Phone: 303.442.2911

or 800.444.0447 Email: visitor@bouldercvb.com Hours: Monday - Friday 8:30 am - 5:00 pm www.BoulderColoradoUSA.com

The mission of the Boulder Convention and Visitors Bureau is to advocate and provide leadership to develop and promote the natural environment, art/culture, historic and visitor potential for the express purpose of aiding the Boulder economy.



Historic Boulder, Inc.

Phone: 303.444.5192 Email: info@historicboulder.org www.historicboulder.org

Historic Boulder is dedicated to Preservation of Boulder area historical, architectural, visual and environmental heritage through advocacy, education, intervention and alliance building.

University of Colorado

Heritage Center

Old Main Building

Boulder, CO 80309

Phone: 303.492.6329

www.cuheritage.org

Henderson Building

Boulder, CO 80309

Phone: 303.492.6329

Mon. - Fri., 9am - 5pm

Saturday, 9am – 4pm

Sunday, 10am - 4pm

www.cumuseum.colorado.edu

History

Mon. - Sat., 10am - 4pm

University of Colorado

Juseum of Natural

MUSEUMS_

Boulder History Museum Harbeck Bergheim House

1206 Euclid Avenue Boulder, CO 80302 Phone: 303.449.3464 Tue. - Fri., 10am - 5pm Sat. & Sun., Noon – 4pm Email: info@boulderhistory.org www.boulderhistorymuseum.org

Carnegie Branch Library for Local History

1125 Pine Street Boulder, CO 80302 Phone: 303.441.3110 Mon. – Fri., 1pm – 5pm Saturday, 10am – 3pm

‡ National Historic Landmark.

www.boulderlibrary.org * Designated City of Boulder Landmark.

† Listed on the National Register of Historic Places.

Cover photos: Carnegie Branch Library for Local History, Boulder Historical Society Collection;











The first building to be landmarked in Boulder and believed to be the city's oldest xtant home, this residence was constructed of local river rock and fieldstone with 20-inch thick walls. The house was built as a joint sidence by former New Englanders, ederick A. Squires and Jonathon A. ourtellot and their wives – twin sisters Miranda and Maria Wade – who were some



John McInnes, determined to build his dream house before he married, was in his fifties when he finally accomplished both tasks. The "Wedding Cake House" earned its local nickname from the three dozen white columns on the exterior and was considered "remarkable for its beauty and elegance" when first constructed at a cost of at least \$25,000. Built of gray brick from Denver and trimmed with marbleized white stone from Pueblo (now painted over) this Neoclassical house is unusual for Colorado.



2. Duncan House • 430 Mapleton (1890-91)

is Queen Anne house was the first to be built of the red pressed brick made from Lover's Hill shale, extracted from the site of the current Casey Junior High School. Interesting architectural details include the high-pitched double-gabled roof. In the rear of the property is a carriage house. The original owner/builder was Robert A. Duncan, an early Colorado miner, who was in the first class at C.U.

3. Lewis-Cobb House

401 Pine Street (1904) Designed by Albany, New York architect William Woolett for Mr. & Mrs. E.C. Lewis, this eclectic house reflects turn-of-the-century tastes and features a highly unusual, hand-chipped red brick exterior. The norizontal lines of the overhanging eaves and the

wrap-around porch give the residence something of a Prairie style look. Other details include the shortened columns and windows with multiple lights on the upper sashes.

4. Whitney-Holmes House

541 Highland Avenue (c. 1890) *



An example of H.H. Richardson's Shingle style, the rough-hewn stone, the red squarecut shingles, and the diagonal panes on the upper window sashes give this house its rustic appearance. The first-story addition, nicknamed the "Denver urban renewal room," was built with architectural remnants salvaged from historic Denver buildings torn down in the 1960s. The original carriage house can be seen

5. McHarg House • 725 Highland Avenue (1905)

A fine example of Colonial Revival, the symmetrical exterior of this house is of red brick with white wood trim. Featured are a pediment with a fanlight, a rounded portico with balustrades, two-story fluted pilasters on the entrance and corners, and double porches on the east side. Norman and Emily

Silliman built this house as a wedding gift for their daughter and son-in-law, Florence and Thomas McHarg. Mrs. McHarg was the second woman to graduate from the C.U. law school and the second city councilwoman.



6. Moorhead House 745 Highland Avenue (1903) *

This house was designed by architect Watson Vernon in the Colonial Revival style. The yellow brick exterior features a front porch supported by fluted Ionic olumns, matching pilasters and columns on the sides of the windows, and a shingled pediment with

7. Morrison-McKenzie House • 809 Pine Street (1890) *

An example of Gothic Revival style, this picturesque structure features steep-pitched and varied roof lines, a mansard roof-tower, and a wrap-around porch. Carpenter Gothic



details – referring to the carved wooden amentation – include bargeboard trim under ne front gable, the woodwork surrounding the ndows, and the spindlework on the porch. The ouse was designed by E.H. Dimick, a local architect who also designed Old Main. John Morrison, who was engaged in the mining and Iware business, built the house for \$3,500.

