

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number _____ Page _____

SUPPLEMENTARY LISTING RECORD

NRIS Reference Number: 94001226

Date Listed: 11/3/94

Hotel Boulderado
Property Name

Boulder
County

CO
State

Multiple Name

This property is listed in the National Register of Historic Places in accordance with the attached nomination documentation subject to the following exceptions, exclusions, or amendments, notwithstanding the National Park Service certification included in the nomination documentation.

Beth Boland
Signature of the Keeper

12/22/94
Date of Action

=====
Amended Items in Nomination:

Criterion C is checked without any corresponding area of significance. Also, Community Planning and Development is justified in Section 8, but not listed as an area of significance. The correct areas of significance are: Architecture, Community Planning and Development, and Entertainment/Recreation.

This information was verified by Dale Heckendorn of the CO SHPO staff.

DISTRIBUTION:

- National Register property file
- Nominating Authority (without nomination attachment)

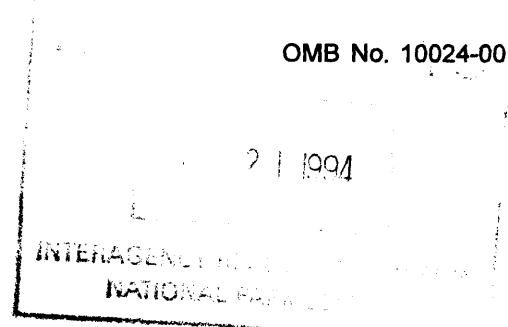
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NPS Form 10-900
(Oct. 1990)

OMB No. 10024-0018

United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form



This form is for use in nominating or requesting determination for individual properties and districts. See instruction in *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name Hotel Boulderado

other names/site number Boulderado Hotel; 5BL240.41

2. Location

street & number 2115 13th Street [N/A] not for publication

city or town Boulder [N/A] vicinity

state Colorado code CO county Boulder code 013 zip code 80302

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property meets does not meet the National Register criteria. I recommend that this property be considered significant nationally statewide locally.
(See continuation sheet for additional comments .)

Edward Hartmann Signature of certifying official/Title September 12, 1994 Date

State Historic Preservation Office
State or Federal agency and bureau

In my opinion, the property meets does not meet the National Register criteria.
(See continuation sheet for additional comments .)

Signature of certifying official/Title Date

State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that the property is:

- entered in the National Register
See continuation sheet .
- determined eligible for the
National Register
See continuation sheet .
- determined not eligible for the
National Register.
- removed from the
National Register
- other, explain
See continuation sheet .

Signature of the Keeper Date

Beth Boland 11/3/94

Hotel Boulderado
Name of Property

Boulder, Colorado
County/State

5. Classification

Ownership of Property

(Check as many boxes as apply)

- private
- public-local
- public-State
- public-Federal

Category of Property

(Check only one box)

- building(s)
- district
- site
- structure
- object

Number of Resources within Property

(Do not count previously listed resources.)

Contributing	Noncontributing	
1		buildings
		sites
		structures
		objects
1		Total

Name of related multiple property listing.

(Enter "N/A" if property is not part of a multiple property listing.)

N/A

Number of contributing resources previously listed in the National Register.

0

6. Function or Use

Historic Function

(Enter categories from instructions)

Domestic/Hotel
Commerce/Restaurant

Current Functions

(Enter categories from instructions)

Domestic/Hotel
Commerce/Restaurant

7. Description

Architectural Classification

(Enter categories from instructions)

Late 19th and early 20th Century Revivals-
Mission

Materials

(Enter categories from instructions)

foundation sandstone
walls brick

roof wood/asphalt

other iron

Narrative Description

(Describe the historic and current condition of the property on one or more continuation sheets.)

Hotel Boulderado
Name of Property

Boulder, Colorado
County/State

8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

A Property is associated with events that have made a significant contribution to the broad patterns of our history

B Property is associated with the lives of persons significant in our past.

C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.

D Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

(Mark "x" in all the boxes that apply.)

Property is:

A owned by a religious institution or used for religious purposes.

B removed from its original location.

C a birthplace or grave.

D a cemetery.

E a reconstructed building, object, or structure.

F a commemorative property.

G less than 50 years of age or achieved significance within the past 50 years.

Narrative Statement of Significance

(Explain the significance of the property on one or more continuation sheets.)

9. Major Bibliographic References

Bibliography

(Cite the books, articles and other sources used in preparing this form on one or more continuation sheets.)

Previous documentation on file (NPS):

preliminary determination of individual listing (36 CFR 67) has been requested

previously listed in the National Register

previously determined eligible by the National Register

designated a National Historic Landmark

recorded by Historic American Buildings Survey

recorded by Historic American Engineering Record

Areas of Significance

(Enter categories from instructions)

Entertainment/Recreation

Period of Significance

1906 - 1940

Significant Dates

1909

Significant Person(s)

(Complete if Criterion B is marked above.)

N/A

Cultural Affiliation

N/A

Architect/Builder

Redding, William & Son

Geranson & Beckstrom

Primary location of additional data:

State Historic Preservation Office

Other State Agency

Federal Agency

Local Government

University

Other:

Name of repository: _____

Hotel Boulderado
Name of Property

Boulder, Colorado
County/State

10. Geographical Data

Acreege of Property less than one acre

UTM References

(Place additional UTM references on a continuation sheet.)

A. Zone Easting Northing
13 476230 4429710

B. Zone Easting Northing

C. Zone Easting Northing

D. Zone Easting Northing

[] See continuation sheet

Verbal Boundary Description

(Describe the boundaries of the property on a continuation sheet.)

Boundary Justification

(Explain why the boundaries were selected on a continuation sheet.)

11. Form Prepared By

name/title Silvia Pettem

organization Book Lode date March 25, 1993

street & number 3060 15th Street telephone (303) 443-0714

city or town Boulder state Colorado zip code 80304

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

A USGS map (7.5 or 15 minute series) indicating the property's location.

A Sketch map for historic districts and properties having large acreage or numerous resources.

Photographs

Representative black and white photographs of the property.

