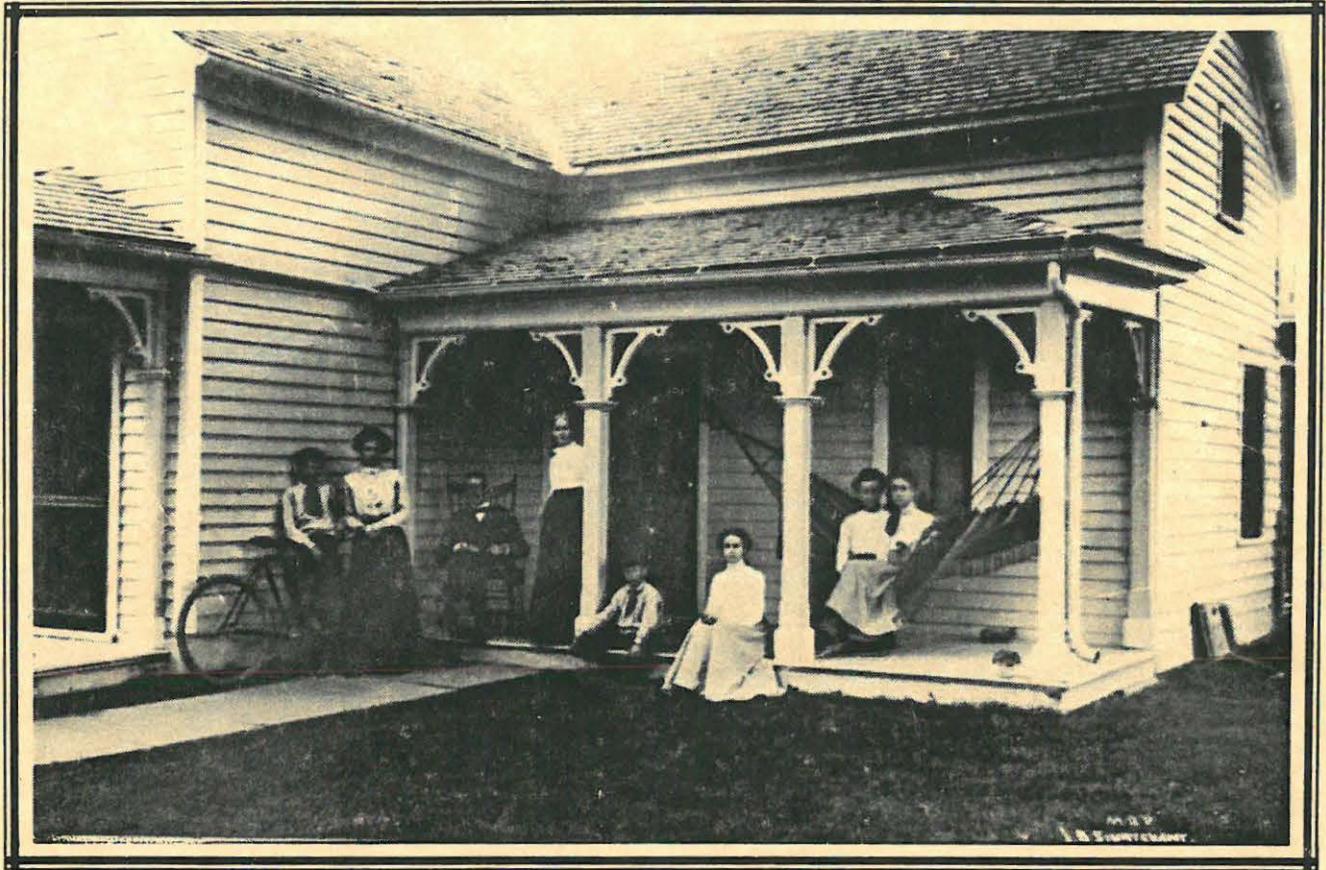


1986/1987  
BOULDER SURVEY  
OF HISTORIC PLACES

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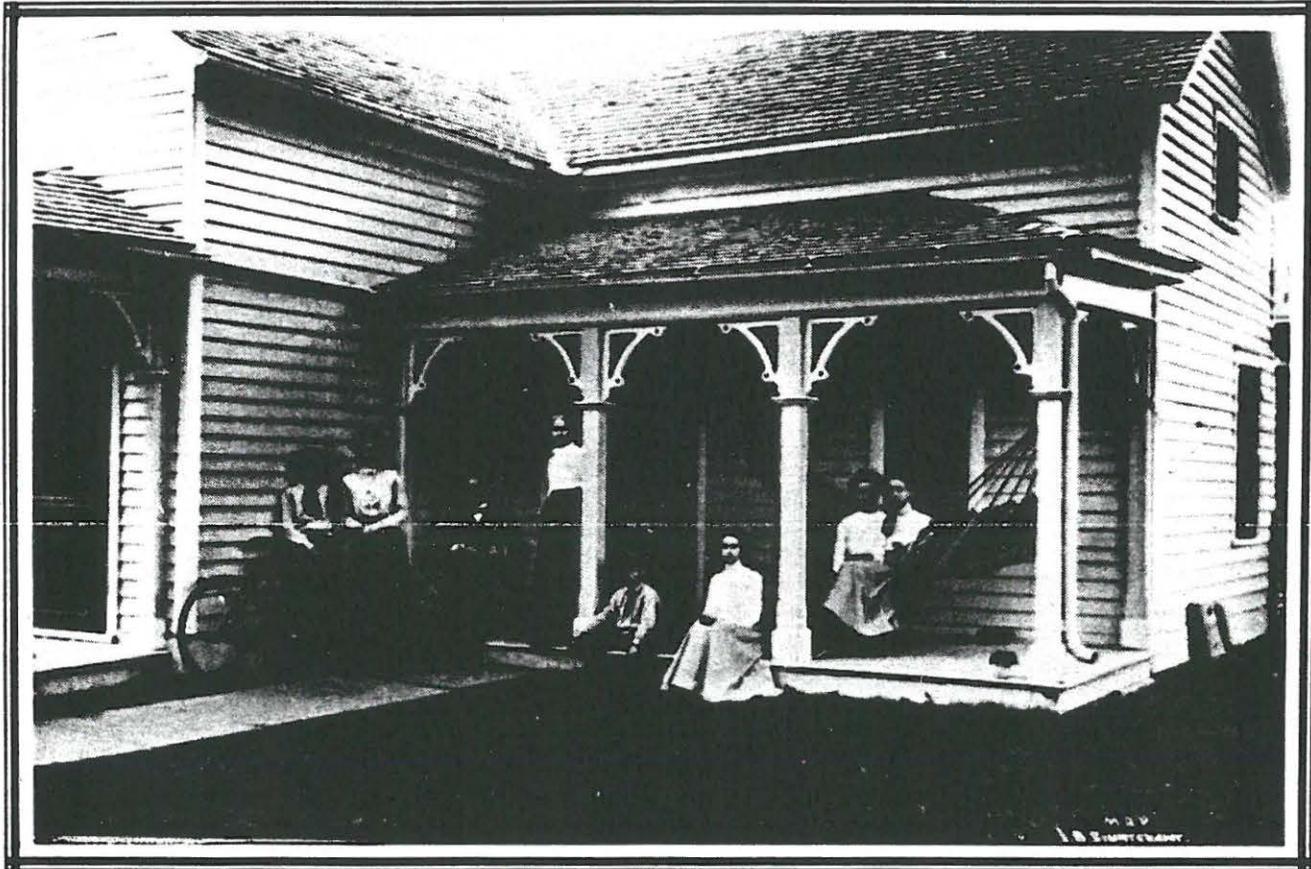
*Whittier Neighborhood*

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Conducted by  
Christine Whitacre and R. Laurie Simmons, Surveyors  
for the  
City of Boulder  
Department of Planning and Community Development  
&  
Landmarks Preservation Advisory Board  
with funding  
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1987 BOULDER SURVEY OF HISTORIC PLACES

Conducted by

Front Range Research Associates, Inc.  
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Surveyors

September 1987

WHITTIER

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Cover: Ridgeway House, 1643 Spruce Street

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Library for Local History, Boulder Historical Society.

## I. PURPOSE

The purpose of the 1987 Boulder Survey of Historic Places was to identify and record 350 structures, previously unsurveyed, in the Whittier neighborhood, one of the neighborhoods determined by Boulder's Landmarks Preservation Advisory Board to be under the greatest threat from development, and which also possessed a significant quantity of historic resources.

The resulting data serves as a base for cultural and resource planning, and as the foundation for an historic preservation program identifying, documenting and evaluating cultural resources within the City of Boulder.

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

## II. SURVEY AREA

The 1987 Boulder Survey of Historic Places surveyed 350 structures in the Whittier Neighborhood, which lies east and north of downtown Boulder. Generally, the area surveyed stretches from Broadway on the west to 28th Street on the east and from Bluff Street on the north to Spruce Street on the south. The area is located in Township 1 North, Range 70 West, sections 29 and 30. This area appears on the Boulder 7.5 minute USGS quadrangle, dated 1966 (photorevised 1979). The surveyed area covers approximately 170 acres.