8. Henry Fonda House • 827 Pine Street (c. 1882)

This simple, clapboard house with its front-gabled roof and unadorned porch was the original Fonda homestead. Built early in Boulder's history, it is a well-preserved example of Vernacular the West during the last half of the 19th-century. A later addition, with dormers on the east and west sides, doubled the original square footage. Henry D. Fonda and his wife Catherine purchased the property in 1877.



9. Carnegie Branch Library for Local History 1125 Pine Street (1906-7) * †

Built in 1906 with a gift of \$15,000 from Pennsylvania steel magnate and philanthropist, Andrew Carnegie, and designed by Colorado Springs architect Thomas



McLaren, this building housed the city's only library until 1961. The Carnegie Library now preserves and maintains historical documents. Neoclassical in style, the building is modeled after the Greek Temple of Illysses. A pair of fluted nic columns grace the symmetrical main acade. A door and a window with pedimented intels and tapered surrounds frame the recessed enter portion.

of Boulder's earliest settlers.





II. The Hotel Boulderado • 2115 13th Street (1909) *

In 1905, with Boulder's total population at only 11,000, city council members decided

that a first-class downtown hotel was needed to attract both visitors and prospective

new residents. Built with money from the sale of stock (advertised at \$100 a share),

the hotel remained in public ownership until 1940. When it opened on New Year's Day

in 1909, The Hotel Boulderado boasted light fixtures that ran on both natural gas and

electricity, telephones in 75 rooms, full baths in 21 rooms, and a full-service dining

room. The Daily Camera praised its "beauty of furnishings," and the hotel also seems

to have pleased others, including Ethel Barrymore; Douglas Fairbanks, Sr.; Clarence

Darrow; Robert Frost; Helen Keller; and Louis Armstrong - all guests at one time or

another. The hotel's most outstanding interior feature is the lobby, with its five-story

hand-operated Otis elevator, and glacier-fed water fountain.

Prolific local architect Glen H. Huntington,

known for the design of a wide variety of

commercial and residential structures in and

around Boulder, designed Boulder's courthouse

in the Art Deco/Art Moderne style. Considered

ultra-modern for its time, it replaced a Second

Empire courthouse erected in 1882, which had

burned down the year before. Although hard-

to raise funds for this impressive structure,

built exclusively by unemployed Boulderites

during the early 1930s.

hit by the Depression, Boulder County was able

The National State Bank was the first permanent

business structure in continual use. Designed by

architects F.G. Eberly and George Hyder in the

Renaissance Revival style, this imposing corner

building features an exterior of Colorado red and

white sandstone and brick. Begun and named the

Buckingham Brothers Bank in 1874 by Charles G.

and Walter A. Buckingham, the name was later

changed when the bank became nationalized in

1977. Charles Buckingham was president of the

6. Buckingham Block

Denver architect E.R. Rice, associated with

Franklin Kidder (whose works include the

Chautauqua Auditorium and the Presbyterian

Church) was commissioned by Charles Cheney

to design this brick and sandstone corner

the swags on the cornice and the fanlights

Romanesque building has

rusticated stone. The

an exterior of red brick and

projecting center portion

entryway on the ground

evel. Constructed by John

Brierely, a successful local

norticulturist, and his sons,

features a massive arched

building. Of note are such Federal details as

with grillwork. Lewis Cheney, Charles's father,

it or Not.'

bank for 66 years, a feat noted in "Ripley's Believe

bank in Boulder and the building is the city's oldest

cherry staircase, the stained glass ceiling over the interior courtyard, original tiled floor,

12. Boulder County Courthouse 1325 Pearl Street (1933)

13. Boulder Theatre • 2032 14th Street (1935-36) *

14. National State Bank, 1242 Pearl Street (1899)

of the Curran Opera House, was designed by

renowned theater architect Robert Boller and

was partially constructed with bricks from the

stage of the old building. The architect's

choice of Art Deco, with its colorful and

style and was also influenced by the close

proximity of the courthouse

15. Mercantile Bank

acquired the property in 1881 and Charles later inherited the lot and built the current

the building was designed by George Hyder and built to house Company H of the First

Cripple Creek labor riots in 1903. The Armory's large hall with its hardwood floors was

Colorado Infantry. Company H members, who drilled in the basement where a rifle

range was located, participated in the Spanish-American War in 1898 and in the

also used for dances and basketball games. In 1918, the building was sold and

operated as a laundry until 1971, when it was renovated as office space.

structure. Both Cheneys served as presidents of the First National Bank. Charles

Buckingham, a local philanthropist, bought the property in 1919.

