

UNITED STATES DEPARTMENT OF THE INTERIOR  
 NATIONAL PARK SERVICE

FOR NPS USE ONLY

RECEIVED FEB 28 1980

DATE ENTERED DEC 3 1980

**NATIONAL REGISTER OF HISTORIC PLACES  
 INVENTORY -- NOMINATION FORM**

 SEE INSTRUCTIONS IN *HOW TO COMPLETE NATIONAL REGISTER FORMS*  
 TYPE ALL ENTRIES -- COMPLETE APPLICABLE SECTIONS
**1 NAME**
 HISTORIC  
 Downtown Boulder Historic District

 AND/OR COMMON  
 Downtown Boulder
**2 LOCATION**

STREET &amp; NUMBER

CO 19

CITY, TOWN

Boulder

VICINITY OF

NOT FOR PUBLICATION

CONGRESSIONAL DISTRICT

2

STATE

Colorado

CODE

08

COUNTY

Boulder

CODE

013

**3 CLASSIFICATION**

CATEGORY	OWNERSHIP	STATUS	PRESENT USE
<input checked="" type="checkbox"/> DISTRICT	<input type="checkbox"/> PUBLIC	<input checked="" type="checkbox"/> OCCUPIED	<input type="checkbox"/> AGRICULTURE <input type="checkbox"/> MUSEUM
<input type="checkbox"/> BUILDING(S)	<input type="checkbox"/> PRIVATE	<input type="checkbox"/> UNOCCUPIED	<input checked="" type="checkbox"/> COMMERCIAL <input checked="" type="checkbox"/> PARK
<input type="checkbox"/> STRUCTURE	<input checked="" type="checkbox"/> BOTH	<input checked="" type="checkbox"/> WORK IN PROGRESS	<input checked="" type="checkbox"/> EDUCATIONAL <input type="checkbox"/> PRIVATE RESIDENCE
<input type="checkbox"/> SITE	<b>PUBLIC ACQUISITION</b>	<b>ACCESSIBLE</b>	<input checked="" type="checkbox"/> ENTERTAINMENT <input checked="" type="checkbox"/> RELIGIOUS
<input type="checkbox"/> OBJECT	<input type="checkbox"/> IN PROCESS	<input type="checkbox"/> YES: RESTRICTED	<input checked="" type="checkbox"/> GOVERNMENT <input type="checkbox"/> SCIENTIFIC
	<input type="checkbox"/> BEING CONSIDERED	<input checked="" type="checkbox"/> YES: UNRESTRICTED	<input type="checkbox"/> INDUSTRIAL <input type="checkbox"/> TRANSPORTATION
		<input type="checkbox"/> NO	<input type="checkbox"/> MILITARY <input type="checkbox"/> OTHER:

**4 OWNER OF PROPERTY**
 NAME  
 See Continuation Sheet

STREET &amp; NUMBER

CITY, TOWN

STATE

VICINITY OF

**5 LOCATION OF LEGAL DESCRIPTION**
 COURTHOUSE,  
 REGISTRY OF DEEDS, ETC. Boulder County Courthouse

STREET &amp; NUMBER

Pearl Street

CITY, TOWN

Boulder

STATE

Colorado

**6 REPRESENTATION IN EXISTING SURVEYS**

TITLE

Colorado Inventory of Historic Sites (07/04/0000/08)

DATE

Ongoing

 FEDERAL  STATE  COUNTY  LOCALDEPOSITORY FOR  
SURVEY RECORDS

Colorado Historical Society; 1300 Broadway

CITY, TOWN

Denver

STATE

Colorado 80203

# 7 DESCRIPTION

CONDITION		CHECK ONE	CHECK ONE
<input checked="" type="checkbox"/> EXCELLENT	<input type="checkbox"/> DETERIORATED	<input checked="" type="checkbox"/> UNALTERED	<input checked="" type="checkbox"/> ORIGINAL SITE
<input checked="" type="checkbox"/> GOOD	<input type="checkbox"/> RUINS	<input checked="" type="checkbox"/> ALTERED	<input type="checkbox"/> MOVED DATE _____
<input checked="" type="checkbox"/> FAIR	<input type="checkbox"/> UNEXPOSED		

## DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

The Downtown Boulder Historic District consists of 168 properties located in the heart of the city's oldest commercial area. Of this number there are 125 buildings that contribute to the historic and architectural integrity of the district, 21 more modern structures compatible with the older fabric, 10 intrusions which detract from the integrity, 4 empty lots on the site of recently demolished buildings, and 8 parking lots. When taken together, these buildings and open spaces still maintain the ambiance, feeling and associations of a late nineteenth/early twentieth century commercial area.

The boundaries of the district are well-defined. They can be readily seen on the maps that accompany the nomination, but in general, they include the area between 9th and 16th streets and between Walnut and Pine streets. These boundaries encompass virtually all the old commercial buildings remaining in Boulder plus a few public buildings, apartment houses, and dwellings. These last lie primarily within the transition zone into residential areas, but have been recently converted to commercial purposes, thus keeping within the conception of a commercial district. Outside the boundaries to the east, north, and west lie residential areas, most of whose structures are contemporary with the district; to the south lies a commercial area whose buildings are of relatively recent vintage and distinctly different in size, character, materials, and architecture.

The buildings within the district exhibit a variety of architectural styles reflecting the city's evolution and growth. Many structures are adorned with elaborate Queen Anne brickwork; others have Italianate, Romanesque, and Classical details which have sometimes been mixed and matched creating an eclectic style. Nonetheless, the buildings are almost exclusively brick in construction. The majority are one or two stories in height; some are three to five stories; the tallest, the Colorado Building, is an eight-story intrusion. A few structures have been sand-blasted; still others have been significantly altered at the street level, but most retain their original architectural details at upper levels, notably the fine cornicework. Of particular note is the Boulder Mall, created in 1976--1977 by closing Pearl Street to vehicular traffic from 11th to 15th streets.

The properties within the district have been divided into six categories: Relatively Unaltered Buildings Contributing to the Character of the District, Altered Buildings Contributing to the Character of the District, Modern Buildings Compatible with the Character of the District, Intrusions Detracting from the Integrity of the District, Empty Lots, and Parking Lots.

### Relatively Unaltered Buildings Contributing to the Character of the District:

1. Store (959 Walnut): c. 1900, one story, painted brick, modified stepped false front.
2. Store (1031 Walnut): c. 1900, one story, painted brick, Queen Anne brickwork at cornice.
3. Hank Robert's (1033-35 Walnut): c. 1906, two stories, brick, metal cornice, facade covered with painted pressed tin in brick design.

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CONTINUATION SHEET Downtown Boulder Historic District ITEM NUMBER 4 PAGE 1

1. 959 Walnut  
Nine-Fifty-Nine Company  
Post Office Box 2077  
Boulder, Colorado 80306
2. 1031 Walnut  
Helen F. Walters  
1800 Folsom  
Boulder, Colorado 80302
3. 1033-35 Walnut  
Hank Roberts Inc.  
1033 Walnut  
Boulder, Colorado 80302
4. 1101-03 Walnut  
Clyde G. Canino  
2011 South Bannock Street  
Denver, Colorado 80223
5. 15th & Walnut  
U. S. Government Post Office  
15th & Walnut  
Boulder, Colorado 80302
6. 926 Pearl Street  
Boulder Chapter American Red Cross  
926 Pearl  
Boulder, Colorado 80302
7. 928 Pearl ~~Street~~  
Raymond B. Johnson, Trustee  
Ada M. Johnson, Trustee  
1700 Sunset Boulevard  
Boulder, Colorado 80302
8. 929½ Pearl~~11~~  
Robert T. Shonkwiler  
2011 Tenth Street ~~ite 203~~  
Boulder, Colorado 80302
9. 934 Pearl  
Armory  
c/o Wise-McIntire  
Post Office Box 2387  
Boulder, Colorado 80306
10. 1108-14 Pearl  
Gerald & Judy Scofield  
4953 Clubhouse Court  
Boulder, Colorado 80301

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CONTINUATION SHEET Downtown Boulder  
Historic District ITEM NUMBER 4 PAGE 2

11. 1136 Pearl Boulder City Building Investments  
c/o Wise-McIntire  
Post Office Box 2387  
Boulder, Colorado 80306
12. 1144 Pearl Key Investments  
Post Office Box 2387  
Boulder, Colorado 80306
13. 1206 Pearl Broadway Building  
c/o D. K. Schwartz  
Post Office Box 1483  
Boulder, Colorado 80306
14. 1218 Pearl William & Carole F. Cassio  
1218 Pearl  
Boulder, Colorado 80302
15. 1226 Pearl National State Bank  
1242 Pearl  
Boulder, Colorado 80302
16. 1242 Pearl National State Bank  
Katherine Wolverton Snider  
Nanette S. Timbel, Trustee  
1242 Pearl Street  
Boulder, Colorado 80302
17. 1316-20 Pearl J. B. & Emma Cartwright  
Post Office Box 492  
Boulder, Colorado 80306
18. 1326 Pearl Consuelo D. Easton  
2325 Forest Avenue  
Boulder, Colorado 80302
- Adria E. Colver  
425 South Phelan Way  
Holyoke, Colorado 80734
19. 1328-30 Pearl Consuelo D. Easton  
2325 Forest Avenue  
Boulder, Colorado 80302

(cont.)

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Downtown Boulder

CONTINUATION SHEET Historic District ITEM NUMBER 4 PAGE 3

- (cont.)
- Adria E. Colver  
425 Forest Avenue  
Boulder, Colorado 80302
20. 1406 Pearl  
Norma A. Gentry  
Gloria M. Parker  
c/o Guy M. Tanner  
Spruce Realty  
1233 Spruce  
Boulder, Colorado 80302
21. 1408 Pearl  
Fisher W. Culberson  
1450 Balsam  
Boulder, Colorado 80302
22. 1420 Pearl  
Roger Perschbacher  
1420 Pearl  
Boulder, Colorado 80302
23. 1426 Pearl  
Duane Burnett & Burton Block  
1900 Folsom, Suite 212  
Boulder, Colorado 80302
24. 1500 Pearl  
Mountain States Telephone Company  
930 15th Street  
Boulder, Colorado 80302
25. 1522 Pearl  
Mountain States Telephone Company  
930 15th Street  
Boulder, Colorado 80302
26. 927 Pearl  
Robert T. Shonkwiler  
2011 Tenth Street, Suite 103  
Boulder, Colorado 80302
27. 935 Pearl  
Robert T. Shonkwiler  
2011 Tenth Street, Suite 203  
Boulder, Colorado 80302
28. 941 Pearl  
Robert T. Shonkwiler  
2011 Tenth Street, Suite 303  
Boulder, Colorado 80302

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Downtown Boulder

CONTINUATION SHEET Historic District ITEM NUMBER 4 PAGE 4

29. 1001-13 Pearl Centro Partnership  
1112 Pearl  
Boulder, Colorado 80302
30. 1029 Pearl Robert White  
Frank Day  
608 Pearl  
Boulder, Colorado 80302
31. 1039 Pearl James Tye  
1900 Mariposa  
Boulder, Colorado 80302
32. 1043-45 Pearl Gerald & Hazel Snyder  
1043 Pearl  
Boulder, Colorado 80302
- Thomas Eldridge  
1045 Pearl  
Boulder, Colorado 80302
33. 1101-11 Pearl Richard A. Blumenheim  
Post Office Box 2077  
Boulder, Colorado 80306
34. 1115 Pearl Richard A. Blumenheim  
Post Office Box 2077  
Boulder, Colorado 80306
35. 1117-23 Pearl Richard A. Blumenheim  
Post Office Box 2077  
Boulder, Colorado 80306
36. 1137-39 Pearl Gary C. & Kathleen A. Blackwelder  
1139 Pearl  
Boulder, Colorado 80302
37. 1147 Pearl Michael & Marian Reardon  
Bernard & Joanne O'Kane  
c/o Reinert Building  
6650 West 10th Place  
Lakewood, Colorado 80214

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Downtown Boulder  
**CONTINUATION SHEET** Historic District ITEM NUMBER 4 PAGE 5

38. 1201-03 Pearl  
Aldora, Inc.  
3290 Forest  
Denver, Colorado 80201
39. 1207 Pearl  
Robert V. Potter  
Gordon Rowley  
1207 Pearl  
Boulder, Colorado 80302
40. 1219-23 Pearl  
Bofirnat Company  
Post Office Box 59  
Boulder, Colorado 80306
41. 1225 Pearl  
A. J. Critz  
c/o Virginia A. Fledderjohn  
1480 Byrd  
Berwyn, Pennsylvania 19312
42. 1227 Pearl  
Henrietta C. Simon  
4800 Hale Parkway #512  
Denver, Colorado 80220
43. 1300 Pearl  
County of Boulder  
Box 471  
Boulder, Colorado 80302  
Attn: Jerry Miller
44. 1409 Pearl  
Frederick S. Kahn et al  
1401 Pearl  
Boulder, Colorado 80302
45. 1417-21 Pearl  
Robert Brown et al  
c/o Frederick Kahn  
1401 Pearl  
Boulder, Colorado 80302
46. 1427 Pearl  
Richard & Bonnie Hawthorne  
1360 West 6th Avenue  
Broomfield, Colorado 80020
47. 1535 Pearl  
Marvin & Genevieve Crawford  
3930 North Broadway  
Boulder, Colorado 80302

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**CONTINUATION SHEET** Downtown Boulder  
Historic District ITEM NUMBER 4 PAGE 6

48. 1537 Pearl Diploma City  
586 Mohawk  
Boulder, Colorado 80303
49. 1543 Pearl I.O.O.F. No. 9  
c/o E. L. Ward  
410 South Autrey  
Lafayette, Colorado 80026
50. 1002 Spruce R. Q. & Helen Whaley  
3635 Aspen Court  
Boulder, Colorado 80302
51. 1012-14 Spruce Oscar & Ethel W. Meyers  
Salina Star Route  
Boulder, Colorado 80302
52. 1018 Spruce Ada Jones  
924 Portland  
Boulder, Colorado 80302
53. 1026 Spruce John O. Coleman  
1026 Spruce  
Boulder, Colorado 80302
54. 1034 Spruce Ann Chandler  
1885 Kohler Drive  
Boulder, Colorado 80303
55. 1042-48 Spruce John A. Beall, et al  
Post Office Box 2113  
Boulder, Colorado 80306
56. 1136-38 Spruce Willard Building  
c/o Wise-McIntire  
Post Office Box 2387  
Boulder, Colorado 80306
57. 1518 Spruce City of Boulder Day Nursery  
Municipal Building  
Boulder, Colorado 80302



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Downtown Boulder

CONTINUATION SHEET Historic District ITEM NUMBER 4 PAGE 7

- |     |                        |  |
|-----|------------------------|--|
| 58. | 1526 Spruce            | Glenn A. & Jo C. Vigil<br>R. C. & D. L. Farentinos<br>1840 Folsom<br>Boulder, Colorado 80302 |
| 59. | 1105 Spruce<br>Boulder | 1105 Investments<br>1105 Spruce Street<br>Boulder, Colorado 80302                            |
| 60. | 1123 Spruce            | Warren & Gerda Rovetch<br>570 Highland<br>Boulder, Colorado 80302                            |
| 61. | 1345 Spruce            | Vajradhatu<br>1345 Spruce<br>Boulder, Colorado 80302   |
| 62. | 1401 Spruce            | First United Methodist Church<br>1401 Spruce<br>Boulder, Colorado 80302                      |
| 63. | 1443 Spruce            | First United Methodist Church<br>1401 Spruce<br>Boulder, Colorado 80302                      |
| 64. | 2011 10th Street       | Robert T. Shonkwiler<br>2011 Tenth Street Suite 700<br>Boulder, Colorado 80302               |
| 65. | 2017-19 10th Street    | Robert T. Shonkwiler<br>2011 Tenth Street Suite 200<br>Boulder, Colorado 80302               |
| 66. | 2026 10th Street       | James R. & Loretta A. Shepard<br>3695 North 26th Street<br>Boulder, Colorado 80302           |
| 67. | 2030 10th Street       | Allen Walters<br>1327 Spruce<br>Boulder, Colorado 80302                                      |

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Downtown Boulder

CONTINUATION SHEET Historic District ITEM NUMBER 4 PAGE 8

- |     |                     |   |
|-----|---------------------|---|
| 68. | 1911 11th Street    | Walnut 11 Partnership<br>c/o John A. Thacker & Associates<br>2977 Peak Avenue<br>Boulder, Colorado 80301                        |
| 69. | 2015-25 Broadway    | Michael & Marian Reardon<br>Bernard & Joanne O'Kane<br>c/o Reinert Building<br>6650 West 10th Place<br>Lakewood, Colorado 80214 |
| 70. | 2045-53 Broadway    | Willard Building<br>c/o Wise-McIntire<br>Post Office Box 2387<br>Boulder, Colorado 80306  |
| 71. | 2050 Broadway       | J. B. Telleen<br>Oliver I. Taylor<br>J. Barry Telleen<br>4925 Twin Lakes Way<br>Boulder, Colorado 80301                         |
| 72. | 2049 13th Street    | County of Boulder<br>Courthouse Annex<br>Post Office Box 471<br>Boulder, Colorado 80306<br>Attn: Jerry Miller                   |
| 73. | 2115 13th Street    | Boulderado Landmark LTD<br>Post Office Box 319<br>Boulder, Colorado 80306   |
| 74. | 1916-20 13th Street | The James Partnership<br>1920 13th Street<br>Boulder, Colorado 80302  |
| 75. | 1922 13th Street    | The James Partnership<br>1920 13th Street<br>Boulder, Colorado 80302  |
| 76. | 1922½ 13th Street   | The James Partnership<br>1920 13th Street<br>Boulder, Colorado 80302  |

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CONTINUATION SHEET Downtown Boulder  
Historic District ITEM NUMBER 4 PAGE 9

77. 2118-20 13th Street George & Etta Jo Vranesh  
2205 Emerald Road  
Boulder, Colorado 80302
78. 2129 13th Street Geoffrey W. Simpson Associates 1906  
1906 13th Street, Suite 203  
Boulder, Colorado 80302
79. 2133 13th Street Geoffrey W. Simpson Associates  
1906 13th Street, Suite 203  
Boulder, Colorado 80302
80. 1932 14th Street Eugene & Geraldine Thomas  
1932 14th Street  
Boulder, Colorado 80302
81. 2024-26 14th Street Mann Theatres Corporation  
Post Office Box 60909  
Los Angeles, California 90060
82. 2028-34 14th Street Mann Theatres Corporation  
Post Office Box 60909  
Los Angeles, California 90060
83. 2015 15th Street Edward Gruidel, et al  
1117 Pearl Street  
Boulder, Colorado 80302
84. 2025 16th Street Alice M. Wilson Browning  
2480 Panorama Avenue  
Boulder, Colorado 80302
85. 2031 16th Street William A. & Salome Kite, Jr.  
2031 16th Street  
Boulder, Colorado 80302
86. 2037 16th Street Dale C. Whittaker  
345 Eagle Court  
Longmont, Colorado 80501
87. 2043 16th Street Louise Bader  
2043 16th Street  
Boulder, Colorado 80302

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Downtown Boulder  
CONTINUATION SHEET Historic District ITEM NUMBER 4 PAGE 10

88. 1240 Pine  
Geoffrey W. Simpson Associates  
1906 13th Street, Suite 203  
Boulder, Colorado 80302
89. 945-47 Walnut  
Frank B. Day, et al  
6570 Old Stage Road  
Boulder, Colorado 80302
90. 949 Walnut  
Thomas & Betty Eldridge  
1966 13th Street  
Boulder, Colorado 80302
91. 1007-11 Walnut  
M. W. Reynolds & Company  
1410 East Cornell Avenue  
Englewood, Colorado 80110
92. 1109 Walnut  
J. C. & Grace Ardourel  
1725 Sunset Boulevard  
Boulder, Colorado 80302
93. 1123 Walnut  
City Plumbing & Heating  
c/o Ben Bernzen  
4695 Baseline Road  
Boulder, Colorado 80303
94. 938-40 Pearl  
Guy Morris  
c/o Tom Kahn  
Walnut Realty  
1911 11th Street, #204  
Boulder, Colorado 80302
95. 944 Pearl  
Frank B. Day  
Robert H. White  
608 Pearl  
Boulder, Colorado 80302
96. 1102-06 Pearl  
Frank B. Day  
6570 Old Stage Road  
Boulder, Colorado 80302
97. 1116-18 Pearl  
Gerald & Judy Scofield  
4953 Clubhouse Court  
Boulder, Colorado 80301

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CONTINUATION SHEET <sup>Downtown Boulder</sup>  
<sup>Historic District</sup> ITEM NUMBER 4 PAGE 11

98. 1120-22 Pearl Rudolph & Hanna Kroeger  
7075 Valmont Road  
Boulder, Colorado 80302
99. 1124-26 Pearl Donald & Viola Nolan  
3785 Longwood Avenue  
Boulder, Colorado 80303
100. 1214 Pearl Milton & Caroline Bergheim  
2227 Canyon Boulevard, #251  
Boulder, Colorado 80302
101. 1308 Pearl Frederick W. Shelton  
3811 Silver Plume Creek  
Boulder, Colorado 80303
102. 1312-14 Pearl James A. Diez  
c/o Consuelo Easton  
2325 Forest Avenue  
Boulder, Colorado 80302
103. 1334 Pearl Stephen P. & Susan Schutz  
c/o Blue Mountain Arts; 1319 Spruce Street  
Boulder, Colorado 80302
104. 1412 Pearl To Yau San Pun & Pun May Fong  
217 North Kings Highway  
Cape Girardeau, Missouri 63701
105. 1416 Pearl To Yau San Pun & Pun May Fong  
217 North Kings Highway  
Cape Girardeau, Missouri 63701
106. 1430 Pearl Larry J. Taylor  
5858 Woodbourne Hollow  
Boulder, Colorado 80302
107. 1434 Pearl First Church of Christ Scientist  
1434 Pearl  
Boulder, Colorado 80302
108. 1532-36 Pearl Mountain States Telephone Company  
930 15th Street  
Boulder, Colorado 80302

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Downtown Boulder  
**CONTINUATION SHEET** Historic District ITEM NUMBER 4 PAGE 12

109. 923 Pearl  
Carpenter Brotherhood of America  
923 Pearl  
Boulder, Colorado 80302
110. 1015 Pearl  
Ann R. Beck  
775 16th Street  
Boulder, Colorado 80302
111. 1125 Pearl  
Costas E. Skodras, et al  
4370 Butler Circle  
Boulder, Colorado 80303
112. 1129 Pearl  
Bo/Cal Investments  
12840 Riverside Drive  
Studio City, California 91607
113. 1133 Pearl  
David & Stevie Ann Bolduc  
1133 Pearl  
Boulder, Colorado 80302
114. 1211-17 Pearl  
A. W. & Loray B. Wittingham  
1215 Pearl  
Boulder, Colorado 80302
115. 1235 Pearl  
Ella S. Brooks  
c/o Thomas I. Rogers  
1235 Pearl  
Boulder, Colorado 80302
116. 1237 Pearl  
Thomas I. Rogers  
1235 Pearl  
Boulder, Colorado 80302
117. 1243-47 Pearl  
First Savings & Loan Shares Inc.  
2420 West 26th Avenue  
Denver, Colorado 80211
118. 1425 Pearl  
Frank Drexell & Mary  
Mary Barrell  
1425 Pearl  
Boulder, Colorado 80302
119. 1441-47 Pearl  
Edward Gruidel, et al  
1117 Pearl  
Boulder, Colorado 80302