Additional Items

(Check with the SHPO or FPO for any additional items)

Property Owner

(Complete this item at the request of SHPO or FPO.)

name Frank Day, General Partner, Boulderado Concept, Ltd.

street & number 2115 13th Street telephone _____

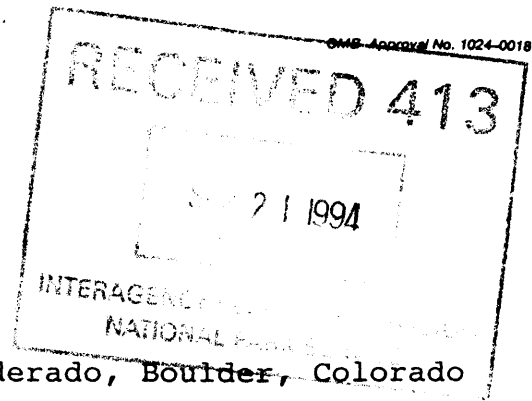
city or town Boulder state Colorado zip code 80302

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 *et seq.*).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Projects (1024-0018), Washington, DC 20503.

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Section number 7 Page 1 Hotel Boulderado, Boulder, Colorado

7. Narrative Description

When it opened, on January 1, 1909, the five-story red brick Hotel Boulderado was Boulder's largest and most luxurious hotel. The original building was designed by the local architectural firm of Redding & Son. William Redding, Floyd Redding and James Cowie, members of the firm, previously designed several other prominent buildings in Boulder, including University Hill School, Boulder Preparatory High School, and the Hagman and Whiteley houses.

Current Exterior

The original rectangular five-story brick building rests on a sandstone foundation. The intricately laid brick walls are four courses thick for durability and warmth and contain no additional insulating materials. The hotel exhibits a simple Mission style characterized by its curvilinear gables, four corner towers, fourth-floor arched windows, and iron railed porches and balconies on the east and south elevations respectively. The original six-over-one windows remain throughout the east and south elevations. The other two elevations, facing the alley and adjoining lots, utilize simpler one-over-one sash windows with sandstone sills. A large, square, brick chimney abuts the west elevation and rises through the roof of the northwest tower.

The street facades contain sandstone belt courses with brick dentils which separate the first and second stories and the third and fourth stories. The sandstone courses also form the sills for the second and fourth floor windows. Sets of four squared doric columns are centered on the first through fourth floors of the east elevation.

(See photo #1, view of hotel from intersection of 13th and Spruce Streets.)

Annex I and Annex II were designed to complement the original building and are connected by a second-story fly-over at the northwest corner of the historic structure. The annexes employed a similar shade of red brick. The east side of Annex I is behind three early 1900 brick homes and is barely noticeable from 13th Street (east elevation). The annexes were designed in a series of set-backs from Pine Street to diminish their mass and blend with the surrounding neighborhood.

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Section number 7 Page 2 Hotel Boulderado, Boulder, Colorado

7. Narrative Description (continued)

Original Exterior

The Spruce Street side of the original building had four storefronts, with a brick portico over the hotel's main entrance. The 13th Street side, also an entrance, had a verandah. The northeast sides of the building, where the dining room was located, had large windows, with stained-glass transoms. The second, third, and fourth floors had large porches over the verandah. Hollow, metal, round ornaments topped the low-pitched hip roofs of the towers, which were open-air porches when the hotel opened in 1909. Gargoyles, between the fourth and fifth floor, contained spouts to drain water.

Exterior changes

Most of the alterations to the exterior of the original building have been minor. The completion of the fifth floor, in 1910, one year after the hotel opened, added dormers on all sides, and enclosed the corner tower porches. Part of the right side of the curvilinear gable on the 13th Street side was altered when a window was added to the fifth floor. Photos from the early 1940s show the gable unaltered. Photos from 1955 show the remodelling. It's presumed that the window was added in 1946, when the fifth floor east side rooms were converted into apartments.

The mezzanine-floor verandah was glassed-in when the Catacombs Porch restaurant was added, in 1977.

(See photo #2, 13th Street entrance.)

In 1963, the portico over the Spruce Street entrance crumbled and was torn down. The door which went to the roof of the portico is still there. The portico was replaced with an awning.

(See photo #3, Spruce Street entrance.)

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Section number 7 Page 3 Hotel Boulderado, Boulder, Colorado

7. Narrative Description (continued)

In 1985, a patio, on the 13th Street side, extended the main dining room, then Winstons restaurant.

The only major exterior alteration has been the addition of Annexes I and II. In 1985, Annex I, designed by the firm Junge Reich Magee, was built to the north of the original building. A skywalk, from the second floor of the original building, extends over an alley and connects the structures. This connection is small and is sympathetic with the original building. The bricks and roofing shingles of the skywalk and the original building have been carefully matched. Inside, carpet and wallpaper extend the decor of the original building into the skywalk and Annex I.

(See photos #4 and 5.)

In 1989, Annex II, also designed by the firm Junge Reich Magee, was added to the west side of Annex I.

Original Interior

The lobby and mezzanine had a colorful and ornate leaded stained-glass ceiling, imported from Italy. The rest of the original hotel was built around this central court, in a design similar to the Palace Hotel, destroyed in the 1906 San Francisco earthquake. This courtyard design, with stained-glass ceiling, was copied from the Palace Hotel by the architects of Denver's Brown Palace. Although the Brown Palace's stained-glass ceiling is over the eighth floor, it originally was planned for the second floor. This unused design was incorporated into the Boulderado when its stained-glass ceiling was placed over the mezzanine. Decorative tile covered the floor of the dining room and lobby.

A cherry staircase was built from the basement to the fifth floor. Lighting was both electric and natural gas. Both the freight and passenger elevators ran on electricity. The second, third, and fourth floors had approximately (accounts vary) seventy-five guest rooms, of which twenty-

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7. Narrative Description (continued)

one had full baths. All other rooms had sinks with running water. The fifth floor was unfinished during the hotel's first year.

Interior changes.

(See accompanying floor plan sketches.)

Basement -- In 1909, the basement contained a coal-fired boiler, a coal storage room, storage areas, and a mens' room for employees. The basement was accessed by the cherry staircase from the lobby, the passenger elevator, stairs from one of the storefronts, and a service elevator and stairs in the northwest corner of the building. The central portion of the basement had a cement floor, while the rest of the basement was dirt. The basement was used for storage, and by the maintenance and housekeeping departments.

In 1969, the Catacombs Restaurant and Bar opened in the basement. It was the first bar to open within Boulder's city limits after Boulder's sixty-year prohibition was repealed. A stairway was added from 13th Street. A kitchen was installed, and some of the storage areas were converted to dining rooms. In 1984, the original coal-fired boiler was removed, and laundry facilities were added.

Main floor -- The four storefronts gradually gave way to other functions. The rooms to the west of the Spruce Street entrance were converted to offices, storage, and a men's room in 1984. The storefronts to the east of the Spruce Street entrance were still in use until 1989. The remodelled space became the Corner Bar in 1990. A small room, which opens into the lobby, was thought to have been the manager's office in the early days. It became retail space, and now is used to store luggage.