17. Armory • 934 Pearl Street (1898) *

1201-1203 Pearl Street (1912)

naissance Revival structure is composed of tan and

brown bricks with limestone trim. There are bracketed

eaves above the cornice, paired round-arched windows

with central columns, and tan brick panels. "Bank" is

inscribed above the keystoned entrance, which is

structure is also significant as the first building in

flanked by engaged columns and quoins. This

northern Colorado with an automatic elevator

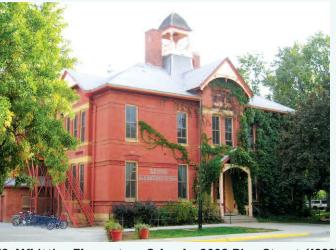
lesigned by Arthur Saunders, this tall, narrow,

stylized facade of stucco, terra cotta, and glass, reflected the current popularity of the

18. Austin House • 1543 Pine Street (1875) *



Designed by George King, this Italianate dwelling features a stuccoed brick exterior, a roof with bracketed eaves and broken pediments, and a stuccoed portico which replaced an original front porch). Significant details include ne molded concrete lintels over the penings and the dentil work and edallions on the cornice. The nouse was built for Eugene Austin, New Yorker who came to Colorado by mule train in 1866.



19. Whittier Elementary School • 2008 Pine Street (1882)

Designed by Denver architect Frank Edbrooke, this red brick building has Italianate features, including a hipped roof and segmentally arched windows on the facade. The shingled belltower, removed in the early 1900s, was replaced in 1982.

Originally called the Pine Street School, the school was renamed for the poet John Whittier in 1903 after the sixth-grade class wrote to him and received a thank-you letter in exchange. The school is significant as Boulder's second permanent school and the oldest continually operative school in Colorado.



20. Cornerstone Christian Fellowship • 224l 17th Street

This small Gothic Revival church has a red brick exterior above a rusticated stone foundation. It features a front-gabled roof with a gabled, projecting entrance. Important design elements include stepped buttresses with sandstone trim, pointed arches with keystones on the windows and doorway, and brick-framed windows with wooden tracery. Built by the

Lutheran Evangelical Bethesda Congregation on land purchased in 1892 for \$1 from the Boulder Pressed Brick Company, the church was completed around 1895.

21. Temple-Bowron House • I507 Pine Street (1882-83) *

Originally designed in the Queen Anne style, this brick residence has been extensively altered. Sometime after 1964 an original tower and a one-story porch on the south side were removed. The third-story addition is covered with embossed siding and sports a tower with a metal mansard roof.



22. St. John's Episcopal Church 1401 Pine Street (1905)



Although the first local Episcopalian services were held as early as 1873, the congregation did not build its own church here until 1879. In 1901 the New York architectural firm of Henry M. Congdon and Son was hired to enlarge the original building on this site. This Gothic Revival church is built of rusticated sandstone and features a three-story crenellated tower and a shake roof. n of the new church took four vears, and the medieval-style tower was not completed until 1921.In 1965, Hobart Wagener designed the chapel and classroom addition, and in 1986, James Toohey designed the parish hall. A covered breezeway supported by heavy stone piers merges the new and old

portions of the church.



23. Dwight-Nicholson House • 1305 Pine Street (c. 1872) *

The original house on this property, and possibly the stone carriage house in the rear, was built by Jason Dwight, a carpenter, who sold the property in 1876. Colonel J.H. Nicholson purchased it in 1889 and in 1896 hired Denver architect Robert Balcomb to remodel the house into "the handsomest residence exterior in the city." He transformed the small, vernacular wood framed structure that had stood on the property since the early 1870s into a large Colonial Revival residence. Although it has been remodeled, first as a three-unit apartment building and then as a bed and breakfast, the exterior remains relatively unchanged. The front facade has a hipped roof, a wide cornice with dentils and swags, and a decorated pedimented entrance.



24. Old Main (1876) *

(1905-06)

When Old Main was built, there were no buildings or trees nearby - only grasses and cacti. The founders imagined a beautiful park around Old Main. However, the plans for the campus changed over the years, with more and more buildings constructed where the park was planned. At first, the University could barely fill Old Main. The building was soon bursting with a library, the

beginnings of a museum, collections of highly prized laboratory instruments, more faculty members, and more classes. Although plans were made to demolish Old Main in the 1920s, a full structural renovation was made instead. In the 1980s it was refurbished top-to-bottom. An elevator was installed, the old chapel was charmingly restored, and the CU Heritage Center was opened on the third floor.

25. Mary Rippon Outdoor Theatre (1936) *



tain faculty status at an erican university, Mary pon (1850–1935) began aching French and German ring CU's second semester 1878. She retired in 1909. A year after her death, the egents approved plans for an utdoor theatre in Rippon's onor in the courtyard ween the Hellems wings.

ong the first women to

completed in 1939. It was designed by Dr. George Reynolds (1877-1964), a professor of English and one of the founders of the Theatre Department.

In 1944, James Sandoe directed a production of Romeo and Juliet in the outdoor theatre. Its success led to the establishment of the Colorado Shakespeare Festival (CSF) in 1958. With the production of *Cymbeline* in 1975, CSF completed the canon – a record-setting event, the first time that an American festival had done so. Today, the theatre is one of the best known spots on campus, as thousands of visitors come in June, July, and August to see high-quality presentations of Shakespeare under the stars. In 1992, the CSF was named as one of the top three Shakespeare festivals in the nation by Time Magazine.