The large scale map shows the boundaries of the 1987 survey. A detailed narrative description of the boundaries of the surveyed area follows:

The point of beginning is the corner of Broadway and Pine Street. From the point of beginning, the boundary proceeds easterly along Pine Street to its intersection with 13th Street; thence northerly along 13th Street to its intersection with the alley between Mapleton Avenue and Pine Street; thence easterly along the alley between Mapleton Avenue and Pine Street to its intersection with 14th Street; thence northerly along 14th Street to the intersection of the back lot lines of the properties on the north side of Mapleton Avenue; thence easterly along the back lot lines of the properties on the north side of Mapleton Avenue to the intersection with 17th Street; thence northerly along 17th Street and 17th Street extended to its intersection with Bluff Street; thence easterly along Bluff Street to its intersection with 18th Street; thence northerly along 18th Street and 18th Street extended to the intersection of the back lot lines of the properties along the north side of Bluff Street; thence easterly along the back lot lines of the properties along the north side of Bluff Street to the intersection with Folsom Street; thence southerly along Folsom Street to its intersection with the back lot lines of the properties along the north side of Mapleton Avenue; thence easterly along the back lot lines of the properties along the north side of Mapleton Avenue to the intersection with 27th Street; thence southerly along 27th Street to its intersection with the alley between Mapleton Avenue and Pine Street; thence easterly along the alley between Mapleton Avenue and Pine Street to its intersection with 28th Street; thence southerly along 28th Street to its intersection with the alley between Pine Street and Spruce Street; thence westerly along the alley between Pine Street and Spruce Street to its intersection with Folsom Street; thence southerly along Folsom Street to its intersection with Spruce Street; thence westerly along Spruce Street to its intersection with 21st Street; thence southerly along 21st Street to its intersection with the alley between Spruce Street and Pearl Street; thence westerly along the alley

between Spruce Street and Pearl Street to its intersection with 15th Street; thence northerly along 15th Street to its intersection with the alley between Spruce Street and Pine Street; thence westerly along the alley between Spruce Street and Pine Street to its intersection with Broadway; and thence northerly along Broadway to the point of beginning.

### III. RESEARCH DESIGN AND METHODOLOGY

The 1987 Boulder Survey of Historic Places called for an intensive-level survey of 350 pre-1937 buildings in Boulder's Whittier neighborhood. The buildings were to be surveyed, photographed, and researched, with Historic Building Inventory Forms completed for each building. The project also called for the completion of a U.S.G.S. map outlining the survey boundaries, a map showing the surveyed buildings' locations, and a final report explaining the survey findings and reviewing the general history of Boulder and the Whittier neighborhood. The survey report would also analyze the survey area in terms of possible historic districts within the Whittier neighborhood.

The Whittier neighborhood is located northeast of the downtown Boulder National Register District. Part of the neighborhood is located in Boulder's original townsite, platted in 1859, as well as in a number of other late 19th century and early 20th century additions to Boulder. The neighborhood is predominantly residential in character, and it was expected that most of the buildings would be residences and would fall under the RP3 Colorado Plains Historic Context. It was also expected that the 350-building survey would cover all or nearly all of the Whittier neighborhood's historic structures.

The project began in May, 1987, when Peter Pollock of the City of Boulder Planning Department, in conjunction with the Whittier Neighborhood Association, determined the boundaries of the Whittier neighborhood survey area. Using these boundaries and a computer print-out from the Boulder County Assessor's Office which listed the addresses of pre-1937 buildings within the neighborhood boundaries, Front Range Research Associates (FRRA) developed a list of houses to be surveyed within the neighborhood. At this time it became evident that there were at least 700 pre-1937 buildings within the survey area. (An exact count is difficult to determine until the entire neighborhood is field surveyed and historically researched. While the construction dates given by the assessor's office can be used as a general guide, these dates are often "adjusted" to reflect remodeled improvements, and buildings are often much older than the construction dates for which they are assessed. The assessor's information is also unreliable due to the fact that the Boulder County Courthouse burned in 1932, destroying vital records.)

It was then determined, in conjunction with the City of Boulder Planning Department and the Colorado Historical Society, that although the Whittier neighborhood contained at least 700 pre-1937 buildings, the 1987 survey would only encompass 350 buildings, or approximately half of the

neighborhood. It was agreed that the 1987 survey would concentrate on historic structures on Mapleton Avenue, Pine Street, Spruce Street, Bluff Street, and parts of Folsom Avenue and 16th Street, and that research into the neighborhood's history and development would also concentrate on these streets. It was also agreed at this time that the complete history of the neighborhood, as well as recommendations regarding possible historic districts and each building's contributing/noncontributing status, would have to be made at a later time, after the entire neighborhood had been surveyed.

Front Range Research Associates then conducted a file search at the Office of Archaeology and Historic Preservation of the Colorado Historical Society, which revealed that a number of buildings within the survey area had already been surveyed. These previously surveyed buildings had been resurveyed by Front Range Research Associates as part of the 1986 Boulder Survey of Historic Places, and it was determined that there was no reason to survey them again in 1987.

The FRRA surveyors then reviewed general published histories of Boulder and the Whittier neighborhood. Since the Whittier neighborhood is characterized primarily by vernacular residences, the surveyors determined that the neighborhood's overall development and ownership patterns would determine the area's significance. This research involved the use of the Boulder City Directories; Sanborn Insurance Maps; the maps and records available at the Boulder County Clerk's office; the 1900 U.S. Census records for Boulder; biographical files of the Boulder Daily Camera; the books and records created by the Boulder County Genealogical Society; and the primary and secondary sources available at the Boulder Carnegie Library, the Colorado Historical Society, the University of Colorado Western Historical Collections, and the Denver Public Library.

Of particular importance were the resources of the Boulder Carnegie Library, which possesses Boulder County Assessor Property Assessment file cards dating back to 1929. These cards include historical photographs of the buildings, site plans, and generally reliable estimated dates of construction. Copies were made of these assessment file cards for the buildings within the survey area.

In June, 1987, the selected, 350, pre-1937, Whittier neighborhood buildings were photographed by FRRA. Film processing and printing was provided by the City of Boulder. Computer-generated photo labels were provided by FRRA. In August, FRRA conducted the field survey. Site plans were done during the field survey by comparing current site plans with those on the Carnegie Library's property

assessment file cards, and adjusting the plans if any remodeling had occurred.

After the completion of the field survey, research information was gathered and printed on Historic Building Inventory Forms. Supplementary historical research was performed by James Sherow. Survey photographs were then attached to the survey forms; and an annotated U.S.G.S. map and site map of the survey area were prepared by FRRA, which had also designed the computer-generated survey form. All of these survey products, together with the final report, were then submitted to the City of Boulder and the Colorado Historical Society. The Boulder Carnegie Library will also maintain copies of the survey forms and photographs.

#### IV. HISTORIC CONTEXT

##### A. Boulder, Colorado Historical Background

The founding of Boulder, Colorado, in the foothills 30 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 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 12 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 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 February 10, 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 \$1000 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 July 30, 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 73 dwellings, 24 of which were vacant. The center of town was the intersection of Pearl and Broadway, which was also the intersection of the route along the foothills and the route to the mountains. There were 174 residents, with the 131 males far outnumbering the 43 females.

Supporting activities for the mining camps commenced immediately among those who stayed in town. The first profitable agricultural endeavor was supplying hay cut from the native grasses for miners' horses. Henry L., Luther C. and Sylvanus Wellman are credited with being the first to sow wheat in Boulder. The Wellman brothers claimed 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 the first irrigation ditch 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 17 original counties created in the Colorado Territory. The A.J. Macky House at 14th and Pearl served as the county office for several years.

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. In August, 1864, Company D, a volunteer regiment, was mustered in Boulder County to serve 100 days to deal with problems between settlers and Indians. The company, led by Captain David H. Nichols of Boulder, fought with the Cheyenne near Julesburg in September, 1864, and participated in the action at Sand Creek the following month. Chief Niwot, whom many Boulderites regarded fondly, was 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 shows Boulder as possessing 77 dwellings (only four more than in 1860) and 343 residents.



Rev. J.C. Cline House, 19th and Spruce, c1884-1890  
Whittier School in background



Ambrook House, 1313 Spruce Street, demolished

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.

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 November, 1871, a town government was organized and the town incorporated with its original townsite and three new residential 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.

