	1991
717 10th St	5BL3165	1940	Y	Y	Y	1991
728 10th St	5BL3166	1924	Y	N	Y	1991
747 10th St	5BL3167	1937	Y	N	Y	1991
766 10th St	5BL3168	1921	Y	N	Y	1991
770 10th St	5BL3169	1937	Y	N	Y	1991
780 10th St	5BL3170	1937	Y	N	Y	1991
790 10th St	5BL3171	1939	N	N	Y	1991
808 10th St	5BL3172	1928	Y	N	Y	1991
848 10th St	5BL3173	1909	Y	N	Y	1991
856 10th St	5BL3174	1909	Y	N	Y	1991
703 11th St	5BL3175	1919	Y	Y	Y	1991
903 16th St	5BL3176	1925	N	N	Y	1991
751 11th St	5BL3177	1908	Y	Y	Y	1991
755 11th St	5BL3178	1908	Y	N	Y	1991
759 11th St	5BL3179	1917	Y	N	Y	1991
781 11th St	5BL3180	1923	Y	N	Y	1991
787 11th St	5BL3181	1925	Y	N	Y	1991
809 11th St	5BL3182	1907	Y	Y	Y	1991
832 11th St	5BL3183	1929	N	N	Y	1991
845 11th St	5BL3184	1909	Y	Y	Y	1991
861 11th St	5BL3185	1908	Y	N	Y	1991
869 11th St	5BL3186	1905	Y	N	Y	1991
875 11th St	5BL3187	1920	Y	N	Y	1991
877 11th St	5BL3188	1917	Y	N	Y	1991

## APPENDIX 4 (Con't.)

Street Address	State ID Number	YOC	Cntr	Ind Elg	Dis	Surv. Year	
707	12th St	5BL3189	1923	Y	Y	Y	1991
712	12th St	5BL3190	1904	Y	N	Y	1991
895	11th St	5BL3191	1924	Y	N	Y	1991
715	12th St	5BL3192	1923	Y	Y	Y	1991
728-30	12th St	5BL3193	1925	Y	N	Y	1991
740	12th St	5BL3194	1925	Y	Y	Y	1991
747	12th St	5BL3195	1916	Y	N	Y	1991
750-52	12th St	5BL3196	1923	Y	N	Y	1991
760	12th St	5BL3197	1936	Y	N	Y	1991
767	12th St	5BL3198	1927	Y	N	Y	1991
770	12th St	5BL3199	1935	Y	N	Y	1991
823	12th St	5BL3200	1900	Y	Y	Y	1991
835	12th St	5BL3201	1920	Y	N	Y	1991
845	12th St	5BL3202	1908	Y	N	Y	1991
850	12th St	5BL3203	1920	Y	N	Y	1991
860	12th St	5BL3204	1912	Y	N	Y	1991
865	12th St	5BL3205	1900	Y	N	Y	1991
870	12th St	5BL3206	1890	Y	N	Y	1991
891	12th St	5BL3207	1923	N	N	Y	1991
916	12th St	5BL3208	1923	Y	N	Y	1991
922	12th St	5BL3209	1929	Y	N	Y	1991
1010	12th St	5BL3210	1939	Y	Y	Y	1991
1030	12th St	5BL3211	1923	Y	N	Y	1991
1036	12th St	5BL3212	1919	Y	N	Y	1991
890	11th St	5BL3213	1927	Y	N	Y	1991
720	13th St	5BL3214	1923	Y	N	Y	1991
730	13th St	5BL3215	1929	Y	N	Y	1991
735	13th St	5BL3216	1925	Y	N	Y	1991
727	13th St	5BL3217	1935	Y	Y	Y	1991
740	13th St	5BL3218	1928	Y	Y	Y	1991
764	13th St	5BL3219	1924	Y	N	Y	1991
765	13th St	5BL3220	1924	Y	N	Y	1991
783	13th St	5BL3221	1922	Y	N	Y	1991
805	13th St	5BL3222	1925	Y	N	Y	1991
812	13th St	5BL3223	1924	Y	N	Y	1991
820-22	13th St	5BL3224	1925	Y	N	Y	1991
829	13th St	5BL3225	1926	Y	N	Y	1991
830	13th St	5BL3226	1923	Y	N	Y	1991
834-36	13th St	5BL3227	1924	Y	N	Y	1991
839	13th St	5BL3228	1926	Y	N	Y	1991
842	13th St	5BL3229	1932	Y	N	Y	1991
855	13th St	5BL3230	1937	Y	Y	Y	1991
850	13th St	5BL3231	1926	Y	N	Y	1991
858	13th St	5BL3232	1926	Y	N	Y	1991
861	13th St	5BL3233	1922	Y	N	Y	1991
866	13th St	5BL3234	1927	Y	N	Y	1991
877	13th St	5BL3235	1941	Y	N	Y	1991
883	13th St	5BL3236	1936	Y	Y	Y	1991
907	13th St	5BL3237	1920	Y	N	Y	1991
914	13th St	5BL3238	1921	Y	N	Y	1991
921	13th St	5BL3239	1922	Y	N	Y	1991
926-30	13th St	5BL3240	1924	Y	N	Y	1991
929	13th St	5BL3241	1919	Y	N	Y	1991
944	13th St	5BL3242	1921	Y	N	Y	1991
960	13th St	5BL3243	1915	Y	N	Y	1991