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**CONTINUATION SHEET** Historic District ITEM NUMBER 4 PAGE 13

- |      |                     |   |
|------|---------------------|---|
| 120. | 2027-35 Broadway    | Broadway Investors Group<br>1877 Broadway, #406<br>Boulder, Colorado 80302                              |
| 121. | 2041-43 Broadway    | Sturco, Inc.<br>1850 Folsom Street, #305<br>Boulder, Colorado 80302                                     |
| 122. | 2018 Broadway       | Aldora, Inc.<br>3290 Forrest<br>Denver, Colorado 80201  |
| 123. | 2040 Broadway       | J. B. Telleen<br>Oliver I. Taylor<br>J. Barry Telleen<br>4925 Twin Lakes Way<br>Boulder, Colorado 80301 |
| 124. | 2017-37 13th Street | Joseph H. Poynter<br>Alan C. Stormo<br>3133 Wonderland Hill<br>Boulder, Colorado 80302                  |
| 125. | 1928 14th Street    | Ernest C. & Frances M. Wille, Jr.<br>Hotel Boulderado<br>Box 319<br>Boulder, Colorado 80302             |
| 126. | 1305 Walnut         | Clayton Bell, et al<br>1305 Walnut<br>Boulder, Colorado 80302   |
| 127. | 950 Pearl           | Frank B. Day<br>Robert H. White<br>608 Pearl<br>Boulder, Colorado 80302                                 |
| 128. | 1024 Pearl          | Boulder Publishing, Inc.<br>Post Office Box 591<br>Boulder, Colorado 80306                              |
| 129. | 1048 Pearl          | Boulder Publishing, Inc.<br>Post Office Box 591<br>Boulder, Colorado 80306                              |

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Downtown Boulder

CONTINUATION SHEET Historic District ITEM NUMBER 4 PAGE 14

130. 1242 Pearl National State Bank  
Katherine Wolverton Snider  
Nanette S. Timbel, Trustee  
1242 Pearl Street  
Boulder, Colorado 80302
131. 1344 Pearl M. J. Pellillo  
2555 University Heights  
Boulder, Colorado 80302
132. 1346 Pearl M. J. Pellillo  
2555 University Heights  
Boulder, Colorado 80302
133. 1531 Pearl John P. & Vickie L. George  
1545 Pearl  
Boulder, Colorado 80302
134. 1126-30 Spruce Willard Building  
c/o Wise-McIntire  
Post Office Box 2387  
Boulder, Colorado 80306
135. 1250 Spruce J. B. Telleen  
Oliver I. Taylor  
J. Barry Telleen  
4925 Twin Lakes Way  
Boulder, Colorado 80301
136. 1432-34 Spruce Parco, Inc.  
Post Office Box 1090  
Boulder, Colorado 80306
137. 1113 Spruce William & Rita Corn  
Post Office Box 4614  
Boulder, Colorado 80306
138. 1215 Spruce 1209 Partnership  
1215 Spruce  
Boulder, Colorado 80302
139. 1217-21 Spruce John & Lois Graves  
1818 Walnut  
Boulder, Colorado 80302



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NATIONAL PARK SERVICE

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Downtown Boulder  
**CONTINUATION SHEET** Historic District ITEM NUMBER 4 PAGE 15

140. 1227 Spruce  
Town Building Company  
c/o James Burger  
Post Office Box 53  
Boulder, Colorado 80306
141. 1319 Spruce  
Stephen A. & Susan P. Schutz  
1319 Spruce  
Boulder, Colorado 80302
142. 1901 Broadway  
Phillip & Doris Daniels, Trustees  
717 Cherry Street  
Denver, Colorado 80222
143. 1906 13th Street  
The Cadot Company  
1935 Table Mesa Drive  
Boulder, Colorado 80303
144. 2010 14th Street  
Gregory E. Martin et al  
Mall East Company  
2017 13th Street  
Boulder, Colorado 80302
145. 2040 14th Street  
James G. Martin  
1345 Mariposa  
Boulder, Colorado 80302
146. 1965 15th Street  
William A. Fairchild et al  
Post Office Box 858  
Boulder, Colorado 80306
147. 1401 Walnut  
Jamison Oil Company, Inc.  
4577 Tanglewood Trail  
Boulder, Colorado 80301
148. 1302 Pearl  
David S. Meyer III  
Post Office Box 1345  
Boulder, Colorado 80306
149. 1505 Pearl  
Reed Company  
c/o W. K. Reed  
6700 East Thomas Road  
Scottsdale, Arizona 85251

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NATIONAL PARK SERVICE

**NATIONAL REGISTER OF HISTORIC PLACES  
INVENTORY -- NOMINATION FORM**

FOR NPS USE ONLY

RECEIVED FEB 28 1980

DATE ENTERED DEC 3 1980

Downtown Boulder

CONTINUATION SHEET Historic District ITEM NUMBER 4 PAGE 16

- |      |                  |   |
|------|------------------|---|
| 150. | 1301 Spruce      | Al-Salem Faisal<br>1301 Spruce<br>Boulder, Colorado 80302   |
| 151. | 1309 Spruce      | M. W. & Bernice Blacker<br>350 Hemlock Way<br>Broomfield, Colorado 80020                                      |
| 152. | 1317 Spruce      | Hickman Company<br>66 Grove Lane<br>Novato, California 94947  |
| 153. | 1327 Spruce      | Robert T. Shonkwiler<br>2011 Tenth Street<br>Boulder, Colorado 80302  |
| 154. | 1913-21 Broadway | Capitol Federal Savings and Loan Association<br>1913 Broadway<br>Boulder, Colorado 80302                      |
| 155. | 2124 Broadway    | Wave P. Stoffle<br>986 Arapahoe<br>Boulder, Colorado 80302  |
| 156. | 1919 14th Street | Colorado Building Group<br>1919 14th Street, Suite 712<br>Boulder, Colorado 80302                             |
| 157. | 1025-27 Pearl    | Robert White<br>Frank Day<br>608 Pearl<br>Boulder, Colorado 80302   |
| 158. | 1401-07 Pearl    | Frederick S. Kahn et al<br>1401 Pearl<br>Boulder, Colorado 80302  |
| 159. | 1431-35 Pearl    | Fourth of December Partnership<br>c/o Dietz & Davis<br>1966 13th Street, Suite 255<br>Boulder, Colorado 80302 |

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NATIONAL PARK SERVICE

**NATIONAL REGISTER OF HISTORIC PLACES  
INVENTORY -- NOMINATION FORM**

FOR NPS USE ONLY

RECEIVED FEB 28 1980

DATE ENTERED DEC 3 1980

CONTINUATION SHEET Downtown Boulder  
Historic District ITEM NUMBER 4 PAGE 17

160. 1909 Broadway J. Paul Heffron  
C. Gary Klein  
Post Office Box 1345  
Boulder, Colorado 80306
161. 1013-29 Walnut (Parking Lot) Boulder Publishing Company  
Post Office Box 591  
Boulder, Colorado 80306
162. 1135 Walnut (Parking Lot) Capitol Federal Savings & Loan Association  
1913 Broadway  
Boulder, Colorado 80302
163. 1201-47 Walnut (Parking Lot) National State Bank  
1242 Pearl  
Boulder, Colorado 80302
164. 1504-20 Pearl (Parking Lot) Mountain States Telephone Company  
930 15th Street  
Boulder, Colorado 80302
165. 1540-50 Pearl (Parking Lot) Mountain States Telephone Company  
930 15th Street  
Boulder, Colorado 80302
166. 1100-24 Spruce (Parking Lot) City of Boulder  
Municipal Building  
Boulder, Colorado 80302
167. 1125-49 Spruce (Parking Lot) City of Boulder  
Municipal Building  
Boulder, Colorado 80302
168. 2026-36 Broadway Leonard D. Tripp et al  
4925 Twin Lakes Way  
Boulder, Colorado 80301

UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

**NATIONAL REGISTER OF HISTORIC PLACES  
INVENTORY -- NOMINATION FORM**

FOR NPS USE ONLY

RECEIVED FEB 28 1980

DATE ENTERED DEC 3 1980

Downtown Boulder

CONTINUATION SHEET Historic District ITEM NUMBER 7 PAGE 2

4. Tico's (1101-03) Walnut): c. 1920, 1½ stories, field stone construction with wooden trusses, red tile roof, renovated in 1969. Originally a garage, stucco and bricks added to create "adobe rural Mexican theme."
5. U.S. Post Office (15th & Walnut): 1910, architect-James Knox Taylor, Department of Treasury, two stories with exposed basement, cut stone and grey brick trimmed with terra cotta.
6. Red Cross (926 Pearl): c. 1890, one story, red brick, segmental arched windows, Queen Anne brickwork.
7. Store (928 Pearl): c. 1890, one story, red brick, Queen Anne brickwork at cornice.
8. House (929½ Pearl): c. 1925, two stories, painted brick, flat roof, rectangular in shape.
9. Armory (934 Pearl): 1898, architect-George Hyder, two stories, red brick and brownstone, gabled roof trusses spanning 50 feet, Romanesque detailing: semi-circular arches spring from short clustered columns, intricately carved capitals, rough hewn stone sills and lintels, parapet castellated wall.
10. Store - Gerard's Bakery (1108-14 Pearl): pre-1883, two stories, painted brick, double hung segmental arched windows with stone sills and cast lintels with keystones, simple cornice.
11. Berlin's Drygoods, Boulder City Building (1136 Pearl): 1882, two stories, red brick, renovation retaining basic form and details: ornate lintels, massive pediment, cast iron crenellated cornice with brackets, dentils.
12. Boettcher Building (1144 Pearl): 1878, two stories, red brick, long narrow double hung windows, Federal style stone lintels, some decorative brickwork.
13. First National Bank Building (1206 Pearl): 1921, four stories, red brick, pilasters, architrave, frieze with raised floral decoration, cornice with dentil work.
14. Fonda's Drugstore-China Jones (1218 Pearl): 1895, two stories, Italianate influence, decorative Mesker Brothers cast-iron front, bracketed cornice, floral motif, pilasters.
15. The Pearl Building (1226 Pearl): c. 1900, two stories, tan brick, double-hung, semi-circular arched windows, outlined by brick coursing, two pediments at roof-line, decorative brickwork.

UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

**NATIONAL REGISTER OF HISTORIC PLACES  
INVENTORY -- NOMINATION FORM**

FOR NPS USE ONLY

RECEIVED FEB 28 1980

DATE ENTERED DEC 3 1980

Downtown Boulder

CONTINUATION SHEET Historic District ITEM NUMBER 7 PAGE 3

16. National State Bank (1242 Pearl): 1899, architect-F. G. Eberly and George Hyder, two stories, originally buff colored Roman brick, changed to red brick (summer 1977), Romanesque and neo-Classical elements, columns, triumphal arches, detailed cornice work - cast iron.
17. Earl Building (1316-20 Pearl): 1905, architect - Thomas W. Crockett, three stories, tan brick facade, rectangular windows with transoms, Classical elements, Ionic columns, decorative swags between the capitals, metal cornice.
18. Store - The Flick (1326 Pearl): pre-1883, two stories, painted brick, segmental arched windows, awnings, decorative brickwork.
19. Store - Boulder Arts & Crafts Co-op (1328-30 Pearl): pre-1883, one story, red brick and wood facade.
20. Sullivan's - Hurdles (1406 Pearl): c. 1905, two stories, painted brick, jack-arched lintels with keystones, pediment, cornice with dentils removed.
21. Boulder Hardware (1408 Pearl): c. 1895, two stories, Italianate style, decorative cast-iron front with floral motif, bracketed cornice, pediment, pilasters.
22. Store - Pershbacher's (1420 Pearl): c. 1906, architect-Thomas W. Crockett, two stories, tan brick, cornice with dentils, broken brick pilasters, similar to Citizens National Bank (1426 Pearl).
23. Sternberg - Citizens National Bank Building (1426 Pearl): 1906, architect-Thomas W. Crockett, three stories, tan brick, columns added in 1917, decorative cornice, with brackets and dentil work, stone arches over third story windows with floral motif below.
24. Store - Cheap Antiques (1500 Pearl): c. 1895, two stories, painted brick, jack-arched lintels, stone sills, brick coursing, cast iron fleur-de-lis.
25. Store (1522 Pearl): c. 1900, one story, painted brick, Queen Anne brickwork.
26. House (927 Pearl): c. 1880, painted brick, one story, gabled roof, small front porch.
27. House (935 Pearl): c. 1880, 1½ stories, clapboard, gabled entrance, front porch, gabled roof.
28. House (941 Pearl): c. 1880, 1½ stories, painted brick, gabled roof, small front porch.

UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

**NATIONAL REGISTER OF HISTORIC PLACES  
INVENTORY -- NOMINATION FORM**

FOR NPS USE ONLY

RECEIVED FEB 28 1980

DATE ENTERED DEC 3 1980

**CONTINUATION SHEET** Downtown Boulder  
Historic District ITEM NUMBER 7 PAGE 4

29. Slims Garage (1001-13 Pearl): c. 1922, two stories, reddish-brown, wire cut brick, arched parapet wall with dentils, porthole windows, addition to east of original building made in 1978.
30. Petherbridge Building - Arnett Hotel (1029 Pearl): c. 1875, two stories, painted brick, double hung windows with decorative lintels, was a part of the Arnett Hotel (roof collapsed during snowstorm May 1978).
31. McDonald Building (1039 Pearl): pre-1883, two stories, remodeled in 1899, red brick, two large arches balanced on pilasters, laurel wreaths encircle date, cast-iron columns.
32. Saunder's Glass and Tom's Tavern (1043 and 1045 Pearl): pre-1883, two stories, red brick, segmental arched double hung windows, stone sills, brick lintels, pediment above corner entrance, bracketed cornice, cast iron pillars.
33. Buckingham Block (1101-11 Pearl): 1898, architect-Rice, two stories, red brick, sandstone trim, Colonial and Classical detailing, floral swags at cornice, pilasters flank windows on 2nd floor with semi-circular windows capping each one, leaded glass, corner building with corner piece reading "Buckingham Block".
34. Store - March Press (1115 Pearl): pre-1883, remodeled in late 1890s, two stories, red brick, sandstone, semi-circular arches of rough hewn and carved sandstone, stucco in arches, cornice and stucco decorated with floral relief and swags.
35. New York Deli and Bakery (1117-23 Pearl): pre-1883, two stories, red brick, double hung segmental arched windows with keystones, stone lintels, decorative brickwork at cornice.
36. Garbarino Building (1137-39 Pearl): c. 1906, two stories, tan brick, rectangular windows, "L. Garbarino" lettered under cornice, elaborate cornice with brackets, dentils and carvings.
37. Voegtle Building (1147 Pearl): 1911, two stories, tan brick, brick corbelling and dentils, corner building with "Voegtle 1911" lettered in pediment above entrance, brackets under stock metal cornice.
38. Mercantile Bank (1201 Pearl): 1912, three stories, beige and brown brick, beige metal cornice, limestone trim, bracketed eaves, paired round-arched windows, arched entrance, with pilasters and keystone, Italian Renaissance Revival style.

UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

**NATIONAL REGISTER OF HISTORIC PLACES  
INVENTORY -- NOMINATION FORM**

FOR NPS USE ONLY

RECEIVED FEB 28 1980

DATE ENTERED DEC 3 1980

Downtown Boulder

CONTINUATION SHEET Historic District ITEM NUMBER 7 PAGE 5

39. Potter's (1207 Pearl): 1886, two stories, tan brick, stone sills, lintels removed, double hung windows, cornice with two brackets.
40. Roger's Block - Colorado Hotel (1219-23 Pearl): 1889, two stories, brick structure with sandstone facade, original bay windows replaced by modern natural wood bays, cornice decorated by floral swags.
41. Store - Krasno Creations (1225 Pearl): c. 1889, two stories, an extension or addition to 1219-23 Pearl, same sandstone facade and cornice.
42. Bradley & McClure, McClure & White, White & Davis Mercantile Companies (1227 Pearl): pre-1883, two stories, painted brick, elaborate cast-iron cornice with brackets and dentils, round arched, double-hung windows with decorative cast-iron lintels.
43. County Courthouse (1300 Pearl): 1933, architect-Glenn Huntington, five stories, sandstone, built on foundation of original courthouse (1882) which burned down in 1932, vertical lines, tower, little ornamentation, W.P.A. style architecture.
44. Store (1409 Pearl): pre-1883, two stories, painted brick, segmental arched double-hung windows, brick detailing, fire damage November 1978.
45. Ehrlich Building (1417-21 Pearl): 1906, architect-Thomas Crockett, two stories, beige brick, cornice with brackets, name plate with "Ehrlich" in raised letters, rough hewn stone sills and lintels.
46. Store - Hawthorne Appliances (1427 Pearl): c. 1886, two stories, red brick, double-hung, segmental arched windows with brick detailing, round edged bricks border windows.
47. Store - Army Surplus (1535 Pearl): 1905, two stories, brick, Italianate influence, cast-iron facade with scrolls, modified egg and dart pattern, elaborate floral motif between the windows.
48. Store - Fashion's Interiors (1537 Pearl): c. 1906, two stories, red brick, stone sills, Queen Anne brickwork at cornice.
49. Odd Fellows Building (I.O.O.F.) (1543 Pearl): 1899, three stories, red brick, Romanesque arched windows, carved sandstone trim, stringcoursing, cornice with dentils and floral festoon, stained glass and oculus windows on east side.
50. House (1002 Spruce): pre-1883, 1½ stories, stuccoed brick, round and segmental arched windows.

UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

**NATIONAL REGISTER OF HISTORIC PLACES  
INVENTORY -- NOMINATION FORM**

FOR NPS USE ONLY

RECEIVED FEB 28 1980

DATE ENTERED DEC 3 1980

Downtown Boulder  
**CONTINUATION SHEET** Historic District ITEM NUMBER 7 PAGE 6

51. House (1012-14 Spruce): c. 1906, two stories, red brick, porch with columns, decorative floral swag at cornice, stone sills and lintels, pediments, double house.
52. House (1018 Spruce): c. 1895, 1½ stories, red brick, Queen Anne brickwork, brackets at eaves, carved pillars on porch, painted pressed tin under eaves of gabled roof.
53. House (1026 Spruce): c. 1898, 1½ stories, red brick, porch with columns, painted pressed tin under eaves of gabled roof, segmental arched windows, curvilinear porch.
54. House (1034 Spruce): c. 1895, 1½ stories, painted brick, segmental arched windows, Tudor elements:— false half-timbering and steep roofs.
55. Terrace Apartments (1042-48 Spruce): c. 1906, two stories, red brick, Classical Revival elements, white wood porches and cornice, below parapet wall, bay windows, corner rounded and extended in a semi-circular projection on corner.
56. Store (1136-38 Spruce):— c. 1900, two stories, painted brick, decorative brick corbelling and dentils similar to the style of the Willard Building (corner Spruce and Broadway).
57. City of Boulder Day Nursery (1518 Spruce): 1930, 1½ stories, red brick, Tudor elements.
58. House (1526 Spruce): c. 1895, 1½ stories, painted brick, carved pillars on porch, round and segmental arched windows, round edged bricks used at corners, broken pediment, hipped roof.
59. Butsch-Paddock House (1105 Spruce): 1894, two stories, painted brick, hipped roof with exposed fluted roof rafters at soffit, semi-circular stained-glass window, stone sills, lintels and stringcourseing.
60. Soule-Coates House (1123 Spruce): 1877, two stories, red brick, Georgian style, symmetrical design, hipped roof, pediment, cornice with dentils and brackets, decorative double chimneys, ornamental balustrade, double hung windows with pediments.
61. Physician's (PIC) Building (1345 Spruce): 1906, architect—Arthur E. Saunders, beige brick and limestone trim, Italian Renaissance Revival and Romanesque elements, round arched windows, hipped tile roof, pediments, columned entrance, stone sills, lintels and stringcourseing.



UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

**NATIONAL REGISTER OF HISTORIC PLACES  
INVENTORY -- NOMINATION FORM**

FOR NPS USE ONLY

RECEIVED FEB 28 1980

DATE ENTERED DEC 3 1980

Downtown Boulder

CONTINUATION SHEET Historic District ITEM NUMBER 7 PAGE 7

62. First United Methodist Church (1401 Spruce): 1892, architect-A. M. Stuckert, two stories, sandstone, Romanesque style, rosette window, bell tower with arched windows and doorway, cone-shaped roof, modern addition on east.
63. Rachofsky-Faus House (1443 Spruce): 1885, two stories, red brick, Italianate style, segmental arched windows with projecting brick headers, hipped roof with deep eaves supported by coupled brackets, carved wood porch columns.
64. Doctor's Offices (2011 10th Street): c. 1900, one story, red brick, rectangular building, sandstone sills and lintels, columns projecting above flat roofline.
65. Doctor's Offices (2017-19 10th Street): c. 1906, two stories, red brick, rectangular building, sandstone sills and lintels, columns projecting above flat roofline.
66. House (2026 10th Street): c. 1885, one story, sandstone, gabled roof and wood trim.
67. House (2030 10th Street): c. 1906, two stories, red brick, flat roof, white columns on porch, wood cornice with brackets, and stone sills.
68. Warehouse - Walnut 11 Building (1911 11th Street): c. 1895, 2½ stories, red brick, segmental arched windows, brick corbelling and decoration at the cornice, renovated.
69. Store - And Sew On, Moon Sun Emporium (2017-25 Broadway): c. 1900, painted brick, one story, Queen Anne brickwork.
70. Willard Building (2045-53 Broadway): 1898, two stories, painted brick, sandstone veneer on first floor, corner building with onion spire topped cupola, round arched windows and Queen Anne brickwork.
71. Store (2050 Broadway): c. 1900, two stories, red brick, segmental arched windows, Queen Anne brickwork.
72. Elks Club (2049 13th Street): 1904, architect-Roeschlaub, tan brick, tile roof, Spanish influence.
73. Boulderado Hotel (2115 13th Street): 1907, architect-Redding and Son, five stories, red brick, interior sky-lighted courtyard based on design of the Palace Hotel in San Francisco. Gables suggest South Africa and corner pavilions, 15th century Florence, arched and rectangular windows.
74. James Building I (1916-20 13th Street): c. 1900, two stories, painted brick, segmental arched windows, Queen Anne brickwork at cornice.

UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

**NATIONAL REGISTER OF HISTORIC PLACES  
INVENTORY -- NOMINATION FORM**

FOR NPS USE ONLY

RECEIVED FEB 28 1980

DATE ENTERED DEC 3 1980

Downtown Boulder

CONTINUATION SHEET Historic District ITEM NUMBER 7 PAGE 8

75. James Building II (1922 13th Street): c. 1900, two stories, painted brick, round arched projecting brick above second floor windows with Queen Anne brickwork (also at cornice).
76. Store (1922½ 13th Street): c. 1900, one story, red brick, small rectangular building with gabled roof.
77. House (2118-20 13th Street): c. 1905, 2½ stories, red brick, stone sills and lintels, oculus and bay windows, pediments, hipped roof with decorative brackets in eaves, duplex with each unit a mirror image of the other.
78. House - Restaurant (2129 13th Street): c. 1900, 2½ stories, red brick, hipped roof with decorative brackets in eaves, bay window, pediments, porch with columns, stone sills.
79. House (2133 13th Street): c. 1907, 2½ stories, duplex, red brick, white wood trim, porch, bay and dormer windows, hipped roof, stone sills, horizontal diamond panes in windows, connected by rounded archway to 1240 Pine.
80. Store (1932 14th Street): c. 1900, two stories, painted brick, cast-iron lintels, cornice with dentils.
81. Store (2024-26 14th Street): c. 1890, two stories, painted brick, segmental arched, double-hung windows, Queen Anne brickwork at cornice.
82. Boulder Theatre (2028-34 14th Street): 1936, architect-Robert Boller, two stories, brick structure, Art Deco style, front facade decorated with glass, stucco & terra cotta in elaborate colors, shape influenced by the lines of the courthouse.
83. Store - Living Interiors (2015 15th Street): c. , two stories, red brick, segmental arched windows, cast iron cornice, Queen Anne brickwork.
84. House (2025 16th Street): c. 1890, 1½ stories, red brick, semi-circular arched window with stone lintel, hipped tin roof with cast-iron balustrade, decorative shingles in gable, decorative brickwork, and segmental arched windows. Porch has been enclosed.
85. House (2031 16th Street): c. 1890, same as #84 with stone porch added.
86. House (2037 16th Street): c. 1890, same as #84 with wooden porch added.
87. House (2043 16th Street): c. 1895, same as #84.

UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

**NATIONAL REGISTER OF HISTORIC PLACES  
INVENTORY -- NOMINATION FORM**

FOR NPS USE ONLY

RECEIVED FEB 28 1980

DATE ENTERED DEC 3 1980

Downtown Boulder  
**CONTINUATION SHEET** Historic District ITEM NUMBER 7 PAGE 9

88. House (1240 Pine): c. 1903, 2½ stories, duplex, red brick, white wood trim, porch bay and dormer windows, hipped roof, stone sills, horizontal diamond panes in windows, each unit is a mirror image of the other.

Altered Buildings Contributing to the Character of the District:

89. J. J. McCabes (945-47 Walnut): c. 1900, one and two stories, stuccoed brick, gabled roof, stone lintels.
90. Store (949 Walnut): c. 1900, two stories, red brick, paired round arched windows, round arched display windows and entrance. Reconstructed facade.
91. Store (1007-11 Walnut): c. 1900, one story, stuccoed brick.
92. Movie Theatre (1109 Walnut): c. 1920, one story, modern movie facade.
93. Store (1123 Walnut): c. 1906, two stories, brick, display windows, aluminum facade.
94. Store (938-40 Pearl): c. 1900, one story, tan and red brick facade with no ornamentation.
95. Store (944 Pearl): c. 1900, one story, stuccoed brick.
96. Store (1102-06 Pearl): pre-1883, one story, brick structure stuccoed and painted, substantially remodeled.
97. Store (1116-18 Pearl): pre-1883, two stories, originally a frame structure, facade remodeled, red brick, blue glass.
98. Store - New Age Foods (1120-22 Pearl): c. 1905, 1½ stories, brick, contemporary metal facade.
99. Store (1124-26 Pearl): c. 1895, one story, stone structure, remodeled facade with clapboard.
100. Store (1214 Pearl): pre-1883, two stories, remodeled facade, natural wood and aluminum.
101. Store (1308 Pearl): c. 1886, one story, remodeled facade, clapboard, semi-circular arched windows.
102. Store (1312-14 Pearl): pre-1883, one story, remodeled facade, brick structure.

UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

**NATIONAL REGISTER OF HISTORIC PLACES  
INVENTORY -- NOMINATION FORM**

FOR NPS USE ONLY

RECEIVED FEB 28 1980

DATE ENTERED DEC 3 1980

**CONTINUATION SHEET** Downtown Boulder  
Historic District ITEM NUMBER 7 PAGE 10

103. Cowie-Moorhead Building (1334 Pearl): c. 1895, two stories, original elaborate facade stuccoed over, rectangular windows, eight small round arched windows on second floor uncovered in 1977.
104. Store (1412 Pearl): pre-1883, two stories, tan brick, remodeled.
105. Store (1416 Pearl): pre-1883, two stories, tan brick, remodeled facade, cornice with dentils.
106. Store (1430 Pearl): pre-1883, two stories, tan brick facade, brown brick decoration, remodeled.
107. Store (1434 Pearl): pre-1883, one story, remodeled facade, cast-iron pillars still visible.
108. Store (1532-36 Pearl): c. 1900, two stories, red brick, modern facade.
109. Carpenter Brotherhood of America (923 Pearl): c. 1906, one story, red brick, remodeled facade - sandstone and metal.
110. Store - Allen's (1015 Pearl): c. 1900, one story, red brick, remodeled.
111. Store (1125 Pearl): pre-1883, two stories, brick structure, remodeled with projection into the mall (1978).
112. Store (1129 Pearl): pre-1883, two stories, remodeled facade, red brick with semi-circular brick arch at roofline.
113. Store - Boulder Bookstore (1133 Pearl ): c. 1900, two stories, remodeled, red brick, concrete trim, simple cornice, rectangular windows.
114. Store - Crowder's (1211-17 Pearl): c. 1883, two stories, the west part of the building was originally a part of Potter's next door; an aluminum front covers the facade of this building.
115. Brooks-Fauber (1235 Pearl): pre-1883, two stories, brick, remodeled, many original details removed, new details in different proportion to old, painted brick, windows shuttered, pediment and awnings.
116. Store (1237 Pearl): pre-1883, two stories, brick structure, remodeled facade.
117. Holstein-Brookfield Block - National State Bank (1243-47 Pearl): 1881, two stories, remodeled c. 1900; aluminum facade replaces historic facade.

UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

**NATIONAL REGISTER OF HISTORIC PLACES  
INVENTORY -- NOMINATION FORM**

FOR NPS USE ONLY

RECEIVED FEB 28 1980

DATE ENTERED DEC 3 1980

**CONTINUATION SHEET** Downtown Boulder  
Historic District ITEM NUMBER 7 PAGE 11

118. Drexell-Barrell (1425 Pearl): pre-1883, two stories, remodeled, rust colored brick facade with recessed entrance. No windows on south facade.
119. Midwest Business College (1441-47 Pearl): pre-1883, two stories, brick, new facade under construction.
120. Lashley-Persons (2027-35 Broadway): c. 1900, two stories, brick, modern facade, south facade still shows brick detailing of original structure.
121. Store (2041-43 Broadway): c. 1900, two stories, painted brick, stone sills and lintels, stringcoursing, cornice removed.
122. Double Eagle (2018 Broadway): c. 1900, one story, brick, altered facade.
123. Store (2040 Broadway): c. 1900, two stories, red brick, facade altered with stucco and brick arches.
124. Store (2017-37 13th Street): c. 1900-18, one story, red brick, aluminum facade.
125. Store (1928 14th Street): c. 1900, two stories, red brick, metal facade with brown shingles.

Modern Buildings Compatible with the Character of the District:

126. University Building (1305 Walnut): 1946, two stories, tan brick, stucco, black metal framed windows, flat roof.
127. Store - Bagel Bakery (950 Pearl): post-1931, one story, concrete block building, rehabilitated 1978.
128. Store (1024 Pearl): 1960, one story, red brick.
129. Daily Camera (1048 Pearl): 1960, two stories, red brick, flat roof.
130. National State Bank (1242 Pearl): 1977, new addition, two stories, modern design with large windows and concrete conglomerate.
131. Store (1344 Pearl): 1948, one story, stucco facade.
132. Store (1346 Pearl): 1948, one story, stucco facade.
133. Store (1531 Pearl): 1973, one story, grey brick.
134. Store (1126-30 Spruce): c. 1954, two stories, red brick, large windows.

UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

**NATIONAL REGISTER OF HISTORIC PLACES  
INVENTORY -- NOMINATION FORM**

FOR NPS USE ONLY

RECEIVED FEB 28 1980

DATE ENTERED DEC 3 1980

Downtown Boulder  
**CONTINUATION SHEET** Historic District ITEM NUMBER 7 PAGE 12

135. Store (1250 Spruce): c. 1960, one story, frame.
136. House (1432-34 Spruce): c. 1950, double house, one story, red brick, two porches, low roof, ranch style.
137. House (1113 Spruce): 1938, one story, stone, entrance with columned portico.
138. Everett-Zeigel and Gage Davis (1215 Spruce): c. 1935, one story, brown and painted brick, arched entrance, three story addition at rear.
139. Store (1217-21 Spruce): c. 1922, one story, red brick, pilasters.
140. Business (1227 Spruce): 1955, two stories, tan brick and concrete structure.
141. Blue Mountain Arts (1319 Spruce): 1935, two stories, tan brick, molded concrete above entrance.
142. Store (1901 Broadway): c. 1935, one story, red brick, remodeled 1978.
143. University Building (1906 13th Street): see #127.
144. New Orleans Building (2010 14th Street): 1971, two stories, red brick, pseudo-New Orleans style, balcony, cast-iron ornamentation.
145. American Title Company (2040 14th Street): 1966, two stories, sandstone.
146. Fairchild's Furniture (1965 15th Street): c. 1965, one story, red brick.

Intrusions Detracting From the Integrity of the District:

147. Conoco Gas Station (1401 Walnut): 1950, typical gas station.
148. Homestead Building (1302 Pearl): 1968, two stories, white modern structure, conglomerate.
149. Garage (1505 Pearl): c. 1971, one story, grey brick, parking area in front.
150. Court Square Building (1301 Spruce): 1969, two stories, brown concrete block, balcony, unusual roof.
151. Worthington & Associates (1309 Spruce): 1955, two stories, brown concrete block, setback different.
152. Transamerica Title Company (1317 Spruce): 1940, two stories, aluminum, glass, colored stone facade, remodeled 1960.

UNITED STATES DEPARTMENT OF THE INTERIOR  
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**NATIONAL REGISTER OF HISTORIC PLACES  
INVENTORY -- NOMINATION FORM**

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Downtown Boulder

**CONTINUATION SHEET** Historic District ITEM NUMBER 7 PAGE 13

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153. Business (1327 Spruce): c. 1965, sandstone, large setback.
154. Capitol Federal Savings and Loan (1913-21 Broadway): 1966, 1½ stories, sandstone and wood.
155. Globe Industrial Bank (2124 Broadway): c. 1965, tan brick, two stories, parking lot on Spruce.
156. Colorado Building (1919 14th Street): 1958, eight stories, red brick.

Empty Lots:

157. 1025-27 Pearl
158. 1401-07 Pearl
159. 1431-35 Pearl
160. 1909 Broadway

Parking Lots:

161. 1013-29 Walnut
162. 1135 Walnut
163. 1201-47 Walnut
164. 1504-20 Pearl
165. 1540-50 Pearl
166. 1100-24 Spruce
167. 1125-49 Spruce
168. 2026-36 Broadway

**United States Department of the Interior  
Heritage Conservation and Recreation Service**

**National Register of Historic Places  
Inventory—Nomination Form**

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3 1980

Continuation sheet

Description

Item number 7

Page 2

## BOUNDARY JUSTIFICATION, ADDENDUM

As amended, the Downtown Boulder Historic District consists of 143 properties: 116 original or altered contributing buildings, 14 more modern non-contributing structures, 3 intrusions, 4 empty lots on the site of recently demolished buildings and 6 parking lots.

The new boundaries are specifically set in the verbal boundary description and on the maps accompanying this proposal. In general, they center about Pearl Street encompassing the area between 9th and 16th Streets and include parts of Walnut and Spruce Streets.

The boundary lines as they now exist are strongly demarcated to include only those areas which suggest the integrity of the historic commercial district. The boundary adjustment eliminated several of the more modern and intrusive elements which detracted from the integrity of the commercial district. The area north of Spruce, consisting primarily of residential and more modern commercial structures, was completely eliminated with the exception of the highly significant Boulder Landmark, the Boulderado Hotel. Parts of Walnut Street were also excluded where more modern or intrusive elements existed. The two-block area south of Broadway on Walnut Street consists primarily of one and two story brick buildings built within the period of the downtown district's evolution and clearly contribute to the integrity of the district in terms of height, scale, materials, character, and architecture.



# 8 SIGNIFICANCE

PERIOD	AREAS OF SIGNIFICANCE -- CHECK AND JUSTIFY BELOW			
—PREHISTORIC	—ARCHEOLOGY-PREHISTORIC	—COMMUNITY PLANNING	—LANDSCAPE ARCHITECTURE	—RELIGION
—1400-1499	—ARCHEOLOGY-HISTORIC	—CONSERVATION	—LAW	—SCIENCE
—1500-1599	<input checked="" type="checkbox"/> AGRICULTURE	—ECONOMICS	—LITERATURE	—SCULPTURE
—1600-1699	<input checked="" type="checkbox"/> ARCHITECTURE	—EDUCATION	—MILITARY	—SOCIAL/HUMANITARIAN
—1700-1799	—ART	—ENGINEERING	—MUSIC	—THEATER
<input checked="" type="checkbox"/> 1800-1899	<input checked="" type="checkbox"/> COMMERCE	<input checked="" type="checkbox"/> EXPLORATION/SETTLEMENT	—PHILOSOPHY	—TRANSPORTATION
<input checked="" type="checkbox"/> 1900-	—COMMUNICATIONS	—INDUSTRY	—POLITICS/GOVERNMENT	—OTHER (SPECIFY)
		—INVENTION		

SPECIFIC DATES 1858 - present BUILDER/ARCHITECT many

## STATEMENT OF SIGNIFICANCE

The Downtown Boulder Historic District is significant because of its association with the evolution and development of business and commerce in the city which has long served as the economic center of the Boulder Valley and surrounding communities. The district is also significant for its architectural features which manifest the salient characteristics of late nineteenth/early twentieth century commercial design.

Boulder came into existence in the late 1850s primarily as a supply center for the mining communities that rose in the mountains to the west in the course of the Pike's Peak Gold Rush. It was in October 1858 that the first settlers, goldseekers all, camped at Red Rocks just west of the present city. A few months later, one of these argonauts, A. A. Brookfield, helped organize and became the first president of the Boulder City Town Company, which sold lots on the site of the present community. By the end of the year about seventy cabins had been built along Pearl Street, now in the heart of the downtown commercial area. These structures served both commercial and residential purposes, but as time passed, all these buildings were razed or moved to make way for the construction of more substantial commercial buildings, many of which now contribute to the historic district.

The evolution of the commercial area reflects the changing economic basis of the community. Through the early years mining played an important role as Boulder served as a supply and staging center for development in the foothills and mountains to the west. Hardware and mining supply stores, transportation facilities, rooming and boarding houses, banks, gambling and drinking establishments all drew much of their prosperity from the industry even though the mines in the county never enjoyed the high levels of production enjoyed by mines in other areas. Later, as mining declined, agricultural development on the high plains to the east prompted the construction of grain mills in the city. Yet, it was the founding in 1876 and continued growth of the University of Colorado that contributed much to the steady development of the commercial area. As the University lay only about a half mile south of downtown, its expansion promoted the conversion of many meat, grocery, hardware, and drygoods stores into clothing, shoe, and other shops that served students and faculty. In recent times, however, the location of several government agencies, new small industry, and a plant of the giant International Business Machines Corporation spurred the rise of other major business outlets which drew business away from the downtown area. Responding to this change in hope of preserving a viable downtown area, in 1976--1977 the city converted Pearl Street from 11th to 15th streets into the Boulder Mall. At least in the short run this has tended to revitalize the old commercial district, but has also prompted the conversion of many older buildings into specialty shops, restaurants, and entertainment emporiums.

# 9 MAJOR BIBLIOGRAPHICAL REFERENCES

See Continuation Sheet

## UTM NOT VERIFIED

# 10 GEOGRAPHICAL DATA

## ACREAGE NOT VERIFIED

ACREAGE OF NOMINATED PROPERTY 48

QUADRANGLE NAME Boulder

QUADRANGLE SCALE 1:24000

UTM REFERENCES

A 

1	3	4	7	6	5	5	0	4	4	2	9	9	0	0
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B 

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ZONE EASTING NORTHING

ZONE EASTING NORTHING

C 

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D 

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E 

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VERBAL BOUNDARY DESCRIPTION

See the maps that accompany the nomination.

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE CODE COUNTY CODE

STATE CODE COUNTY CODE

# 11 FORM PREPARED BY

NAME / TITLE

Susan B. Baldwin / Research Assistant

ORGANIZATION

Historic Boulder

STREET & NUMBER

1733 Canyon

CITY OR TOWN

Boulder

DATE

December 1978

TELEPHONE

(303) 444-5192

STATE

Colorado

# 12 STATE HISTORIC PRESERVATION OFFICER CERTIFICATION

THE EVALUATED SIGNIFICANCE OF THIS PROPERTY WITHIN THE STATE IS:

NATIONAL

STATE

LOCAL

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

STATE HISTORIC PRESERVATION OFFICER SIGNATURE

*William C. Townsend Feb. 21. 1980*

TITLE

DATE

FOR NPS USE ONLY

I HEREBY CERTIFY THAT THIS PROPERTY IS INCLUDED IN THE NATIONAL REGISTER

KEEPER OF THE NATIONAL REGISTER

DATE 11/3/80

ATTEST:

CHIEF OF REGISTRATION

DATE 12/3/80

UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

**NATIONAL REGISTER OF HISTORIC PLACES  
INVENTORY -- NOMINATION FORM**

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CONTINUATION SHEET Downtown Boulder  
Historic District ITEM NUMBER 8 PAGE 2

Despite a century of gradual economic change, the district has largely maintained its architectural integrity and thus preserves the feeling of a late nineteenth/early twentieth century commercial area. The Queen Anne, Italianate, Romanesque, and Classical elements characteristic of the design of these times can be seen throughout. The attractive cornicework, voussoirs, narrow fenestration, and interesting corbelling are all reminiscent of a former time, and with the brick construction of so many one--three story attached buildings, they offer a rhythm and scale that carries one back into times past.

UNITED STATES DEPARTMENT OF THE INTERIOR  
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Downtown Boulder

**CONTINUATION SHEET** Historic District ITEM NUMBER 9 PAGE 1

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Boulder City and County Business Directories, 1892 - present.

Boulder County Tax Assessor's Office.

Newspaper files and microfilm:

Boulder County News

Boulder County Herald

Boulder Daily Camera

Paddock Photographic Collection.

Replier, F. O. As A Town Grows. School District #3 Boulder County, 1959.

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Schoolland, J. B. Boulder Then and Now. Boulder: Johnson Publishing Co., 1967.

**United States Department of the Interior  
Heritage Conservation and Recreation Service**

**National Register of Historic Places  
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DEC 3 1980

Continuation sheet

Geographical Data

Item number

10

Page 2

## Boundary Description:

Beginning at the alley on the east side of 9th Street between Pearl and Spruce Streets, running east along the south side of the alley to 10th Street, then north along the east side of 10th Street to the intersection of 10th Street and Spruce, then east along the south side of Spruce Street to the southwest corner of building 73 (2115 13th Street) to include the property lines of the Boulderado Hotel, then continuing east along the south side of Spruce Street to the intersection of Spruce and 16th Streets, then south to the alley on the west side of 16th between Pearl and Walnut Streets, then west along the north side of the alley to the northeast corner of building 5 (15th & Walnut Sts.) to include the property lines of the Post Office building, then continuing along the north side of the alley to the corner of building 76 to include the property lines of buildings 74, 75 and 76 (1916-20 13th Street, 1922 13th Street, 1922½ 13th Street), then continuing west along the north side of the alley to Broadway, then south to the intersection of Broadway and Walnut Streets, then west along the north side of Walnut to the southwest corner of building 89 (945-47 Walnut), then north to the alley between 9th and 11th Streets and between Pearl and Walnut Streets, running along the north side of the alley to 9th Street, then north along the east side of 9th Street to the place of beginning.



