

Boulder Historic Neighborhoods

A Walking Tour

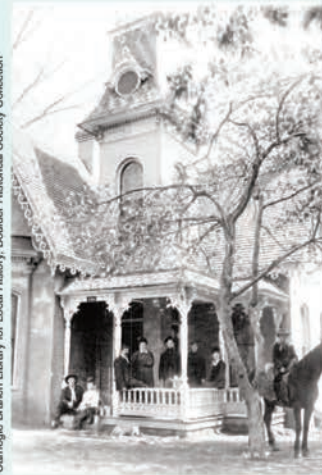


History of Boulder

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 (\$1,000 each) and business was limited to trades which supplied the mining towns in the mountains. Development was spurred by several factors: a fire that 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.

Carnegie Branch Library for Local History, Boulder Historical Society Collection



Arnett Fullen House, 646 Pearl, c. 1877

was platted. Lower-income families built their homes on less expensive lots closer to the creek and railroad tracks. Mills, smelters and other mining-related 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.

In 1871, the town was incorporated, and in 1873, railroads connected Boulder to other major areas. Between 1873 and 1880, the population tripled. In 1877, just one year after Colorado became a state, the University of Colorado opened.

In 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

Carnegie Branch Library for Local History, Boulder Historical Society Collection



Home of James and Martha Maxwell, c. 1880. (Current site of Eben Fine Park)

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.

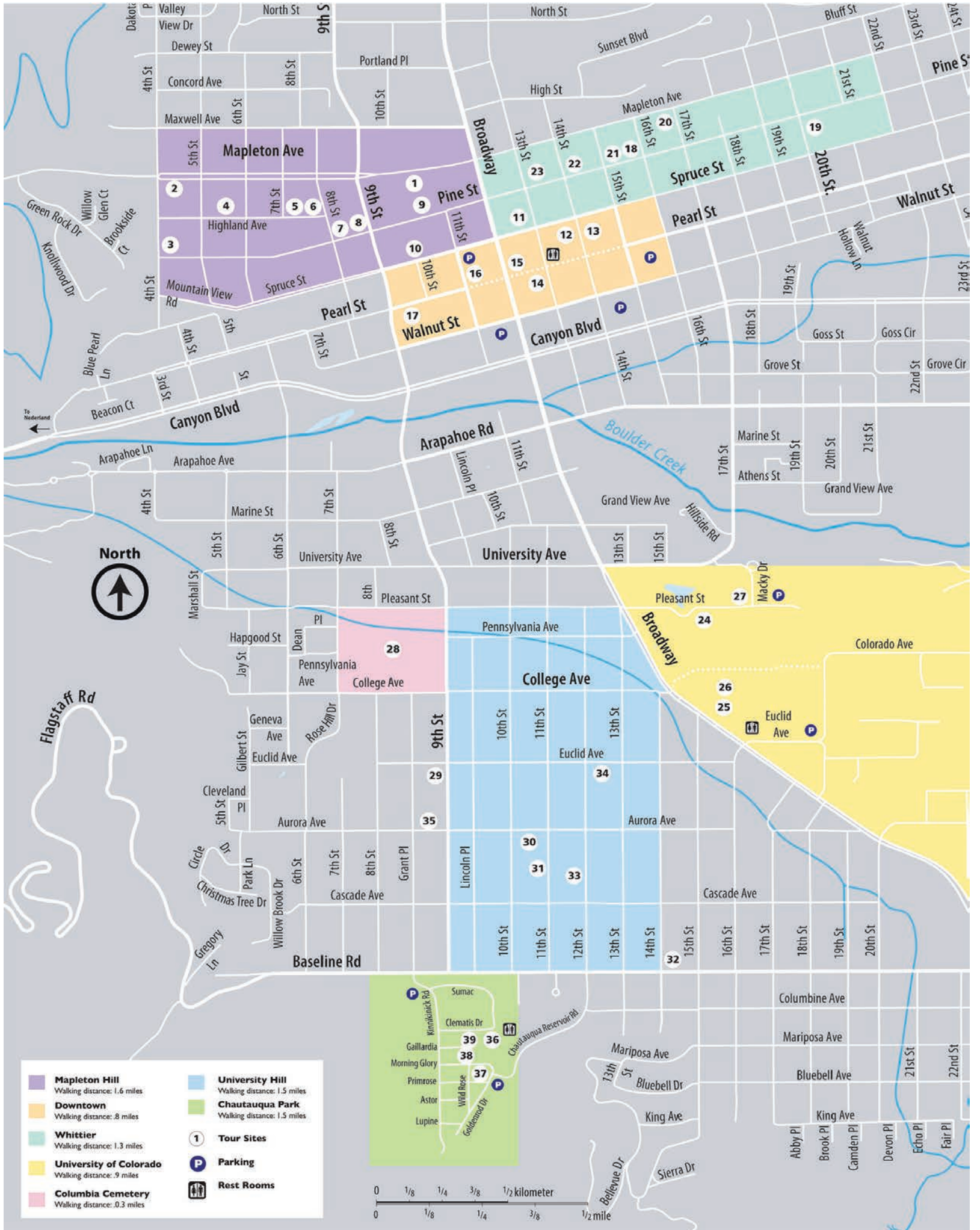
Many other factors significantly shaped Boulder during the 1900s. The Hotel Boulderado, built to attract tourists and prospective new residents, opened in 1909. In 1926, an ordinance was created that made Boulder one of the first Western cities to have zoned districts. The Denver-Boulder Turnpike (Highway 36) opened in the 1950s, making commuting a viable option. Many businesses chose Boulder as a home base, and several scientific research and technology industries located here, including the National Center for Atmospheric Research, designed by I.M. Pei. From 1950 to 1972, the population of Boulder grew from 20,000 to 72,000.