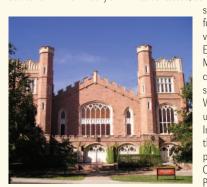
26. Henderson Building (1937)

In 1903, University scientific collections were brought together and organized under the direction of Junius Henderson (1865-1937), who came to Colorado to be a lawver and later became a county judge. His interest in the sciences led him to voluntarily help the University label its growing collection of fossils, shells, and minerals. After his formal appointment as curator, Henderson

established museum rooms in the Hale Building. Receiving a B.A. in Natural History, he became a professor. In 1937, a new museum was built with Public Works Administration money. It was named in Henderson's honor two years after his death. Since the gallery spaces do not need windows, the architect, Klauder, used the campus standard sandstone, cut in squares, and laid flat. These stones, called "shiners," are used in place of windows on the lower floors. The museum lobby, with its elegant curved stair, is one of Klauder's most impressive interior spaces.

27. Macky Auditorium (1921) *

When President Baker commissioned the architects for Macky Auditorium, he asked them to harmonize an assortment of elements but design "something different." Macky took 13 years to complete. Ground was broken in 1909 after Andrew J. Macky (1834-1907), President of the First National Bank in Boulder, left \$300,000 to build an auditorium. When Macky's will was contested, construction halted. The magnificent



Columbia Cemetery

& Pleasant Streets (1870) *

restore and maintain this important local landmark.

28. Columbia Cemetery, 9th Street between College

Maxwell, and photographer "Rocky Mountain Joe" Sturtevant. The cemetery also

shell of an auditorium stood empty or years, without doors or windows victim to the howling western winds ven after the will was settled, Macky's amber glass windows and carved plaster ornamentation required several years for completion. Wooden planks served as benches until seats were installed in 1922. In 1985, a major renovation turned remier concert hall, home to the U Artist series and the Boulder hilharmonic Orchestra.

University Hill Neighborhood 29. Castle House • 977 9th Street

Named for its castle-like appearance, this Gothic Revival dwelling was built by Benjamin Franklin Gregg, a talented brick mason who worked on many Boulder homes. The architectural elements which enhance its unique appearance include a castellated roofline, a central block with torches, and octagonal corner

towers. Unusual details include maroon-stained and hand-chiseled brickwork, crosses on the tower, and gargoyle figures perched atop the arched porch entrance.



30. Fire Station #2 • 1010 Aurora Avenue (1908) *

This eclectically-styled fire station was designed by Boulder architect Issac T. Shockley. The red brick exterior has a mansard roof with overhanging, flared eaves that are broken just below the gabled dormer. As the landmark plaque notes, when constructed, the station outfitted with horse-drawn equipment and electric lights was hailed as "one of the most commodious fire houses in the state." In continual use as a fire station for 50 years, the structure, now run by the city's Parks and Recreation Department, contains a pottery lab.

31. Dungan House • 751 11th Street (1908)

This dwelling is an excellent example of the Bungalow style. Characteristics of this style include the rubble and stuccoed exterior walls, the gabled roof with overhanging eaves, the notched rafters, and the triangular knee-braces.



Built concurrently with



Dining Hall, designed to seat 300 diners at one sitting, was constructed by W.M. Windham of Denver, at a cost of \$3265 - a meal at the dining hall cost 35 cents the first season. The building's raised foundation is covered with boardand-batten siding and latticework and its

upper portion is framed with horizontal siding. The front gable is decorated with a bracketed

37. Academic Hall • Primrose Road (1900)

Originally built in the Edwardian Vernacular style, this house was transformed into a Mediterranean style residence under the supervision of Glen Huntington, in the mid-1930s. The house was purchased by Charles F. Hauck, the next door neighbor, in the 1930s. He hired Huntington to oversee the remodeling, which involved

32. Somers House • 1403 Baseline (1935) *

cornice. The green tile roof is unusual in this style of architecture.

33. Andrew-Hauck House • 823 12th Street

(c. 1900; remodeled 1935)

The house, built for Henrietta Somers, a Boulder businesswoman, was designed in the

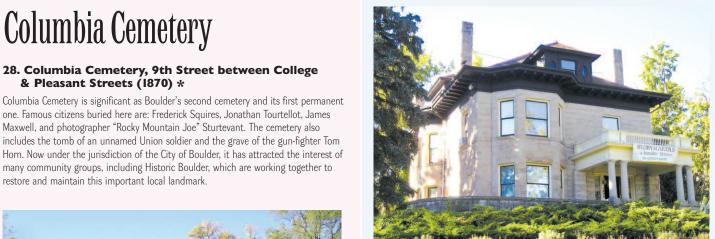
emphasized by its east and west wings and window placement. Other characteristics of

this style are the fanlight and the fluted pilasters on the front entrance. Decorative

brickwork appears on the windows and chimneys, and wooden dentils decorate the

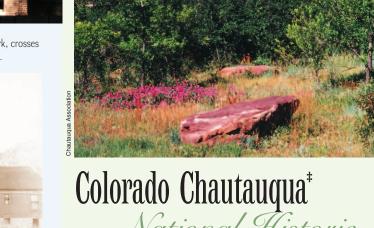
Colonial Revival style, this red brick house has a symmetrical, Georgian facade

refinishing the exterior with rough stucco and adding a red-tile roof, a parapeted balcony, and an arcaded porch with wrought-iron rails. When finished, it was cited as a model example of the Federal Housing Administration's Better Housing Program, which provided assistance for the