MAJESTIC SAVINGS

Pearl St 2000



**DOWNTOWN BOULDER MALL REGULATIONS**  
• Demount bicycles and skateboards

Streetscape: 13th Street looking north  
Pearl Street

Downtown Boulder Historic District  
Boulder, Colorado

Photographer: Bruce Carey

Date of Photograph: 1979

Negatives in possession of Colorado State  
Historic Preservation Office

View: Looking north

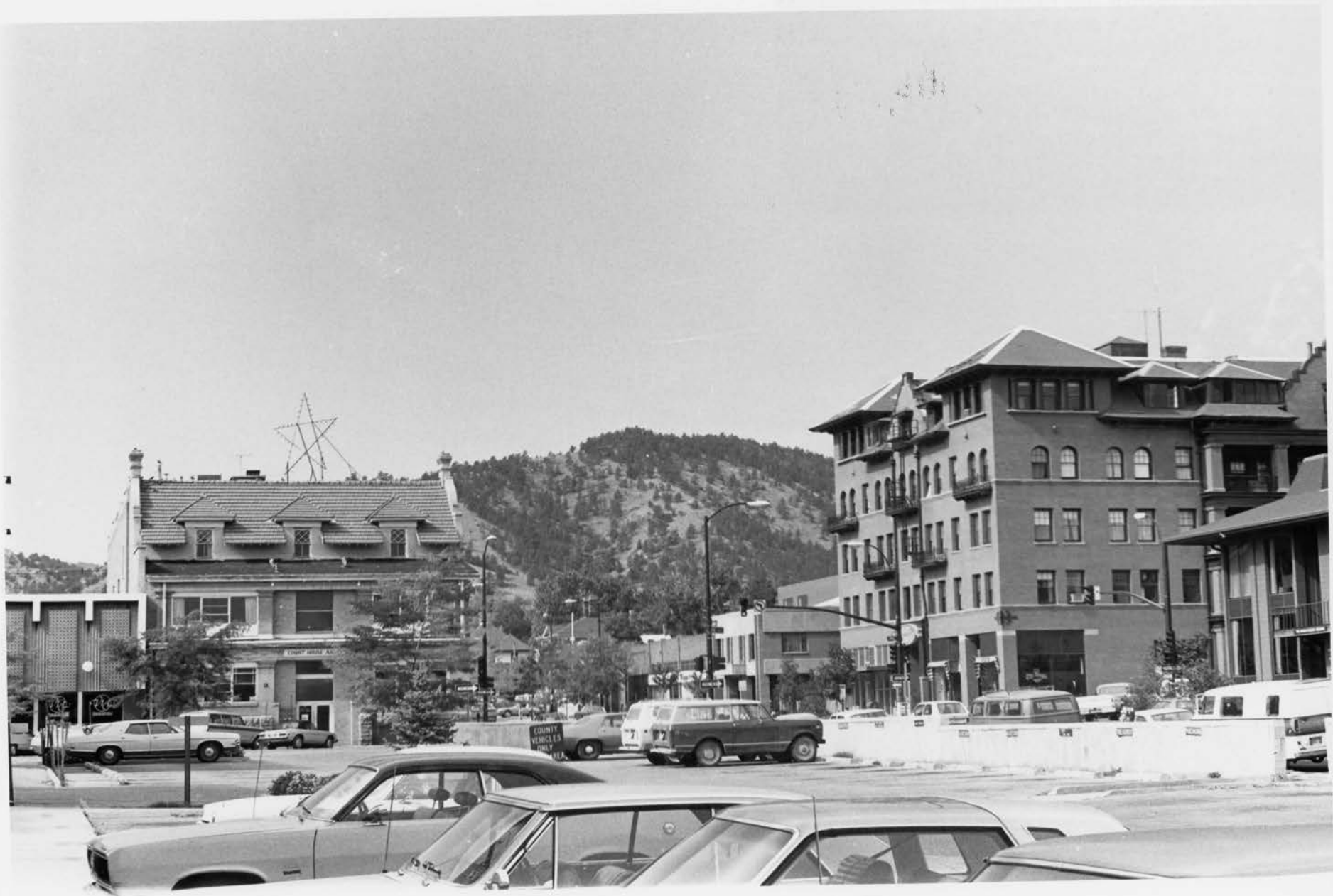
Photographer looking north

*Boulder  
CO.*

DEC 3 1980

FEB 28 1980

*H  
2/1-22*





Streetscape: Pine Street looking west past  
13th Street

Boulderado Hotel (Structure #73) at right

Downtown Boulder Historic District

Boulder, Colorado

Photographer: Bruce Carey

Date of Photograph: 1979

Negatives in possession of Colorado State

Historic Preservation Office

View looking west

Photographer looking west

*Boulder  
County*

DEC 3 1980

FEB 28 1980

32-33  
A



Streetscape: Broadway looking north from  
Walnut Street  
Structure #38 (center left) & Structure #13  
(center)

Downtown Boulder Historic District  
Boulder, Colorado

Photographer: Bruce Carey

Date of Photograph: 1979

Negatives in possession of Colorado State  
Historic Preservation Office

View: East side of Street

Photographer looking northeasterly

*Boulder  
County*

DEC 3 1980

FEB 28 1980

*52-42  
24/2*



USE THIS  
LANE ONLY  
↓

ONE WAY  
←



Streetscape: 13th Street looking north  
from Walnut

Downtown Boulder Historic District  
Boulder, Colorado

Photographer: Bruce Carey

Date of Photograph: 1979

Negatives in possession of Colorado State  
Historic Preservation Office

View: East side of street

Photographer looking northeasterly

*Boulder  
Co.*

DEC 3 1980

FEB 28 1980

*12-802  
C*



Streetscape: Walnut Street looking west  
from 15th Street

Downtown Boulder Historic District  
Boulder, Colorado

Photographer: Bruce Carey

Date of Photograph: 1979

Negatives in possession of Colorado State  
Historic Preservation Office

View: Looking west

Photographer looking west

*Boulder  
Co.*  
DEC 3 1980

FEB 28 1980

*64-7  
2*





Structures #89 & 90

Downtown Boulder Historic District

Boulder, Colorado

Photographer: Bruce Carey

*Boulder  
Co.*

Date of Photograph: 1979

Negatives in possession of Colorado State

Historic Preservation Office

View: Walnut Street looking west toward the  
foothills

Photographer looking northwest

DEC 3 1980

FEB 28 1980

*31-32  
C*



TICO'S

U  
REGENCY  
A

FOUL PLAY  
THE ONE AND ONLY

WESTERN  
OFFICE SUPPLY

WESTERN  
OFFICE SUPPLY

Corner of Walnut & 11th, showing structures  
#4, 92, & 93

Downtown Boulder Historic District

Boulder, Colorado

Photographer: Bruce Carey

Date of Photograph: 1979

Negatives in possession of Colorado State

Historic Preservation Office

View: South side of Walnut Street

Photographer looking northeasterly

DEC

3 1980

FEB 28 1980

*Boulder  
Co.*

*28.25  
C*



Streetscape: Walnut Street looking west  
from 11th Street

Downtown Boulder Historic District  
Boulder, Colorado

Photographer: Bruce Carey

Date of Photograph: 1979

Negatives in possession of Colorado State  
Historic Preservation Office

View: North side of street

Photographer looking northwesterly

DEC 3 1980 FEB 28 1980

2152  
1/2



Walnut 11 Building (Structure #68)

1911 11th Street

Downtown Boulder Historic District

Boulder, Colorado

Photographer: Bruce Carey

Date of Photograph: 1979

Negatives in possession of Colorado State

Historic Preservation Office

View: East facade

Photographer looking northwesterly

*Boulder  
Co.*

DEC 3 1980

FEB 28 1980

*26-97  
2/27*





West side of 13th Street (Structure #16 left  
and #73 right)

Downtown Boulder Historic District  
Boulder, Colorado

Photographer: Bruce Carey

Date of Photograph: 1979

Negatives in possession of Colorado State  
Historic Preservation Office

View: Looking north at west side of street  
Photographer looking northwesterly

FEB 28 1980

*Boulder Co.*

DEC 3 1980

*15B-16*  
*S*



Walnut Street between 14th and 15th Streets  
Intrusions #147 and #156 at center and left  
Contributing Building #5 at right  
Downtown Boulder historic District  
Boulder, Colorado

Photographer: Bruce Carey

Date of Photograph: 1979

Negatives in possession of Colorado State

Historic Preservation Office

View: North side of street

Photographer looking northwesterly

*Boulder Co.*  
DEC 3 1980

FEB 28 1980

*h-10  
/o*



Streetscape: Spruce Street looking east  
from 13th Street

Downtown Boulder Historic District  
Boulder, Colorado

Photographer: Bruce Carey

Date of Photograph: 1979

Negatives in possession of Colorado State  
Historic Preservation Office

View: Looking easterly at north side of  
street

Photographer looking: Northeasterly

*Boulder Co.*

DEC 3 1980

FEB 28 1980

22-22  
23



Spruce

1315



HOTEL COLORADO

Spruce  
1315

ONE WAY

ONE WAY

ONE WAY

CHEVROLET

Boulderado Hotel (Structure #73)  
Downtown Boulder Historic District  
Boulder, Colorado

Photographer: Bruce Carey

*Boulder  
County*

Date of Photograph: 1979

Negatives in possession of Colorado State

Historic Preservation Office

View: East (main) facade

DEC 3 1980

Photographer looking northwesterly

FEB 28 1980

*2  
2/28*





Streetscape: Pine and 13th Streets looking  
southeast

Downtown Boulder Historic District  
Boulder, Colorado

Photographer: Bruce Carey

Date of Photograph: 1979

Negatives in possession of Colorado Historic  
Preservation Office

View: Looking southeasterly at east side of  
13th Street

Photographer looking southeasterly

*Boulder County*

DEC 3 1980

FEB 28 1980

W  
2-28/80



NO LEFT TURN

ARISTOCRAT STEAK HOUSE

ARISTOCRAT STEAK HOUSE

ONE WAY

The Printed

KNOWS INVESTMENT

Streetscape: corner of Spruce and Broadway  
looking southwesterly *Boulder Co.*  
Willard Building (Structure #70) at the right  
Downtown Boulder Historic District  
Boulder, Colorado

Photographer: Bruce Carey

Date of Photograph: 1979

DEC 3 1980

Negatives in possession of Colorado Historic  
Preservation Office

View: Looking southwesterly at west side of  
street

Photographer looking southwesterly FEB 28 1980

*128-13  
B*



Streetscape: Looking southeasterly from  
corner of 13th and Spruce Streets  
County Courthouse (structure #43) and  
Annex at right

Boulder Theatre (structure #82) at left

Downtown Boulder Historic District

Boulder, Colorado

Photographer: Bruce Carey

Date of Photograph: 1979

Negatives in possession of Colorado State  
Historic Preservation Office

*Boulder Co.*  
DEC 3 1980

View: Looking southeast

Photographer looking southeast FEB 28 1980

*16A-13  
B*



Boulder Mall: looking west along Pearl  
Street from 14th Street

Downtown Boulder Historic District  
Boulder, Colorado

Photographer: Bruce Carey

Date of Photograph: 1979

*Boulder County*  
DEC 3 1980

Negatives in possession of Colorado State  
Historic Preservation Office

View: Center and north side of street

Photographer looking northwesterly

FEB 28 1980

2A-3  
C





Corner of Pearl and 13th Street  
Modern octagonal building in foreground;  
County Courthouse (structure #43) in  
background

*Boulder Co.*

Downtown Boulder Historic District  
Boulder, Colorado

Photographer: Bruce Carey

Date of Photograph: 1979

DEC 3 1980

Negatives in possession of Colorado State  
Historic Preservation Office

View: Looking northeasterly  
photographer looking northeast

FEB 28 1980

*02-131  
H*



Corner of Pearl Street and Broadway looking  
northeast

Downtown Boulder Historic District

Boulder, Colorado

Photographer: Bruce Carey

Date of Photograph: 1979

Negatives in possession of Colorado State

Historic Preservation Office

Photographer looking northeasterly

View: North side of street

DEC 3 1980

FEB 28 1980

*Boulder  
County*

*A  
12A-13*



Detail of Willard Building (Structure #70)

2045 - 2053 Broadway

Downtown Boulder Historic District FEB 28 1980

Boulder, Colorado *Boulder County*

Photographer: Bruce Carey

Date of Photograph: 1979 DEC 3 1980

Negatives in possession of Colorado State

Historic Preservation Office

View: North side of building

Photographer looking south

(Broadway can be seen at the extreme left)

*1  
A/W*



Streetscape: Pearl Street looking west  
from Broadway

Voegtle Building (1147 Pearl Street -  
structure #37) at right

Downtown Boulder Historic District FEB 28 1980

Boulder, Colorado

Photographer: Bruce Carey

Date of Photograph: 1979

DEC 3 1980

Negatives in possession of Colorado State  
Historic Preservation Office

View looking westerly at north side of street

Photographer looking westerly

*Boulder County*

*8-17-80*





First United Methodist Church (Building #62)  
1401 Spruce Street  
Downtown Boulder Historic District  
Boulder, Colorado  
Photographer: Bruce Carey *Boulder  
County*  
Date of Photograph: 1979  
Negatives in possession of Colorado State  
Historic Preservation Office  
View: West (left) and south (main) facades  
Photographer looking northwest

FEB 28 1980

DEC 3 1980

*4  
12/3-32*



Pearl St.  
2000 →

Broadway

Boulder

CELEBRATION  
1977

CELEBRATION

Streetscape: Pearl Street & Broadway  
looking easterly

Downtown Boulder Historic District  
Boulder, Colorado

Photographer: Bruce Carey

Date of Photograph: 1979

Negatives in possession of Colorado State  
Historic Preservation Office

View: Looking east

Photographer looking east

DEC 3 1980  
FEB 28 1980

13A-44  
H



Streetscape: Pearl Street & Broadway

Structure #13 at right

Downtown Boulder Historic District

Boulder, Colorado

Photographer: Bruce Carey

Date of Photograph: 1979

Negatives in possession of Colorado State

Historic Preservation Office

View: looking north at east side of Broadway

DEC 3 1980

FEB 28 1980

*Boulder  
County*

*14A-15  
#*



PERU

Living Arts

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ORIENTAL

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boulder so

Daily Camera  
THE DENVER POST  
THE CHRONICLE

Streetscape: Pearl Street looking west to  
toward Broadway

Downtown Boulder Historic District

Boulder, Colorado

*Boulder Co.*

Photographer: Bruce Carey

Date of Photograph: 1979

Negatives in possession of Colorado State

Historic Preservation Office

View: North side of Pearl Street

Photographer looking westerly

DEC 3 1980 FEB 28 1980

*51451  
H*



Florsheim  
shoe  
store

MAJE



Streetscape: Pearl Street looking westerly  
from about 13th Street

Downtown Boulder Historic District  
Boulder, Colorado *Boulder Co.*

Photographer: Bruce Carey *DEC 3 1980*

Date of Photograph: 1979

Negatives in possession of Colorado State  
Historic Preservation Office

View: North side of street facing the  
Boulder Mall

Photographer looking westerly *FEB 28 1980*

*23-24*  
*A*



Streetscape: Pearl Street looking east from  
about 10th Street

Downtown Boulder Historic District  
Boulder, Colorado

Photographer: Bruce Carey

Date of Photograph: 1979

Negatives in possession of Colorado State

Historic Preservation Office

View looking easterly

Photographer looking easterly

Note entrance to the mall at extreme right

*Boulder Co,*

FEB 4 8 1980

DEC 3 1980

*11/18*



Streetscape: corner of 11th and Pearl

Streets looking north northeast

Downtown Boulder Historic District

Boulder, Colorado

Photographer: Bruce Carey

Date of Photograph: 1979

Negatives in possession of Colorado State

Historic Preservation Office

View: looking north northeast

Photographer looking north northeast

*Boulder  
County*

DEC 3 1980

FEB 28 1980

*649  
H*



Building #61

1345 Spruce

Downtown Boulder Historic District

Boulder, Colorado

Photographer: Bruce Carey

Date of Photograph: 1979

Negatives in possession of Colorado State

Historic Preservation Office

View: South (main) and east facades

Photographer looking northwesterly

FEB 28 1980

*Boulder Co.*

DEC 3 1980

*62-82  
18-29  
R*





Streetscape: Spruce Street looking east  
from Broadway  
Boulderado Hotel (Structure #73) is prominent  
in center  
Downtown Boulder Historic District  
Boulder, Colorado

Photographer: Bruce Carey

Date of Photograph: 1979

Negatives in possession of Colorado State  
Historic Preservation Office

View: Looking northeasterly at north side  
of street

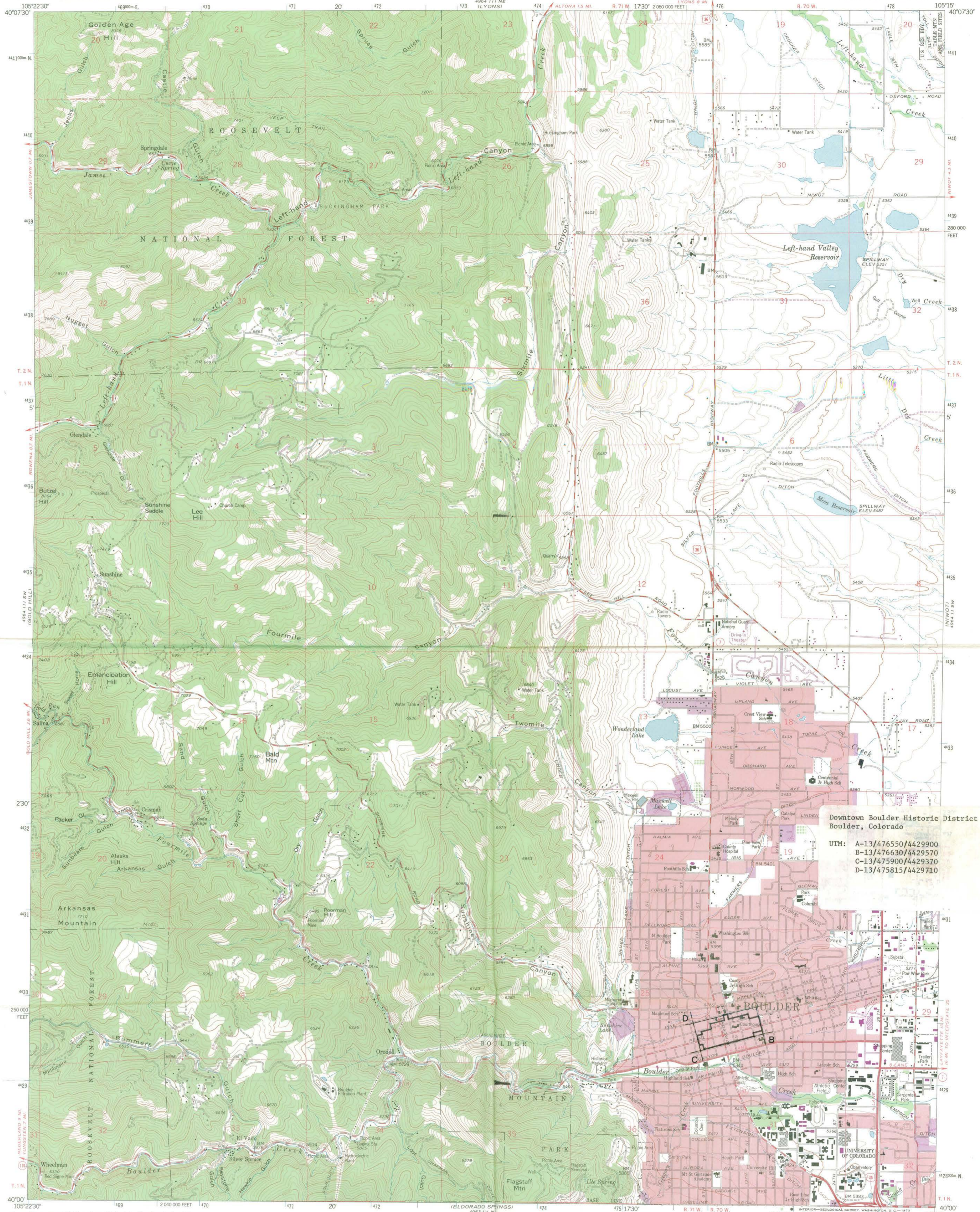
Photographer looking northeasterly

*Boulder Co.*

DEC 3 1980

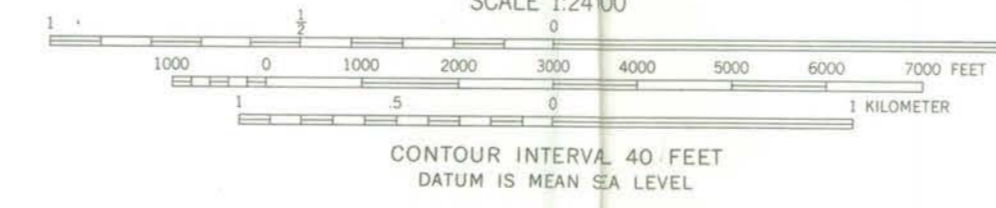
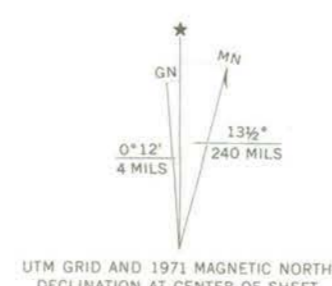
FEB 28 1980

*15-42  
15-42*



Downtown Boulder Historic District  
Boulder, Colorado  
UTM: A-13/476550/4429900  
B-13/476630/4429570  
C-13/475900/4429370  
D-13/475815/4429710

Mapped, edited, and published by the Geological Survey  
Revised in cooperation with the Inter-County  
Regional Planning Commission  
Control by USGS and USC&GS  
Topography by photogrammetric methods from aerial photographs  
taken 1953. Field checked 1957. Revised from aerial  
photographs taken 1966. Field checked 1966  
Polyconic projection 1927 North American datum  
10,000-foot grid based on Colorado coordinate system,  
north zone  
1000 meter Universal Transverse Mercator grid ticks,  
zone 13, shown in blue  
Red tint indicates areas in which only landmark buildings are shown  
Fine red dashed lines indicate selected fence lines



Heavy-duty ——— Light-duty ———  
Medium-duty ——— Unimproved dirt ———  
U.S. Route ——— State Route ———

THIS MAP COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS  
FOR SALE BY U.S. GEOLOGICAL SURVEY, DENVER, COLORADO 80225, OR WASHINGTON, D.C. 20242  
A FOLDER DESCRIBING TOPOGRAPHIC MAPS AND SYMBOLS IS AVAILABLE ON REQUEST




Revisions shown in purple compiled from aerial photographs  
taken 1971. This information not field checked  
Purple tint indicates extension of urban areas

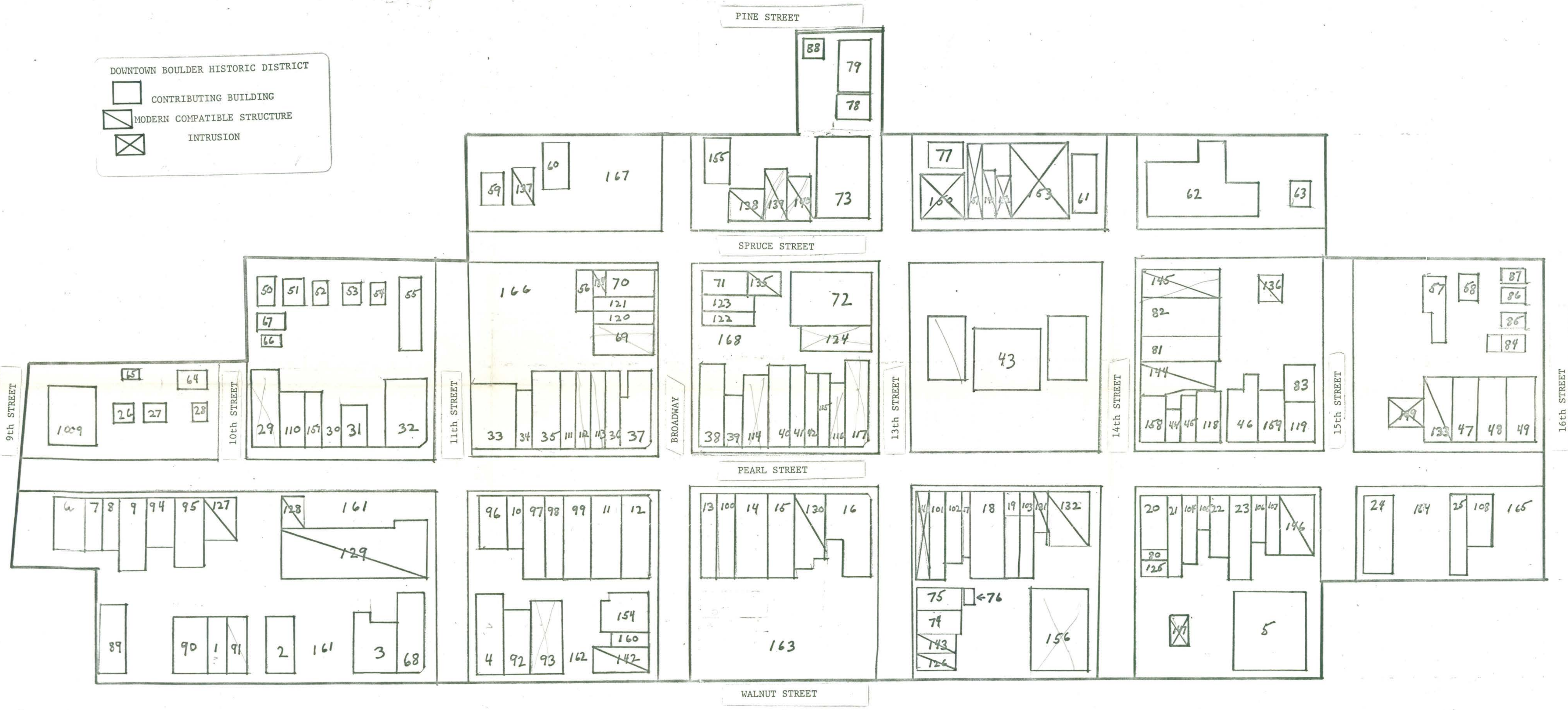
BOULDER, COLO.  
SE/4 BOULDER 15' QUADRANGLE  
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DEC 3 1980