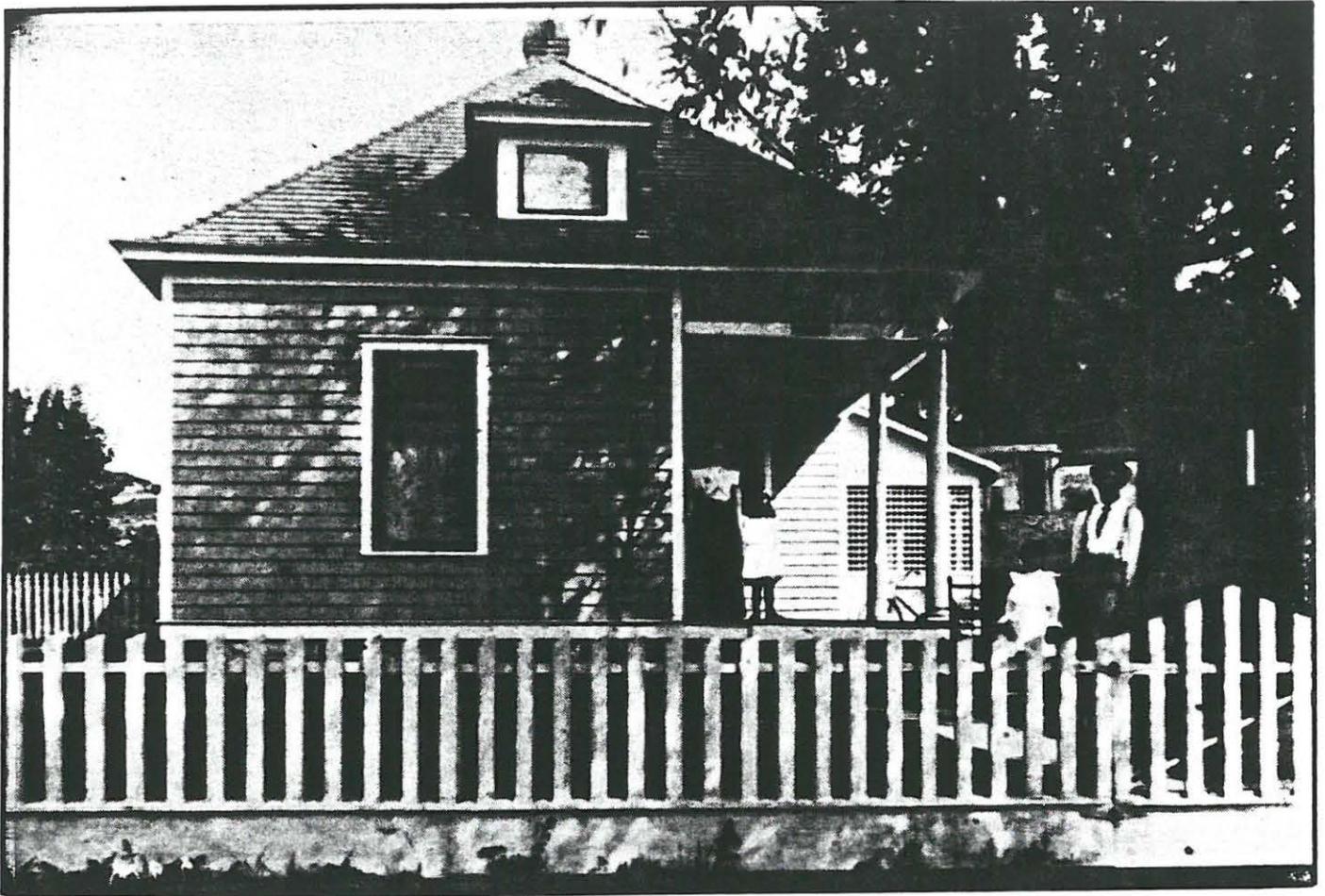
The university question, which had been ever present in the minds of many Boulder citizens, was given momentum when six citizens, including Marinus Smith, donated lands totaling 44.9 acres for the university campus. Townspeople also contributed money for the school's first building, after the legislature pledged a matching appropriation of \$15,000 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 Blvd.) 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. By 1880, it had leaped to 3,069. 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 17 additions to Boulder's original townsite. 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 founded in 1891 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 80 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 continued as one of the few in the United States to survive until the present day. In 1899, Boulder built an electric streetcar line to carry Chautauqua visitors. The line was eventually extended to connect several parts of the city.

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



Hall House, 2055 Bluff Street

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 200 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 area around east Pearl Street had a lower elevation and was considered a less desirable residential neighborhood. The neighborhoods bordering the railroad tracks and the creek, as was common, developed as sites for lower-income homes and attracted businesses such as livery stables, express offices and warehouses. Orchards, small farms and pastures were also located here. In addition, this area was settled by minority groups such as blacks, Mexican-Americans and recently arrived immigrants. The west end of Pearl Street contained businesses related to mining, such as smelters and mills.

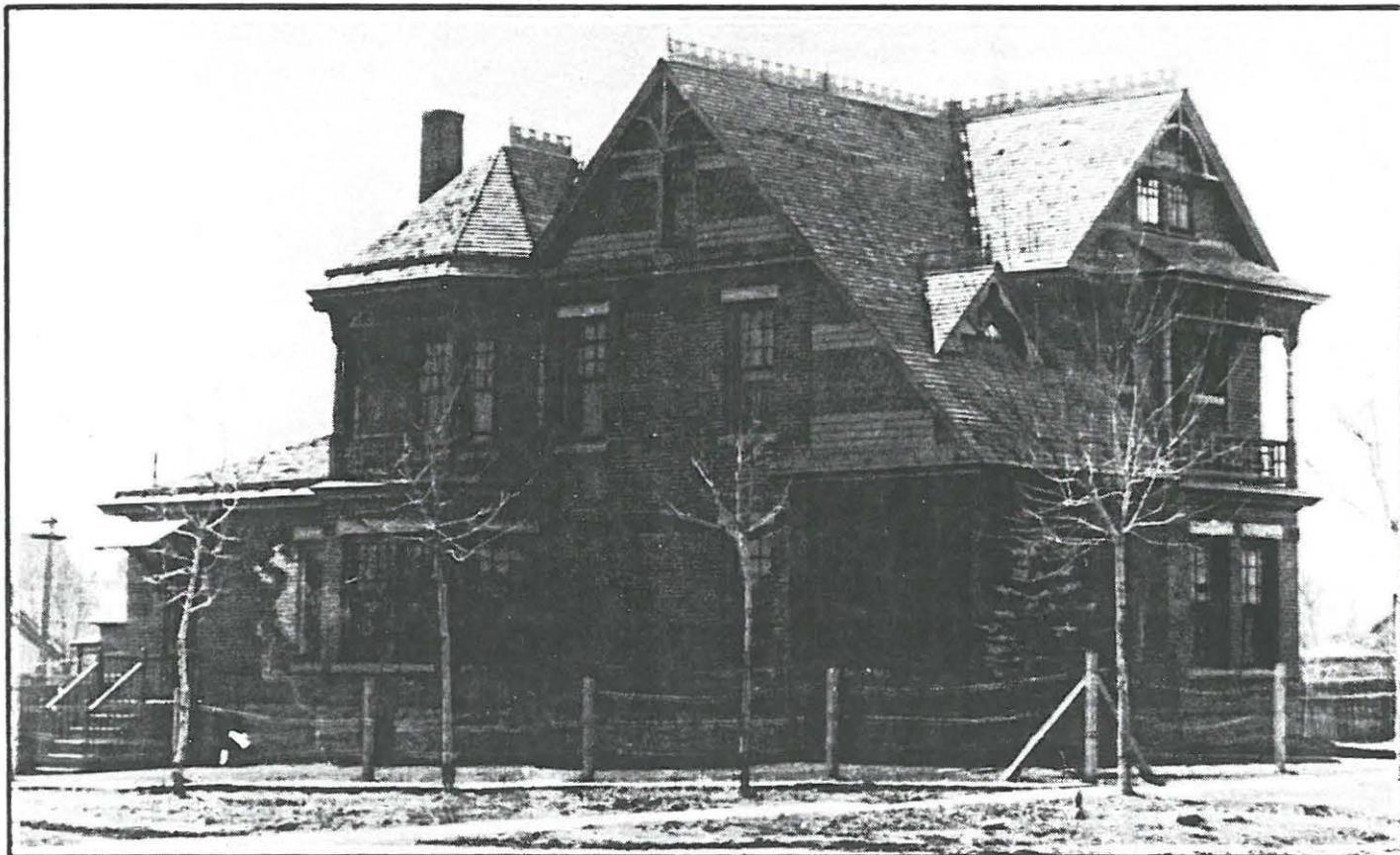
By 1900, Boulder's population had grown to 6,150, with 28 subdivisions added to the original townsite between 1890-1895. Residential opportunities increased in 1908, when the Denver and Interurban Railway began operating between Boulder and Denver. The incorporators of the railway believed that Boulder's future growth would provide the venture with profitable commuter traffic between the two

cities. Unfortunately, such 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. 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 dirty industries. Olmsted believed that Boulder should isolate its residential areas from industry. He also saw Boulder as a site of high quality homes surrounded by irrigated small farms and gardens. Olmsted encouraged town planners to clearly distinguish between traffic thoroughfares and residential streets, thereby further enhancing life in the residential sectors.

Olmsted's report served as a guide for growth in Boulder during the next decade--although only a few of his recommendations were enacted by the city. The city had already limited future expansion because it believed the town boundaries were sufficient to contain any future growth. An addition in 1908 was the only one allowed until 1941.

Wangelin House, 1644 Pine Street, c1896



In 1918, the city adopted a council-manager form of government set up by home-rule charter. A woman, Ida Campbell, was one of the first council members elected. The new council dealt with matters arising during World War I, and the growth of Boulder after the war, which led to a small building boom. By 1920, the city's population had risen to 11,006, partly the result of an increased number of university students. At this time, many previously vacant lots in town were filled in, and new areas, such as University Hill, 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 first western cities to have zoning districts when it adopted an ordinance in 1928.

By the time the 18th Amendment outlawing the sale of liquor was passed in 1920, Boulder had been a dry city for 13 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 town's population declined.

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% between 1890 and 1920, to 17% between 1920 and 1940--but the rate of unemployment in the city was still below that of Colorado in general. During the early years of the Depression, Boulder organized local relief projects, which helped many of those in distress.

During the 1930s, Boulder's physical environment benefited from local construction and federal assistance projects. In 1932, the county courthouse burned and was replaced the next year with an Art Deco style building, 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.

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. In addition, the national emphasis on scientific training stimulated expansion of several university departments.

In 1952, the opening of the six million dollar Denver-Boulder Turnpike reduced by half the travel time between the two cities, and made commuting a viable alternative for those working in Denver. The road had been proposed as early as 1912 and Boulder citizens petitioned the state government for construction in 1946. For the first time, major industries began to consider Boulder as a possible building site, bringing in new citizens and stimulating new construction.