## APPENDIX 4 (Con't.)

Street Address	State ID Number	YOC	Cntr	Ind Elg	Dis	Surv. Year	
970	13th St	5BL3244	1919	Y	N	Y	1991
976	13th St	5BL3245	1936	Y	N	Y	1991
984	13th St	5BL3246	1922	Y	N	Y	1991
1020	13th St	5BL3247	1923	Y	N	Y	1991
1030	13th St	5BL3248	1926	Y	N	Y	1991
1033	13th St	5BL3249	1896	Y	N	Y	1991
1041	13th St	5BL3250	1900	Y	N	Y	1991
1044	13th St	5BL3251	1921	Y	N	Y	1991
1047	13th St	5BL3252	1924	Y	N	Y	1991
1057	13th St	5BL3253	1900	Y	N	Y	1991
1058	13th St	5BL3254	1907	Y	N	Y	1991
1067	13th St	5BL3255	1909	Y	N	Y	1991
1068	13th St	5BL3256	1900	Y	N	Y	1991
1071	13th St	5BL3257	1929	Y	N	Y	1991
1080	13th St	5BL3258	1900	Y	N	Y	1991
707	14th St	5BL3259	1924	Y	Y	Y	1991
715	14th St	5BL3260	1937	Y	Y	Y	1991
725	14th St	5BL3261	1928	Y	N	Y	1991
738	14th St	5BL3262	1928	Y	N	Y	1991
750	14th St	5BL3263	1937	Y	N	Y	1991
756	14th St	5BL3264	1938	Y	N	Y	1991
764	14th St	5BL3265	1936	Y	N	Y	1991
765	14th St	5BL3266	1937	Y	N	Y	1991
775	14th St	5BL3267	1910	Y	N	Y	1991
776	14th St	5BL3268	1912	Y	N	Y	1991
810	14th St	5BL3269	1912	N	N	Y	1991
811	14th St	5BL3270	1912	Y	N	Y	1991
812	14th St	5BL3271	1907	Y	N	Y	1991
816	14th St	5BL3272	1919	Y	N	Y	1991
830	14th St	5BL3273	1920	Y	N	Y	1991
838	14th St	5BL3274	1919	Y	N	Y	1991
844	14th St	5BL3275	1910	Y	N	Y	1991
845	14th St	5BL3276	1911	Y	N	Y	1991
850	14th St	5BL3277	1913	Y	N	Y	1991
851	14th St	5BL3278	1917	Y	Y	Y	1991
860	14th St	5BL3279	1922	Y	N	Y	1991
863	14th St	5BL3280	1922	Y	N	Y	1991
864	14th St	5BL3281	1910	Y	N	Y	1991
881	14th St	5BL3282	1925	Y	N	Y	1991
875	14th St	5BL3283	1928	N	N	Y	1991
889	14th St	5BL3284	1941	Y	N	Y	1991
904	14th St	5BL3285	1903	Y	N	Y	1991
909	14th St	5BL3286	1928	N	N	Y	1991
916	14th St	5BL3287	1922	Y	N	Y	1991
920	14th St	5BL3288	1912	Y	N	Y	1991
930	14th St	5BL3289	1904	Y	N	Y	1991
934	14th St	5BL3290	1909	Y	N	Y	1991
940-42	14th St	5BL3291	1909	Y	N	Y	1991
945	14th St	5BL3292	1912	Y	N	Y	1991
952	14th St	5BL3293	1921	Y	N	Y	1991
960	14th St	5BL3294	1920	Y	N	Y	1991
972	14th St	5BL3295	1906	Y	N	Y	1991
852	11th St	5BL3296	1927	Y	N	Y	1991
956	13th St	5BL3297	1915	Y	N	Y	1991
1064	13th St	5BL3298	1907	N	N	Y	1991