**DOWNTOWN BOULDER HISTORIC DISTRICT**

-  CONTRIBUTING BUILDING
-  MODERN COMPATIBLE STRUCTURE
-  INTRUSION





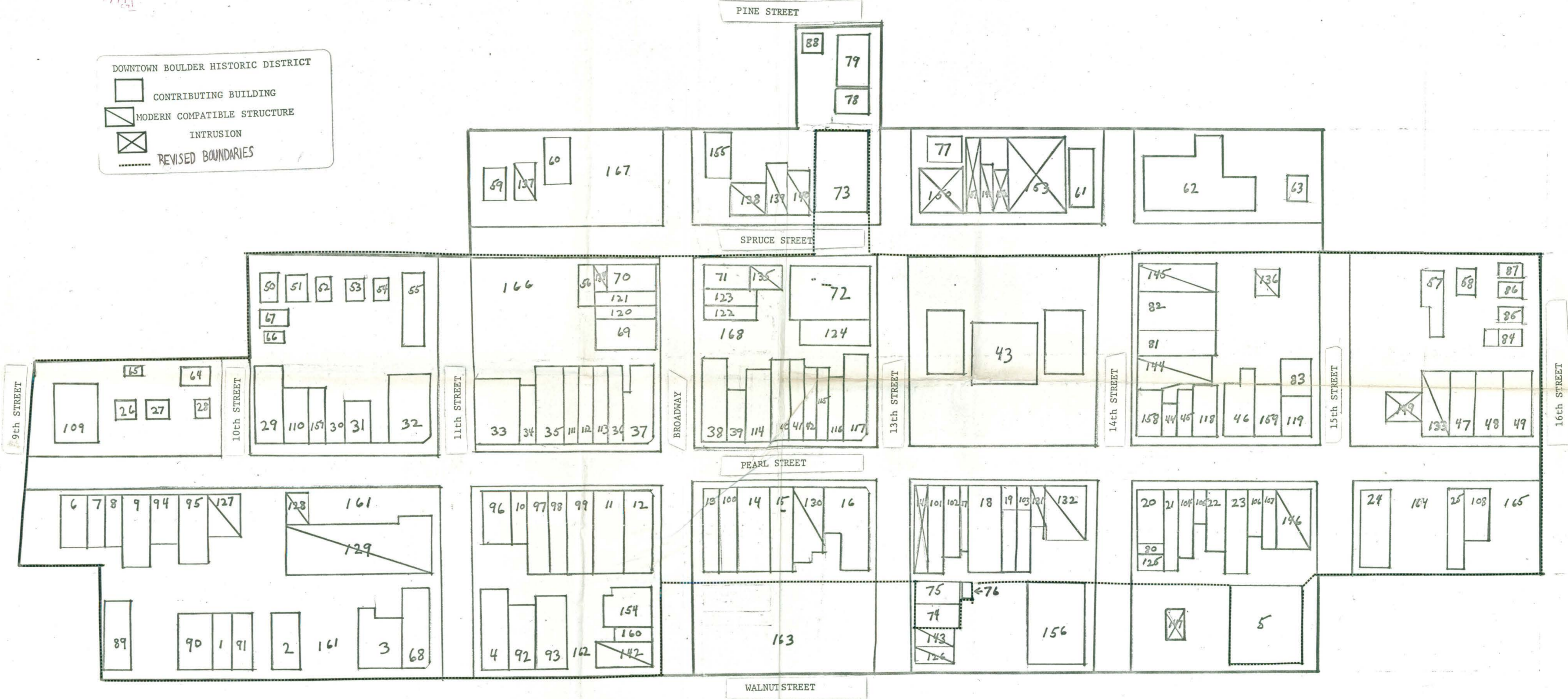
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DEC 3 1980

DOWNTOWN BOULDER HISTORIC DISTRICT

- CONTRIBUTING BUILDING
- MODERN COMPATIBLE STRUCTURE
- INTRUSION
- REVISED BOUNDARIES



# National Register of Historic Places

## Note to the record

Additional Documentation: 2018

United States Department of the Interior  
National Park Service

Boulder County Courthouse/ Downtown Boulder Historic District
Name of Property
Boulder, Colorado
County and State

National Register of Historic Places  
Continuation Sheet

Section number 8 Page 1



As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this X amendment meets the documentation standards for amending National Register of Historic Places nominations and meets the procedural and professional requirements set forth in 36 CFR Part 60.

	<u>5/31/18</u>
Signature of certifying official/Title: Deputy State Historic Preservation Officer      Date	
<u>History Colorado, Office of Archaeology &amp; Historic Preservation</u>	
State or Federal agency/bureau or Tribal Government	

<b>National Park Service Certification</b>	
I hereby certify that this Additional Documentation is:	
<input checked="" type="checkbox"/> entered in the National Register	
	<u>7-23-18</u>
Signature of the Keeper	Date of Action

**Boulder County Courthouse (NRIS 80000878, 5BL.1553), 1300/1325 Pearl Street, Boulder:  
Additional Documentation**

The Boulder County Courthouse was listed in the National Register of Historic Places as a contributing building to the Downtown Boulder Historic District (5BL.240) on December 3, 1980. The district is significant in the areas of Commerce, Exploration/Settlement, Architecture, and Agriculture for the period 1875-1949. Built in 1933 by local architect Glenn Huntington, the current Art Deco-style Boulder County Courthouse replaced the original 1882 F.E. Edbrooke-designed building that burned in 1932. According to survey information on file with History Colorado's Office of Archaeology and Historic Preservation, the courthouse is built of sandstone from bridge abutments from unknown locations along the Switzerland Trail (5BL.358), a trail in Boulder County first developed to serve the mining industry and later associated with the Denver, Boulder & Western Railway. The courthouse is an excellent example of the WPA Art

**United States Department of the Interior**  
National Park Service

**National Register of Historic Places**  
**Continuation Sheet**

Boulder County Courthouse/  
Downtown Boulder Historic District  
-----  
Name of Property

Boulder, Colorado  
-----  
County and State

Section number 8 Page 2

Deco style in Colorado. Character-defining features of the five-story building include strong verticality, inclusion of a tower, and refined, geometric ornamentation.

This amendment to the nomination seeks to recognize an additional area of significance, at the state level of significance, of Social History for the Boulder County Courthouse, as well as the district generally, for association with the first same-sex marriage licenses issued in Colorado and the civil rights struggles of Lesbian, Gay, Bisexual, Transgender and Queer (LGBTQ) people. The period of significance for Social History is 1975, the year the first such marriage licenses were issued. Due to its exceptional significance as the location of the first same-sex marriage licenses to be issued in Colorado, the Courthouse meets the burden of Criteria Consideration G.

### **Same-Sex Marriage**

The first same-sex marriage religious ceremony of Richard Adams and Tony Sullivan in Colorado was held in 1975 at the First Unitarian Society of Denver at 1400 Lafayette Street (listed in the National Register on July 14, 2017, NRIS SG100001308). As presented in that nomination and reproduced here, the issue of gay marriage came increasingly to the forefront nationally in the 1970s:

In the early 1970s, in the midst of a burst of gay activism unleashed by the Stonewall rebellion, several same-sex couples sought marriage licenses and brought lawsuits when their requests were denied. Courts did not take their arguments very seriously, casually dismissing such claims. The gay rights movement made dramatic progress in the 1970s and 1980s on issues other than gay marriage, which itself was of little interest to most gay activists. Around 1990, partly because of the AIDS epidemic, the issue of legal recognition of same-sex relationships became more salient to the public and more important to gay activists.<sup>1</sup>

It was in this historic context that on March 26, 1975, Boulder County Clerk Clela Rorex issued some of the first same-sex marriage licenses in the United States, and the first in Colorado, from her office in the Boulder County Courthouse. According to actor, producer, and personality Tom Gregory, “her motivation was clear—open up society for all pledged couples because it was the right thing to do.”<sup>2</sup>

<sup>1</sup> Michael J. Klarman, *From the Closet to the Altar: Courts, Backlash, and the Struggle for Same-Sex Marriage*. Oxford and New York: Oxford University Press, 2013.

<sup>2</sup> Tom Gregory, “1975: Clela Rorex Issues America’s First Same-Sex Marriage License [video],” *The Huffington Post*, Oct. 17, 2010, [http://www.huffingtonpost.com/tom-gregory/1975-clela-rorex-issues-a\\_b\\_765534.html](http://www.huffingtonpost.com/tom-gregory/1975-clela-rorex-issues-a_b_765534.html)



**United States Department of the Interior**  
National Park Service

**National Register of Historic Places**  
**Continuation Sheet**

Boulder County Courthouse/  
Downtown Boulder Historic District  
-----  
Name of Property

Boulder, Colorado  
-----  
County and State

Section number 8 Page 3

According to the blogger going by the pen name Meteor Blades, based on a 2005 phone interview with Rorex,

In Rorex's office...was a gay man, Deputy County Clerk N. Patrick Prince, who raised questions with her about the state's marriage law. He and his lover got one of the six licenses Rorex issued after obtaining a memo from the district attorney's office saying that doing so wasn't specifically prohibited by Colorado law...

So Rorex started issuing them, telling clerks to cross out 'man' and 'woman' on the documents and insert 'person.' It didn't take long for the Colorado Attorney General to step in with a legal opinion calling same-sex licenses misleading because they falsely suggested that recipients had obtained all the rights the state afforded to husband and wife. The Boulder District Attorney deferred and the licenses became void, the issue never being contested in court (...)

About her [Rorex's] actions 30 years ago, she's changed her mind she told me today on the phone:

'If I had the opportunity to do it over again, I would do it with more conviction this time. Then I knew nothing about gay and lesbian relationships. I only knew one gay man. But I knew it was the right thing to do. My only regret in this is that people with long-term loving relationships still can't get married. I now know several gay and lesbian couples who have been together for years. They reaffirm to me that this is an issue of human rights, civil rights. All the fanatical hatemongering about it is frightening and infuriating.'<sup>3</sup>

The first couple to obtain a license from Rorex was Dave McCord and Dave Zamora.<sup>4</sup> Rorex's actions drew national attention, according to author Matt Baume: "Back in the 1970s, when Clela Rorex became the first American government official to issue a marriage license to a same-sex couple, the country reacted with a mix of horror and amusement."<sup>5</sup>

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(accessed May 20, 2014). See also Grace Lichtenstein, *The New York Times*.

<sup>3</sup> Meteor Blades, "30<sup>th</sup> Anniversary of First Gay Marriage Licenses," *The Next Hurrah*, [http://thenexthurrah.typepad.com/the\\_next\\_hurrah/2005/03/30th\\_anniversar.html](http://thenexthurrah.typepad.com/the_next_hurrah/2005/03/30th_anniversar.html) (accessed Sep. 13, 2017).

<sup>4</sup> Tony Stroh, "County Clerk Issues Gays Marriage License," *Boulder Daily Camera*. March 27, 1975.

<sup>5</sup> Matt Baume, "Capturing the Untold Personal Stories from Four Decades of Fighting for Marriage." *Huffington Post*: The Blog (Jul. 14, 2015), [http://www.huffingtonpost.com/entry/capturing-the-untold-pers\\_b\\_7789898.html](http://www.huffingtonpost.com/entry/capturing-the-untold-pers_b_7789898.html) (accessed Sep. 14, 2017).

**United States Department of the Interior**  
National Park Service

**National Register of Historic Places**  
**Continuation Sheet**

Boulder County Courthouse/  
Downtown Boulder Historic District

-----  
Name of Property

Boulder, Colorado

-----  
County and State

Section number 8 Page 4

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**Wedding of Anthony Corbett Sullivan and Richard Frank Adams**

Rorex's decision was not allowed to stand for long, but *The New York Times* reported a valuable account of Sullivan and Adams' wedding at First Unitarian Church:

J. D. MacFarlane, the Colorado Attorney General, said today that, in his opinion, the Boulder licenses were not valid because, in his interpretation of the state law, a legal marriage can only be that between a man and a woman. However, he is not planning a court challenge to the license already issued.

Meanwhile, Colorado has become a mini-Nevada for homosexual couples. Six couples—two women and four men—obtained licenses from Boulder's County Clerk, Clela Rorex, as of Tuesday.

(...)

Mr. [Father Robert] Sirico and other same sex spokesmen note that thousands of homosexual couples have been united in religious ceremonies in recent years without benefit of a government document. Others have received licenses by having one partner pose as a member of the opposite sex.

Boulder was not the first county to issue a license to a couple of the same sex. In January, two men in Phoenix were granted a license, but the Maricopa County Attorney charged one man with filing false documents, since he had filled out the woman's section. Last month, a local court voided the marriage.

According to Henry H. Foster, professor of law at New York University and a vice president of the family law section of the American Bar Association, most states do not specifically prohibit marriages between persons of the same sex because the language of the law is so clear in referring to male-female couples.

Test cases have all gone against couples of the same sex.

The most important occurred in Minnesota in 1971, when two men attempting to get a marriage license were turned down by the state's highest court. The United States Supreme Court then refused to review their case. The two men are still trying to file a joint income tax return.

In New York, spokesmen for both the City Corporation Counsel and the Manhattan City Clerk said they interpreted the state law's definition of marriage

**United States Department of the Interior**  
National Park Service

**National Register of Historic Places**  
**Continuation Sheet**

Boulder County Courthouse/  
Downtown Boulder Historic District  
-----  
Name of Property

Boulder, Colorado  
-----  
County and State

Section number 8 Page 5

as a union of a man and a woman, making marriages between persons of the same sex illegal.

Clela Rorex, the Boulder County Clerk, took the opposite position March 26 when she issued the first same-sex license in Colorado after getting a favorable opinion from William C. Wise, the county's assistant district attorney.

'I don't profess to be knowledgeable about homosexuality or even understand it,' she said. 'But it's not my business why people get married. No minority should be discriminated against.'<sup>6</sup>

As the fifth couple to obtain a civil marriage license in Boulder, Anthony Corbett Sullivan and Richard Frank Adams married later the same day in a religious ceremony on April 21, 1975 at the First Unitarian Church.<sup>7</sup> Sullivan and Adams had learned about Rorex amidst problems regarding Sullivan's Australian citizenship and visa status:

They saw a story in the *Advocate* about a woman named Clela Rorex, a young feminist clerk in Boulder, Colo. One day not long after she took office, a gay couple asked whether they could marry. She checked the law and didn't see anything that said they couldn't (...) "I didn't even know anyone from the gay and lesbian community," Rorex said in a recent interview. "I had no exposure to homosexuals." But as someone sensitive to discrimination against women, she said she sensed the same unfairness.<sup>8</sup>

The U.S. Immigration and Naturalization Act of 1952 determined homosexuals "excludable at entry." Sullivan faced deportation, thus beginning a lengthy legal battle. A resident of Los Angeles, Adams requested an extension to his husband's visa, receiving the following response from the U.S. Department of Justice Immigration and Naturalization Service: "You have failed

<sup>6</sup> Grace Lichtenstein, "Homosexual Weddings Stir Controversy in Colorado," *The New York Times*. Apr. 27, 1975. <http://www.nytimes.com/1975/04/27/archives/homosexual-weddings-stir-controversy-in-colorado.html> (accessed Mar. 1, 2017)

<sup>7</sup> Robert Barnes, "40 years later, story of a same-sex marriage in Colo. remains remarkable," *The Washington Post*, Apr. 18, 2015, [https://www.washingtonpost.com/politics/courts\\_law/40-years-later-a-same-sex-marriage-in-colorado-remains-remarkable/2015/04/18/e65852d0-e2d4-11e4-b510-962fcfab310\\_story.html?utm\\_term=.e3d5f2c0c887](https://www.washingtonpost.com/politics/courts_law/40-years-later-a-same-sex-marriage-in-colorado-remains-remarkable/2015/04/18/e65852d0-e2d4-11e4-b510-962fcfab310_story.html?utm_term=.e3d5f2c0c887) (accessed Mar. 1, 2017).

<sup>8</sup> Barnes. Note that Denver David Robinson, "How the Marriage Equality Movement Forgot Its Pioneers," *Advocate* (Jan. 15, 2015), <http://www.advocate.com/politics/marriage-equality/2015/06/15/how-marriage-equality-movement-forgot-its-pioneers> (accessed Mar. 1, 2017) states that Sullivan and Adams learned of Rorex from The Tonight Show.

**United States Department of the Interior**  
National Park Service

**National Register of Historic Places**  
**Continuation Sheet**

Boulder County Courthouse/  
Downtown Boulder Historic District

-----  
Name of Property

Boulder, Colorado

-----  
County and State

Section number 8 Page 6

to establish that a bona fide marital relationship can exist between two faggots.”<sup>9</sup> In terms of the legal trajectory,

The U.S. Court of Appeals for the 9<sup>th</sup> Circuit ruled that, even assuming Sullivan and Adams were lawfully married in Colorado, Congress had control over immigration matters and had shown no intention of expanding the term spouse beyond its usual definition of a marriage of a man and a woman. The Supreme Court declined to review the ruling.

The couple tried again, this time with Sullivan as the plaintiff. He challenged a finding of the Board of Immigration Appeals that his pending deportation qualified for an exemption as an extreme hardship.

[Later Supreme Court Justice Anthony] Kennedy was on a panel of three 9<sup>th</sup> Circuit judges hearing the case. He noted that Sullivan’s arguments that ending his relationship with Adams would ‘cause him personal anguish and hurt’ and that his deportation to Australia would be an undue hardship ‘because homosexuals are not accepted in that society and because the members of his own family who live in Australia have turned against him.’

But Kennedy concluded, ‘Even if all of Sullivan’s arguments are accepted at face value, they do not necessarily constitute a showing of extreme hardship as the term is defined in the immigration laws.’ He added, ‘Deportation rarely occurs without personal distress and emotional hurt.’

A dissenting judge said that this case was different: ‘Most deported aliens can return to their native lands with their closest companions. But Sullivan would be precluded from doing so because Adams allegedly would not be permitted to emigrate to Australia.’<sup>10</sup>

Thus, in 1985, the couple left the country for a time, returning to the U.S. only in 1986, despite persistent fears of Sullivan’s deportation. Meanwhile, there were factions within the gay rights movement that viewed Sullivan and Adams’ fight as “rogue” activism that detracted from other critical issues while not having a strong chance for success.<sup>11</sup> Having first met in 1971, the

<sup>9</sup> Quoted in Barnes. Original document, dated Nov. 24, 1975, is available online at The DOMA Project.

<sup>10</sup> Barnes.

<sup>11</sup> Troy Masters, “United States Government says L.A. Gay Couple’s 1975 Marriage is Valid,” *The Pride: The Los Angeles LGBT Newspaper* (Jun. 7, 2016, <https://thepridela.com/2016/06/united-states-government-says-gay-couples-1975-marriage-is-valid/> (accessed Mar. 1, 2017)).

**United States Department of the Interior**  
National Park Service

**National Register of Historic Places**  
**Continuation Sheet**

Boulder County Courthouse/  
Downtown Boulder Historic District

-----  
Name of Property

Boulder, Colorado

-----  
County and State

Section number 8 Page 7

couple remained happily married until Adams' death in 2012.

USCIS [U.S. Customs and Immigration Service] finally approved Sullivan's green card on the 41<sup>st</sup> anniversary of the wedding, April 21, 2016.<sup>12</sup> In 2014, Sullivan had written to President Barack Obama to request an apology for the offensive letter from USCIS. An article in *The Pride* further quoted Sullivan and Adams' attorney, Lavi Soloway:

'The unique and historic nature of this case cannot be understated. The U.S. government not only apologized directly to Anthony Sullivan, but, for the first time since the Supreme Court established the right of same-sex couples to marry as a protected, fundamental liberty—the Immigration Service has shown its willingness to correctly apply recent Court rulings and to recognize as valid this same-sex marriage that took place in 1975. Undaunted by setbacks in the 1970s and 1980s Richard and Anthony never wavered in their belief that their marriage was valid and should be treated with dignity and respect. Eventually the Supreme Court and the Immigration Service caught up with them,' said Soloway.

'After the Supreme Court ruling on Marriage Equality, USCIS acted on our request to apply, constitutionally valid principles to the 1975 green card petition. As a result, on December 1, 2015 the Board of Immigration Appeals ordered the petition be reopened and the original denial reconsidered,' he said.<sup>13</sup>

In 2015, Justice Kennedy, writing for the majority in the case of *Obergefell v. Hodges*, stated in favor of same-sex marriages: "Their hope is not to be condemned to live in loneliness, excluded from one of civilization's oldest institutions. They ask for equal dignity in the eyes of the law. The Constitution grants them that right."<sup>14</sup>

### **Boulder and Colorado Politics**

Clela Rorex, then president of the Boulder chapter of the National Organization of Women, ran for Boulder County Clerk as a Democrat in 1974 over anger that a woman had not held the office

<sup>12</sup> Sveta Apodaca, "UCIS Approval of Anthony Sullivan's Green Card Application on the 41<sup>st</sup> Anniversary of his Marriage to Richard Adams, April 21, 2016," The DOMA Project, <http://www.domaproject.org/2016/06/victory.html/image05> (accessed Mar. 1, 2017).

<sup>13</sup> Craig Phillips, "United States Officially Recognizes Tony Sullivan and Richard Adams's Marriage," *PBS Independent Lens* (Jun. 8, 2016), <http://www.pbs.org/independentlens/blog/united-states-officially-recognizes-tony-sullivan-richard-adamss-marriage/> (accessed Mar. 1, 2017). Original article: Masters.

