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General. The Norlin Quadrangle Historic District of the University of Colorado, Boulder, consists of twelve historical and architecturally significant buildings that comprise the oldest part of the Main Campus in Boulder, The buildings are arranged somewhat formally and house primarily academic functions. They also represent a striking variety of architectural styles, and their interior space, while not ornate, is of a quality and kind of craftsmanship not found in modern academic facilities. A century ago the area was a rocky, windy mesa with no cultivation or protection from the elements, but the grounds are now covered by lawns and shaded by trees that help give this section of campus its particular grace, feeling, and ambience. There are no intrusions in the district.

Boundaries. The boundaries of the district are well-defined and easily justified. From a conceptual viewpoint the district is defined to include that area of campus known as Norlin Quadrangle. The buildings and grounds center on a cruciform plan and include nearly all the land given to begin the university in 1872. Specifically, the district is bounded on the west by Broadway; on the south by the irregular line that runs behind (or south) of Cottage No. 1, Guggenheim, University Theatre, Hellems Arts and Sciences, Ekeley Chemical Laboratories, and Norlin Library; on the east by the eastern edge of Norlin Library; and on the north by Pleasant and 17th streets and by University Avenue. Beyond these boundaries lie housing, commercial areas, or newer university buildings that are generally not regarded as being a part of what is known as Norlin Quadrangle.

The Site and the Landscape. The district includes most of the original land donated in 1872 for a university campus by six citizens of Boulder, Mr. and Mrs. George A. Andrews, Mr. and Mrs. Marinus G. Smith, and Mr. and Mrs. Anthony Arnett. The land sloped down gradually toward the northeast, and this was soon used for an open-ditch irrigation system still in use today. Water shares in the ditch were valuable gifts to the early university. To the West towered the great red sandstone outcroppings known as the Flatirons and farther west the foothills of the Rocky Mountains. To the north a fifty-foot escarpment separated the University from Boulder Creek and the City of Boulder; from below the University's original building, Old Main, appeared as "an imposing structure . . . its head above a barren, wind-swept plain . . . a monument of patience, looking down upon the frontier village . . . removed from any sidewalk by nearly a mile of mud."

From the beginning the campus was seen as both an evolving plan and as the result of labor and care of earlier generations. The growing campus required design and planning, but in the early years the buildings, trees, and grass had to be regarded in the context of the future rather than their actual humble conditions. Yet over the course of time changing tastes and new blood resulted in shifting plans, but it is remarkable how successive generations of administrators worked with the results of earlier contributions without destroying the fabric that had already been developed.

The Evolution of the Plan and the Emergence of the Quadrangle. The original plan of the "State University and University Park Surrounding the Same" shows many tree-lined carriage drives meandering about Old Main, a pagoda and several statues, and a large

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vegatable garden at the southern/edge of campus. But this changed over the course of time. By the turn of the century the topographical map of the campus showed fewer drives, and they were more rectilinear. The number of trees and buildings had also increased, and by 1908 the plan depicted them nearly in the form of a grid. About a decade later Charles Z. Klauder, a Philadelphia architect, designed the buildings that completed the quadrangle and which initiated the distinctive University of Colorado style of architecture; he called for a campus that was almost crystalline: straight lines and symmetry cutting a rather large campus down into small, formal areas.

The first academic buildings of the University were located along Pleasant Street and looked out over the town of Boulder to the north. Energetic attempts were made to bridge the sea of mud with sidewalks, break the wind with trees, and replace the wild grasses with cultivated lawns around the buildings. As the valley became more civilized, the University was able to remove the fences around the campus since cattle were now fenced in elsewhere, and this lent a new level of sophistication to the landscape. Later, the idea of a large open quadrangle emerged, subsequent buildings were built facing the open area behind the first buildings. All of these were free-standing, with expanses of open space between them, although as a whole they enclosed the cross-shaped area shown in Exhibit I.

Since that time, the landscaping ideas of Charles Klauder and, much more recently, Hideo Sasaki, have guided the development of the campus in general and of Norlin Quadrangle to some extent. Klauder's greatest impact was architectural, and is discussed below. His conception of the campus landscape was one where small outdoor rooms were surrounded by rambling buildings, which also defined the perimeter of the campus. His 1919 plan of the campus called for demolition of all but three of the present buildings in the historic district. His plans evolved over the years, however, and Klauder added a great deal without subtracting much largely due to economics and the rapid growth of the institution. The remarkable relationships he was able to establish between open spaces and the buildings he designed enriched the present historic district area, notably in three places: The patio west of McKenna is a charming transition between the interior spaces and Varsity Lake, with rich architectural details giving the impression of harmony between nature and building. and south of Hellems are both notable, but in different ways: the Mary Rippon Outdoor Theatre is intensively used for the Summer Shakespeare Festival while the area north of Hellems is a popular outdoor study/conversation area. In the late 1950s, Hideo Sasaki became involved in University planning. The significance of the campus architecture was carefully assessed and its richness was pointed out. The resulting approach was to enrich the historic area but to steer large scale growth to the south and east.