## APPENDIX 4 (Con't.)

Street Address	State ID Number	YOC	Cntr	Ind Elg	Dis	Surv. Year	
1073	13th St	5BL3299	1902	Y	N	Y	1991
792	14th St	5BL3300	1910	Y	N	Y	1991
876	14th St	5BL3301	1918	Y	N	Y	1991
971	14th St	5BL3302	1919	Y	N	Y	1991
973	14th St	5BL3303	1900	Y	N	Y	1991
975	14th St	5BL3304	1900	Y	N	Y	1991
990	14th St	5BL3305	1917	Y	N	Y	1991
994	14th St	5BL3306	1909	Y	N	Y	1991
1004	14th St	5BL3307	1904	Y	N	Y	1991
1005	14th St	5BL3308	1900	Y	N	Y	1991
1012	14th St	5BL3309	1905	Y	N	Y	1991
1016	14th St	5BL3310	1914	Y	N	Y	1991
1027	14th St	5BL3311	1924	Y	N	Y	1991
1036	14th St	5BL3312	1904	N	N	Y	1991
1040	14th St	5BL3313	1913	Y	N	Y	1991
1045	14th St	5BL3314	1909	Y	N	Y	1991
1059	14th St	5BL3315	1909	Y	N	Y	1991
1060	14th St	5BL3316	1923	Y	N	Y	1991
703	15th St	5BL3317	1924	Y	N	Y	1991
738	15th St	5BL3318	1940	Y	N	Y	1991
764	15th St	5BL3319	1930	Y	N	Y	1991
774	15th St	5BL3320	1923	Y	N	Y	1991
789	15th St	5BL3321	1927	Y	Y	Y	1991
811	15th St	5BL3322	1922	Y	N	Y	1991
820	15th St	5BL3323	1922	Y	N	Y	1991
821	15th St	5BL3324	1919	N	N	Y	1991
822	15th St	5BL3325	1923	Y	N	Y	1991
825	15th St	5BL3326	1923	N	N	Y	1991
830	15th St	5BL3327	1926	Y	N	Y	1991
836	15th St	5BL3328	1927	Y	N	Y	1991
837	15th St	5BL3329	1939	Y	N	Y	1991
844	15th St	5BL3330	1923	Y	N	Y	1991
845	15th St	5BL3331	1920	Y	N	Y	1991
851	15th St	5BL3332	1921	Y	N	Y	1991
854	15th St	5BL3333	1923	Y	N	Y	1991
855	15th St	5BL3334	1921	Y	N	Y	1991
862	15th St	5BL3335	1927	Y	N	Y	1991
865	15th St	5BL3336	1922	Y	N	Y	1991
870	15th St	5BL3337	1922	Y	N	Y	1991
876	15th St	5BL3338	1921	Y	N	Y	1991
889	15th St	5BL3339	1914	Y	N	Y	1991
897	15th St	5BL3340	1900	Y	N	Y	1991
904	15th St	5BL3341	1917	Y	N	Y	1991
905	15th St	5BL3342	1915	Y	N	Y	1991
912	15th St	5BL3343	1920	Y	N	Y	1991
915	15th St	5BL3344	1913	Y	N	Y	1991
920	15th St	5BL3345	1920	Y	N	Y	1991
929	15th St	5BL3346	1911	Y	N	Y	1991
932	15th St	5BL3347	1904	Y	N	Y	1991
936	15th St	5BL3348	1903	Y	N	Y	1991
937	15th St	5BL3349	1915	Y	N	Y	1991
940	15th St	5BL3350	1903	Y	N	Y	1991
950	15th St	5BL3351	1904	Y	N	Y	1991
951	15th St	5BL3352	1932	Y	N	Y	1991
960	15th St	5BL3353	1909	Y	N	Y	1991