<sup>14</sup> Justice Anthony Kennedy, Supreme Court of the United States. *Obergefell et al. v. Hodges, Director, Ohio Department of Health, et al.* (No. 14–556. Argued April 28, 2015—Decided June 26, 2015), p. 28.

**United States Department of the Interior**  
National Park Service

**National Register of Historic Places**  
**Continuation Sheet**

Boulder County Courthouse/  
Downtown Boulder Historic District  
-----  
Name of Property

Boulder, Colorado  
-----  
County and State

Section number 8 Page 8

for over thirty years and that the Democratic party had plans to support a male candidate; to her surprise, she was elected and later sworn in on January 14, 1975.<sup>15</sup> The previous year the City of Boulder enacted a sexual orientation anti-discrimination ordinance, approved by City Council. Once put to ballot, however, the ordinance was overwhelmingly repealed and a City Councilman recalled; the ordinance eventually passed by ballot in 1987.<sup>16</sup> In July 1991 the Colorado Civil Rights Commission recommended adoption of a state law prohibiting discrimination based on sexual orientation. In response, opposition leaders introduced to the statewide 1994 ballot an amendment to the Colorado State Constitution banning such laws prohibiting discrimination. Amendment 2 was approved by the electorate, but ultimately struck down as unconstitutional in 1996 by the U.S. Supreme Court in the court case *Romer v. Evans*.<sup>17</sup>

As recalled in an oral history interview with a friend, Rorex recounts that when she was first approached by McCord and Zamora for a marriage license,

... I said, 'I don't know that I can do this either [after the couple had been turned away in Colorado Springs]. I need a couple of days to find out.' I was told that the Colorado marriage code did not specify that marriage had to be between a man and a woman. So when they came back I said 'You're on legal grounds if you want to do this. It's your decision.'

I was very naïve politically, so I felt like it was simply a matter of fairness and equity and right and wrong. It wasn't forbidden by law, and therefore I did it. But I had absolutely no real comprehension of the kind of wrath I would bring down on myself.<sup>18</sup>

A popular anecdote often repeated by reporters involves the attempt by a gentleman to marry his horse, given the lack of specific language in the marriage law; Rorex recounted in a 2006 *Westword* article that when she saw the horse trailer pull up outside the courthouse surrounded by the media,

'...I just knew what was happening. Luckily, I had a few minutes to prepare.'

So when [Roswell] Howard walked in and told Rorex that he'd like to marry

<sup>15</sup> Dave Isay and Maya Millett, *Callings: The Purpose and Passion of Work*, "County Clerk Clela Rorex, 71, talks with her friend Sue Larson, 57." Penguin, 2017, p. 232; and "Controversial Clela Rorex resigns Boulder clerkship to get married," *Rocky Mountain News*. May 17, 1977, p. 6.

<sup>16</sup> Blades, "30<sup>th</sup> Anniversary of First Gay Marriage Licenses."

<sup>17</sup> "Romer v. Evans" *Oyez*, <https://www.oyez.org/cases/1995/94-1039> (accessed Mar. 15, 2018).

<sup>18</sup> Isay and Millett, p. 233.

**United States Department of the Interior**  
National Park Service

**National Register of Historic Places**  
**Continuation Sheet**

Boulder County Courthouse/  
Downtown Boulder Historic District  
-----  
Name of Property

Boulder, Colorado  
-----  
County and State

Section number 8 Page 9

Dolly, his horse, she went over the marriage-license application line by line. And when she got to the line about age, and Howard said that his intended was just eight, Rorex had to break the news that the horse was too young to marry without parental consent.<sup>19</sup>

Following threats to herself and her young son and continued controversy over her clerkship, Rorex ultimately resigned in 1977 to move to California and marry. The State of Colorado never invalidated the six same-sex marriage licenses authorized by Rorex.<sup>20</sup> In recent interviews following the legalization of same-sex marriage nationwide, she has reflected: "I don't feel vindicated, but I feel validated that this was the right decision to begin with."<sup>21</sup> Out Boulder County annually awards the Clela Rorex Allies in Action award, beginning in 2012 with an award to its namesake.<sup>22</sup> Governor John Hickenlooper signed the Civil Unions Bill at the History Colorado Center on March 21, 2013, which allowed same-sex couples to enter into civil unions.

### **Integrity**

Integrity of feeling, setting, association, location, design, materials, and workmanship remains high since the Courthouse's original listing in the National Register in 1980 as a contributing building within the Downtown Boulder Historic District.

<sup>19</sup> Patricia Calhoun, "Beauty and the Bestiality." *Westword*, August 24, 2006.

<http://www.westword.com/news/beauty-and-the-bestiality-5090215> (accessed Mar. 15, 2018)

<sup>20</sup> Sveta Apodaca, "In a Landmark Case Spanning Four Decades, USCIS Recognizes Same-sex Marriage from 1975 and Approves Gay Couple's Immigrant Visa Petition that it had denied 41 years ago, after Board of Immigration appeals reopens the case," The DOMA Project, <http://www.domaproject.org/2016/06/victory.html> (accessed Mar. 1, 2017).

<sup>21</sup> Baume, "When was the first same-sex marriage in the US?"

<sup>22</sup> <http://outboulder.org/content/awards-0> (accessed Sep. 14, 2017).

**United States Department of the Interior**  
National Park Service

Boulder County Courthouse/  
Downtown Boulder Historic District

-----  
Name of Property

Boulder, Colorado  
-----  
County and State

**National Register of Historic Places**  
**Continuation Sheet**

Section number 8 Page 10

Additional documentation submitted by Erika Warzel, National and State Register Coordinator, Office of Archaeology and Historic Preservation, History Colorado, 303.866.4683 or [erika.warzel@state.co.us](mailto:erika.warzel@state.co.us); and Astrid Liverman, Ph.D; with additional research by Anthony Wiese IV, Historic Preservation Intern, City of Boulder.

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**United States Department of the Interior**  
National Park Service

Boulder County Courthouse/  
Downtown Boulder Historic District

-----  
Name of Property

Boulder, Colorado  
-----  
County and State

**National Register of Historic Places**  
**Continuation Sheet**

Section number 8 Page 11

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**United States Department of the Interior**  
National Park Service

**National Register of Historic Places**  
**Continuation Sheet**

Boulder County Courthouse/  
Downtown Boulder Historic District

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Name of Property

Boulder, Colorado  
-----  
County and State

Section number 8 Page 12

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**United States Department of the Interior  
National Park Service**

Boulder County Courthouse/  
Downtown Boulder Historic District

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Name of Property

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Boulder, Colorado  
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County and State

**National Register of Historic Places  
Continuation Sheet**

**Section number** 8 **Page** 13

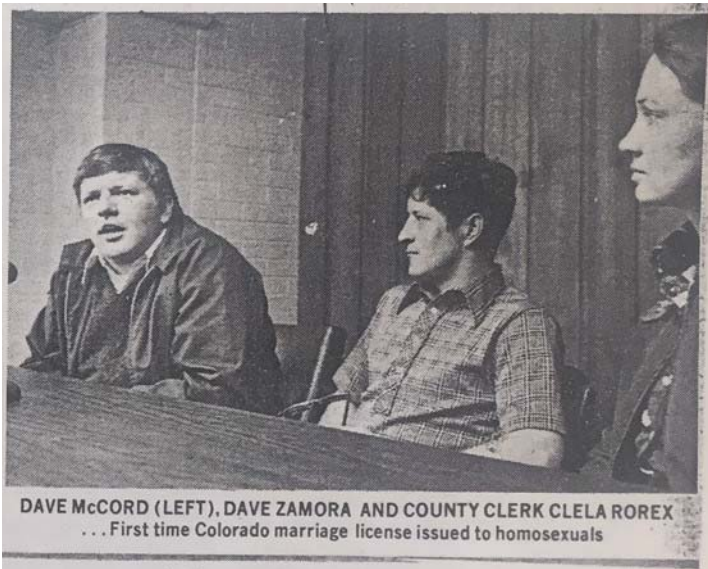
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**Historic Photos**



HP1. Photo of Dave McCord and Dave Zamora with County Clerk Clela Rorex, March 27, 1975. From Stroh, *Boulder Daily Camera*.

**United States Department of the Interior  
National Park Service**

**National Register of Historic Places  
Continuation Sheet**

Boulder County Courthouse/  
Downtown Boulder Historic District

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Name of Property

Boulder, Colorado

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County and State

**Section number**   8   **Page**   14  

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**Photo Log**

Name of Property: Boulder County Courthouse

City or Vicinity: Boulder, Downtown Boulder Historic District

County: Boulder State: CO

Photographer: Anthony Wiese IV, Historic Preservation Intern, City of Boulder

Date Photographed: March 9, 2018

Description of Photograph(s) and number, include description of view indicating direction of camera:

1 of 2 – Boulder County Courthouse, south side, looking north.

2 of 2 – Boulder County Courthouse, southeast corner, looking northwest.



COURT HOUSE





THIS IS A  
NO Pe  
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City C  
C

National Register of Historic Places  
Memo to File

# Correspondence

The Correspondence consists of communications from (and possibly to) the nominating authority, notes from the staff of the National Register of Historic Places, and/or other material the National Register of Historic Places received associated with the property.

Correspondence may also include information from other sources, drafts of the nomination, letters of support or objection, memorandums, and ephemera which document the efforts to recognize the property.

80000878

Property Downtown Boulder Historic District

State Co - Boulder Working Number 2-28-80 630

**TECHNICAL**

**CONTROL**

Photos 30  
Maps 1

**HISTORIAN**

*No sketch map. - call*

**ARCHITECTURAL HISTORIAN**

*- more than 10% of addresses in error*

*Note the large number of letters expressing owner opposition. Needs VSD and a stronger justification for boundaries. I do not agree with all of the state's designation of compatible & noncompatible buildings. I've*

**ARCHEOLOGIST**

*marked site map in pencil with those buildings which appear questionable. Call state for VSD. conference? 10/15/80*

**OTHER**

**HAER**

Inventory \_\_\_\_\_  
Review \_\_\_\_\_

*Return for boundary reduction. 11/26/80*

**REVIEW UNIT CHIEF**

*12/3/80 revised boundary submitted.*

**BRANCH CHIEF**

*District now includes a distinguished concentration of 19th & early 20th century western commercial structures. Accept. Recd 12/3/80*

**KEEPER**

National Register Write-up \_\_\_\_\_ Send-back \_\_\_\_\_ Entered DEC 3 1980  
Federal Register Entry 2.2.82 Re-submit \_\_\_\_\_



THERE IS A PROPOSAL TO BE PRESENTED TO THE LANDMARKS PRESERVATION ADVISORY BOARD ON MARCH 7, 1979, CONCERNING THE CREATION OF A DOWNTOWN HISTORIC DISTRICT. THE PROPOSAL ASKS FOR APPROVAL OF A DOWNTOWN DESIGNATED HISTORIC DISTRICT, WITH A BORDERING "COMPATIBLE ZONE" AND ASKS FOR APPROVAL OF DESIGN CRITERIA FOR PROPERTIES LOCATED WITHIN THOSE ZONES. WE, THE UNDERSIGNED, OPPOSE THIS PROPOSAL FOR THE FOLLOWING REASONS:

1. THE DOWNTOWN MALL WAS ORIGINALLY DESIGNED FOR THE PURPOSE OF REVITALIZING BUSINESS IN DOWNTOWN BOULDER, NOT FOR THE PURPOSE OF PRESERVING OLD BUILDINGS OR ENFORCING THE USE OF VICTORIAN FACADES.
2. BOULDER DOES NOT NEED ANOTHER COMPULSORY LAW WHICH LIMITS OUR RIGHTS AND ADDS ANOTHER LAYER OF BUREAUCRACY TO THE PROCESS OF REDEVELOPING THE DOWNTOWN.
3. THE BOUNDARY LINES AS PROPOSED DO NOT MAKE ANY LOGICAL OR FUNCTIONAL SENSE.
4. THE PLANNING STAFF HAS PRODUCED NO COMPELLING REASONS FOR SUCH A DISTRICT.
5. THE PROPOSED GUIDELINES ARE IN FACT SO VAGUE AND OVERLY RESTRICTIVE THAT THEY STIFLE INNOVATIVE DESIGN SOLUTIONS.
6. DIVERSITY OF DESIGN IN THE DOWNTOWN AREA PRESENTLY ADDS TO ITS CHARACTER.
7. BOULDER SHOULD EMPHASIZE THE REDEVELOPMENT OF DOWNTOWN AS A DIVERSE CROSS-SECTION OF PEOPLE AND PLACES. THERE IS NO NEED TO DICTATE ONE STYLE OF CONSTRUCTION.

NAME	ADDRESS	DATE
<i>W. A. Pemberton</i>	2019 Teuth. St.	3-7-79
<i>Andie K. Sommers</i>	1021 Pearl (owner)	3-7-79
<i>[Signature]</i>	2124 Broadway	3-7-79
<i>Hazel Alexander</i>	1043 Pearl	3-7-79
<i>Hazel D. Alexander</i>	1043 Pearl	3-7-79
<i>Thomas E. Eldridge</i>	1049 Pearl	3-7-79
<i>Jane Fitzpatrick</i>	1105 Spruce	3-7-79
<i>William W. [Signature]</i>	1113 Spruce	3-7-79
<i>W. G. [Signature]</i>	2124 Broadway	3-7-79
<i>[Signature]</i>	2115 13TH	3-7-79

*Many of these people are very influential Business-people in Boulder!*

NAME	ADDRESS	DATE
<del>John</del>	1309 Spruce	3-7-79
Rich Hawthorne	1429 Pearl	3-7-79
B Cantuagil	1320 Pearl	3-7-79
Ernest J. Cartwright	1320 Pearl	3/7/79
Richard Foy	1112 Pearl	3-7-79
Jan H. Wolpowisky	435 So. 40 <sup>th</sup> St.	3-12-79
Hope Cole	2027 Broadway	3-21-79
Ronald Hoffmann	2027 Broadway	3/21/79
Frank P. [unclear]	941 Pearl St.	4-2-79
Frank B. Day	947 WALNUT ST	4-2-79
Robert [unclear]	1877 Broadway	4-3-79
Walter [unclear]	1877 Broadway	4/3/79

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NAME	ADDRESS	DATE
<i>[Handwritten Name]</i>	<i>4935 Durham St.</i>	<i>4-3-79</i>
<i>[Handwritten Name]</i>	<i>10611 W. 12th Ave</i>	<i>4-3-79</i>
<i>[Handwritten Name]</i>	<i>4507 11 B...</i>	<i>4-3-79</i>
<i>[Handwritten Name]</i>	<i>2705 15th</i>	<i>4-3-79</i>
<i>[Handwritten Name]</i>	<i>7441 Broadway Dr.</i>	<i>4-3-79</i>
<i>[Handwritten Name]</i>	<i>City of Boulder</i>	<i>4/4/79</i>

THERE IS A PROPOSAL TO BE PRESENTED TO THE LANDMARKS PRESERVATION ADVISORY

BOARD ON <sup>April 4</sup> ~~MARCH 7~~, 1979, CONCERNING THE CREATION OF A DOWNTOWN HISTORIC DISTRICT.

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NAME	ADDRESS	DATE
Max J. Fagotberg	645 Manhattan Ave.	4/2/79
Madelaine Day	6570 Oldo Stage	4/2/79
D. McHugh	4893 Raymond Trail	4/2/79
Lady Knudson	1609 North	4/2/79
Rena S. Hansch	947 Walnut 3840 Boulder	4/2/79
Walter and Barbara	P.O. Box 2175 Boulder, Co.	4/2/79
Rd. Sells	1402 Kalnia Boulder	4/2/79
Amy Jean	<del>1402 Kalnia</del> 3125 3rd, Bldg.	4/2/79
David L. Edwards	210 Centre Ct.	4/2/79
James G. Martin	2040-14th St., Boulder	4/4/79

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NAME	ADDRESS	DATE
Deland B. Peterson	2250 Meade Ave. Boulder	4-3-79
Walter C. Wood	RT 2 Box 662 Doremfield	4-3-79
Raymond W. Bradley	2685-28 <sup>th</sup> Boulder Colo	4-3-79
Carl W. Anderson	5508 Balsam St. Arvada Colo	4-3-79
Thomas G. Byrne	5505 CAMMINT #114 BOULDER CO. 80301	4-3-79
Eugene Daniels	11402 BALSAM TONGUE CO. 11-3-79	4-3-79
William J. Page	831 17 <sup>th</sup> Ave. Longmont Colo	4-3-79
Kenneth J. Coughlin	1830 Collyer St. Longmont Colo	4-3-79
Ryan Schwandt	1711 RIDGE LN Longmont Co	4-3-79
Ray Greenman	1113 TRINITY SISTERS DR Longmont Colo	4-3-79
Harry Herrmann	Box 94, Niwot, Colo	4-3-79
Lu Roy Nickerson	2305 Forest Ave Boulder 80302	4-3-79

March 27, 1979

Mr. Arthur C. Townsend, Historic Preservation Officer  
Colorado Historic Society  
The Colorado Heritage Center, 1300 Broadway  
Denver, Colorado 80203

RE: Proposed Boulder Downtown Historic District

Dear Mr. Townsend:

As property owner in downtown Boulder (1344-46 Pearl Street) I am strongly opposed to creating a Downtown Historic District for the following reasons:

1. The proposed district comprises properties which in general are not more than 80 years old, and which in general have not "made significant contribution to the broad patterns of our history" or in general fulfill the requirements for historical criteria on page 2 of H32-NR.
2. The style of architecture of some of the buildings in the area which reflect the 1900 period is found in practically all parts of the United States and it's difficult to surmise that its character is so unique that it must be preserved as a district in Boulder. If we must have a "historical" 1900 architectural sample, one or two buildings should suffice.
3. The proposed historical district is primarily a retail area. At present the general style of the buildings and atmosphere of the area seem to be popular with shoppers and patrons of restaurants and specialty shops there. However, as demonstrated in the past, architectural styles do change and retail outlets must conform to the change to remain attractive to the buying public. A historical designation would inhibit such change, and without it the area would cease to be a viable retail center and stagnate to a commercial slum as demonstrated in those cities which have not kept up with change.
4. It is almost axiomatic that once a benevolent government entity is created, it will continue to grow and expand its area of authority. I do not wish to receive any benefits from such authority for "as sure as night follows day", benefits are followed by regulations, and regulations stifle enterprise and eventually take the "private" out of private property.

With regard to the public hearing scheduled for April 20th, I would suggest that it take place in Boulder instead of Denver so that people most affected and who live and work in Boulder will have a better opportunity to express their opinions.

Respectfully,

*M. J. Pellillo*  
M. J. Pellillo

Copies:

Boulder City Council  
Boulder Chamber of Commerce  
Downtown <sup>Boulder</sup> Business Association  
Boulder Daily Camera  
Senator Leslie Fowler

June 2, 1979

Mr. Arthur C. Townsend, Historic Preservation Officer  
Colorado Historic Society  
The Colorado Heritage Center, 1300 Broadway  
Denver, Colorado 80203

Re: Proposed Boulder Downtown Historic District

Dear Mr. Townsend:

I wish to present additional information with regards to the proposed designation of downtown Boulder as a historic district.

1. At the hearing on this proposal held on May 11th there were two or three persons including one Deana Wilde who in their testimony purported to represent the Boulder Plan Department, and who recommended such historic designation. On checking with the secretary of the City of Boulder, and with at least one member of the City of Boulder Council, I find that these contributors to the hearing were not in fact representing any official views of the City or of any downtown property owners.

2. Officially, the City of Boulder, denied a request by essentially the same group for Landmark designation of buildings in generally the same area, only weeks before.

3. The City of Boulder is now engaged in serious considerations of a major shopping center redevelopment (bond election June 12th) which includes a tie-in with the downtown shopping district. A historic designation of the downtown area as a historic district not only would inhibit the sale of bonds, but could seriously handicap the redevelopment, also.

4. At a meeting of the Downtown Boulder Association many of the merchants represented were quite disturbed that they were not notified of the hearing on this proposal (since they were not property owners) and generally felt frustrated that a historic designation affecting their business, could be imposed on their district without their knowledge or input.

For these reasons, in addition to those previously presented, I urge you to deny a historic designation for the downtown Boulder area. Any other action would be considered a serious intrusion into the affairs and property rights of an independent community.

Respectfully yours,

*M. J. Pellillo*

M. J. Pellillo

Property owner in the district.

*Copy*



COLORADO  
HISTORICAL  
SOCIETY

The Colorado Heritage Center 1300 Broadway Denver, Colorado 80203

February 22, 1980

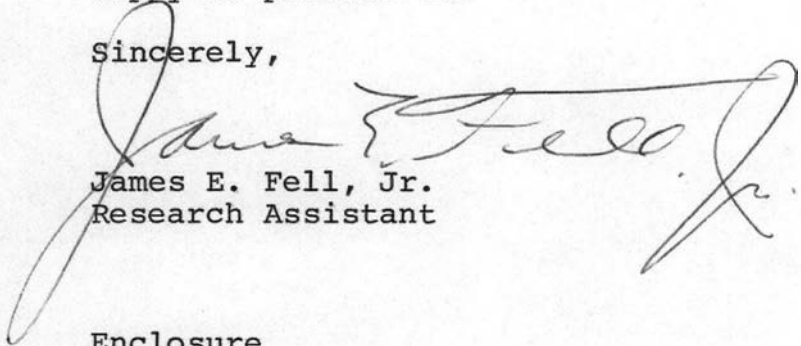
Carol Shull, Acting Keeper  
National Register of Historic Places  
Heritage Conservation and  
Recreation Service  
440 G Street N.W.  
Washington, D. C. 20243

RE: Downtown Boulder Historic District  
Boulder, Colorado

Dear Ms. Shull:

Enclosed, please find a nomination that has been prepared in hope of listing the property noted above in the National Register of Historic Places. This nomination has been reviewed and edited by our staff, approved by our State Review Board, and signed by Arthur C. Townsend, the State Historic Preservation Officer. We believe that the nomination is complete in all respects, but if you and your staff believe that additional documentation is required, we will be happy to provide it.

Sincerely,

  
James E. Fell, Jr.  
Research Assistant

Enclosure

JEF:bf





Downtown Boulder H.D.  
2-28-80  
hold 4-23  
NP

(CO)

Jack & Hutchins  
315 E Platte  
Ft. Collins  
80521

Carol D Skull

I am responding to your letter dated March 6, 1980. The area in question is one of high concentration of rentals with few properties which should not be changed. I am definitely against this area receiving the designation of a historic site.

If we are to answer effectively the problems of urban sprawl we must provide adequate housing in areas such as this for those individuals and families wishing to live in town. I believe listing this area in the national register would serve no useful purpose.

I do not recognize the area as being even slightly significant historically.