34. Harbeck-Bergheim House • 1206 Euclid (1899-1900) *

This Colonial Revival building, constructed of rusticated white sandstone, features a hipped roof with multiple dormers and Tiffany stained-glass and oculus windows on the west side. This summer home was designed for J.H. Harbeck, a New York stockbroker and chain store owner, and his wife Kate. The Harbecks rarely socialized. purportedly because of Mrs. Harbeck's fear of contracting diseases. When Mr. Harbeck died in 1910, his wife never returned yet refused to sell the house because the couple's prized pet dogs were buried under marble slabs in the backyard. Upon her death in 1930, Mrs. Harbeck left an estate of \$15 million and bequested that \$50,000 be used to establish the Boulder Humane Society, where the animals' remains were eventually moved



National Historic Landmark

35. Auditorium (1898) * † Architects Franklin Eugene Kidder, originally of Boston, and E.R. Rice of Denver

supervised construction of this building, which took 60 days and cost \$6700. It was dedicated on the Fourth of July, 1898. Built of Oregon lumber, the polygonshaped auditorium, with seating for 6000, was designed to be open on three sides, and, like most Chautauqua "tabernacles," without doors. The stone walls on the east and north sides were built in 1906, and moveable garage-style doors were added later. The Auditorium's distinctive front elevation - visible for miles features a massive gable clad with horizontal siding and twin Moorish towers covered with shingles and board-and-batten siding. The towers, common elements in 19th-century resort architecture, are capped by hipped roofs with exposed rafters and have shingled piers, paired arches, and wooded balustrades. Two lower towers with roofs supported by Doric columns can be found on the north and south sides of the building. Significant as one of Chautauqua's first buildings and as the focal point of the landmark, the Auditorium has long been the setting for concerts, plays, readings, travel lectures, silent films and the enowned Chautaugua Summer Festival.

36. Dining Hall • Clematis Drive (1898)



pediment and the side gables are shingled and vented. The identical towers, flanking the front gable are similar to those on the auditorium. These towers replaced the original ones torn down during the Depression. The wrap-around porch on the east side, added after the turn of the century, completes the open, airy appearance of the Dining Hall.

Built for \$3,000, this twostory, symmetrical frame structure sits on a stone foundation and is clad with lap siding. The hipped roof has flared and enclosed eaves and a simple cornice. The Academic Hall was the original site of Colorado's first summer university and

Chautaugua and houses its archives.

boasted six classrooms. Schoolteachers were able to receive university credit for courses completed here. Today, the building serves as administrative headquarters for The Colorado

38. Community House • Morning Glory Drive (1918) Designed by Boulder architect Arthur Saunders as a gathering place for



\$6,593.66, opened on the Fourth of July, 1918. The exterior is covered with stucco and has a raised basement and chimneys of native stone. The varied roofline, with its overhanging eaves and exposed rafters, features halftimbered gables and dormers. On the south side is a threestory bay window with bracketed eaves, and on the

east side is a partially covered balcony. Inside is a two-storied main room, topped with an octagonal second-story balcony. It was first used as a studio for the official Chautauqua photographer, "Rocky Mountain Joe" Sturtevant, whose work provides an invaluable record of Chautauqua's history.

vertical siding on the gable ends. Carved brackets support the overhanging eaves

39. Cottage #100 • Clematis Drive (1899) The exterior of this wood-framed building is covered by horizontal siding with

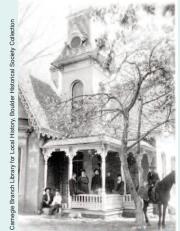
and turned posts grace the porch. Constructed for \$400, the cottage, recently renovated, now houses The General Store. The General Store is open daily, seasonally from May - September and offers a selection of espresso drinks, teas, chai and cold drinks, baked goods or homemade ice cream and sundaes. Grab-and-go snacks and other supplies like sunscreen, water bottles, hats and basic sundries are also available.



of Boulder

Boulder was first populated by miners who flocked to the area when gold was discovered in Boulder Canyon. The city's beginning dates back to February 10, 1859, when a group of foresighted settlers organized the Boulder City Town Company

In the early years, the town grew slowly because lots were expensive (\$1000 each) and business was limited to trades which supplied the mining towns in the mountains. Development was spurred by several factors: a fire which prompted many miners to move down from the mountains, the designation of the town as the county seat, and the choice of Boulder as the site of the future state university.