The Architecture. Although Koenig Alumni Center, Woodbury Arts and Sciences, and Cottage No. 1 originally had a residential function, today, all of them have academic

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functions, including classrooms and faculty offices. In general all of the buildings in the district are in good to fair condition; they have no major structural problems although most of them have seen hard use. The buildings are distinguished from those to the north and west by their obviously institutional character; the distinctions between the buildings in the historic district and those on the rest of the campus to the south and east are considerably more complex, but include differences in age, architectural style, function (to a certain extent), and methods of construction.

The buildings in the Norlin Quadrangle Historic District can be divided into four groups based on both architectural style and building materials. These groups roughly represent successive periods of development. The pioneer Victorian buildings are of brick and include Old Main, Koenig Alumni Center, and Cottage No. 1. The stone buildings have a variety of Gothic as well as Romanesque Revival influences and include Hale Science, Woodbury Arts and Sciences, and Macky Auditorium. Two light brick buildings have a distinctively purer European flavor: University Theatre is in an Italianate Romanesque style and Guggenheim Geography is a Greek Revival building. The Rural Italian Renaissance buildings of Charles Klauder are faced with rough-cut fieldstone and have red tile roofs. In the historic area they include: Hellems Arts and Sciences, Norlin Library, McKenna Languages, and Ekeley Chemical Laboratories. Klauder's buildings are characterized by Italian ornamentation, sloping roofs accented by stone chimneys, and re-entrant angles in plan.

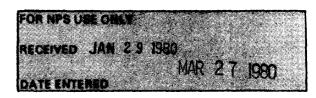
Interiors. The interiors of the buildings in the historic district also deserve mention. They show a level of craftsmanship that is not found today although originally they were not overly ornate. The woodwork and moulded and carved plaster are particularly noteworthy.

The interior spaces were not highly specialized or differentiated by today's standards, although "arts" were distinguished from sciences early on. Actually, Klauder's conception explicitly provided adaptable multi-functional interior spaces. During the past century scientific functions have tended to move out to new facilities to the south and west of the historic district, leaving space for academic functions that require less constant functional renovation. During the early years, however, renovation was rather frequent, as in the case of Hale and Koenig Alumni. The interiors of the buildings were heated by a variety of means: fireplaces in each room in Old Main, forced air in Hale, and steam registers in Guggenheim, for example. Thus, although the Historic District in general does not appear to have any archaeological potential, most of the buildings have numerous functional layers.

Inventory of Buildings Contributing to the Character of the District:

1. Old Main was simply "the University" when it was built in 1876, housing the president's offices and family, the library, and all classrooms. Its proportions and

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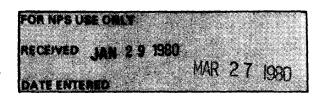
and towers made it a special campus symbol. Architect: E. H. Dimick.

- 2. Macky Auditorium was built in 1909-22. Architects Gove and Walsh were asked to harmonize an assortment of elements and make "something different." The building once housed the administration and subsequently a number of other departments.
- 3. Woodbury Arts and Sciences was built in 1890 as a men's dormitory--reputed to be the finest west of the Mississippi with its steam heat, electrical lighting, and hot and cold water. The architect was F. A. Hale.
- 4. Norlin Library was designed by Charles Z. Klauder to complete the Quadrangle and be a central focus for the University. Construction was completed in 1939, with additions away from the Quadrangle in 1964 and 1975.
- 5. Ekeley Chemical Laboratories has had 3 distinct phases: sandstone wings designed by Klauder in 1925 were added to a 3 story brick building designed by Ernest Varian in 1898. In 1973 a modern structure of sandstone and some exposed concrete by Johnson/Hopson Associates was inserted between the wings, replacing the brick section of the building.
- 6. Hellems Arts and Sciences was built in 1921 and was the first (and thus controversial) building designed by Charles Z. Klauder in the new Rural Italian Renaissance style. Wings and the Mary Rippon Outdoor Theater were added in 1937.
- 7. University Theater was built in 1902 as the Library, with George W. Roe as architect. It was added to in 1923 and converted to its present use in 1940 when the Library was moved to its present location.
- 8. Guggenheim Geography was the gift of Senator Simon Guggenheim in 1902 and it served as the Law School until 1958. The classical Greek facade is echoed in the spacious, dignified interiors.
- 9. Cottage No. 1 was built in 1885 and has been known as the Women's Building, Business Annex, and as the Education Annex. Its Victorian gingerbread and small scale are a pleasant contrast to the guadrangle formality.
- 10. Hale Science was built in 1892-95 and was termed "magnificent" at the time. When the wings were added in 1910, the south entrance was made more prominent and steam radiators replaced the forced air heating system.
- 11. Koenig Alumni Center was the President's House until 1962. The architect of this 1885 building was Ernest Varian. It has been remodeled numerous times in the intervening years.