Jack & Hutchins

THE NATIONAL REGISTER OF HISTORIC PLACES

DATE REC'D **APR 4 1980**

\_\_\_\_ INDIVIDUAL RESPONSE (ATTACHED)

\_\_\_\_ INFORMATIVE MATERIAL SENT

\_\_\_\_ TELEPHONE CALL (ATTACHED)

DATE ACTION TAKEN \_\_\_\_\_

INITIALS \_\_\_\_\_

*SLG*

(90)

*Inventory of ...*



United States Department of the Interior

HERITAGE CONSERVATION AND RECREATION SERVICE  
WASHINGTON, D.C. 20240

IN REPLY REFER TO: 661

NP  
Rec'd 2-28-80  
Per 3-11-80  
Co  
Not in file

MAR 21 1980

Dear Property Owner:

*Carol D. Shull want  
not with*

The property you own is located in a historic district that has been nominated for listing in the National Register of Historic Places. The National Register is the government's official list of historic buildings and other cultural resources worthy of preservation. This nomination is pending in our office.

If your property is depreciable and the district is listed in the National Register, there are certain benefits and provisions of the Tax Reform Act of 1976 that may apply to you. We are enclosing information about this law and a general description of the National Register program.

*things to do with  
any program*

Soon we will be considering whether the district should be listed, using as our guidelines the "Criteria for Evaluation" shown in the enclosed material. If you wish to comment on whether the district should be listed, we would be pleased to hear from you. Send your comments within 30 days of the date of this letter to me, Carol D. Shull, Acting Keeper of the National Register, Heritage Conservation and Recreation Service, Department of the Interior, Pension Building, 440 G Street, N.W., Washington, D.C. 20243 (Attn: NOM). Please include the name of the district (as shown on the address label on this letter) and property address. If you have any questions about the National Register program or the enclosed material, you should also address them to me.

In the enclosed material you will note references to standards for rehabilitating old buildings. These standards are a list of do's and don't's for people who are fixing up old buildings. If the owner of a building listed in the National Register, either individually or as part of a district, wishes to take advantage of the Tax Reform Act benefits, these standards must be followed. A copy of these standards is available from Technical Preservation Services, Heritage Conservation and Recreation Service, Department of the Interior, Pension Building, 440 G Street, N.W., Washington, D.C. 20243. Questions about the standards should also be addressed to that same office.

Sincerely,

*Carol D. Shull*

Carol D. Shull  
Acting Keeper of the National Register

Larry Taylor  
5858 Woodbourne Hollow  
Boulder CO 80302

*2115 ORCHARD  
BOULDER, CO  
80301*

RE: Downtown Boulder Hist. Dist.  
1430 Pearl

THE NATIONAL REGISTER OF HISTORIC PLACES

DATE REC'D APR 11 1967

INDIVIDUAL RESPONSE (ATTACHED)

INFORMATIVE MATERIAL SENT

TELEPHONE CALL (ATTACHED)

DATE ACTION TAKEN

INITIALS



# United States Department of the Interior

HERITAGE CONSERVATION AND RECREATION SERVICE  
WASHINGTON, D.C. 20240

IN REPLY REFER TO: 661

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Sincerely,

Carol D. Shull  
Acting Keeper of the National Register

Willard Building  
c/o Wise-Intire  
P O Box 2387  
Boulder CO 80306

RE: Downtown Boulder Hist. Dist.  
1126-30 Spruce

8/10/8





# United States Department of the Interior

HERITAGE CONSERVATION AND RECREATION SERVICE  
WASHINGTON, D.C. 20240

IN REPLY REFER TO: 661

MAR 21 1980

Dear Property Owner:

The property you own is located in a historic district that has been nominated for listing in the National Register of Historic Places. The National Register is the government's official list of historic buildings and other cultural resources worthy of preservation. This nomination is pending in our office.

If your property is depreciable and the district is listed in the National Register, there are certain benefits and provisions of the Tax Reform Act of 1976 that may apply to you. We are enclosing information about this law and a general description of the National Register program.

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Sincerely,

Carol D. Shull  
Acting Keeper of the National Register

Sturco, Inc.  
1850 Folsom St., #305  
Boulder, CO 80302

RE: Downtown Boulder Hist. Dist.  
2041-43 Broadway



# United States Department of the Interior

HERITAGE CONSERVATION AND RECREATION SERVICE  
WASHINGTON, D.C. 20240

IN REPLY REFER TO: 661

MAR 21 1980

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Sincerely,

Carol D. Shull  
Acting Keeper of the National Register

The Cadot Company  
1935 Table Mesa Drive  
Boulder CO 80303

RE: Downtown Boulder HIst. Dist.  
1906 13th St.





# United States Department of the Interior

HERITAGE CONSERVATION AND RECREATION SERVICE  
WASHINGTON, D.C. 20240

IN REPLY REFER TO: 661

MAR 21 1980

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Sincerely,

Carol D. Shull  
Acting Keeper of the National Register

Key Investments  
Post Office Box 2387  
Boulder CO 80306

RE: Downtown Boulder Hlst. Dist.  
1144 Pearl

Enclosures



# United States Department of the Interior

HERITAGE CONSERVATION AND RECREATION SERVICE  
WASHINGTON, D.C. 20240

IN REPLY REFER TO: 661

MAR 21 1980

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Sincerely,

Carol D. Shull  
Acting Keeper of the National Register

Willard Building  
c/o Wise-McIntire  
P O Box 2387  
Boulder CO 80306

RE: Downtown Boulder Hist. Dist.  
1136-38 Spruce



# United States Department of the Interior

HERITAGE CONSERVATION AND RECREATION SERVICE  
WASHINGTON, D.C. 20240

IN REPLY REFER TO: 661

MAR 21 1980

Dear Property Owner:

The property you own is located in a historic district that has been nominated for listing in the National Register of Historic Places. The National Register is the government's official list of historic buildings and other cultural resources worthy of preservation. This nomination is pending in our office.

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Sincerely,

Carol D. Shull  
Acting Keeper of the National Register

Armory  
c/o Wise-McIntire  
Post Office Box 2387  
Boulder CO 80306

RE: Downtown Boulder Hist. Dist.  
934 Pearl



# United States Department of the Interior

HERITAGE CONSERVATION AND RECREATION SERVICE  
WASHINGTON, D.C. 20240

IN REPLY REFER TO: 661

MAR 21 1980

Dear Property Owner:

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Sincerely,

Carol D. Shull  
Acting Keeper of the National Register

Boulder City Building Investments  
c/o Wise-McIntire  
Post Office Box 2387  
Boulder CO 80306

RE: Downtown Boulder Hist. Dist.  
1136 Pearl



# United States Department of the Interior

HERITAGE CONSERVATION AND RECREATION SERVICE  
WASHINGTON, D.C. 20240

IN REPLY REFER TO: 661

MAR 21 1980

Dear Property Owner:

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Sincerely,

Carol D. Shull  
Acting Keeper of the National Register

William & Rita Corn  
P O Box 4614  
Boulder CO 80306

RE: Downtown Boulder Hist. Dist.  
1113 Spruce

1725 Sunset Boulevard  
Boulder, Colorado 80302  
March 29, 1980

NP  
recd. 2/28/80  
Ard 4-23

Carol D. Shull  
Acting Keeper of the National Register  
Heritage Conservation and Recreation Service  
Department of the Interior  
Pension Building  
440 G Street, N.W.  
Washington, D.C. 20243 (Attn: NOM)

Dear Miss Shull:

In reply to your letter of March 21 (reference number 661) regarding our property at 1109 Walnut (Downtown Boulder Hist. Dist.): we strongly oppose inclusion of this property in any form of historical designation.

The property in question is in no way historical, being a new and thorough-going remodelling of a building no more than 50 or 60 years old that was never distinguished by its architecture nor by any memorable historic use.

We further feel that any proposal to designate Boulder's entire downtown (as opposed to several selected buildings) historic is ill-advised and that such nomination by any local group foolish.

Please keep us advised of any future action you take in regard to this matter.

Sincerely yours,

*J.C. Ardourel*  
J.C. Ardourel

*Grace M. Ardourel*  
Grace M. Ardourel

1175 Essex Boulevard  
Bellevue, Colorado 80002  
April 24, 1978

Dear Mr. [Name]:  
I am writing to you regarding the National Register of Historic Places. The National Park Service is currently reviewing applications for listing. I am sorry that I cannot provide you with more information at this time.

The National Register of Historic Places is a national symbol of historic achievement. It is a way to recognize the places that are important to the history, architecture, archeology, and culture of the United States. The National Park Service is currently reviewing applications for listing. I am sorry that I cannot provide you with more information at this time.

528 COLLEGE LIBRARY  
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60 578

THE NATIONAL REGISTER OF HISTORIC PLACES

DATE REC'D APR 7 1978

INDIVIDUAL RESPONSE (ATTACHED)

INFORMATIVE MATERIAL S. F.

TELEPHONE CALL (ATTACHED)

DATE ACTION TAKEN

INITIALS

James M. Anderson

NP

*William M. Corn & Co.*

PUBLIC ACCOUNTANTS  
1113 SPRUCE STREET  
P.O. BOX 4614  
BOULDER, COLORADO 80302  
TELEPHONE (303) 443-0713

March 31, 1980

United States Department  
of the Interior  
Heritage Conservation and  
Recreation Service  
Washington, D.C. 20240

Carol D. Shull  
Acting Keeper of the  
National Register

Reference Number 661

Gentlemen:

I am writing to respond to the mailing of March 21, 1980, recently received.

My wife and I own the building at 1113 Spruce Street, Boulder, Colorado.

We are not in favor of Downtown Boulder, or our building, being designated an historic building and/or area.

We wish to register most emphatically with you our objection to the proposed designation. We feel it is entirely inappropriate.

Our particular building is only thirty-nine to forty years old and certainly not an historic structure. We do not wish it included in any officially designated area as historic or particularly worthy of preservation.

Insofar as our knowledge of the Downtown Boulder Historic District, we have been residents of Boulder for twenty years; certainly out of the entire downtown area there are only a very few buildings in need of or worthy of being designated as an historic place. We do not feel an area en masse should be so designated.

Please register our objections accordingly and we expect them to be given the utmost consideration.

Very truly yours



William Corn & Rita Corn

WMC:io



100X COLLECT 1BEE



THE NATIONAL REGISTER OF HISTORIC PLACES

DATE REC'D APR 4 1980

INDIVIDUAL RESPONSE (ATTACHED)

INFORMATIVE MATERIAL SENT

TELEPHONE CALL (ATTACHED)

DATE ACTION TAKEN \_\_\_\_\_

INITIALS \_\_\_\_\_

*g/s-c*

100X COLLECT 1BEE

NP



1877 Broadway, Suite 401  
Boulder, Colorado 80302  
(303) 449-7700

April 2, 1980

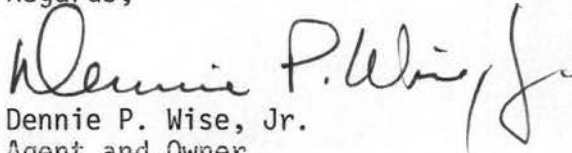
Carol D. Shull  
Acting Keeper of the National Register  
Heritage Conservation and Recreation Service  
Department of the Interior  
Pension Building  
440 G. Street, N.W.  
Washington, D.C. 20243

Dear Ms. Shull:

Please find <sup>7</sup> ~~8~~ properties that do not wish to become part of the National Register of Historic Places.

We are opposed to this plan and find it distasteful to be forced into this program!

Regards,

  
Dennie P. Wise, Jr.  
Agent and Owner

DPW/np

cc: State Historic Preservation Office  
Colorado Heritage Center  
1300 Broadway  
Denver, Colorado 80203

92578

THE NATIONAL REGISTER OF HISTORIC PLACES

DATE REC'D APR 8 1990

INDIVIDUAL RESPONSE (ATTACHED)

INFORMATIVE MATERIAL SENT

TELEPHONE CALL (ATTACHED)

DATE ACTION TAKEN

INITIALS

92578

661

NP

Boulder, Colo.  
April 4, 1980

Dear Mrs. Carol S. Skull

I prefer that you  
do not register my  
property.

Yours truly,

Louise Bader

Re: Downtown Boulder  
Hist. Dist.  
2043 16th St.

June L. & Gerald R. Scofield  
4953 Club House Ct.  
Boulder, CO 80301

NP  
Boulder, Co.  
4-8-80

Carol D. Skull,

Mrs. Scofield & I are opposed  
to having our properties listed in  
the National Register of historic buildings.

Considering our buildings we see  
no immediate or lasting benefits  
for the people at large or for us  
as individual property owners now  
or in the future.

Sincerely yours,  
Gerald R. Scofield

~~June~~  
Gerald & ~~June~~ Scofield  
4953 Clubhouse Court  
Boulder CO 80301

RE: Downtown Boulder Hist. Dist.  
1108-14 Pearl

~~June~~  
Gerald & ~~June~~ Scofield  
4953 Clubhouse Court  
Boulder CO 80301

RE: Downtown Boulder Hist. Dist.  
1116-18 Pearl

THE NATIONAL REGISTER OF HITCHHIK PLACES  
DATE REC'D APR 14 1980  
\_\_\_\_\_  
\_\_\_\_\_  
TELEPHONE CALL (ATTACHED)  
DATE ACTION TAKEN \_\_\_\_\_  
INITIALS \_\_\_\_\_

slg cr

*[Faint, illegible handwriting covering the lower portion of the page]*

NP

PROPOSED "DOWNTOWN BOULDER HISTORIC DISTRICT"

April 11, 1980

WE, THE UNDERSIGNED, BELIEVE THAT THE PROPOSED "DOWNTOWN BOULDER HISTORIC DISTRICT" IS NOT NECESSARY AND WOULD BE DETRIMENTAL TO THE CITY OF BOULDER.

THIS PROPOSED DISTRICT WOULD:

1. CREATE TAX DISINCENTIVES IF A PROPERTY HAD TO BE DEMOLISHED FOR ANY REASON.
2. ADD ANOTHER LAYER OR TWO OF BUREAUCRACY.
3. PREVENT THE USE OF ACCELERATED DEPRECIATION FOR STRUCTURES BUILT ON LAND WHERE ANY BUILDING IN THE DISTRICT WAS DEMOLISHED.
4. PREVENT THE SALE OF PROPERTY TO FEDERAL AND STATE ENTITIES.
5. PREVENT THE USE OF FEDERAL AND STATE MONEY ON PROPERTY WHERE BUILDINGS HAVE BEEN DEMOLISHED.
6. CREATE A CUMBERSOME PROCEDURE TO DELIST PROPERTIES IF NECESSARY AT SOME FUTURE DATE.

WE THEREFORE OPPOSE THIS PROPOSAL.

NAME	ADDRESS	DATE
------	---------	------

H. M. Gregor Doty II (owner)	2010-14th St., Boulder, CO	4/15/80
------------------------------	----------------------------	---------

David M. Bierbaum (owner)	2010 14th St. Boulder, CO	4/15/80
---------------------------	---------------------------	---------

Robert R. Johnson (owner)	2010 14th St. Boulder, CO	4/15/80
---------------------------	---------------------------	---------

Stanley D. Johnson (owner)	2010 14th St., Boulder, CO	4/15/80
----------------------------	----------------------------	---------

JOHNSON, DOTY, JOHNSON & BIERBAUM  
 ATTORNEYS AT LAW  
 2010 14TH STREET  
 BOULDER, COLORADO 80302

10378

THE NATIONAL REGISTER OF HISTORIC PLACES

DATE REC'D APR 23 1980

\_\_\_\_\_ INDIVIDUAL RESPONSE (ATTACHED)

\_\_\_\_\_ INFORMATIONAL MATERIAL SENT

\_\_\_\_\_ TELEPHONE CALL (ATTACHED)

DATE ACTION TAKEN \_\_\_\_\_

INITIALS \_\_\_\_\_





458

THE NATIONAL REGISTER OF HISTORIC PLACES	
DATE REC'D	APR 28 1980
_____	INDIVIDUAL RESPONSE (ATTACHED)
_____	INFORMATIVE MATERIAL SENT
_____	TELEPHONE CALL (ATTACHED)
DATE ACTION TAKEN	_____
INITIALS	_____

PROPOSED "DOWNTOWN BOULDER HISTORIC DISTRICT"

April 11, 1980

NP  
 Day ✓  
 Hanley  
 Edwards  
 Wm  
 m  
 Trust  
 Thacker

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6. CREATE A CUMBERSOME PROCEDURE TO DELIST PROPERTIES IF NECESSARY AT SOME FUTURE DATE.

WE THEREFORE OPPOSE THIS PROPOSAL.

NAME	ADDRESS	DATE
1) Madeline Day	6570 Aldo Stage Rd	4/16/80
property → 945-947 Walnut		
2) Frank B Day	<del>849 Walnut St</del> 555 Harvard Lane	4/16/80
property → 949 Walnut St - Boulder		
3) Frank B Day	<del>1025-29 Pearl St</del> 555 Harvard Lane	4/16/80
1025-29 PEARL ST Boulder		
4) Frank B Day	555 Harvard Lane	4/16/80
1102 PEARL ST Boulder		
5) Frank B Day	991 Walnut ST	4/16/80
555 Harvard Lane (Residence)		
6) <del>Rebecca White</del>	520 Pearl	4-16-80
942-954 Pearl St <sup>out</sup> (1025-29 Pearl) owner		
7) Frank B Day Sherrin Trust	6570 Aldo Stage	4/16/80
945-947 Walnut		
8) Kevin H Hanley	3360 2nd St	4/17/80
1025-29 Pearl St.		

THE NATIONAL REGISTER OF HISTORIC PLACES  
DATE REC'D APR 22 1980  
\_\_\_\_ INDIVIDUAL RESPONSE (ATTACHED)  
\_\_\_\_ INFORMATIVE MATERIAL SENT  
\_\_\_\_ TELEPHONE CALL (ATTACHED)  
DATE ACTION TAKEN \_\_\_\_\_  
INITIALS \_\_\_\_\_

sls b1

member of Historic Boulder.



NAME	ADDRESS	DATE
Heath H. Zank	2040 14 <sup>th</sup> St. Tr.	4-4-79
David R. Kline	2010 14 <sup>th</sup> St	4-4-79
H. M. Keegan Doty II	2010 - 14 <sup>th</sup> St.	4-4-79
<del>Frank H. Keegan</del>	2010 - 14 <sup>th</sup> St	4-4-79
Stanley J. Kline	2010 - 14 <sup>th</sup> St.	4-4-79
Wilson	503 Kalmia	4-4-79



NP

April 11, 1980

Ms. Carol D. Shull  
Acting Keeper of the National Register  
Heritage Conservation and Recreation Service  
Department of the Interior  
Pension Building  
440 G. Street, N. W.  
Washington, D. C. 20243

REFERENCE: Downtown Boulder Historical District  
(927, 929½, 935, and 941 Pearl Street;  
2011, 2017 and 2019 Tenth Street; and  
1327 Spruce Street, Boulder, CO 80302)

Dear Ms. Shull:

I am in receipt of your letters concerning the proposed formation of the above-mentioned district.

As the owner of a significant number of properties in this proposed district, along with several other properties in the area, I am very concerned about this proposal. I have spent over \$150,000 in the last few years improving and maintaining my property. I did this without benefit or hindrance from federal, state, or local laws. My reasons for improving and maintaining my property include economic gain, pride in my community and plain ordinary good sense.

I feel that imposing a new district on the property owners of this area is unwarranted because it is already viable and well-maintained at present. Additional restrictions are not necessary to improve the area. We, as property owners, have spent millions of dollars improving this area to date. Tax disincentives and demolition restrictions would serve to preserve the status quo and drive investment money out of the area. Only 15 years ago this area was stagnant and suffering from severe neglect. We business people have worked very hard to revitalize our downtown. We created the Central Area General Improvement District (CAGID) to provide convenient parking for the area. (I presently serve on the CAGID Advisory Board.)

Shonkwiler - Shull

April 11, 1980

Page 2

We also worked together to build the Downtown Boulder Mall. By the way, the Mall was never conceived as preserving the status quo, but rather to speed the redevelopment of the downtown area. The mall is neutral as to style, neither Victorian nor modern, but rather designed to complement any style of building near to it. We have new and old buildings downtown and on the Mall. The diversity of new and old works to enhance each other. We do not need to preserve any particular style downtown.

The formation of a Historic District is not necessary to preserve old buildings. The height limits in Boulder have done more to retain old buildings than anything else. It does not make economic sense to tear down a 2- or 3-story building just to replace it with one of the same size. Therefore, property owners have fixed up those buildings which are basically sound. The owner of any building not structurally sound and not financially renovatable should not be penalized if the building is replaced with a modern structure. Those of us who have spent so much time over the last 15 years working to preserve the viability of our downtown are very concerned that this new district would impose financial penalties if we are forced to remove a faulty or non-economic structure from our own property. In these times of high inflation, high energy costs and super-high interest rates, I find it to be unconscionable that any additional hindrances be imposed on us.

I do in fact own several properties which are within this proposed district. The properties located at 927, 929½, 935 and 941 Pearl, together with 2011, 2017 and 2019 Tenth Street are all located on contiguous land at the N.W. corner of 10th and Pearl Street. These are at the very N.W. corner of the district. These properties are mostly old houses which are close to 100 years old. I have spent thousands of dollars renovating and maintaining these structures after they suffered many years of neglect. Unfortunately 927, 929, 935 and 941 Pearl have very poor foundations. They were built without proper footings and have many severe cracks in the walls. The wiring, plumbing and heating systems are inadequate in these buildings. I will be forced to remove these structures in not too many years due to these inadequacies. It is very difficult to keep these properties rented due to the inadequacies cited above. Furthermore, these buildings waste a tremendous amount of energy. These buildings are old houses of very ordinary design. In fact, 929½ Pearl is a converted garage! They are of no historical significance and do not serve as an asset to the business nature of Pearl Street. I strenuously object to these properties being included in this district. I also request that the rest of the buildings I own on this site (2011 and 2017-19 Tenth Street) be removed from your list.

I also own property located at 1327 Spruce Street. This building was constructed in 1965 and has absolutely no historical significance. In fact, it is listed on the application as a building which intrudes on the district. In fact, 5 out of 6 of the properties on the north side of Spruce




Shonkwiler - Shull  
April 11, 1980  
Page 3

between 13th Street and 14th Street were built after 1935 and are considered intrusions. I must question why this area was even included in the district, since it is 83% intrusive to the district.

Please understand that I have worked very hard to revitalize the core areas of Boulder. I have renovated many older homes and business properties. I feel very strongly that the private sector needs to invest time and money into our core areas. But these efforts are actually hindered by additional governmental regulations. It is true that some property owners will not take care of their properties and others may build ugly buildings. But in a market economy we must accept some bad in order to achieve the over-all good, including buildings. Controls may remove the bad buildings, but they also stifle creative, unique ones. Most of the really historical buildings we have downtown would not be permitted to be constructed today under present oppressive regulations.