Arnett Fullen House, 646 Pearl,

incorporated and in 1873, railroads connected Boulder to other major areas. Between 1873-1880, the population tripled. In 1877, just one year after Colorado became a state, the University of Colorado opened.

n 1882, the town square became the site of the first county courthouse, and by 1889, Boulder had three schools. The Whittier and the Mapleton Hill neighborhoods were established, and the next year the University Hill area was

platted. Lower income families built their homes on less expensive lots closer to the creek and railroad tracks. Mills, smelters, and other miningrelated businesses were concentrated close to the mountains on the west end of Pearl Street, while small farms, orchards and pastures could be found to the east.

By the end of the 19th century, Boulder had established itself as a center for health, recreation, and culture. In 1896, the Seventh Day Adventists built a sanitarium for tubercular patients on Mapleton Hill. And in 1898, the Colorado Chautauqua opened on a 26-acre site at the base of the foothills, which became a popular retreat during the summer months and continues as one of only a few survivors of the national Chautauqua movement.



With the population exceeding 6,000 by 1900, civic-minded residents began to plan for the future. In 1903, an association was formed to develop parklands and in 1908, Frederick Law Olmsted, Jr. was commissioned to advise the city on improvements to its physical surroundings. Olmsted envisioned a high quality environment with residential areas kept isolated from industry in order to maintain clean air where people lived. Although only a few of his recommendations were actually enacted, Olmsted's report served as a guide for growth in the coming years.

Many other factors significantly shaped Boulder during the 1900s. The Hotel Boulderado, built to attract tourists and prospective new residents, opened in 1909. In 1926, an ordinance was created that made Boulder one of the first western cities to have zoned districts. The Denver-Boulder Turnpike (Route 36) opened in the 1950s, making commuting a viable option. Many businesses chose Boulder as a home base, and several scientific research and high technology industries located here, including the National Center for Atmospheric Research, designed by I.M. Pei. From 1950-72, the population of Boulder grew from 20,000 to 72,000.

In the last 40 years, Boulder has taken several steps to ensure preservation of its environmental heritage. These include acquisition of thousands of acres of open space in 1967, adoption of the Boulder Valley Comprehensive Plan in 1970, passage of the building height restriction, and enactment of residential growth ordinances in the 1970s. In 1974, the city adopted the Historic Preservation Code. In 1976, a portion of Pearl Street was closed to develop an open-air pedestrian mall, which subsequently received an award from the Department of Housing and Urban Development in 1980. Chautauqua Park (1978), Downtown (1980), and Mapleton Hill (1982) were designated historic districts. Today, there are

approximately 70 individually landmarked buildings within the City of Boulder. With the recent adoption of the Boulder County Historic Preservation Regulation, many additional structures and sites soon will be identified.





541 Highland, c. 1882

Mapleton Hill Historic District

Until 1860, Boulder was a settlement of log cabins, mainly along Pearl Street, but the ensuing years brought growth, resulting in the formation of the Boulder Land and Improvement Company by a group of businessmen and entrepreneurs.

In 1882, after purchasing land from the Tourtellots and the Squires – early and prosperous settlers-and replatting part of their original tract, the company laid ition to West Boulder. The area was chosen for its good drainage, clean air, and breathtaking views of the Flatirons. However, because it was also considered "windswept and barren," the company planted more than 200 silver maples and cottonwoods to attract prospective buyers. Another asset was the Farmer's Ditch, completed in 1862, which meandered through the district and had the capacity to irrigate 1500 acres in the lowland.

But it was the opening of Mapleton School in 1889 that spurred development of the neighborhood, which until then had only a handful of residences. Even with a national depression in 1893, many new homes were built here during the 1890s. (Of the 500 principal structures that exist today, approximately 4% were built before 1895, 28% between 1895-1900, and 57% prior to 1910.)In 1896, the area was enhanced by construction of the Boulder Sanitarium (now the Mapleton Rehabilitation Center), built by the Seventh Day Adventist Church for tubercular patients. Many of the staff members chose to live on Mapleton Hill. Thus the area north of Mapleton Avenue soon became a popular neighborhood for working and middle class residents, in contrast to the southern portion, which attracted more

In 1982, the City of Boulder designated Mapleton Hill a Historic District. As a result, representations of virtually every late 19th century architectural revival style have been preserved for the enjoyment of Boulder's residents

Mapleton Hill, c. 1888, showing 430 Mapleton (foreground), 541 Highland (center), and the Mapleton School (in back).



Downtown Historic District

The Downtown Boulder Historic District, listed on the National Register of Historic Places in 1980, encompasses the city's oldest commercial section, which lies principally within the original Boulder townsite, platted in 1859. The earliest settlement (a group of about 60 log cabins) served as an adjunct to the booming mining areas, where services and supplies were in great demand. As the economy diversified and stabilized, new enterprises were established to serve the local community, and the downtown became filled with shops, offices, restaurants, banks, and a courthouse. This well preserved showcase of late 19th- and early 20th-century commercial structures is evident in a variety of architectural styles, reflected in a wide range of building uses, including ecclesiastical, residential, commercial, and governmental

In 1976-77, following local business efforts to revitalize the old commercial district, the city closed Pearl Street between 11th and 15th Streets to all vehicular traffic and constructed an open-air pedestrian mall. In 1980, the mall won a national award for urban environmental design from the U.S. Department of Housing and Urban Development (HUD) and has served as a catalyst to redevelopment and renovation within its boundaries. Today, the mall is one of the most successful of its type in the country.