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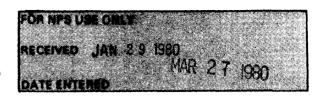
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^{12.} McKenna Languages was built in 1937 as the University Women's Club. The addition in 1946 was the last building on campus built from Klauder's original drawings.

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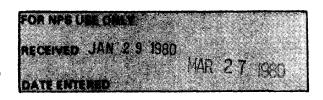
students who enrolled exceeded expectations. Sewall began the regular collegiate course the following year, with a freshman class of twelve. Courses were offered in four areas: Chemistry and Metallurgy, Latin and Greek, German and French, and Mathematics. He soon began the library in one room in the southwest corner of Old Main with a gift of \$2,000 from Charles G. Buckingham. Amos Bixby, the editor of the local newspaper, wrote at the time, "There may be costlier libraries in the state, but none other with such an indispensable selection of new books, and a place so pleasant in its furnishings and surroundings." Bixby told of two other teaching tools that were acquired in the first years. The first was the gift of a mineral cabinet presented by State Geologist, J. Alden Smith, consisting of 4,000 specimens. The second was the purchase of a collection of instruments.

The first buildings were proud but simple. Old Main housed the entire university: classes, the president and his family, the janitor and his wife, and even occasional students who could not make it home because of the weather. Chinks in the window sashes let the cold northwestern winds into rooms heated by firewood, sometimes blowing in the windows. The editor of the student magazine described the educational setting as "a chapel as cold as a refrigerator." But the students survived and graduated, the University settled in Old Main and made it habitable, and then outgrew it. Cottage No. 1 and the President's House (now Koenig Alumni Center) were constructed in 1884—in the vernacular tradition of Victorian domestic architecture.

The gap between the image of the campus and the reality of the university's grounds was just as great as that between the founders' education hopes and their actual situation. To change this hard, barren reality, Mrs. Sewall organized "bees" to remove the rocks from around the buildings. She was also determined to replace the buffalo grass and cactus with a green lawn, but her first efforts went awry when a howling wind blew topsoil and seed away, but eventually she and several students brought in more and eventually achieved a "lawn of matchless green."

The Presidency of James H. Baker (1892-1914). President Baker's administration spanned the turn of the century and illustrated elements of both the Victorian tradition and twentieth century concerns. He was a hardy, sober individual who was devoted to the idea that education was the means for achieving the ideals of democracy. Before assuming the presidency, he had become nationally known in secondary education during his seventeen years as principal of East Denver High School. Baker saw the university as the capstone of the public education system, and his acquaintance with the rest of the system was useful in making this connection real and effective. The university's growth required active recruitment of students, faculty, and funds, and Baker made progress on all fronts. During Baker's tenure the university made a number of significant experiments in radio transmission, sending one signal sixty feet from one end of the Hale Building to the other. Later experiments involved sending signals to Flagstaff Mountain, and even later to Mars. This work, of course, all fitted in with

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Baker's view that the university was an essential component in establishing the "real utopia," a democracy where higher education contributed intellectual virtues that would result in social, economic, and technical progress.

Baker's presidency was also marked by the construction of a number of buildings notable for their diversity of architectural style. He hoped that the University would one day have examples of <u>all</u> the architectural styles. In his charge to the architects of Macky Auditorium, for example, he gave them photographs of several European styles and instructed them to combine elements but come up with "something different."

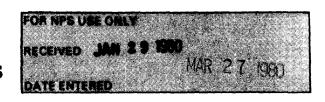
The functional diversity, taken for granted in today's university, also began to develop during Baker's administration. The arts continued to occupy Old Main, but the more technical disciplines required specialized facilities. The various buildings required to house these different functions were located around an open space that is today Norlin Quadrangle.