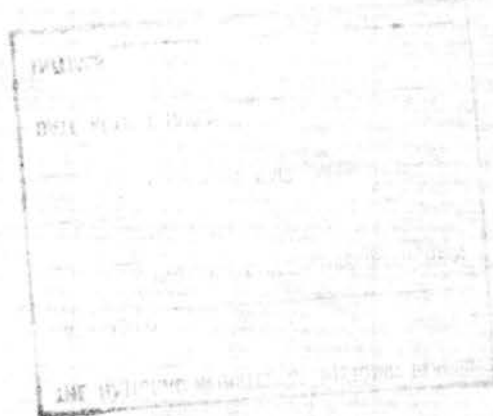
I do not object to an individual property owner petitioning, voluntarily, to have his or her property designated historic. Many people in Boulder have done so. But I strenuously object to this district-wide designation which is not voluntary and imposes confiscatory sanctions on me as a property owner. I can assure you that this proposal is not coming to you from the property owners of this area. In fact, many of us are opposed. The only hearing on this matter was held in Denver, which is over 30 miles away. There has been very little publicity on this matter. I have enclosed a copy of a petition which was circulated last year on a similar proposal. I carried the petition for only one afternoon and was able to obtain 56 signatures of business people and property owners in downtown Boulder. The proposal was defeated by the Boulder Historic Landmarks Board. There is no groundswell of support for this proposal in Boulder, Colorado. I ask you to deny this proposal as unnecessary for Boulder. We can take good care of our Downtown by ourselves, thank you.

Sincerely,



Robert T. Shonkwiler

kme



THE NATIONAL REGISTER OF HISTORIC PLACES

APR 18 1980

DATE REC'D \_\_\_\_\_

\_\_\_\_\_ INDIVIDUAL RESPONSE (ATTACHED)

\_\_\_\_\_ INFORMATIVE MATERIAL SENT

\_\_\_\_\_ TELEPHONE CALL (ATTACHED)

DATE ACTION TAKEN \_\_\_\_\_

INITIALS \_\_\_\_\_

8  
5/8

NP

# CAPITOL FEDERAL SAVINGS



ROBERT L. KETTER  
EXECUTIVE VICE PRESIDENT

April 15, 1980  
Our 55th Year

Ms. Carol D. Shull, Acting Keeper of the National Register  
Heritage Conservation & Recreation Service, Department of Interior  
440 "G" Street N.W., Pension Building  
Washington, D. C. 20243

RE: Downtown Boulder Historical District, 1913-21 Broadway and 1135 Walnut

Dear Ms. Shull:

We strongly object to the designation of Downtown Boulder as a historical district and more specifically to the inclusion of 1913-21 Broadway and 1135 Walnut in that district.

Capitol Federal personnel have been instrumental in the development of the downtown mall which is encompassed within the proposed Historic District. Private enterprise without government encouragement or interference has been very successful in revitalizing Boulder's downtown. Private owners, without having to obtain prior governmental sanction, have refurbished and restored the properties and made them useful and have maintained an architectural compatibility that is very desirable. Anyone looking at the area under discussion would have to admit that no further bureaucratic supervision could accomplish more.

The bribery of a small tax benefit is certainly no compensation for ones loss of freedom. The owner of property should be able to remodel his property in any way zoning permits.

It should further be noted that the property at 1913-21 Broadway is 18 years old and hence has no historic significance.

Further, five buildings have collapsed within the proposed district while remodeling operations were in process. One can only imagine the delays and added costs if the owners had had to wait for some bureaucracy to tell them what to do next.

Sincerely,

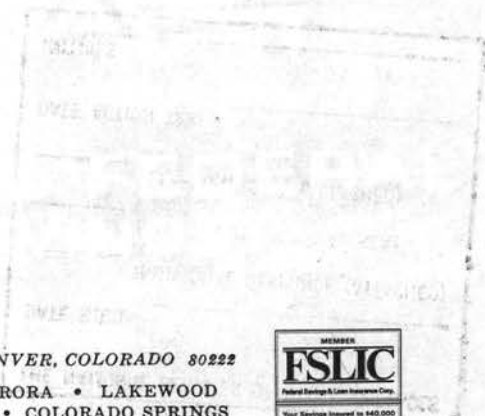
Robert L. Ketter  
Executive Vice President

cc: Senator Hart  
Senator Armstrong  
Representative Tim Wirth  
Boulder City Manager

TELEPHONE (303) 758-4141

UNIVERSITY HILLS • 2625 SOUTH COLORADO BOULEVARD, DENVER, COLORADO 80222

OTHER OFFICES • DENVER (5 OFFICES) • ARVADA • AURORA • LAKEWOOD  
• LITTLETON • EVERGREEN • BOULDER • COLORADO SPRINGS



THE NATIONAL REGISTER OF HISTORIC PLACES

DATE REC'D APR 18 1980

\_\_\_\_ INDIVIDUAL RESPONSE (ATTACHED)

\_\_\_\_ INFORMATIVE MATERIAL SENT

\_\_\_\_ TELEPHONE CALL (ATTACHED)

DATE ACTION TAKEN \_\_\_\_\_

INITIALS \_\_\_\_\_

8/9 cr

NP

Beall Apartments  
P.O. Box 2113  
Boulder, Colorado 80306  
April 15, 1980

Carol D. Shull  
Acting Keeper of the National Register  
440 G Street, N.W.  
Washington, D.C. 20243

Dear Ms. Shull,

Thankyou for the letter of the 21st of March.  
As resident manager and son of the owner of this building,  
my father and I question the validity of the proposal to  
be placed in the National Register. If you will study the  
map of the proposed designated area, you will see that the  
boundary lines are extended to include only this building.  
All of the buildings located inside the Historic area are  
commercial, this is only building which is not. I am very  
suspicious as to how this came about. This building is  
taxed as though it were commercial, but we cannot take  
advantage of the commercial atmosphere. I believe that by  
being placed in the National Register, it will only tie  
our hands up, making it totally impractical to further  
maintain the building due to the restrictions placed upon  
us. I have tried to get the building rezoned, but to no  
avail. I further believe that the only recourse I have is  
to seek redress through the courts.

I would be greatly interested in hearing from you and  
any suggestions you may have.

John Beall et al  
P.O. 2113  
Boulder, Colo. 80306

RE: Downtown Boulder Hist. Dist.  
1042-48 Spruce

Respectfully,  
*Thomas J. Beall*  
Thomas J. Beall  
Manager  
APR 15 1980  
Boulder, Colorado



**THE NATIONAL REGISTER OF HISTORIC PLACES**

DATE REC'D APR 18 1980

INDIVIDUAL RESPONSE (ATTACHED) \_\_\_\_\_

INFORMATIVE MATERIAL SENT \_\_\_\_\_

TELEPHONE CALL (ATTACHED) \_\_\_\_\_

DATE ACTION TAKEN \_\_\_\_\_

INITIALS 8/9/80

25% COTTON FIBER

THE NATIONAL REGISTER OF HISTORIC PLACES  
 1015 N. G ST. WASHINGTON, D.C. 20004

RE: [Illegible]

DATE: [Illegible]

TO: [Illegible]

FROM: [Illegible]

SUBJECT: [Illegible]

[The following text is extremely faint and largely illegible, appearing to be a letter or report.]

Very truly yours,  
 [Illegible Signature]

NP

6570 Olde Stage Road  
Boulder, CO 80302  
April 16, 1980

Ms. Carol D. Shull  
Acting Keeper of the Natl. Register  
United States Dept. of the Interior  
Heritage Conservation & Recreation Service  
Washington, DC 20240

Dear Ms. Shull:

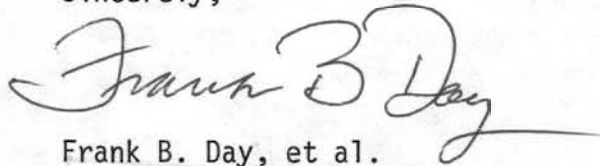
I have ownership in properties that lie in the proposed Downtown Boulder Historic District, and I ask that you do not include them in that district.

One of them is in very poor condition, and we are working out financing to rebuild the property. Another has been partially remodeled, and we are undecided about future plans. We tried to blend them appropriately with the district by painting them in such a way that would give them character and create an asset to the area.

We are sensitive to the architecture and aura of the district and realize it is to our best interests to maintain the stylistic integrity of the district. But, we do not welcome the restrictions and red tape that go with being a registered historic district. We will take legal action against such a measure. We ask that you exclude our properties from the area pending nomination.

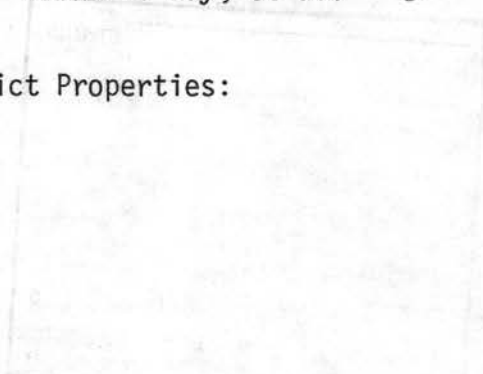
In addition, since we had no knowledge of being notified of the previous steps that took place in this nominating procedure, specifically the state hearings in Denver, we resent the matter having gone this far without our knowledge or consent.

Sincerely,

  
Frank B. Day, et al.

Downtown Boulder Historic District Properties:

1102-06 Pearl Street  
942-954 Pearl Street  
945-947 Walnut Street  
921 Walnut Street



THE NATIONAL REGISTER OF HISTORIC PLACES  
APR 23 1980

DATE REC'D \_\_\_\_\_

INDIVIDUAL RESPONSE (ATTACHED) \_\_\_\_\_

\_\_\_\_\_ FIVE MATERIAL SENT \_\_\_\_\_

\_\_\_\_\_ TELEPHONE CALL (ATTACHED) \_\_\_\_\_

DATE ACTION TAKEN \_\_\_\_\_

INITIALS \_\_\_\_\_

*JS*



**Richard C. Meckley**  
Chairman of the Board and  
Chief Executive Officer

The National State Bank of Boulder  
Post Office Box 227  
Boulder, Colorado 80306  
Telephone 303-442-0351

NP



April 18, 1980

Re: 661  
1242 Pearl Street  
1226 Pearl Street  
13th and Walnut

Ms. Carol D. Shull  
Acting Keeper of the National Register  
United States Department of the Interior  
Heritage Conservation and Recreation Service  
Washington, DC 20240

Dear Ms. Shull:

This letter is in response to yours of March 21 indicating that property of National State Bank is located in a district that has been nominated for listing in the National Register of Historic Places.

Our Bank is taking the position of objecting to such a listing and would hope that you would not act affirmatively on the nomination. Many property owners in downtown Boulder have renovated older buildings and have made a significant effort to preserve those historical qualities that are of value. Our Bank did so in 1974 with a building that was originally constructed in 1900. Because of what has been accomplished without landmark or preservation controls, we do not feel they are necessary or appropriate.

We are fully cognizant of the tax incentives, but they would not have been available to us or most other property owners who have renovated because in each instance slight changes have been made to the exterior that would disqualify the properties, even though such changes did not materially effect the architectural integrity.

We are also aware of the tax disincentives, which of course are designed primarily to deter demolition, but we also feel this would not be beneficial to the interests of the property owners.

**You Deserve Boulder's Best**

Ms. Carol D. Shull  
April 18, 1980  
Page 2

You may or may not be aware that the efforts to obtain historic designation and nomination on the National Register come from a group that is not truly representative of the property owners affected, and there has been absolutely no move or desire on the part of the property owners to obtain such a designation.

Thank you for your consideration in this matter.

Sincerely,



Chairman

RCM/esi

Neenah Bond  
25% COTTON FIBER

THE NATIONAL REGISTER OF HISTORIC PLACES  
APR 22 1980  
DATE REC'D \_\_\_\_\_  
\_\_\_\_\_  
RESPONSE (ATTACHED)  
\_\_\_\_\_  
GENERAL SENT  
\_\_\_\_\_  
DATE ACT. IN \_\_\_\_\_  
INITIALS \_\_\_\_\_

slb ch

NP

April 18, 1980

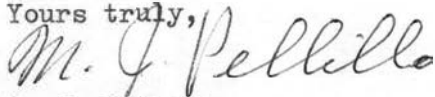
Carol D. Shull, Acting Keeper of National Register  
Heritage Conservation and Recreation Service  
Department of Interior, Pension Building  
440 G. Street N. W.  
Washington, D. C. 20243

Dear Ms. Shull:

Although my views were not solicited with regard to the designation of a historic district in downtown Boulder, Colorado, I do own property in the proposed district and wish to express my strong objection to such a district designation.

My views, as expressed in the copy of my letter of March 27, 1979 have not changed except that the proposed action seems bound to take place whether or not the property owners want it. It is becoming apparent that central planning and duress from Washington is not subject to local opinions of the owners of the properties involved.

Yours truly,



M. J. Pellillo

Enc. 2

ls 5/8

THE NATIONAL REGISTER OF HISTORIC PLACES	
DATE REC'D	APR 22 1980
_____	INDIVIDUAL RESPONSE (ATTACHED)
_____	INFORMATIVE MATERIAL SENT
_____	TELEPHONE CALL (ATTACHED)
DATE ACTION TAKEN	_____
INITIALS	_____

Used for

Sketch map

from Jay Fall

4.23.80

Brasham



COLORADO  
HISTORICAL  
SOCIETY

The Colorado Heritage Center 1300 Broadway Denver, Colorado 80203

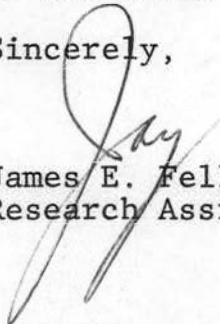
June 30, 1980

Mr. William Brabham  
Architectural Historian  
National Register of  
Historic Places  
DOI  
W 434  
Washington, D. C. 20243

Dear Bill:

Here is a large sketch map of the Downtown Boulder  
Historic District. I think that it will meet your needs  
in the review of the nomination now pending.

Sincerely,

  
James E. Fell, Jr.  
Research Assistant

Enclosure

JEF:bf

77 a 1390

THE NATIONAL REGISTER OF HISTORIC PLACES

JUL 9 1980

DATE REC'D \_\_\_\_\_

\_\_\_\_\_ INFO. BY MAIL RESPONSE (ATTACHED)

\_\_\_\_\_ INFO. BY TELEPHONE MATERIAL SENT

\_\_\_\_\_ TELEPHONE CALL (ATTACHED)

DATE ACTION TAKEN \_\_\_\_\_

INITIALS \_\_\_\_\_





U.S. DEPARTMENT OF THE INTERIOR  
HERITAGE CONSERVATION AND RECREATION SERVICE

TELEPHONE REPORT

DATE

10/22/80

TIME OF CALL

4:15

PM

1. CALL  TO:  FROM (Name)

Bob Handy

2. ADDRESS (Tel. No. if needed)

3. SUBJECT, PROJECT NO., ETC.

Boulder (Downtown) H&D

4. DETAILS OF DISCUSSION

requested strong justification and  
VBD also asked that they rethink  
their definitions of intrusions compatible  
and non compatible. Perhaps  
they should reduce boundaries  
N. side Spruce St.

NAME OF PERSON PLACING/RECEIVING CALL

TITLE

OFFICE

DATE 11/25/80

TELEPHONE REPORT

TIME OF CALL 3:00 AM  
PM

1. CALL  TO:  FROM (Name)

Barb. Handy

2. ADDRESS (Tel. No. if needed)

Colo. SHPO office

3. SUBJECT, PROJECT NO., ETC.

Boulder H. D.

4. DETAILS OF DISCUSSION

She will send someone today to Boulder to re check intrusions/non contributing buildings & perhaps tighten boundaries. I told her that we may have the owner consent provision in effect at any time.

She felt that there would not be 50% agreement with a Boulder district

NAME OF PERSON PLACING/RECEIVING CALL

TITLE

OFFICE

DATE

11/26/80

TELEPHONE REPORT

TIME OF CALL

2:00

PM

1. CALL  TO:  FROM (Name)

Rebecca Herbst

2. ADDRESS (Tel. No. if needed)

303-839-4682

3. SUBJECT, PROJECT NO., ETC.

Boulder H.D.

4. DETAILS OF DISCUSSION

Called to suggest that they remove part of district N. of Spruce St and asked whether we'd agree to that.

I consulted with Bruce & Carol: Boulderado should be retained. District would be better if it included only Pearl St.

Regardless. Any reduction in boundary means that affected owners must be notified. State may need to send through review ~~to~~ again.

NAME OF PERSON PLACING/RECEIVING CALL

TITLE

OFFICE



COLORADO  
HISTORICAL  
SOCIETY

The Colorado Heritage Center 1300 Broadway Denver, Colorado 80203

November 28, 1980

Paula Reed  
The National Register of Historic Places  
Heritage Conservation and Recreation Service  
Washington, D.C. 20243

Dear Paula:

Enclosed please find amendments to the Boulder and North End Historic Districts. I have forwarded these to you immediately because of the urgent concern we have with their registration.

Letters of notification will be sent out to owners of affected properties in the Downtown Boulder Historic District on Monday, December 1.

I hope these amendments will meet with your approval and that the nominations can be accepted as amended. Please contact me if you have any questions or comments concerning the amendments.

Sincerely,

Rebecca Herbst  
National Register Coordinator

RH:ng  
Enclosures



DATE

12/2/80

TELEPHONE REPORT

TIME OF CALL

2:00

AM  
PM

1. CALL  TO:  FROM (Name)

Barbara Handy

2. ADDRESS (Tel. No. if needed)

Colorado SHPO

3. SUBJECT, PROJECT NO., ETC.

4. DETAILS OF DISCUSSION

Boulder H.D.

North End. (Colorado Sprs)

Info on these 2 districts (boundary reductions) was mailed to us on Friday. They have notified owners of affected properties.

Asked that we hold old Colo. City H.D. 'til Arthur Townsend can talk with Jerry Rogers about this.

NAME OF PERSON PLACING/RECEIVING CALL

TITLE

OFFICE

Reed

DATE

12/3/80

TELEPHONE REPORT

TIME OF CALL

12:20 PM

1. CALL  TO:  FROM (Name)

Lars Hanslen

2. ADDRESS (Tel. No. if needed)

X 7957

3. SUBJECT, PROJECT NO., ETC.

Boulder H. D.

4. DETAILS OF DISCUSSION

I ~~read~~ asked Lars whether or not we could list this district if owners who were notified of its reduction <sup>of size</sup> on Friday 11/28 were not given a <sup>specified</sup> period of time to comment. He said it would be OK to list

NAME OF PERSON PLACING/RECEIVING CALL

Reed

TITLE

OFFICE

---

# MEETING REPORT

---

OFFICE OF ARCHEOLOGY AND HISTORIC PRESERVATION

---

PROJECT: *Downtown Boulder H.D.*

---

LOCATION OF MEETING:

DATE: *12/3/80*

---

STAFF MEMBER:

*Paula Reed*

DIVISION:

---

PARTICIPANT:

ORGANIZATION:

PHONE:

*Carol Shuce*

*Arthur Townsend*

---

REPORT:

*It was agreed that if Lars Hanslin concurred with Colorado's notification procedures, <sup>to affected owners</sup> the district would be listed, assuming info. submitted was technically correct.*

*Reed*

---

ENTRIES IN THE NATIONAL REGISTER

STATE COLORADO

Date Entered      DEC    3 1980

Name

Location

Downtown Boulder Historic District

Boulder  
Boulder County

Also Notified

Honorable William L. Armstrong  
Honorable Gary Hart  
Honorable Timothy E. Wirth

State Historic Preservation Officer  
Mr. Arthur C. Townsend  
Colorado Heritage Center  
1300 Broadway  
Denver, Colorado 80203

NR

Byers/jrb/12-31-80

For further information, please call the National Register at (202)343-6401.





# Board of County Commissioners

May 15, 2018

Holly K. Norton  
Deputy State Historic Preservation Officer  
History Colorado Center  
1200 Broadway  
Denver, CO 80203

**RE: National Register of Historic Places nomination of Boulder County Courthouse (Amendment to Boulder Downtown Historic District 5BL.240), 1325 Pearl Street, Boulder (5BL.1553)**

Dear Dr. Norton:

We were very excited to see the proposal from History Colorado to amend the nomination of our Courthouse. We are honored that your staff are interested in recognizing the role of Boulder County in the struggle for equality by the LGBTQ community in Colorado and the nation.

This letter on behalf of Boulder County expresses our strong support for the amendment.

Our Board of Commissioners as well as our Historic Preservation Advisory Board agree that this is a welcome addition.

Sincerely,

Cindy Domenico  
County Commissioner

Deb Gardner  
County Commissioner

Elise Jones  
County Commissioner



HISTORY *Colorado*

AD 80000878



June 4, 2018

Mr. J. Paul Loether  
Keeper and Chief, NR and NHL Programs  
National Register of Historic Places  
1201 Eye Street, NW, 8<sup>th</sup> Floor (MS 2280)  
Washington, D.C. 20005-5905

Dear Mr. Loether:

We are pleased to submit for your review the enclosed National Register of Historic Places nomination amendment (additional documentation) for the Boulder County Courthouse within the Downtown Boulder Historic District (5BL.240) in Boulder County, Colorado.

The Colorado Historic Preservation Review Board reviewed the nomination amendment at its meeting on May 18, 2018. The board voted unanimously to recommend to the State Historic Preservation Officer that the amendment met the criteria for listing in the National Register.

The enclosed disk contains the true and correct copy of the nomination amendment for the Boulder County Courthouse within the Downtown Boulder Historic District to the National Register of Historic Places.

We look forward to the formal listing of this property. If you have any questions, please do not hesitate to contact me by phone at 303-866-4683 or by email at [erika.warzel@state.co.us](mailto:erika.warzel@state.co.us).

Sincerely,

Erika Warzel  
National and State Register Coordinator  
(303) 866-4683  
[erika.warzel@state.co.us](mailto:erika.warzel@state.co.us)

Enclosures

CDs (2)  
Signature Page

[WWW.HISTORYCOLORADO.ORG](http://WWW.HISTORYCOLORADO.ORG)

HISTORY COLORADO CENTER 1200 BROADWAY DENVER CO 80203

UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES  
EVALUATION/RETURN SHEET

Requested Action:

Property Name:

Multiple Name:

State & County:

Date Received: 6/6/2018      Date of Pending List: 7/9/2018      Date of 16th Day: 7/24/2018      Date of 45th Day: 7/23/2018      Date of Weekly List: 7/27/2018

Reference number:

Nominator:

Reason For Review:

Accept       Return       Reject      7/23/2018 Date

Abstract/Summary  
Comments:

Recommendation/  
Criteria

Reviewer Barbara Wyatt      Discipline Historian

Telephone (202)354-2252      Date \_\_\_\_\_

DOCUMENTATION:    see attached comments : No    see attached SLR : No

If a nomination is returned to the nomination authority, the nomination is no longer under consideration by the National Park Service.