Boyd and Delano Mills, mouth of Boulder Canyon, c. 1898



National State Bank, 1242 Pearl, c. 1899



Mapleton Hill

Downtown

Whittier

Walking distance: 1.6 miles

Walking distance: .8 mile

Walking distance: 1.3 miles

Walking distance: .9 miles

Columbia Cemetery

Walking distance: .0.3 miles

University of Colorado

Dewey St

Concord Ave

Maxwell Ave

Canyon Blvd

Arapahoe Ave

Portland Pl

Walnut St

Pleasant St

29

35

Pæ

Clematis Dr

39 36

28

University Ave

Pl

Pennsylvania

Hapgood St

Geneva

Euclid Ave

University Hill

(1) Tour Sites

Rest Rooms

Parking

Walking distance: 1.5 miles

Walking distance: 1.5 miles

Chautauqua Park

Aurora Ave

Cascade Ave

Baseline Rd

Cleveland

Arapahoe Rd

High St

23

Canyon Blvd

University Ave

Pennsylvania Ave

30

31

College Ave

Euclid Ave

Grand View Ave

Pleasant St

Aurora Ave

King Ave

Sierra Dr

24

Cascade Ave

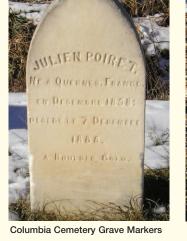
Mariposa Ave

King Ave

22



1/4 3/8 1/2 kilometer





St

Walnut St

Goss Cir

Grand View Ave

Colorado Ave

Grove St

Athens St

27 × P

Grove Cir



Once an isolated area containing only cow pastures and a few log cabins, University Hill is now one of Boulder's most interesting and architecturally varied neighborhoods. Its history dates back to 1865, when Boulder pioneer Anthony Arnett purchased 200 acres of grazing land, some of which he donated for the site of the University in 1877. In 1890, a group of businessmen formed the Denver and Boulder Land and Investment Company, and by 1892 substantial homes began to appear. In the same year, construction of Mount St. Gertrude's Academy helped put the neighborhood on the map. Other early residents were lured there by the Fulton brothers' offer of four free lots to the first 10 people to build houses costing at least \$2,500.



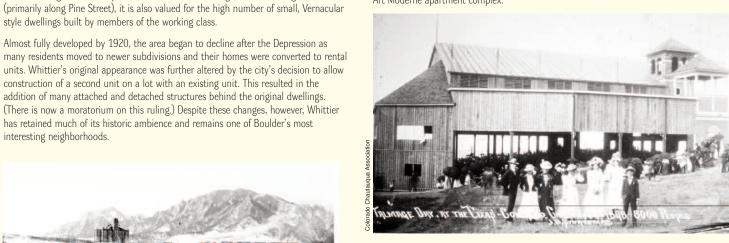
panic of 1893 halter the developers held on to their vision until the crisis assed, with an ptimistic Charles

caused by the silver

a second subdivision. With C.U.'s enrollment doubling in 1893-94, the success of University Hill was practically guaranteed.

The opening of Chautauqua in 1898 and the arrival of the streetcar line in 1899 sparked the real estate "boom" awaited by the developers. By the early 1900s a number of fine homes had been constructed, mostly of rock or brick (early covenants specified the use of these materials, and it was common practice to extract stones from the site and donate the leftovers for buildings at the University). Used abundantly, these materials can be seen on many building types, especially the Bungalow and Craftsman style homes that abound in the area.

Because the majority of the dwellings on University Hill were not built until the 1920s and 1930s-often with C.U. faculty members as their first owners-the neighborhood contains many different examples of revival styles popular at the time. Glen H. Huntington (1890-1959), Boulder's "master builder," designed many of these grand homes, as well as several sorority/fraternity houses and an Art Moderne apartment complex.





Pine Street School, later Whittier School, c. 1882

With its roots reaching back to Boulder's founding in 1859, Whittier is one of the

During the two-year span from 1872–74, the neighborhood grew as two new additions

were created by pioneers Granville Berkley and Amos Widner as part of a campaign to

The construction of several fine homes along Pine Street by some of the city's most

prominent citizens gave Whittier an early sense of place, and the establishment of

Whittier School, then called Pine Street School, created a focal point which helped

concentration of churches, which numbered seven by 1890. The opening of one more

non-residential building, the Hygienic Swimming Pool at 2102 Spruce (now the site of

While the neighborhood is prized for its collection of large, architect-designed homes

Almost fully developed by 1920, the area began to decline after the Depression as

construction of a second unit on a lot with an existing unit. This resulted in the

addition of many attached and detached structures behind the original dwellings.

has retained much of its historic ambience and remains one of Boulder's most

attract new residents. Development was further enhanced by the area's high

city's oldest neighborhoods. First put on the map when a group of early settlers formed the Boulder City Town Company and divided the land along Boulder Creek into

4,004 lots, the area quickly developed into a desirable residential section.

bring both the railroad and the university here. The final expansion of the

neighborhood, filed by Charles Cheney, occurred in 1901.

style dwellings built by members of the working class.