Boulder's economic base broadened in the 1950s when new scientific research and high technology industries were attracted to the city by the presence of the turnpike and the university. The Esquire-Coronet magazine subscription division opened its offices in Boulder in 1949. In 1950, Boulder citizens donated 217 acres of land for the site of the National Bureau of Standards. The National Center for Atmospheric Research located in southwest Boulder, in an architecturally acclaimed structure designed by I.M. Pei. The city continued to seek high technology industries, including Ball Brothers Research, Beech Aircraft and IBM, which all opened plants in Boulder. Following Olmsted's earlier advice, Boulder Industrial Park was developed to segregate industries from residential areas.

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

From the end of World War II, developers sought to gain additional sites by changing the zoning status of single-family residential neighborhoods to multi-family zones. The effects of such high density zoning are apparent in neighborhoods such as Goss-Grove and parts of Whittier. Plans enacted to limit growth have placed greater development pressures on already established neighborhoods. Efforts to mitigate the effects of development pressures

include high density overlay zone design guidelines developed in 1985. These guidelines encourage: enhancement of existing landscape features such as open space and irrigation ditches; maintaining design elements such as scale and set back of the neighborhood by using components of existing buildings as models; and the use of traditional building materials.

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

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

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

#### **B. Whittier Neighborhood Historical Background**

The origins of the Whittier neighborhood of Boulder can be traced to the founding of the city. The Boulder City Town Company was organized in 1859 by a group of pioneers led by Thomas A. Aikins. The sixty men who created the company divided land along Boulder Creek into 4,044 lots, each 50 feet wide and 140 feet deep. Streets were 80 feet wide and alleys 20 feet wide. Included in the original city blocks were Hill (now Mapleton), Pine, and Spruce Streets.<sup>1</sup>

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<sup>1</sup>Phyllis Smith, A Look at Boulder From Settlement to City, (Boulder, Colo.: Pruett Publishing Co., 1981), p. 17; and

Development within the city limits proceeded slowly due to the greater attraction of the mining camps and the relatively high price of city lots. The price for an individual lot was set at \$1,000 by the town company. This steep sum was intended to limit and control immigration to the town. In 1864, the company turned over its remaining unsold lots to Boulder County (created in 1861), with the provision that any profits from the lands be spent on the construction of a county courthouse in the public square bordered by Pearl and Spruce, 13th and 14th Streets.<sup>2</sup>

In 1872 (enlarged 1874), two of Boulder's pioneer settlers created the East Boulder Addition to the city. East Boulder extended from 18th Street on the west to 25th Street on the east, and from Front Street (Walnut) on the south to Bluff Street on the north. This addition was created through the foresight of its originators, Granville Berkley and Amos Widner, leaders in efforts to attract major elements influencing Boulder's growth: the railroad and the university. Now the entrepreneurs sought to profit from the population boom by establishing a desirable residential neighborhood for the new settlers.<sup>3</sup>

Amos Widner and his wife, Louise, traveled to Colorado in a covered wagon in 1860. Widner, like several other Boulder pioneers, had gone to California during the gold rush of 1849. He acquired some wealth in California and returned east to marry Louise. Shortly after their marriage, the Widners decided to leave for Colorado. Arriving in Central City, they built a log house and began prospecting. Widner was successful in finding ore and later built a mill there. The couple returned to Iowa and once more traveled west, this time buying a farm near Boulder.

The Widners established their farm in what later became known as Widner's Addition. The first Widner house was a log structure, which was known for its elaborate furnishings. The Widner home soon became a center of social life for the fledgling community.<sup>4</sup>

The Widners were active participants in Boulder's development and growth. They were among the small group who contributed \$500 toward the establishment of the university in Boulder. Amos Widner helped build Boulder's first school house and became the first Boulder County superintendent of

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Boulder County Clerk and Recorder, "Plat of Boulder City, 1868."

<sup>2</sup>Smith, pp. 17 and 32.

<sup>3</sup>Boulder County Clerk and Recorder, "Plat of the East Boulder Addition," 1872.

<sup>4</sup>Boulder, Colo. Boulder (Colo.) Daily Camera, biographical files on Widner.

schools (1863-1865). In addition, the Widners helped raise the funds necessary to bring the Boulder Valley Railroad into town, selling some of their land in order to give \$1,000 toward the fund.

The Widners lived in Boulder until the 1890s. After her husband's death in New Mexico in 1896, Louise Widner returned to her earlier home in Boulder (1840 Walnut), where she lived until 1924.<sup>5</sup>

Granville Berkley, born in Virginia in 1820, was an attorney. After moving to Iowa, Berkley was wounded fighting on the Union side during the Civil War. In 1863, he departed for Colorado at the advice of his son, Junius, who had arrived in the state two years earlier. Berkley quickly became involved in the community's affairs and, in 1865, he was a captain of the volunteers organized during a period of conflict with Native Americans.

The Berkleys were supporters of the movement to obtain a university for Boulder. The family offered land in East Boulder as a university site, but another location was selected. In addition, Granville Berkley was on the board of directors of the Denver and Boulder Valley Railroad. At one time, he was a candidate for a seat on the Colorado Supreme Court.

Berkley's children were prominent in Boulder's history and development. His son, Junius, arrived in Colorado in 1861, returning east the following year to fight in the Civil War. Returning after the war, Junius was elected a regent of the university in 1876. Following his father's occupational footsteps, he became a respected lawyer in the city.

Granville Berkley, Jr. also served with the Colorado Volunteers during the 1860s. He was a member of the Third Colorado Infantry, Hundred Days Men who took part in the conflict at Sand Creek in 1864. Berkely, Jr. started the first ice business in Boulder and was a member of the first volunteer fire department. He built the Citizen's National Bank block on Pearl Street.

Lydia Berkley, Granville's daughter, became a lawyer. Upon the death of her husband, she succeeded him as judge in Eagle County, thereby becoming the first woman in Colorado to hold that position.<sup>6</sup>

Both Berkley and Widner were strong supporters of the movement to obtain a railroad in Boulder. Included in the

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<sup>5</sup>Boulder (Colo.) Daily Camera, 3 February 1955.

<sup>6</sup>All information on the Berkleys comes from Boulder, Colo., Boulder (Colo.) Daily Camera, biographical files.

southeast quadrant of the East Boulder Addition were the Denver and Boulder Valley Railroad depot grounds. This land, which bordered 21st and Spruce Streets, was associated with one of the first two railroads to enter the city.

The Denver and Boulder Valley Railroad and Telegraph Company was incorporated in August 1870 by a group of prominent Denver and Boulder businessmen, including Granville Berkley. The company was formed to take advantage of the discovery of rich coal deposits near the town of Erie, the terminus of the Denver Pacific Railway. In addition, the railroad would link the farmers of the Boulder Valley with the Denver Pacific.

Boulder's businessmen saw the city's connection with the Denver Pacific-Union Pacific line as an impetus to the city's growth. During the 1860s and early 1870s, Boulder residents had to travel by carriage to Erie in order to utilize the railroad. In 1870, the Boulder County Commissioners proposed issuing bonds valued at \$100,000 toward construction of the trackage to Boulder. Local citizens, however, rejected this expenditure.

The Denver Pacific-Erie link was completed early in 1871. Eventually Boulder approved \$10,000 in bonds to speed the construction toward town. After several delays, the Denver and Boulder Valley began operating in Boulder in 1873. The Colorado Central from Golden also arrived during that year. According to Boulder historian Phyllis Smith, the depot at 21st and Spruce consisted of an engine house, water tank and windmill. A sidewalk was constructed from the depot to downtown Boulder.<sup>7</sup>

The arrival of the two railroads led to increased economic prosperity in Boulder. As the rail connection led to a population boom, real estate appreciated and new houses and businesses were erected. One observer has concluded that "both railroads served as catalysts in the prosperity of the remaining 1870s."<sup>8</sup>

In 1874, Amos Widner subdivided another portion of his land, creating Widner's North Addition to East Boulder. The addition extended from 19th Street to 22nd Street on Bluff. During the prosperous 1870s, Widner and Berkley owned most

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<sup>7</sup>Phyllis Smith, "A History of Boulder's Transportation, 1858-1984, (Boulder: City of Boulder Transportation Division, 1984), p. 9; Smith, A Look at Boulder, p 85; Boulder, Colo., University of Colorado Western Historical Collections, "The Denver and Boulder Valley Railroad: Pawn of the Giants," unpublished manuscript; and Lynn Perrigo, A Municipal History of Boulder, Colorado, 1871-1946, p. 120.  
<sup>8</sup>"Denver and Boulder Valley Railroad: Pawn of the Giants," p. 12.

of east Boulder and were among the most influential men in the city's history.<sup>9</sup>

A bird's-eye view map of Boulder drawn in 1874 shows the portions of the neighborhood between 12th and 13th Street were the most heavily developed by that date, with scattered development up to 17th Street. The Methodist Church at 14th and Spruce and the Congregational Church at 11th and Pine were landmarks. A map of Boulder in 1880-1881, drawn by Samuel Freeze, indicates that many of the lots in the Whittier neighborhood had been taken up by prominent early settlers, including Andrew J. Macky, James P. Maxwell, Sidney A. Giffin, Eugene Austin, Chauncey Stokes, Charles Buckingham, James M. North, Clinton M. Tyler and George Fonda.<sup>10</sup>

The erection of the Pine Street School in 1882 gave the neighborhood a vital focus. The school was built in response to a critical shortage of classrooms which developed in 1881. In May 1881, James North, a resident of the neighborhood and secretary of the school board, urged the town to construct a new school as soon as possible. In 1882 a bond election passed and the Pine Street site was purchased.