From the verandah, on the 13th Street side, a foyer led into the lobby, as it does today. The 13th Street entrance now is the main entrance. To the north of the foyer, according to a newspaper account from 1948, was the men's writing room, and to the south was the ladies' writing room and parlor. The main dining room, seating 125 guests, extended three-fourths of the width of the building, on the north side, with the kitchen on

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7. Narrative Description (continued)

the west side. The kitchen also opened into a private dining room, seating 30, on the west side behind the front desk.

In 1946, a U-shaped soda fountain and booths were added to the dining room. The ladies' writing room and parlor became a cigar and sundry store. The men's writing room became a gift shop. In 1948, an archway into the dining room converted the gift shop into more dining space.

In 1982, the kitchen was enlarged, and the size of the dining room decreased. The original tile floor, which covered all of the lobby and dining room, still covers these areas, and is easily visible extending into the kitchen.

The only remaining original stained-glass transom from the dining room was moved to the Catacombs Bar, in the basement, in 1969. In 1982, the stained-glass was moved to The Bar, which replaced the private dining room. In 1990, the part of this room with the transom became the manager's office. The rest of the room was remodelled for reservationists working behind the front desk. The dining room now has stained-glass reproductions in the transoms.

In 1959, heavy snow broke a small section of the stained-glass ceiling. In 1960, all of the glass, which previously covered the main lobby area and the center of the mezzanine, was removed. The imported Italian Cathedral glass was replaced with plexiglass. In 1977, the plexiglass was replaced with a new stained-glass ceiling. The original frame was used, but the colors and the design are not identical.

Mezzanine -- The east side of the mezzanine (second floor) had a large open verandah, over the one on the lobby floor below. Regular-size hotel rooms, some with adjoining bathrooms, extended along all sides of the building. A small hallway between two rooms on the south side went out to the top of the portico at the Spruce Street entrance.

In 1976, the south-facing rooms on the mezzanine were removed to create a lounge and let in more light. In 1977, as mentioned above under

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7. Narrative Description (continued)

exterior changes, the Catacombs Porch restaurant was created in the area formerly occupied by the 2nd floor verandah and some of the east-facing guest rooms. Before a kitchen was added in the southeast corner of the mezzanine, food was brought up on the passenger elevator from the Catacombs Bar in the basement. After this time, the remaining guest rooms, on the mezzanine, were turned into offices.

In 1985, as mentioned under exterior changes, a skywalk was extended from the 2nd floor (mezzanine) to Annex I. (For the exact location, see the notation on floor plan of Hotel Boulderado, 2nd floor.)

In 1987, some of the west side rooms on the mezzanine were removed to create more space for the Mezzanine Lounge.

3rd and 4th floors -- With the exception of the hallway to the top of the portico, the guest rooms on the north, east, and south sides of the 3rd and 4th floors were the same as on the mezzanine.

The 3rd and 4th floors, however, each had ten smaller rooms, without baths, on the west side. Five rooms were along the outside west wall, and five were along the courtyard. A hallway extended between the rows of rooms. In 1951, a remodelling of the 3rd and 4th floors eliminated five inner courtyard rooms on each floor. The rooms were turned into a hallway, and the previous hallways were turned into bathrooms for the rooms along the west side.

5th floor -- The 5th floor was unfinished when the hotel opened in 1909. In 1910, the corner porches were closed-in to become guest rooms. The rest of the 5th floor was divided into hotel rooms, also in 1910, and contained the same configuration of west-side rooms as the 3rd and 4th floors. The north and south sides of the 5th floor were like the 2nd, 3rd, and 4th floors. There was no porch on the east side. Some, or all, of the east-side rooms, and possibly some on the south side, were used by travelling salesmen to set up displays of goods for sale.

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7. Narrative Description (continued)

In 1946, the six salemen's sample rooms were converted into six apartments with kitchenettes. It is presumed that during this time space for the extra window, as discussed under exterior changes, was cut into the curvilinear gable on the 13th Street side.

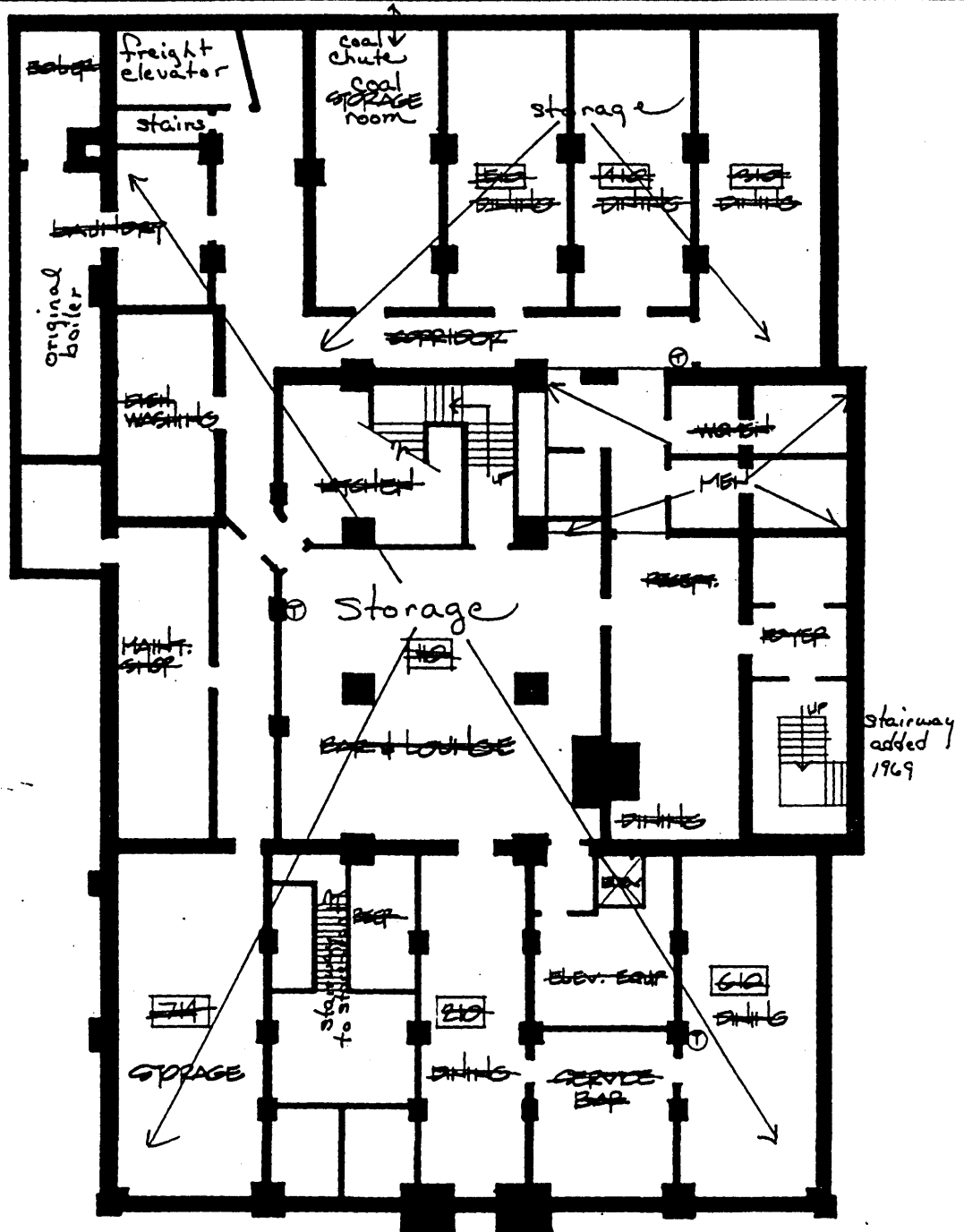
The 1951 remodelling also removed the center hallway on the west side of the 5th floor. As on the 3rd and 4th floors, the courtyard rooms were turned into a hallway, and the previous hallways were turned into bathrooms for the rooms along the west side.