Whittier Neighborhood

Spruce Pool), was also beneficial.

interesting neighborhoods.

University of Colorado

A belief that education would improve their community led early Boulder settlers to lobby the first Territorial Legislature of 1861 to select Boulder as the site for the state university. In 1872, 52 acres of land situated on the heights south of town were donated by Marinus G. Smith, Anthony Arnett, and George A. Andrews as the future site of the University. The choice of location was fortuitous as it provided a dramatic setting for the school without interfering with the natural expansion of the town due to the steep incline of the hill.

The year 1876 brought the admission of Colorado into the Union and with statehood, a constitutional provision was passed establishing the University of Colorado in Boulder. The same year, the first class of high school students in the state graduated, and the University Building (Old Main) was completed. The University opened on September 5, 1877, admitting 44 students. Today's campus has expanded to encompass 786 acres, over 200 buildings, and nearly 30,000 students.

The beauty of the Boulder campus and its unique look are largely the result of the work of one creative man, Charles Zeller Klauder (1872-1938). He joined with Frank Miles Day to form the firm of Day and Klauder. In 1917, their firm was invited to prepare a campus plan for Colorado. Klauder prepared a master plan with building sites identified on formal axes. He prepared conceptual drawings showing Gothic style buildings, but also proposed a style using elements from Tuscan hill towns combined with formal Italian Renaissance features. This, he felt, would better reflect the mountain setting and make good use of the available stone, a locally quarried pink sandstone. Klauder's proposal was accepted, and his firm was engaged to design all the major structures for the University. The relationship continued until Klauder's death in 1938. Later buildings have to some degree reflected this style, in spirit, if not in precise detail.

Columbia Cemetery

In April, 1870, Columbia Lodge No. 14, A.F. and A.M., a Masonic order, purchased 10.5 acres from Marinus G. and Ann Marie Smith for \$200 to build a "proper" cemetery. Located one-half mile south of downtown Boulder, the cemetery was nothing more than prairie grass and rocks where cattle grazed. Eventually, a crude wire fence was built around the cemetery with a small stile at 9th and Pleasant streets, but the cows still could get in. In 1910, a group of prominent citizens formed the Park Cemetery Association to maintain the cemetery. The association made vast improvements, and was responsible for the cemetery as we know it today. Since the 1930s, few improvements have been made.

Historically, the cemetery has been known as the Masonic Cemetery, Columbia Cemetery, the Odd Fellows Cemetery, Pioneer Cemetery, and the Boulder City Cemetery. Many people buried in Columbia died from epidemics such as small pox from 1888-1889; diphtheria in 1898 and 1923; scarlet fever in 1897, 1901 and 1927; typhoid in 1922; and measles in the 1930s. The world-wide influenza epidemic of 1918 took a heavy toll. While many came to Boulder hoping its mild climate – and treatment at the Boulder Sanitarium that opened in 1895 - would cure their tuberculosis, probably more people buried in Columbia died from tuberculosis than from any other cause. People were also killed in mining accidents, were run over by horses or street cars, electrocuted, or frozen. One women reportedly died of a "broken" heart. It holds graves of prominent Boulder pioneers and interesting, but less well-known people. It includes beautiful and unique monuments, for Columbia Cemetery is not just a "Silent City," but a marvelous sculpture garden.



The Colorado Chautaugua

The Colorado Chautauqua was established in 1898 by a troupe of Texas educators who were looking for an area which would support a summer institution for learning and entertainment. The city's residents, delighted with the concept of a local cultural haven, overwhelmingly approved a \$20,000 bond issue to purchase land for the retreat, provide water and electricity, and construct the first two buildings: the Auditorium and the Dining Hall. A charter was filed for the Texas-Colorado

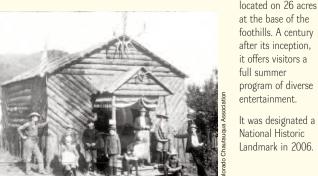
Chautauqua Association, parkland was purchased by the city, and to great fanfare the Park opened on July 4, 1898. Here, visitors could study literature and the sciences, listen to lectures and music,

attend art or magic shows, and enjoy day-long hikes in the surrounding foothills.



The first year its appearance resembled that of an army camp. With the opening of the second season looming on the horizon, 12 small frame houses for sale in downtown Boulder were purchased and moved to the Park, and a group of businessmen teamed up to finance 15 new, one-room cottages. Approximately 50 houses were standing by 1900. By 1909, the tents have been completely replaced. Today, there are 100 cottages still in existence.

The architecture of Chautauqua consists of a variety of vernacular camp-style cottages, lodges, and community buildings arranged in rows on a triangular site



after its inception it offers visitors a full summer program of diverse entertainment.

It was designated a National Historic Landmark in 2006.