## APPENDIX 4 (Con't.)

Street Address	State ID Number	YOC	Cntr	Ind Elg	Dis	Surv. Year	
961	15th St	5BL3354	1921	Y	N	Y	1991
969	15th St	5BL3355	1913	Y	N	Y	1991
975	15th St	5BL3356	1912	Y	N	Y	1991
987	15th St	5BL3357	1909	Y	N	Y	1991
1006	15th St	5BL3358	1916	Y	N	Y	1991
1012	15th St	5BL3359	1907	Y	N	Y	1991
1020	15th St	5BL3360	1905	Y	N	Y	1991
1025	15th St	5BL3361	1927	Y	N	Y	1991
1026	15th St	5BL3362	1914	Y	N	Y	1991
700	16th St	5BL3363	1939	Y	Y	Y	1991
711	16th St	5BL3364	1935	Y	N	Y	1991
716	16th St	5BL3365	1939	Y	N	Y	1991
728	16th St	5BL3366	1936	Y	N	Y	1991
735	16th St	5BL3367	1939	Y	N	Y	1991
742	16th St	5BL3368	1939	Y	N	Y	1991
749	16th St	5BL3369	1924	Y	N	Y	1991
754	16th St	5BL3370	1939	Y	N	Y	1991
763	16th St	5BL3371	1939	Y	Y	Y	1991
772	16th St	5BL3372	1927	Y	N	Y	1991
779	16th St	5BL3373	1940	Y	N	Y	1991
780	16th St	5BL3374	1939	Y	N	Y	1991
787	16th St	5BL3375	1923	Y	N	Y	1991
1011	16th St	5BL3376	1929	Y	Y	Y	1991
1000	Aurora Av	5BL3377	1924	Y	N	Y	1991
1040	Aurora Av	5BL3378	1924	N	N	Y	1991
1207	Aurora Av	5BL3379	1906	Y	Y	Y	1991
917	Baseline Rd	5BL3380	1909	Y	N	Y	1991
959	Baseline Rd	5BL3381	1937	Y	N	Y	1991
1001	Baseline Rd	5BL3382	1941	Y	N	Y	1991
1215	Baseline Rd	5BL3383	1911	Y	N	Y	1991
1235	Baseline Rd	5BL3384	1933	Y	N	Y	1991
1303	Baseline Rd	5BL3385	1936	Y	Y	Y	1991
1005	Broadway	5BL3386	1923	Y	N	Y	1991
912	Cascade Av	5BL3387	1926	Y	N	Y	1991
1315	Cascade Av	5BL3388	1925	N	N	Y	1991
1502	Cascade Av	5BL3389	1928	Y	Y	Y	1991
1509	Cascade Av	5BL3390	1923	Y	N	Y	1991
1305	Euclid Av	5BL3391	1923	Y	N	Y	1991
1324	Euclid Av	5BL3392	1904	Y	N	Y	1991
1420	Euclid Av	5BL3393	1910	Y	N	Y	1991
1521	Euclid Av	5BL3394	1907	N	N	Y	1991
714	Lincoln Pl	5BL3395	1925	N	N	Y	1991
722	Lincoln Pl	5BL3396	1927	N	N	Y	1991
735	Lincoln Pl	5BL3397	1925	N	N	Y	1991
739	Lincoln Pl	5BL3398	1928	Y	N	Y	1991
742	Lincoln Pl	5BL3399	1939	Y	N	Y	1991
749	Lincoln Pl	5BL3400	1925	N	N	Y	1991
755	Lincoln Pl	5BL3401	1932	Y	N	Y	1991
763	Lincoln Pl	5BL3402	1925	Y	N	Y	1991
790	Lincoln Pl	5BL3403	1941	Y	N	Y	1991
888	13th St	5BL3404	1928	Y	Y	Y	1991
855	Lincoln Pl	5BL3405	1900	N	N	Y	1991
865	Lincoln Pl	5BL3406	1911	Y	N	Y	1991
873	Lincoln Pl	5BL3407	1920	Y	N	Y	1991
877-79	Lincoln Pl	5BL3408	1912	Y	N	Y	1991