A major remodelling of the whole hotel was begun in 1980. All of the rooms on either side of original bathrooms were turned into two-room suites. The total number of rooms was reduced to forty-two by 1982. Now, with Annex I and Annex II, there are a total of one hundred sixty rooms.

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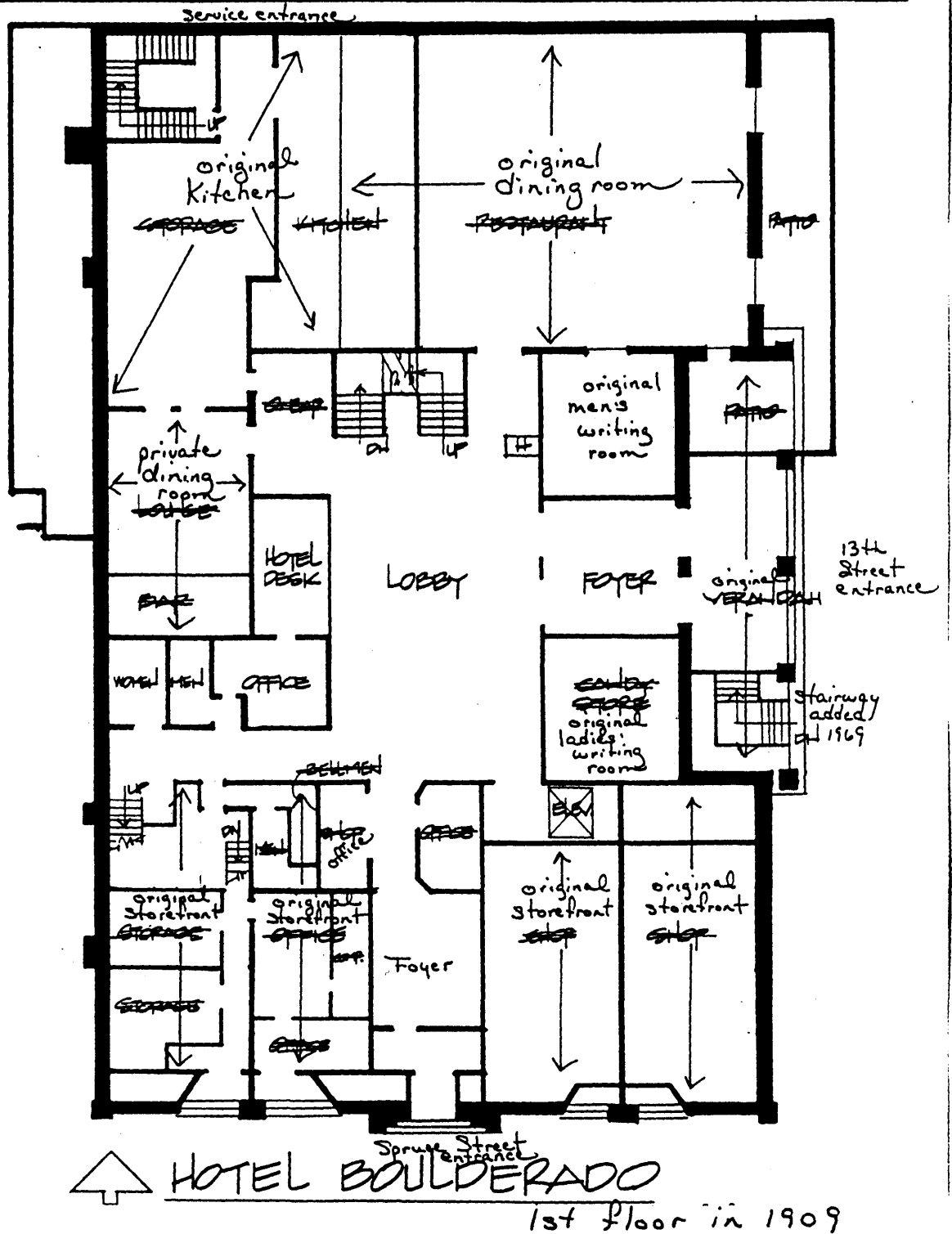