In the last several decades, Boulder has taken 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. Community interest in preservation has resulted in more than 1,300 designated historic properties in Boulder, including 193 individual landmarks and 10 historic districts.



646 Marine St., c. 1895

Carnegie Branch Library for Local History, Boulder Historical Society Collection



<ul style="list-style-type: none"> Mapleton Hill Walking distance: 1.6 miles Downtown Walking distance: .8 miles Whittier Walking distance: 1.3 miles University of Colorado Walking distance: .9 miles Columbia Cemetery Walking distance: .03 miles 	<ul style="list-style-type: none"> University Hill Walking distance: 1.5 miles Chautauqua Park Walking distance: 1.5 miles 	<ul style="list-style-type: none"> 1 Tour Sites P Parking ♿ Rest Rooms
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541 Highland, c. 1882

Carnegie Branch Library for Local History
Boulder Historical Society Collection

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 out the Mapleton Addition 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 1,500 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 prosperous families.

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 and its visitors.

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



Mapleton Hill Historic District



1. McInnes House • 1020 Mapleton Avenue (1905)

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 marbled white stone from Pueblo (now painted over) this Neoclassical house is unusual for Colorado.



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

This 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 CU.



3. Lewis-Cobb House 401 Pine Street (1904)

Designed by Albany, New York architect William Woollett 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 horizontal 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 square-cut 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 in the rear.



5. McHarg House • 725 Highland Avenue (1905)

A fine example of Colonial Revival, the symmetrical exterior of this house is 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 CU 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 columns, matching pilasters and columns on the sides of the windows, and a shingled pediment with a curved facade.

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 ornamentation – include bargeboard trim under the front gable, the woodwork surrounding the windows and the spindlework on the porch. The house was designed by E.H. Dimick, a local architect who also designed Old Main. John Morrison, who was engaged in the mining and hardware 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 Wood Frame architecture prevalent in 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 Illyses. A pair of fluted Ionic columns grace the symmetrical main facade. A door and a window with pedimented lintels and tapered surrounds frame the recessed center portion.