The cornerstone of the school was laid on 4 July 1882 and the school opened in the spring of the following year. The school attracted able teachers and administrators, many of whom resided in the neighborhood. In 1885, William V. Casey became a principal and sixth grade teacher. Casey inspired his students to write a fan letter to John Greenleaf Whittier on his birthday in 1886. Whittier responded with best wishes. The school's name was changed to Whittier in 1903 in memory of this exchange.

Other significant school administrators have included Arthur Ridgeway and Jessie Fitzpatrick. Ridgeway, a resident of the neighborhood, became the school's principal in 1902. He continued as principal and teacher at Whittier for 22 years. During that period, an addition was constructed to the building. Jessie Fitzpatrick became principal and teacher in 1924 and stayed at Whittier for 36 years.

The school has been the center of community life for the neighborhood since its inception, and generations of children have acquired their elementary education within its walls. The importance of the school in the community's life is evidenced by the fact that the neighborhood is known

<sup>9</sup>Boulder County Clerk and Recorder, "Plat of Widner's North Addition to East Boulder," 1874.

<sup>10</sup>"Bird's-eye View of Boulder, 1874," reprinted in Smith, A Look at Boulder, p. 43; Samuel Freeze, Map of Boulder, 1881.

today by the name of the school. In 1982, the neighborhood raised money to replace the school's bell tower, which had been removed in the early 1900s.<sup>11</sup>

The final historic addition to the Whittier neighborhood was created in 1900. Charles H. Cheney's Pine Street Addition was filed with the city in January 1901. The Pine Street Addition extended from 28th Street on the east to the Boulder and White Rock Ditch on the west and from Mapleton to Pearl. Cheney was a bookkeeper at Boulder's First National Bank in 1900. He worked his way up to the office of president by 1933.<sup>12</sup>

The Boulder and White Rock Ditch, which forms the western boundary of the Pine Street Addition, was incorporated in 1871 by Granville and Junius Berkley, Granville Berkley, Jr., Alphas Wright, Samuel Hayden and Thomas Graham. The ditch was to carry irrigation water for farms from Boulder Creek on Marinus Smith's property northward toward Longmont. The fact that the ditch irrigated farm lands accessible by the Denver and Boulder Valley Railroad was certainly not a coincidence. By 1874, the company was actively touting the benefits of settling in the irrigated lands.<sup>12</sup>

Samuel Gladden's Directory of Boulder for 1883 lists many of the city's prominent citizens as residing in the neighborhood. Handsome, stylistically defined brick houses were constructed along Pine Street by these early Boulder residents. John Pughe, a wealthy miner, built several residential units in the area. Further east were the less substantial and smaller frame houses of the working class and minority groups. A large group of Swedish immigrants entered the city around 1900 and many built homes along Bluff and Mapleton.<sup>13</sup>

In recent years, development pressures facing the city have led to rezoning of the neighborhood. In 1971, the city agreed to allow developers to build two units on their

<sup>11</sup>Boulder (Colo.) Daily Camera, subject files on Whittier School; Smith, A Look at Boulder, pp. 88 and 180; Boulder Daily Camera, biographical files.

<sup>12</sup>Perrigo, p. 279; and Boulder County Clerk and Recorder, "Plat of the Pine Street Addition," 1901.

<sup>12</sup>Boulder County Clerk and Recorder, "Papers of Incorporation for the Boulder and White Rock Ditch Company," 1871; Boulder County News, 15 May 1874; and Christine Whitacre and R. Laurie Simmons, 1985/1986 Boulder Survey of Historic Places, inventory form for Boulder and White Rock Ditch.

<sup>13</sup>Samuel Gladden, "Directory of Boulder for 1883;" Boulder City Directory, 1901; and Whitacre and Simmons, 1985-86 Boulder Survey.

lots. This has led to the construction of large attached additions and, since 1983, detached secondary structures behind many of the old houses. In a similar effort to gain residential space, many of the historic homes have been substantially remodeled and expanded. 14

The demographic characteristics of the neighborhood have also changed in recent years. After World War II, the area was home to many families, who bought homes and stayed for a number of years in the same house. Today, assessor's records indicate that a significant percentage of ownership in the area is absentee and many of the houses are rented. At the same time, the area has attracted new residents because of its accessibility and attractive landscape. Historic Boulder renovated a house on Bluff Street as an example of the neighborhood's architectural potential.15

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14Boulder (Colo.) Daily Camera, 2 June 1984.

15Ibid.; and Boulder County Assessor records, 1987.

## V. RESULTS AND RECOMMENDATIONS

The 1987 Boulder Survey of Historic Places recorded 350 buildings in the Whittier neighborhood. As has already been discussed under "Research Design and Methodology," these 350 buildings represent approximately one-half of the neighborhood's pre-1937 architectural inventory. Like the Whittier neighborhood, the surveyed buildings were predominately residential, with a few small commercial structures. A few houses near the downtown area which were originally residential have been converted to commercial structures, while a few formerly commercial structures have been converted to residences. The neighborhood also contains several historic churches, of which two were included in the 1987 survey. One ditch, the Boulder and White Rock Ditch, was also surveyed. Of the 350 structures surveyed, 19 were assessed by the surveyors to be eligible for the National Register of Historic Places (See Appendix A for a complete listing of these structures).

The historical research conducted for the survey revealed the Whittier to be one of Boulder's most historically important neighborhoods. The earliest development of the neighborhood dates to the city's founding, and many Boulder pioneers had homes there. The completion of the historical research when the rest of the neighborhood is surveyed should provide a more comprehensive view of the history and development of this important area.

Whittier is a large neighborhood; and its homes represent a wide range of lifestyles and income levels. Early residents included former Boulder mayors, attorneys, and business leaders, as well as miners and laborers, some of whom were immigrants from Sweden. The western section of Pine Street contains several large, architect-designed homes, some of which had already been inventoried during previous surveys. This area was also the home of the neighborhood's most prominent residents. By contrast, the eastern end of Pine Street was a working class neighborhood. The area around the 2200 block of Pine Street was once a black neighborhood, and is characterized by simple wood frame buildings similar to those found in Boulder's Goss-Grove neighborhood. Other sections of the Whittier neighborhood are generally a mix of small and medium sized buildings, with varying degrees of architectural style and detail.

Most of Whittier's residences are vernacular, reflecting local taste, custom, and material. The buildings are predominately single family, although several early examples of duplexes were also inventoried. The buildings are generally of brick or wood frame construction, although the neighborhood has some interesting examples of early

stone construction. Of the architectural styles represented, Queen Anne style buildings are the most predominant, but the neighborhood also has Italianate, French Second Empire, Dutch Colonial, Edwardian Vernacular, and Foursquare style buildings. The neighborhood's later architectural additions include several examples of Bungalow and Craftsman style homes.

As varied as the neighborhood's residents, Whittier's vernacular buildings cover a wide range of types, including small "hipped boxes," simple front and side gabled structures, and large cross-gabled buildings. Many of the earlier residences have Gothic Revival influences. These buildings, which are often cross-gabled with inset porches, have brick or wood siding which extends into the gable ends without a break, and decorative gable ornaments. Later Queen Anne influences can be seen in the addition of decorative shingles, bay windows, and stained glass. Other popular forms of architectural embellishment which can be seen on Whittier's homes include stone window sills and lintels on the brick residences, and architrave trim on the wood frame buildings. Original porch detailing often includes turned spindle or column supports, balustrades, fretwork, and decorative porch friezes. Whittier also has a significant number of post-World War I wood frame bungalows.

While a definitive analysis of the potential for historic districts in the Whittier neighborhood must wait until a complete neighborhood survey has been completed, the surveyors found that the northern segment of the neighborhood, particularly the area around Bluff and Mapleton Streets, appears to have retained the most historic integrity. A unique feature of this northern section of the neighborhood is its landscaping. Many of the buildings along Bluff Street are built into the hillside, and make use of local stone as a building material. Stone retaining walls are also an important historic landscaping feature in this section of Whittier.

The sections of Whittier which are closest to the downtown have experienced the most intrusions and changes to the built environment. These sections do, however, as in the case of Pine Street, include the neighborhood's most architecturally and historically significant buildings. Many of the most significant houses in terms of their association with significant persons in Boulder's history have undergone extensive remodeling. The surveyors urge the city of Boulder to continue to identify and record its historic structures in order to prevent other homes from the same fate.

Rezoning of the neighborhood has led to a significant increase in absentee ownership and high density development. A large percentage of the sites surveyed had undergone remodeling and/or had attached or detached additions to the historic structure. In many cases, such as along the eastern end of Spruce Street, the facades of the historic structures remain unchanged, but the buildings have had major rear multi-family additions, often much larger than the original building. Such changes have led to demographic changes in the neighborhood population and a corresponding revision in the utilization of the homes therein.

As expected, only a portion of the Whittier neighborhood could be recorded during the 1987 survey. The surveyors recommend that the rest of the neighborhood be surveyed in order to identify historic districts and provide a more complete neighborhood history. At that time, contributing/noncontributing status of the houses in the neighborhood can more accurately be assessed.