The landscape around the university buildings also began to show its first signs of maturity. The lower branches of the trees along the walks near the president's house had to be cut for pedestrian traffic. There was also great enthusiasm for Arbor Day and May Day, which were organized into major events designed to improve the landscape. Sections of the lawns were roped off for ceremonial tree plantings and other improvements. Botanists on the faculty were also able to use the area for teaching and study, and for the first time the area began to fill the earlier vision of creating an arboretum on campus. But despite the care and improvement of the grounds, there was still a great deal of mud and rock dotting the landscape, as well as an ice house, horse stables, rabbit hutches, and miscellaneous outbuildings. When George Norlin became president of the university in 1919, he described the campus appearance as "little better than a third rate farm."

The Presidency of George Norlin (1919 - 1939). George Norlin was the last university president to have a major effect on the development of the area included in the historic district. His presidency was fortunate in that the university was small but growing, and he had the opportunity to guide it in a sense that no one person can guide an institution today. Norlin was a humanist who believed that the classics of western civilization were relevant to the problems of today. Having grown up in Kansas, he was at once comfortable with European culture and quite pragmatic in dealing with political, moral, and social issues of the day.

Norlin embodied an educational vision well expressed in one of his favorite sayings now on the building that bears his name: "Who knows only his own generation remains always a child." His advocacy of high scholarly standards was effective because of his closeness with students and faculty. His style of administration was to serve as

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moderator--not autocratic but never weak. He was effective in getting support for the University throughout the state, but able to resist political pressures he believed would compromise the university's mission.

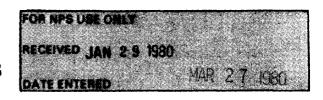
One of the best-known faculty members of Norlin's time was I.D.A. Cockerell, an internationally known naturalist. Like Norlin he was a strong advocate for an expanded role for the university; in addition to teaching and transmitting knowledge, Cockerell argued that the faculty should devote themselves to research and the expansion of human knowledge. He himself was a prolific investigator who published nearly 4,000 monographs in his lifetime. His teaching, too, was outstanding.

Norlin spoke eloquently of the architectural revolution led by Charles Z. Klauder from 1919 to 1939, the period of Norlin's presidency, and it reveals much about Norlin's approach to the university. Norlin appears to have believed that there was a connection between Klauder's designs and his own humanist vision. He closed one building dedication with the question: "May I add the hope that the University's growth in the realm of the spirit may more than match its outward semblance?" Inward and outward harmony were important for Norlin.

The architectural development of the university during Norlin's presidency is very significant. The decision of the Board of Regents to bring some unity and coherence—some purity—to the campus architecture was typical of the reaction against Victorian eclecticism taking place at the time. And, of course, this led to the development of Charles Klauder's rural Italian Renaissance building style which gives Norlin Quadrangle and the campus as a whole its distinctive feeling. Klauder respected the integrity of the buildings that had been built before, but his new architectural designs called for buildings that would be in harmony with the local, natural environment. This of course meant the basic orange to reddish hue of the great sandstone outcrops, particularly the Flatirons, that loomed up a short distance west of the campus. And so he came up with a design that employed rough—cut sandstone with red tile roofs that would fit in well with this natural environment. And this became the special university style of architecture.

At the beginning of Norlin's presidency the landscape in the quadrangle was still quite open and rocky, but its development over the twenty years of Norlin's presidency reflected the humanism that inspired his education and architecture. The construction of new buildings finally closed the quadrangle, trees grew to form a canopy, and the lawns grew more civilized. The spaces created during this time had the same kind of modulated hierarchy as the architecture: intimate spaces were surrounded by buildings and made inhabitable. The drama of the large spaces, which are used for formal occasions like commencement, is in sharp contrast with the smaller "outdoor rooms" which are used for study, small gatherings, and play. All these outdoor spaces were more defined by the architecture than by the changing landforms or other artifacts.

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Were it not for the gentle, human scale architecture of Klauder, these spaces would not be nearly so effective as they are today.

The architecture of the Norlin Quadrangle directly influenced the architecture and landscape architecture of the campus until 1960. New buildings were designed well in the basic Klauder style. Since 1960, however, the larger, more massive needs of current education and research has demanded the construction of much larger, more massive buildings elsewhere—generally to the east—of the quadrangle. These structures are basically different than the smaller, more intimate ones of Klauder's design, but the new ones use at least some rough cut sandstone and red tile to tie them in with the older, more historic sections of the campus. Although the major activity centers on campus are now just outside the historic district, it continues to be the symbolic and emotive center of the campus.