↑ HOTEL BOULDERADO
Basement in 1909

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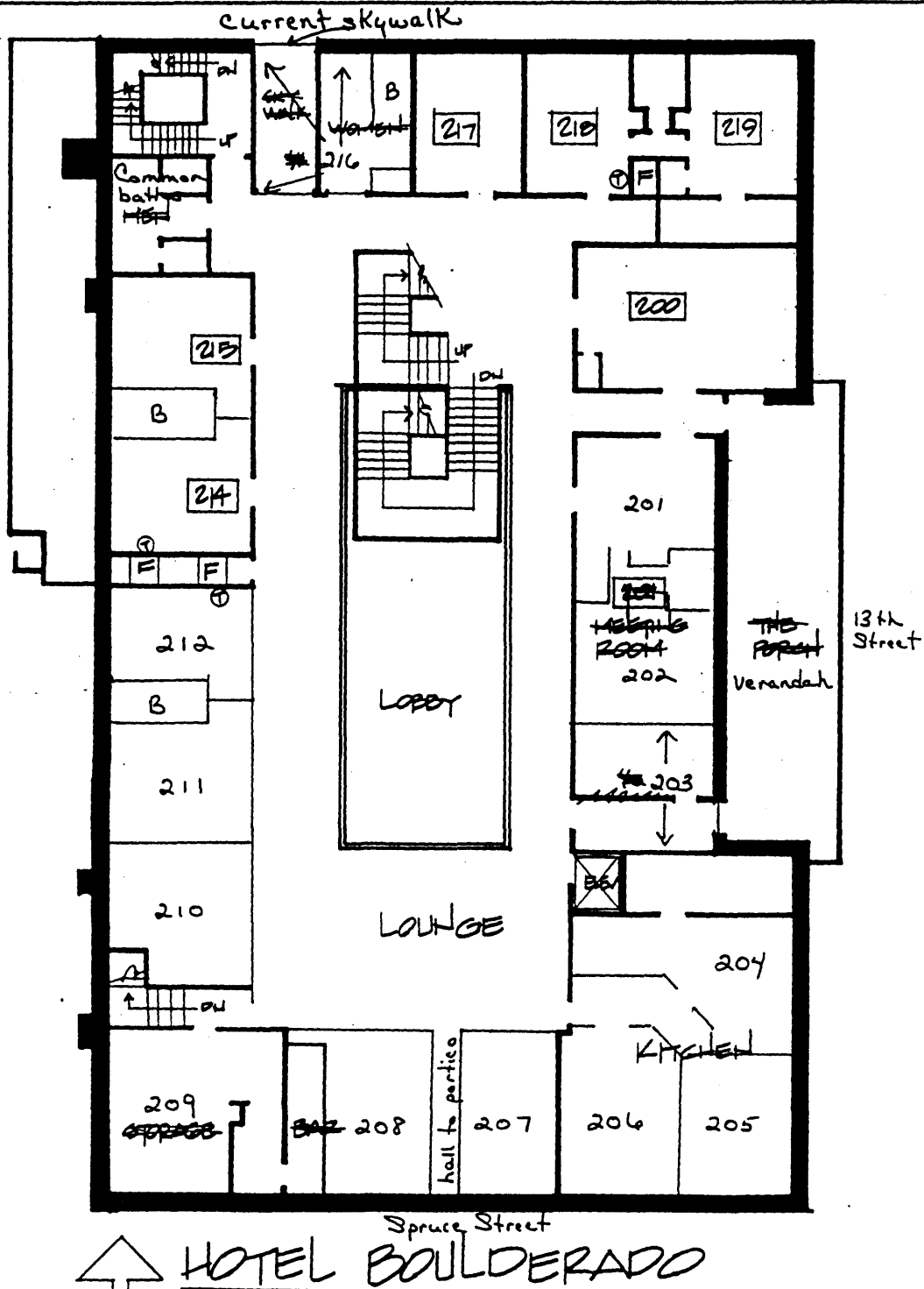
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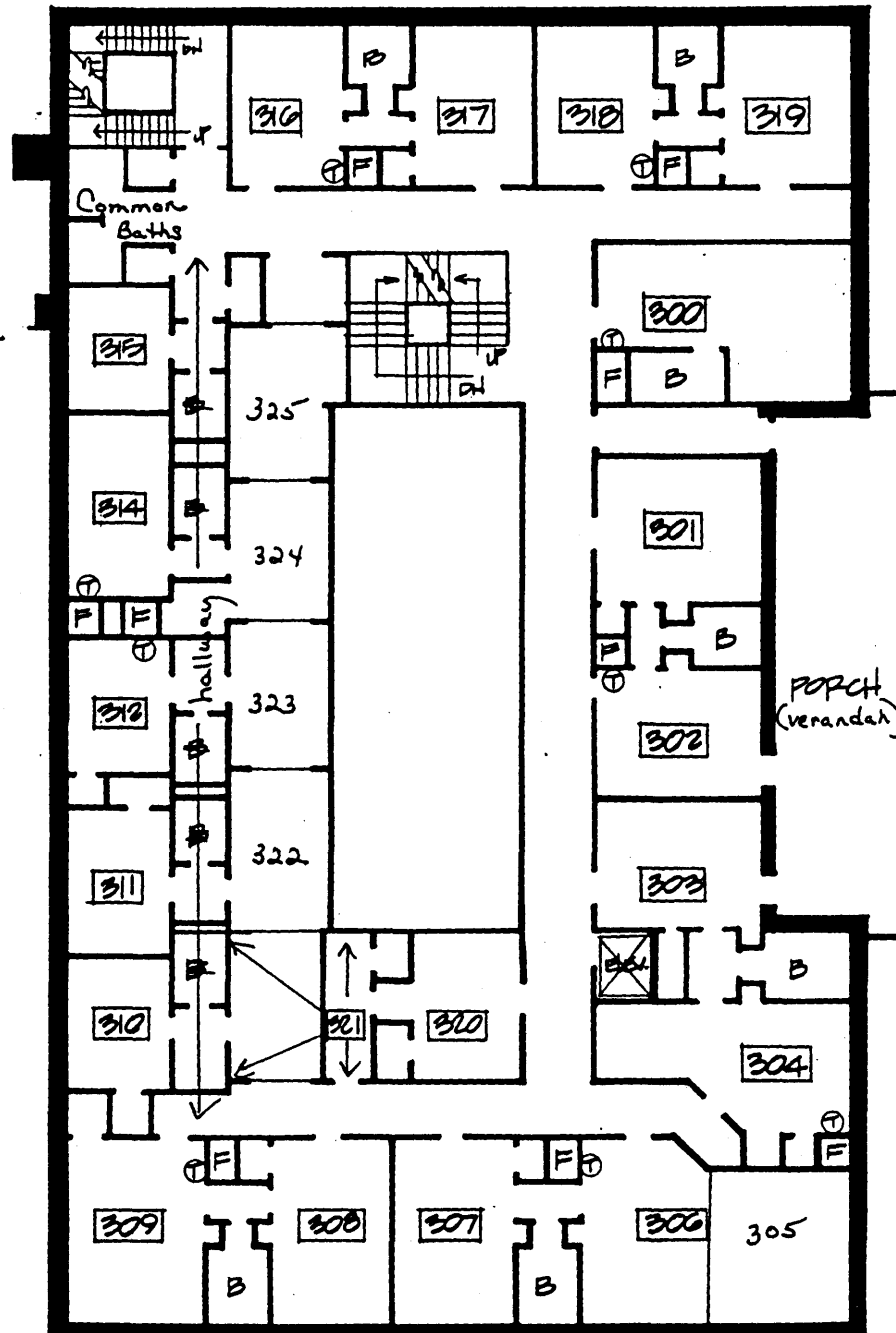