The surveyors found that current Boulder County Assessor's information regarding dates of construction is generally unreliable. This is due, in part, to the fact that the Boulder County Courthouse burned in 1932, destroying vital records. Also, in many cases, the dates of construction given in the Assessor's records have been "adjusted" to reflect remodeling improvements. It is recommended that future surveys rely upon the older Assessor's records, now housed at the Boulder Carnegie Library.

Also, since the City of Boulder did not issue building permits until well into the twentieth century, it was often difficult to determine exact dates of construction or detailed ownership and/or architectural information. Such information was usually gathered through the use of city directories, newspaper clippings, old assessor's records, and biographical research material. If, in the future, surveyors should gain access to title company records, more information on the buildings' construction dates and original owners could be obtained.

As had been expected, the survey area fell into the RP3 Colorado Plains Historic context. However, while the surveyors found that some buildings came under "The Urban Frontier (1860-1900)" theme, there was no theme which applied to the post-1900 neighborhood development. For this reason, the surveyors decided to divide the surveyed buildings into two newly-created themes which more accurately described the neighborhood's historic context. "The Urban Frontier (1860-1920)" and Post World War I Urban Growth (1920-1940). The post World War I theme reflects the growth Boulder experienced after the war, which was not

addressed by earlier themes. It is recommended that these or similar themes be created for future projects.

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## APPENDIX A

LIST OF SITES DETERMINED ELIGIBLE FOR THE  
NATIONAL REGISTER OF HISTORIC PLACES

5BL1634            1204 Pine (2160 Broadway)

5BL1636            Boulder and White Rock Ditch

5BL1643     \* 1540 Pine St.

5BL1649     1644 Pine St.\*

5BL1654     1746 Pine St.

5BL1668     2132 Pine St. X WTB 89

5BL1749     \* 1645 Pine St. X WTB 89

5BL1757     1333 Pine St. 93

5BL1765     1624 Mapleton Ave.

5BL1824     2245 Mapleton Ave. X WTB 89

5BL1835     2045 Mapleton Ave.

5BL1851     \* 1735 Mapleton Ave. X WTB 89

5BL1856     1703 Mapleton Ave.

5BL1888     2005 Spruce St. X WTB 89

5BL1889     1937 Spruce St.

5BL1913     1918 Bluff St.\*

5BL1919     2104 Bluff St. X WTB 89

5BL1957     \* 2141 Bluff St. X WTB 89

5BL1959     2119 Bluff St. X WTB 89

\* Landmarks

X - 1989 Walking Tour

BOULDER SURVEY OF HISTORIC PLACES, 1987  
LIST OF SITES BY STREET ADDRESS

ADDRESS		State ID#
2025	16TH	5BL1981
2031	16TH	5BL1909
2037	16TH	5BL1671
2040	16TH	5BL1672
2043	16TH	5BL1679
2124	16TH	5BL1973
1736	BLUFF	5BL1911
1828	BLUFF	5BL1912
1895	BLUFF	5BL1969
1918	BLUFF	5BL1913
1923	BLUFF	5BL1968
1936	BLUFF	5BL1914
2003	BLUFF	5BL1983
2010	BLUFF	5BL1915
2016	BLUFF	5BL1916
2021	BLUFF	5BL1967
2028	BLUFF	5BL1917
2029	BLUFF	5BL1966
2032	BLUFF	5BL1918
2037	BLUFF	5BL1965
2049	BLUFF	5BL1964
2055	BLUFF	5BL1963
2069	BLUFF	5BL1962
2104	BLUFF	5BL1919
2107	BLUFF	5BL1961
2112	BLUFF	5BL1920
2113	BLUFF	5BL1960
2119	BLUFF	5BL1959
2120	BLUFF	5BL1921
2130	BLUFF	5BL1922
2131	BLUFF	5BL1958
2136	BLUFF	5BL1923
2141	BLUFF	5BL1957
2144	BLUFF	5BL1924
2151	BLUFF	5BL1956
2202	BLUFF	5BL1925
2205	BLUFF	5BL1955
2216	BLUFF	5BL1926
2219	BLUFF	5BL1954
2220	BLUFF	5BL1927
2221	BLUFF	5BL1953
2227	BLUFF	5BL1952
2228	BLUFF	5BL1928
2231	BLUFF	5BL1951
2302	BLUFF	5BL1929
2312	BLUFF	5BL1930
2315	BLUFF	5BL1950
2331-37	BLUFF	5BL1949
2334	BLUFF	5BL1931
2341	BLUFF	5BL1948
2345	BLUFF	5BL1947

BOULDER SURVEY OF HISTORIC PLACES, 1987  
LIST OF SITES BY STREET ADDRESS

ADDRESS		State ID#
2347	BLUFF	5BL1946
2403	BLUFF	5BL1945
2404	BLUFF	5BL1932
2406	BLUFF	5BL1933
2420	BLUFF	5BL1934
2428	BLUFF	5BL1974
2429-31	BLUFF	5BL1944
2433	BLUFF	5BL1943
2445	BLUFF	5BL1942
2501	BLUFF	5BL1941
2502	BLUFF	5BL1935
2512	BLUFF	5BL1936
2515	BLUFF	5BL1940
2520	BLUFF	5BL1937
2528	BLUFF	5BL1938
2541	BLUFF	5BL1939
	Ditch	5BL1636
2150-52	FOLSOM	5BL1910
1418	MAPLETON	5BL1761
1419-21	MAPLETON	5BL1861
1437-39	MAPLETON	5BL1860
1443	MAPLETON	5BL1859
1505	MAPLETON	5BL1858
1515	MAPLETON	5BL1857
1528	MAPLETON	5BL1762
1612	MAPLETON	5BL1763
1620	MAPLETON	5BL1764
1624	MAPLETON	5BL1765
1703	MAPLETON	5BL1856
1713	MAPLETON	5BL1854
1718	MAPLETON	5BL1766
1719	MAPLETON	5BL1853
1726	MAPLETON	5BL1767
1727	MAPLETON	5BL1852
1730	MAPLETON	5BL1768
1735	MAPLETON	5BL1851
1736	MAPLETON	5BL1769
1740	MAPLETON	5BL1770
1743	MAPLETON	5BL1850
1803	MAPLETON	5BL1849
1804	MAPLETON	5BL1771
1812	MAPLETON	5BL1772
1815	MAPLETON	5BL1848
1820	MAPLETON	5BL1773
1821	MAPLETON	5BL1847
1829	MAPLETON	5BL1846
1830	MAPLETON	5BL1774
1836	MAPLETON	5BL1775
1837	MAPLETON	5BL1845
1844	MAPLETON	5BL1776
1845	MAPLETON	5BL1844

BOULDER SURVEY OF HISTORIC PLACES, 1987  
LIST OF SITES BY STREET ADDRESS

ADDRESS		State ID#
1905-07	MAPLETON	5BL1843
1913	MAPLETON	5BL1842
1920	MAPLETON	5BL1777
1928	MAPLETON	5BL1778
1931	MAPLETON	5BL1841
1936	MAPLETON	5BL1779
2005	MAPLETON	5BL1840
2012	MAPLETON	5BL1780
2013	MAPLETON	5BL1839
2020	MAPLETON	5BL1781
2021	MAPLETON	5BL1838
2029	MAPLETON	5BL1837
2030	MAPLETON	5BL1782
2036	MAPLETON	5BL1783
2037	MAPLETON	5BL1836
2040-44	MAPLETON	5BL1784
2045	MAPLETON	5BL1835
2103	MAPLETON	5BL1834
2104	MAPLETON	5BL1785
2106	MAPLETON	5BL1786
2111	MAPLETON	5BL1833
2119	MAPLETON	5BL1832
2120	MAPLETON	5BL1787
2129	MAPLETON	5BL1831
2137	MAPLETON	5BL1830
2144-46	MAPLETON	5BL1788
2145	MAPLETON	5BL1829
2204	MAPLETON	5BL1789
2207	MAPLETON	5BL1828
2212	MAPLETON	5BL1790
2213	MAPLETON	5BL1827
2218	MAPLETON	5BL1791
2219	MAPLETON	5BL1826
2227	MAPLETON	5BL1825
2236	MAPLETON	5BL1855
2244	MAPLETON	5BL1971
2245	MAPLETON	5BL1824
2303	MAPLETON	5BL1823
2304	MAPLETON	5BL1972
2312	MAPLETON	5BL1792
2315	MAPLETON	5BL1822
2318	MAPLETON	5BL1793
2323	MAPLETON	5BL1821
2324	MAPLETON	5BL1794
2333	MAPLETON	5BL1820
2340	MAPLETON	5BL1795
2344	MAPLETON	5BL1796
2345	MAPLETON	5BL1819
2405	MAPLETON	5BL1818
2420	MAPLETON	5BL1797
2430	MAPLETON	5BL1798