## APPENDIX 4 (Con't.)

Street Address	State ID Number	YOC	Cntr	Ind Elg	Dis	Surv. Year	
1019	14th St	5BL3409	1926	Y	N	Y	1991
1015	15th St	5BL3410	1930	Y	Y	Y	1991
1427	Cascade Av	5BL3411	1931	Y	N	Y	1991
1029	Broadway	5BL3412	1918	Y	N	Y	1991
1106	Cascade Av	5BL3413	1923	Y	Y	Y	1991
1160	Cascade Av	5BL3414	1927	Y	Y	Y	1991
1200	Aurora Av	5BL3415	1913	Y	N	Y	1991
1031-33	14th St	5BL3416	1909	Y	N	Y	1991
755	15th St	5BL3417	1927	Y	N	Y	1991
701	16th St	5BL3418	1933	Y	N	Y	1991
704	16th St	5BL3419	1932	N	N	Y	1991
1403	Baseline Rd	5BL3420	1935	Y	Y	Y	1991
1127	Broadway	5BL3421	1905	Y	N	Y	1991
1313-15	College Av	5BL3422	1935	Y	N	Y	1991
1350	College Av	5BL3423	1927	N	N	Y	1991
802	16th St	5BL3529	1939	Y	N	Y	1992
805	16th St	5BL3530	1924	Y	N	Y	1992
811	16th St	5BL3531	1924	Y	N	Y	1992
827	16th St	5BL3532	1924	Y	N	Y	1992
842	16th St	5BL3533	1923	Y	N	Y	1992
846	16th St	5BL3534	1924	Y	N	Y	1992
849	16th St	5BL3535	1919	Y	N	Y	1992
851	16th St	5BL3536	1938	Y	N	Y	1992
869	16th St	5BL3537	1923	Y	N	Y	1992
875	16th St	5BL3538	1920	Y	N	Y	1992
891	16th St	5BL3539	1922	Y	N	Y	1992
708	17th St	5BL3540	1939	X	N	N	1992
711	17th St	5BL3541	1937	X	N	N	1992
712	17th St	5BL3542	1937	X	N	N	1992
740	17th St	5BL3543	1941	X	N	N	1992
770	17th St	5BL3544	1936	X	N	N	1992
774	17th St	5BL3545	1938	X	N	N	1992
775	17th St	5BL3546	1940	X	N	N	1992
781	17th St	5BL3547	1940	X	N	N	1992
787	17th St	5BL3548	1926	X	N	N	1992
802	17th St	5BL3549	1924	X	N	N	1992
835	17th St	5BL3550	1921	X	N	N	1992
843	17th St	5BL3551	1924	X	N	N	1992
861	17th St	5BL3552	1923	X	N	N	1992
868	17th St	5BL3553	1924	X	N	N	1992
878	17th St	5BL3554	1930	X	N	N	1992
720-22	18th St	5BL3555	1924	X	N	N	1992
721	18th St	5BL3556	1923	X	N	N	1992
755	18th St	5BL3557	1925	X	N	N	1992
787	18th St	5BL3558	1939	X	N	N	1992
788	18th St	5BL3559	1931	X	N	N	1992
802	18th St	5BL3560	1941	X	N	N	1992
835	18th St	5BL3561	1923	X	N	N	1992
851	18th St	5BL3562	1925	X	N	N	1992
888	18th St	5BL3563	1923	X	N	N	1992
891	18th St	5BL3564	1929	X	N	N	1992
902	18th St	5BL3565	1924	X	N	N	1992
907	18th St	5BL3566	1917	X	N	N	1992
729	19th St	5BL3567	1923	X	N	N	1992
743	19th St	5BL3568	1938	X	N	N	1992

## APPENDIX 4 (Con't.)

Street Address	State ID Number	YOC	Cntr	Ind Elg	Dis	Surv. Year
810 19th St	5BL3569	1936	X	N	N	1992
844 19th St	5BL3570	1935	X	N	N	1992
864 20th St	5BL3571	1935	X	N	N	1992
911-15 Broadway	5BL3659	1940	X	N	N	1992
919 Broadway	5BL3660	1940	X	N	N	1992
923 Broadway	5BL3661	1905	X	N	N	1992
943 Broadway	5BL3662	1919	X	N	N	1992
949 Broadway	5BL3663	1919	X	N	N	1992
955 Broadway	5BL3664	1933	X	N	N	1992
717 17th St	5BL3737	1939	X	N	N	1992
955 17th St	5BL3738	1920	X	N	N	1992
723 19th St	5BL3739	1928	X	N	N	1992
866 20th St	5BL3744	1935	X	N	N	1992

NOTES: The following abbreviations are used in the table heading: "YOC," year of construction; "Cntr," contributing status of resource within the potential historic district; "Elg," eligibility status of resource; and "Dis," location of resource within historic district. An "X" appears in the Cntr column for resources located outside of the historic district. The table includes resurveyed resources within the survey area.