2nd floor in 1909
AND current skywalk

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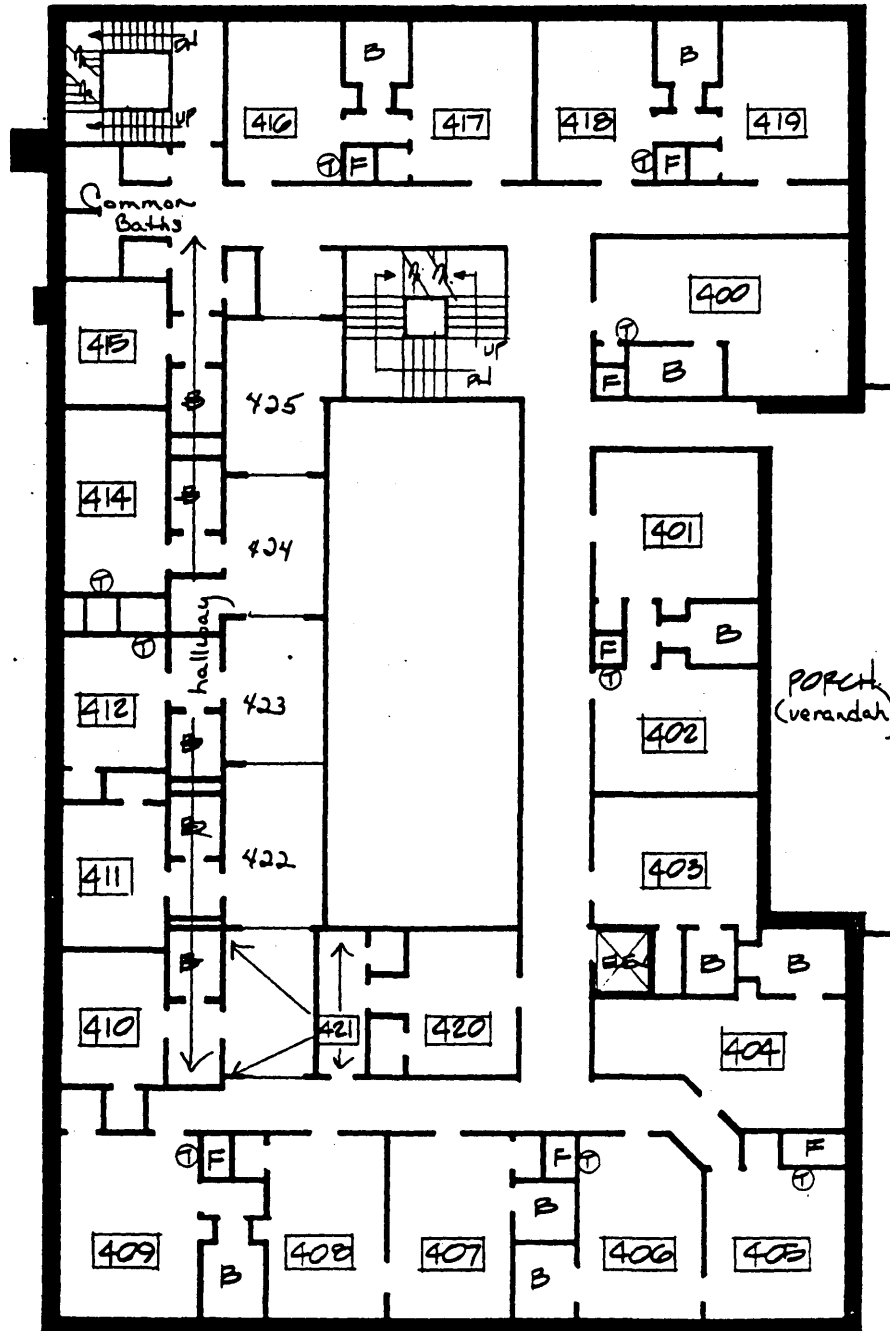
↑ HOTEL BOLDERADO

3rd floor in 1909

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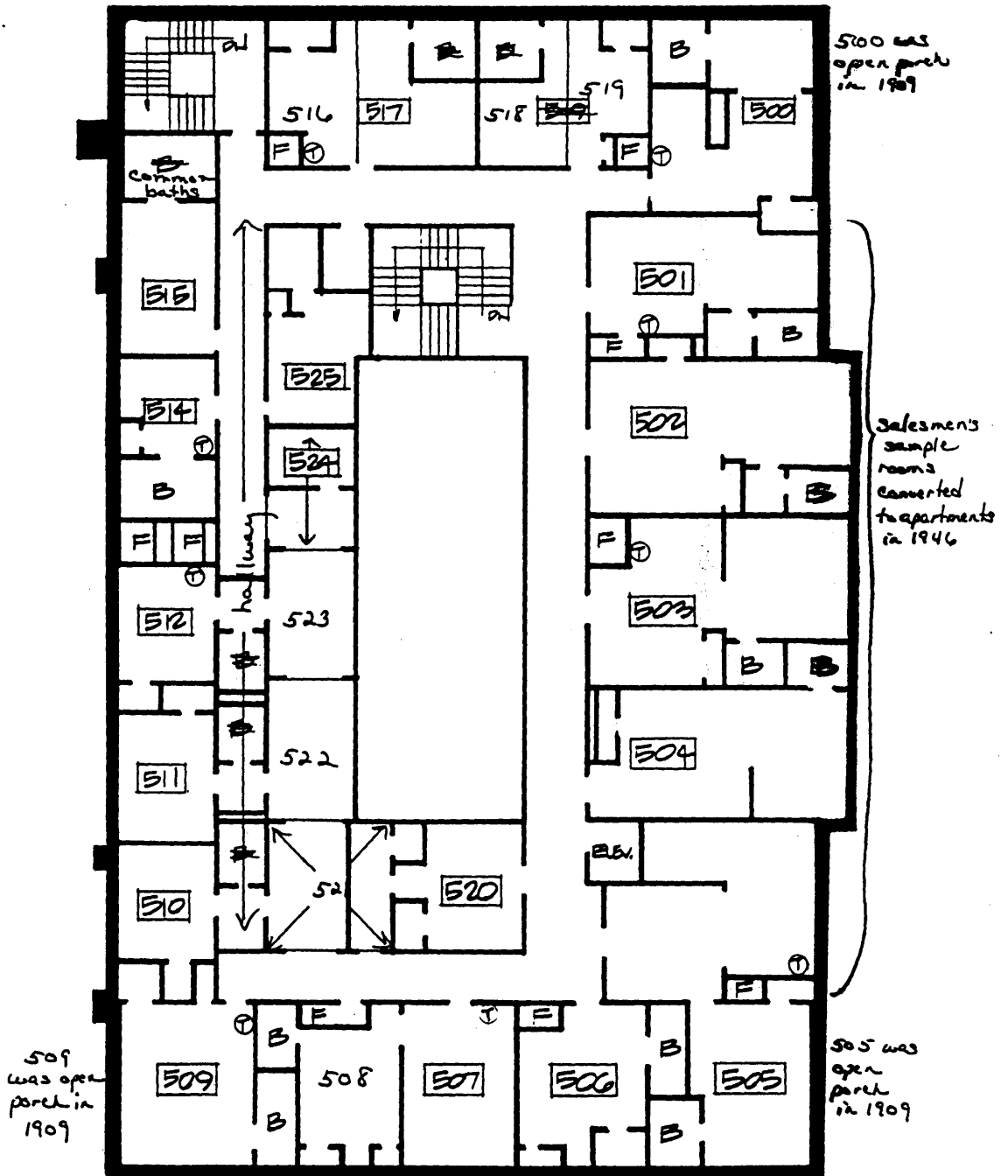
↑ HOTEL BOULDERADO