BOULDER SURVEY OF HISTORIC PLACES, 1987  
LIST OF SITES BY STREET ADDRESS

ADDRESS		State ID#
2431	MAPLETON	5BL1817
2436	MAPLETON	5BL1799
2444	MAPLETON	5BL1800
2524	MAPLETON	5BL1801
2527	MAPLETON	5BL1816
2548	MAPLETON	5BL1802
2552	MAPLETON	5BL1803
2571	MAPLETON	5BL1815
2575	MAPLETON	5BL1814
2576	MAPLETON	5BL1804
2604	MAPLETON	5BL1805
2611	MAPLETON	5BL1813
2614	MAPLETON	5BL1806
2615	MAPLETON	5BL1812
2625	MAPLETON	5BL1811
2640	MAPLETON	5BL1807
2644	MAPLETON	5BL1808
2650	MAPLETON	5BL1809
2658	MAPLETON	5BL1810
1204	PINE	5BL1634
1212	PINE	5BL1635
1312	PINE	5BL1637
1313	PINE	5BL1760
1319	PINE	5BL1759
1327	PINE	5BL1758
1333	PINE	5BL1757
1345	PINE	5BL1756
1406-08	PINE	5BL1638
1414	PINE	5BL1639
1445	PINE	5BL1755
1514	PINE	5BL1640
1519	PINE	5BL1754
1526	PINE	5BL1641
1530	PINE	5BL1642
1540	PINE	5BL1643
1605	PINE	5BL1753
1606	PINE	5BL1644
1610	PINE	5BL1645
1611	PINE	5BL1752
1618-22	PINE	5BL1646
1625	PINE	5BL1751
1628	PINE	5BL1647
1633	PINE	5BL1750
1634	PINE	5BL1648
1644	PINE	5BL1649
1645	PINE	5BL1749
1714	PINE	5BL1650
1721	PINE	5BL1748
1722	PINE	5BL1651
1726	PINE	5BL1652
1734	PINE	5BL1653

BOULDER SURVEY OF HISTORIC PLACES, 1987  
LIST OF SITES BY STREET ADDRESS

ADDRESS		State ID#
1735	PINE	5BL1747
1741	PINE	5BL1746
1746	PINE	5BL1654
1803	PINE	5BL1745
1804	PINE	5BL1655
1810	PINE	5BL1656
1818	PINE	5BL1657
1819	PINE	5BL1744
1828	PINE	5BL1658
1837	PINE	5BL1743
1838	PINE	5BL1659
1841	PINE	5BL1742
1844	PINE	5BL1660
1847	PINE	5BL1741
1903	PINE	5BL1740
1904	PINE	5BL1661
1910	PINE	5BL1662
1915	PINE	5BL1739
1918	PINE	5BL1663
1921	PINE	5BL1738
1924	PINE	5BL1664
1927	PINE	5BL1737
1935	PINE	5BL1736
2003	PINE	5BL1735
2011	PINE	5BL1734
2021	PINE	5BL1733
2027	PINE	5BL1732
2033	PINE	5BL1731
2039	PINE	5BL1730
2043	PINE	5BL1729
2103	PINE	5BL1728
2112	PINE	5BL1665
2113-15	PINE	5BL1727
2118	PINE	5BL1666
2119	PINE	5BL1726
2124	PINE	5BL1667
2125	PINE	5BL1725
2132	PINE	5BL1668
2137	PINE	5BL1724
2140	PINE	5BL1669
2143	PINE	5BL1723
2204	PINE	5BL1670
2205	PINE	5BL1722
2213	PINE	5BL1721
2219	PINE	5BL1720
2233	PINE	5BL1719
2236	PINE	5BL1673
2237	PINE	5BL1718
2245	PINE	5BL1717
2304	PINE	5BL1674
2305	PINE	5BL1716

BOULDER SURVEY OF HISTORIC PLACES, 1987  
LIST OF SITES BY STREET ADDRESS

ADDRESS		State ID#
2320	PINE	5BL1675
2321	PINE	5BL1715
2328	PINE	5BL1676
2329	PINE	5BL1714
2334	PINE	5BL1677
2335	PINE	5BL1713
2342	PINE	5BL1678
2345	PINE	5BL1712
2403	PINE	5BL1970
2409-11	PINE	5BL1711
2417	PINE	5BL1710
2425	PINE	5BL1709
2426	PINE	5BL1680
2433	PINE	5BL1708
2438	PINE	5BL1681
2448	PINE	5BL1682
2510	PINE	5BL1683
2514	PINE	5BL1684
2518	PINE	5BL1685
2525	PINE	5BL1707
2530	PINE	5BL1686
2531	PINE	5BL1706
2540	PINE	5BL1687
2542	PINE	5BL1688
2546	PINE	5BL1689
2555	PINE	5BL1705
2602	PINE	5BL1690
2605	PINE	5BL1704
2620	PINE	5BL1691
2625	PINE	5BL1703
2626	PINE	5BL1692
2629	PINE	5BL1702
2637	PINE	5BL1701
2642	PINE	5BL1693
2645-47	PINE	5BL1700
2650	PINE	5BL1694
2654	PINE	5BL1695
2705	PINE	5BL1699
2726	PINE	5BL1696
2734	PINE	5BL1697
2735	PINE	5BL1698
1503	SPRUCE	5BL1908
1515	SPRUCE	5BL1907
1611	SPRUCE	5BL1906
1618	SPRUCE	5BL1862
1619	SPRUCE	5BL1905
1626	SPRUCE	5BL1863
1627	SPRUCE	5BL1982
1635	SPRUCE	5BL1904
1636	SPRUCE	5BL1864
1643	SPRUCE	5BL1903

BOULDER SURVEY OF HISTORIC PLACES, 1987  
LIST OF SITES BY STREET ADDRESS

ADDRESS		State ID#
1648	SPRUCE	5BL1865
1700	SPRUCE	5BL1866
1705	SPRUCE	5BL1902
1709	SPRUCE	5BL1901
1720	SPRUCE	5BL1867
1727	SPRUCE	5BL1900
1728	SPRUCE	5BL1868
1734	SPRUCE	5BL1869
1737	SPRUCE	5BL1899
1740	SPRUCE	5BL1975
1743	SPRUCE	5BL1898
1802	SPRUCE	5BL1870
1808	SPRUCE	5BL1871
1814	SPRUCE	5BL1872
1819	SPRUCE	5BL1897
1820	SPRUCE	5BL1873
1829	SPRUCE	5BL1896
1832	SPRUCE	5BL1874
1837	SPRUCE	5BL1895
1842	SPRUCE	5BL1976
1843	SPRUCE	5BL1894
1901	SPRUCE	5BL1893
1909	SPRUCE	5BL1892
1913	SPRUCE	5BL1891
1916	SPRUCE	5BL1875
1919	SPRUCE	5BL1890
1926	SPRUCE	5BL1876
1937	SPRUCE	5BL1889
1938	SPRUCE	5BL1877
2005	SPRUCE	5BL1888
2032-34	SPRUCE	5BL1878
2040	SPRUCE	5BL1879
2052	SPRUCE	5BL1977
2105	SPRUCE	5BL1887
2143	SPRUCE	5BL1886
2211	SPRUCE	5BL1885
2219	SPRUCE	5BL1980
2251	SPRUCE	5BL1884
2273	SPRUCE	5BL1883
2311	SPRUCE	5BL1978
2315	SPRUCE	5BL1979
2325	SPRUCE	5BL1882
2421	SPRUCE	5BL1881
2429	SPRUCE	5BL1880

BOULDER SURVEY OF HISTORIC PLACES, 1987  
LIST OF SITES BY STATE IDENTIFICATION NUMBER

ADDRESS		State ID#
1204	PINE	5BL1634
1212	PINE	5BL1635
	Ditch	5BL1636
1312	PINE	5BL1637
1406-08	PINE	5BL1638
1414	PINE	5BL1639
1514	PINE	5BL1640
1526	PINE	5BL1641
1530	PINE	5BL1642
1540	PINE	5BL1643
1606	PINE	5BL1644
1610	PINE	5BL1645
1618-22	PINE	5BL1646
1628	PINE	5BL1647
1634	PINE	5BL1648
1644	PINE	5BL1649
1714	PINE	5BL1650
1722	PINE	5BL1651
1726	PINE	5BL1652
1734	PINE	5BL1653
1746	PINE	5BL1654
1804	PINE	5BL1655
1810	PINE	5BL1656
1818	PINE	5BL1657
1828	PINE	5BL1658
1838	PINE	5BL1659
1844	PINE	5BL1660
1904	PINE	5BL1661
1910	PINE	5BL1662
1918	PINE	5BL1663
1924	PINE	5BL1664
2112	PINE	5BL1665
2118	PINE	5BL1666
2124	PINE	5BL1667
2132	PINE	5BL1668
2140	PINE	5BL1669
2204	PINE	5BL1670
2037	16TH	5BL1671
2040	16TH	5BL1672
2236	PINE	5BL1673
2304	PINE	5BL1674
2320	PINE	5BL1675
2328	PINE	5BL1676
2334	PINE	5BL1677
2342	PINE	5BL1678
2043	16TH	5BL1679
2426	PINE	5BL1680
2438	PINE	5BL1681
2448	PINE	5BL1682
2510	PINE	5BL1683
2514	PINE	5BL1684