10. Squires-Tourtellot House 1019 Spruce Street (1865) * †

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



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

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



National State Bank, 1242 Pearl, c. 1899



Downtown Historic District

11. 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 cherry staircase, the stained glass ceiling over the interior courtyard, original tiled floor, hand-operated Otis elevator and glacier-fed water fountain.

12. Boulder County Courthouse 1325 Pearl Street (1933)

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-hit by the Depression, Boulder County was able to raise funds for this impressive structure, built exclusively by unemployed Boulderites during the early 1930s.



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



The Boulder Theater, built on the former site 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 stylized facade of stucco, terra cotta, and glass, reflected the current popularity of the style and was also influenced by the close proximity of the courthouse.

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

The National State Bank was the first permanent bank in Boulder and the building is the city's oldest 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 bank for 66 years, a feat noted in *Ripley's Believe it or Not*.



15. Mercantile Bank 1201-1203 Pearl Street (1912)

Designed by Arthur Saunders, this tall, narrow, Renaissance 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 flanked by engaged columns and quoins. This structure is also significant as the first building in northern Colorado with an automatic elevator.



16. Buckingham Block 1101-1111 Pearl Street (1898)

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 building. Of note are such Federal details as the swags on the cornice and the fanlights with grillwork. Lewis Cheney, Charles's father, acquired the property in 1881 and Charles later inherited the lot and built the current 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) *

This Richardsonian Romanesque building has an exterior of red brick and rusticated stone. The projecting center portion features a massive arched entryway on the ground level. Constructed by John Briereley, a successful local horticulturist, and his sons, the building was designed by George Hyder and built to house Company H of the First 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 Cripple Creek labor riots in 1903. The Armory's large hall with its hardwood floors was 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.





Pine Street School, later Whittier School, c. 1882

Whittier Neighborhood

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

During the two-year span from 1872–74, the neighborhood grew as two additions were created by pioneers Granville Berkley and Amos Widner as part of a campaign to bring both the railroad and the university here. The final expansion of the neighborhood, filed by Charles Cheney, occurred in 1901.

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 attract new residents. Development was further enhanced by the area's high 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 Spruce Pool), was also beneficial.

While the neighborhood is prized for its collection of large, architect-designed homes (primarily along Pine Street), it is also valued for the high number of small, Vernacular-style dwellings built by members of the working class.

Almost fully developed by 1920, the area began to decline after the Depression as many residents moved to newer subdivisions and their homes were converted to rental units. Whittier's original appearance was further altered by the city's decision to allow 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. Despite these changes, however, Whittier has retained much of its historic ambience and remains one of Boulder's most interesting neighborhoods.

Whittier Neighborhood

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 the molded concrete lintels over the openings and the dentil work and medallions on the cornice. The house was built for Eugene Austin, a 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 • 2241 17th Street (1895)

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 • 1507 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. Construction of the new church took four years, 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.



Old Main, c. 1877

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 over 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 it didn't keep the cows out. 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 to 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 woman 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.



24. Old Main (1876) *

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 there were plans 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) *



University of Colorado Photography Dept.

Among the first women to attain faculty status at an American university, Mary Rippon (1850–1935) began teaching French and German during CU's second semester in 1878. She retired in 1909. A year after her death, the Regents approved plans for an outdoor theatre in Rippon's honor in the courtyard between the Hellems wings,

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 lawyer 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



University of Colorado

Campus at Boulder

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



shell of an auditorium stood empty for years, without doors or windows, victim to the howling western winds. Even 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 the old auditorium into Boulder's premier concert hall, home to the CU Artist series and the Boulder Philharmonic Orchestra.

Columbia Cemetery

28. Columbia Cemetery, 9th Street between College & Pleasant Streets (1870) *

Columbia Cemetery is significant as Boulder's second cemetery and its first permanent one. Famous citizens buried here are: Frederick Squires, Jonathan Tourtellot, James Maxwell and photographer "Rocky Mountain Joe" Sturtevant. The cemetery also includes the tomb of an unnamed Union soldier and the grave of the gun-fighter Tom Horn. Now under the jurisdiction of the City of Boulder, it has attracted the interest of many community groups, including Historic Boulder, which are working together to restore and maintain this important local landmark.