1909
4th floor in 1909

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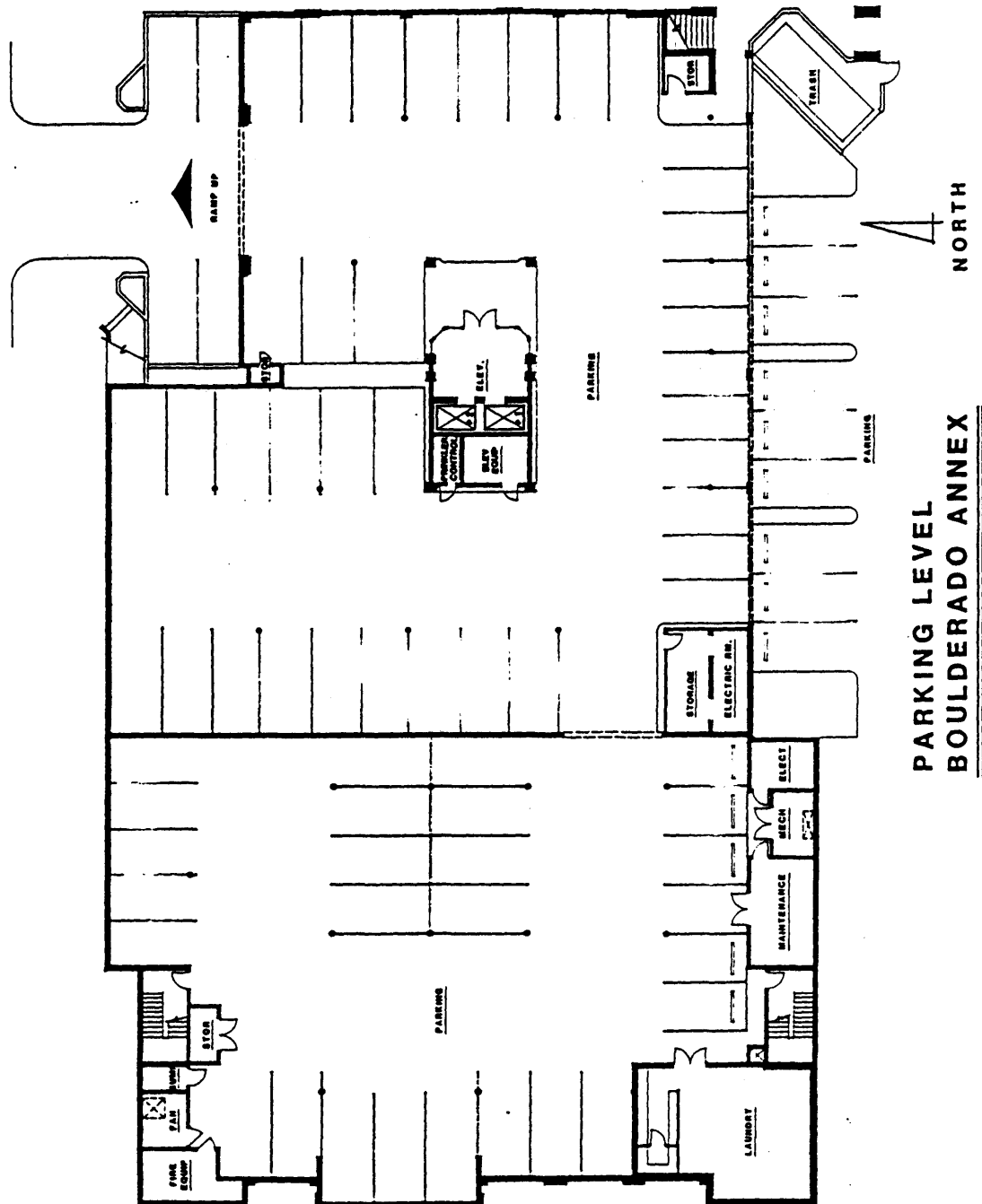
HOTEL BOULDERADO