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The Norlin Quadrangle Historic District is primarily significant for the academic functions that it was intended and has always served. The continuity of use and development over the past century are a reminder of the efforts toward excellence of earlier generations. But the district is also significant for its architectural features and related landscape architecture. The environmental qualities created are an amenity to the university's educational activity and are important in secondary,

Early Events. Boulder was first settled in 1858 in the earliest stages of the gold rush, and the settlers in the area built the first school building in what was to become Colorado Territory. Even while the village of Boulder struggled to maintain its viability, the residents asserted their wish to form a university. These pioneers hoped that a university would bring a gentle cultured people of wealth to the community. Although a number of other colleges were founded in Colorado during the late nineteenth century as part of local efforts to promote growth, the citizens of Boulder seemed to pursue their idea with extra vigor. These early settlers, who had little "book-learning" themselves, also wanted a professional education so that their offspring could pursue medicine, law, and scientific careers.

In its first session in 1861 the Territorial Legislature authorized the creation of a public university in Boulder. Though little was done over the next few years, the State Constitution, written some time later, reaffirmed that authority. Yet it remained for the citizens of Boulder to assemble land for the campus and raise the funds for the first building, Old Main. The image of a university was reflected in their choice of a site which was visible from nearly everywhere in town. Old Main, itself, was an important expression of that image.

The Presidency of Joseph A. Sewall (1877-1882). When Joseph A. Sewall became the first president of the university in 1877, Old Main had already been built, but there were no students, no books, and no faculty. The years during which he was president were hard and sometimes bitter, a struggle against great odds. "You must be God, doctor, if you accomplish anything here—able to make something out of nothing," Dr. Sewall was told at the inauguration. Apparently one of his favorite sayings was, "Two studious boys can make a college; two hundred loafers can't help." In the beginning Sewall was not only the administration and a substantial part of the faculty, he was also the admissions office, the public relations office, and the planning office all rolled into one. He traveled extensively around the State to promote the university, recruit students, and make the institution a truly state—wide institution. At the time, the State boasted only 150,000 people and only three high schools, but when the Preparatory and Normal Departments of the University opened on September 5, 1877, the sixty-five

9 MAJOR BIBLIOGRAPHICAL REFERENCES

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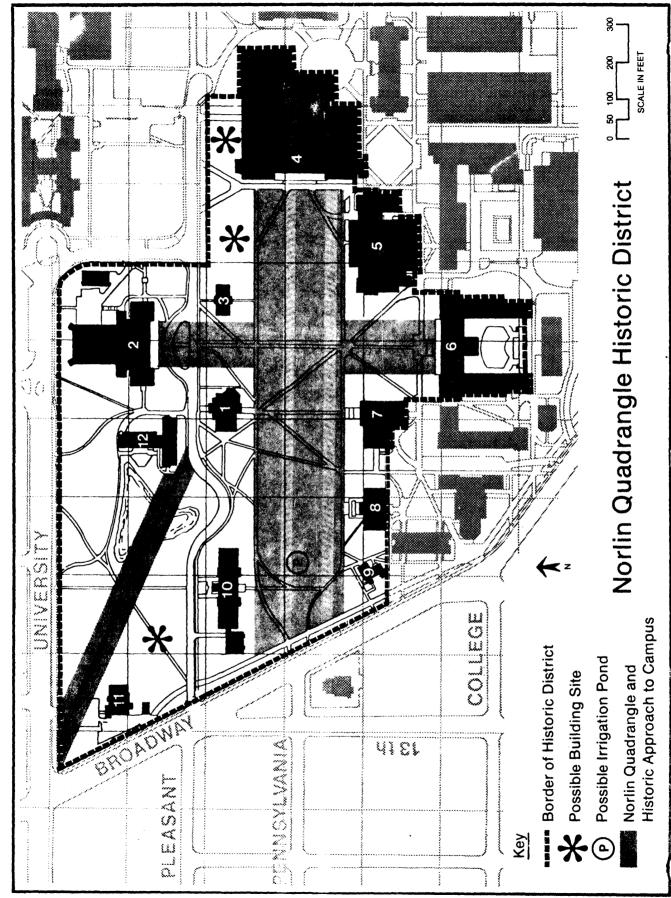


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The Western Historical Collection and University Archives at Norlin Library have a wealth of primary source material on the Norlin Quadrangle Historic District, including minutes of the Board of Regents, photographs, newspapers, correspondence and personal papers, and many other records.



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