The Colorado Chautauqua

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.



Courtesy of Colorado Chautauqua Association



Colorado Chautauqua Association

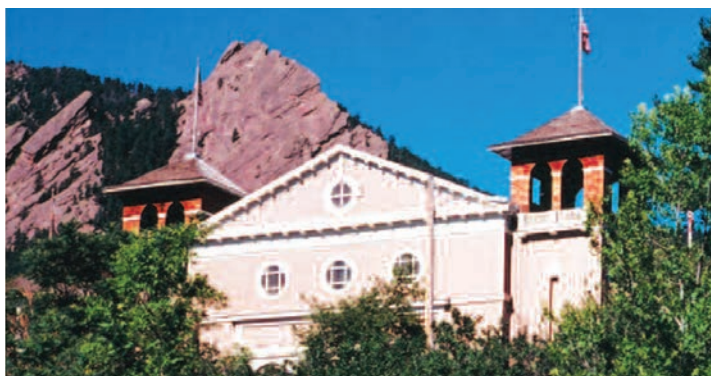
The first year its appearance resembled that of an army camp. With the opening of the second season looming on the horizon, 12 small frame houses for sale in downtown Boulder were purchased and moved to the Park, and a group of businessmen teamed up to finance 15 new, one-room cottages. Approximately 50 houses were standing by 1900. By 1909, the tents had 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 located on 26 acres at the base of the foothills. A century after its inception, it offers visitors a full summer program of diverse entertainment.



Colorado Chautauqua Association

It was designated a National Historic Landmark in 2006.



Colorado Chautauqua[‡] *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 \$6,700. It was dedicated on the Fourth of July, 1898. Built of Oregon lumber, the polygon-shaped auditorium, with seating for 6,000, 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 renowned summer music series.

36. Dining Hall • Clematis Drive (1898)



Built concurrently with the auditorium, the Chautauqua Dining Hall, designed to seat 300 diners at one sitting, was constructed by W.M. Windham of Denver, at a cost of \$3,265 – a meal at the dining hall cost 35 cents the first season. The building's raised foundation is covered with board-and-batten siding and latticework and its

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

37. Academic Hall • Primrose Road (1900)

Built for \$3,000, this two-story, 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 boasted six classrooms.

Schoolteachers were able to receive university credit for courses completed here. Today, the building serves as administrative headquarters for The Colorado Chautauqua and houses its archives.



Courtesy of Colorado Chautauqua Association

38. Community House • Morning Glory Drive (1918)

Designed by Boulder architect Arthur Saunders as a gathering place for Chautauqua residents, this Craftsman-style structure, originally costing



\$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 half-timbered gables and dormers. On the south side is a three-story 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.

39. Cottage #100 • Clematis Drive (1899)

The exterior of this wood-framed building is covered by horizontal siding with vertical siding on the gable ends. Carved brackets support the overhanging eaves and turned posts grace the porch.

Constructed for \$400, the cottage 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.



University Hill Historic District

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.

Carnegie Branch Library for Local History, Boulder Historical Society Collection



The depression caused by the silver panic of 1893 halted sales. Fortunately, the developers held on to their vision until the crisis passed, with an optimistic Charles Fulton even plating a second subdivision.

With CU'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 CU 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.

University Hill Neighborhood

29. Castle House • 977 9th Street (1905-06)

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



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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 stucco exterior walls, the gabled roof with overhanging eaves, the notched rafters, and the triangular knee-braces.



32. Somers House • 1403 Baseline (1935) *

The house, built for Henrietta Somers, a Boulder businesswoman, was designed in the Colonial Revival style. This red brick house has a symmetrical, Georgian facade 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 cornice. The green tile roof is unusual in this style of architecture.

33. Andrew-Hauck House • 823 12th Street (c. 1900; remodeled 1935)



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 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 modernization of dwellings.



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 bequeathed that \$50,000 be used to establish the Boulder Humane Society, where the animals' remains were eventually moved.