BOULDER SURVEY OF HISTORIC PLACES, 1987  
LIST OF SITES BY STATE IDENTIFICATION NUMBER

ADDRESS		State ID#
2518	PINE	5BL1685
2530	PINE	5BL1686
2540	PINE	5BL1687
2542	PINE	5BL1688
2546	PINE	5BL1689
2602	PINE	5BL1690
2620	PINE	5BL1691
2626	PINE	5BL1692
2642	PINE	5BL1693
2650	PINE	5BL1694
2654	PINE	5BL1695
2726	PINE	5BL1696
2734	PINE	5BL1697
2735	PINE	5BL1698
2705	PINE	5BL1699
2645-47	PINE	5BL1700
2637	PINE	5BL1701
2629	PINE	5BL1702
2625	PINE	5BL1703
2605	PINE	5BL1704
2555	PINE	5BL1705
2531	PINE	5BL1706
2525	PINE	5BL1707
2433	PINE	5BL1708
2425	PINE	5BL1709
2417	PINE	5BL1710
2409-11	PINE	5BL1711
2345	PINE	5BL1712
2335	PINE	5BL1713
2329	PINE	5BL1714
2321	PINE	5BL1715
2305	PINE	5BL1716
2245	PINE	5BL1717
2237	PINE	5BL1718
2233	PINE	5BL1719
2219	PINE	5BL1720
2213	PINE	5BL1721
2205	PINE	5BL1722
2143	PINE	5BL1723
2137	PINE	5BL1724
2125	PINE	5BL1725
2119	PINE	5BL1726
2113-15	PINE	5BL1727
2103	PINE	5BL1728
2043	PINE	5BL1729
2039	PINE	5BL1730
2033	PINE	5BL1731
2027	PINE	5BL1732
2021	PINE	5BL1733
2011	PINE	5BL1734
2003	PINE	5BL1735

BOULDER SURVEY OF HISTORIC PLACES, 1987  
LIST OF SITES BY STATE IDENTIFICATION NUMBER

ADDRESS		State ID#
1935	PINE	5BL1736
1927	PINE	5BL1737
1921	PINE	5BL1738
1915	PINE	5BL1739
1903	PINE	5BL1740
1847	PINE	5BL1741
1841	PINE	5BL1742
1837	PINE	5BL1743
1819	PINE	5BL1744
1803	PINE	5BL1745
1741	PINE	5BL1746
1735	PINE	5BL1747
1721	PINE	5BL1748
1645	PINE	5BL1749
1633	PINE	5BL1750
1625	PINE	5BL1751
1611	PINE	5BL1752
1605	PINE	5BL1753
1519	PINE	5BL1754
1445	PINE	5BL1755
1345	PINE	5BL1756
1333	PINE	5BL1757
1327	PINE	5BL1758
1319	PINE	5BL1759
1313	PINE	5BL1760
1418	MAPLETON	5BL1761
1528	MAPLETON	5BL1762
1612	MAPLETON	5BL1763
1620	MAPLETON	5BL1764
1624	MAPLETON	5BL1765
1718	MAPLETON	5BL1766
1726	MAPLETON	5BL1767
1730	MAPLETON	5BL1768
1736	MAPLETON	5BL1769
1740	MAPLETON	5BL1770
1804	MAPLETON	5BL1771
1812	MAPLETON	5BL1772
1820	MAPLETON	5BL1773
1830	MAPLETON	5BL1774
1836	MAPLETON	5BL1775
1844	MAPLETON	5BL1776
1920	MAPLETON	5BL1777
1928	MAPLETON	5BL1778
1936	MAPLETON	5BL1779
2012	MAPLETON	5BL1780
2020	MAPLETON	5BL1781
2030	MAPLETON	5BL1782
2036	MAPLETON	5BL1783
2040-44	MAPLETON	5BL1784
2104	MAPLETON	5BL1785
2106	MAPLETON	5BL1786

BOULDER SURVEY OF HISTORIC PLACES, 1987  
LIST OF SITES BY STATE IDENTIFICATION NUMBER

ADDRESS		State ID#
2021	MAPLETON	5BL1838
2013	MAPLETON	5BL1839
2005	MAPLETON	5BL1840
1931	MAPLETON	5BL1841
1913	MAPLETON	5BL1842
1905-07	MAPLETON	5BL1843
1845	MAPLETON	5BL1844
1837	MAPLETON	5BL1845
1829	MAPLETON	5BL1846
1821	MAPLETON	5BL1847
1815	MAPLETON	5BL1848
1803	MAPLETON	5BL1849
1743	MAPLETON	5BL1850
1735	MAPLETON	5BL1851
1727	MAPLETON	5BL1852
1719	MAPLETON	5BL1853
1713	MAPLETON	5BL1854
2236	MAPLETON	5BL1855
1703	MAPLETON	5BL1856
1515	MAPLETON	5BL1857
1505	MAPLETON	5BL1858
1443	MAPLETON	5BL1859
1437-39	MAPLETON	5BL1860
1419-21	MAPLETON	5BL1861
1618	SPRUCE	5BL1862
1626	SPRUCE	5BL1863
1636	SPRUCE	5BL1864
1648	SPRUCE	5BL1865
1700	SPRUCE	5BL1866
1720	SPRUCE	5BL1867
1728	SPRUCE	5BL1868
1734	SPRUCE	5BL1869
1802	SPRUCE	5BL1870
1808	SPRUCE	5BL1871
1814	SPRUCE	5BL1872
1820	SPRUCE	5BL1873
1832	SPRUCE	5BL1874
1916	SPRUCE	5BL1875
1926	SPRUCE	5BL1876
1938	SPRUCE	5BL1877
2032-34	SPRUCE	5BL1878
2040	SPRUCE	5BL1879
2429	SPRUCE	5BL1880
2421	SPRUCE	5BL1881
2325	SPRUCE	5BL1882
2273	SPRUCE	5BL1883
2251	SPRUCE	5BL1884
2211	SPRUCE	5BL1885
2143	SPRUCE	5BL1886
2105	SPRUCE	5BL1887
2005	SPRUCE	5BL1888

BOULDER SURVEY OF HISTORIC PLACES, 1987  
LIST OF SITES BY STATE IDENTIFICATION NUMBER

ADDRESS		State ID#
2515	BLUFF	5BL1940
2501	BLUFF	5BL1941
2445	BLUFF	5BL1942
2433	BLUFF	5BL1943
2429-31	BLUFF	5BL1944
2403	BLUFF	5BL1945
2347	BLUFF	5BL1946
2345	BLUFF	5BL1947
2341	BLUFF	5BL1948
2331-37	BLUFF	5BL1949
2315	BLUFF	5BL1950
2231	BLUFF	5BL1951
2227	BLUFF	5BL1952
2221	BLUFF	5BL1953
2219	BLUFF	5BL1954
2205	BLUFF	5BL1955
2151	BLUFF	5BL1956
2141	BLUFF	5BL1957
2131	BLUFF	5BL1958
2119	BLUFF	5BL1959
2113	BLUFF	5BL1960
2107	BLUFF	5BL1961
2069	BLUFF	5BL1962
2055	BLUFF	5BL1963
2049	BLUFF	5BL1964
2037	BLUFF	5BL1965
2029	BLUFF	5BL1966
2021	BLUFF	5BL1967
1923	BLUFF	5BL1968
1895	BLUFF	5BL1969
2403	PINE	5BL1970
2244	MAPLETON	5BL1971
2304	MAPLETON	5BL1972
2124	16TH	5BL1973
2428	BLUFF	5BL1974
1740	SPRUCE	5BL1975
1842	SPRUCE	5BL1976
2052	SPRUCE	5BL1977
2311	SPRUCE	5BL1978
2315	SPRUCE	5BL1979
2219	SPRUCE	5BL1980
2025	16TH	5BL1981
1627	SPRUCE	5BL1982
2003	BLUFF	5BL1983

BOULDER SURVEY OF HISTORIC PLACES, 1987  
LIST OF SITES BY STATE IDENTIFICATION NUMBER

ADDRESS		State ID#
1937	SPRUCE	5BL1889
1919	SPRUCE	5BL1890
1913	SPRUCE	5BL1891
1909	SPRUCE	5BL1892
1901	SPRUCE	5BL1893
1843	SPRUCE	5BL1894
1837	SPRUCE	5BL1895
1829	SPRUCE	5BL1896
1819	SPRUCE	5BL1897
1743	SPRUCE	5BL1898
1737	SPRUCE	5BL1899
1727	SPRUCE	5BL1900
1709	SPRUCE	5BL1901
1705	SPRUCE	5BL1902
1643	SPRUCE	5BL1903
1635	SPRUCE	5BL1904
1619	SPRUCE	5BL1905
1611	SPRUCE	5BL1906
1515	SPRUCE	5BL1907
1503	SPRUCE	5BL1908
2031	16TH	5BL1909
2150-52	FOLSOM	5BL1910
1736	BLUFF	5BL1911
1828	BLUFF	5BL1912
1918	BLUFF	5BL1913
1936	BLUFF	5BL1914
2010	BLUFF	5BL1915
2016	BLUFF	5BL1916
2028	BLUFF	5BL1917
2032	BLUFF	5BL1918
2104	BLUFF	5BL1919
2112	BLUFF	5BL1920
2120	BLUFF	5BL1921
2130	BLUFF	5BL1922
2136	BLUFF	5BL1923
2144	BLUFF	5BL1924
2202	BLUFF	5BL1925
2216	BLUFF	5BL1926
2220	BLUFF	5BL1927
2228	BLUFF	5BL1928
2302	BLUFF	5BL1929
2312	BLUFF	5BL1930
2334	BLUFF	5BL1931
2404	BLUFF	5BL1932
2406	BLUFF	5BL1933
2420	BLUFF	5BL1934
2502	BLUFF	5BL1935
2512	BLUFF	5BL1936
2520	BLUFF	5BL1937
2528	BLUFF	5BL1938
2541	BLUFF	5BL1939



BOULDER SURVEY OF HISTORIC PLACES, 1987

Whittier Neighborhood

Scale: 1 inch equals 200 feet

Front Range Research Associates, Inc.  
3633 West 36th Avenue, Denver, Colorado 80211  
303.477.1297

September 1987

Numbers are state identification numbers and are preceded by "SBL".