1010
5th Floor - 1909-1910

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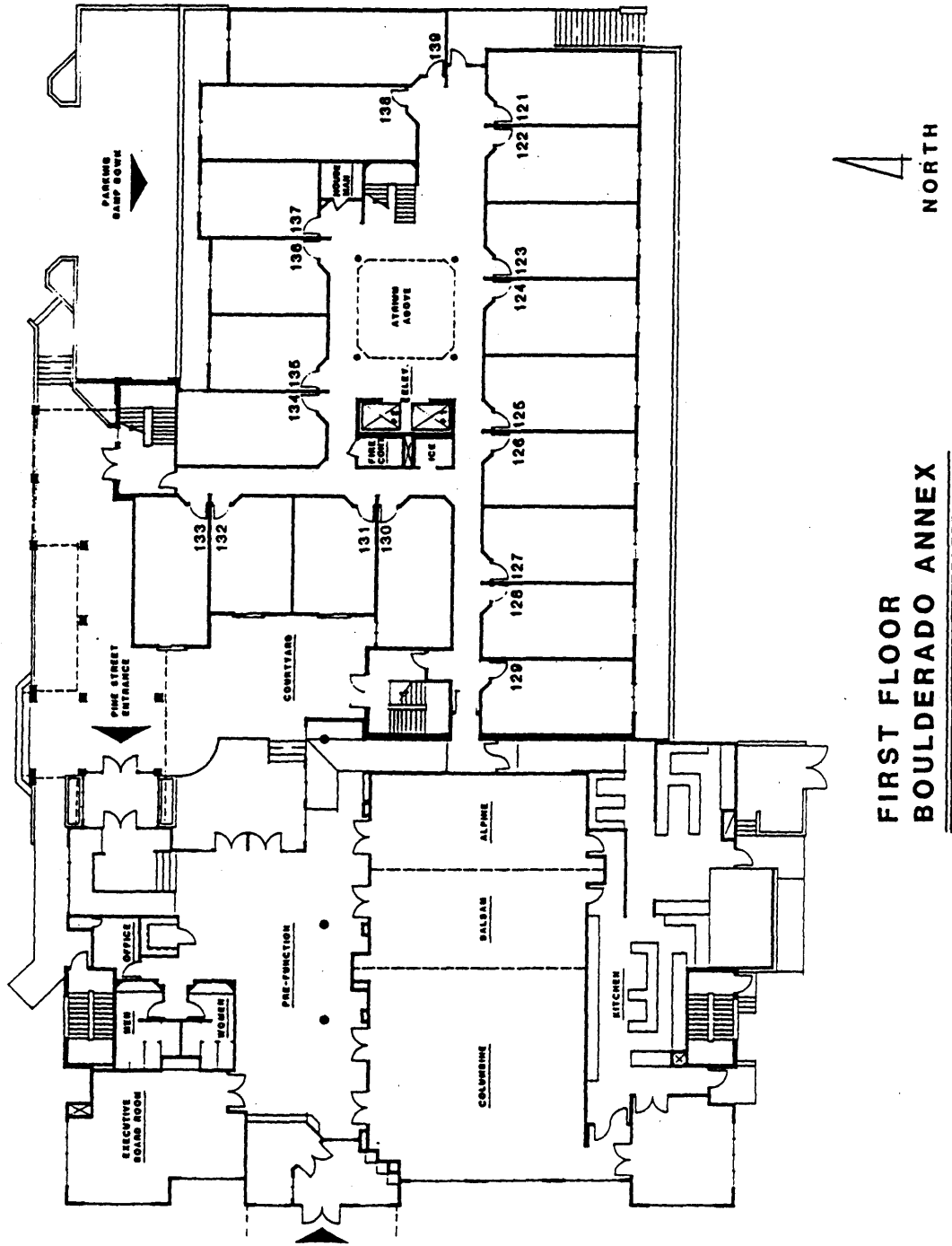
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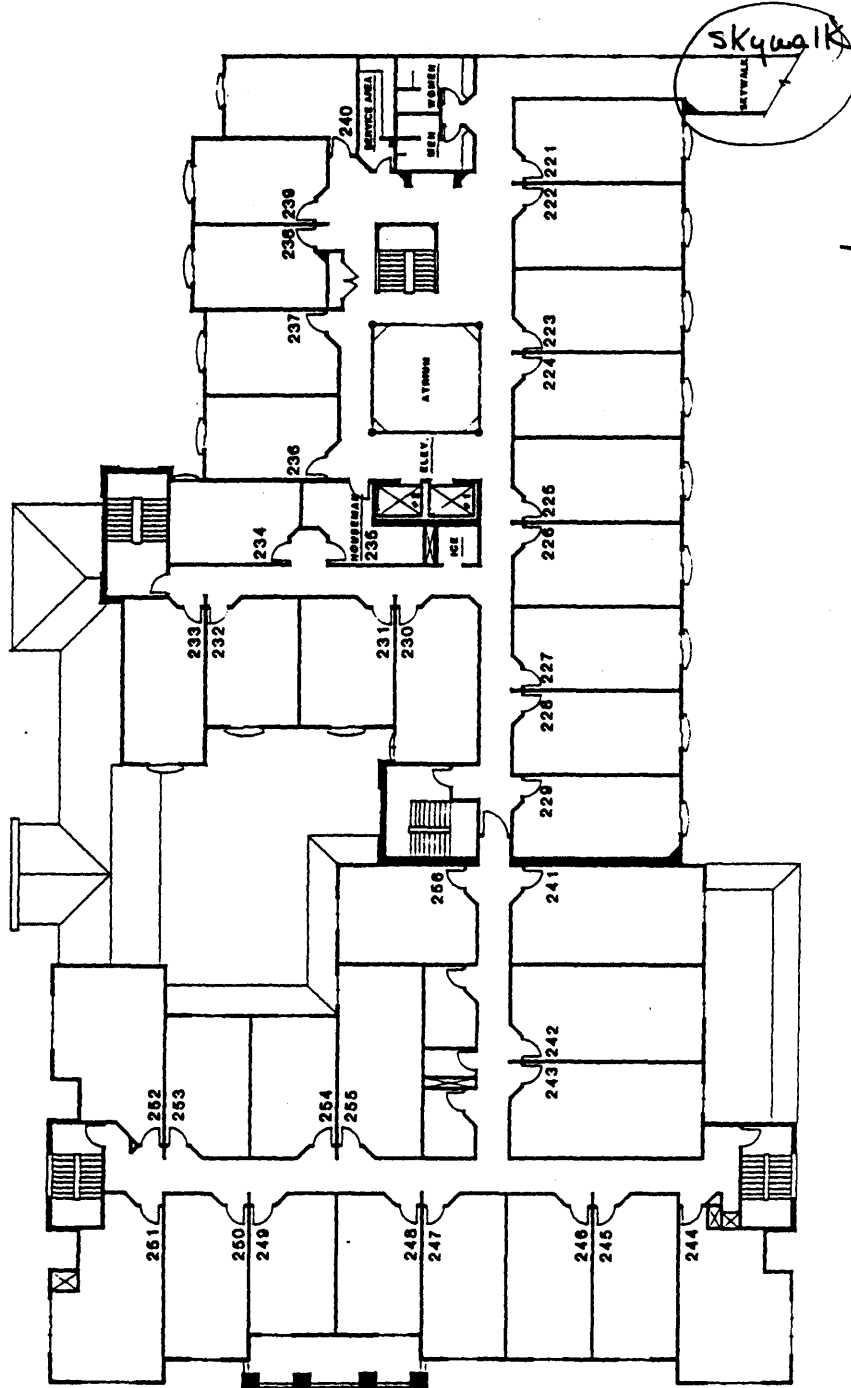


**FIRST FLOOR
BOULDERADO ANNEX**

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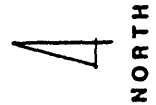
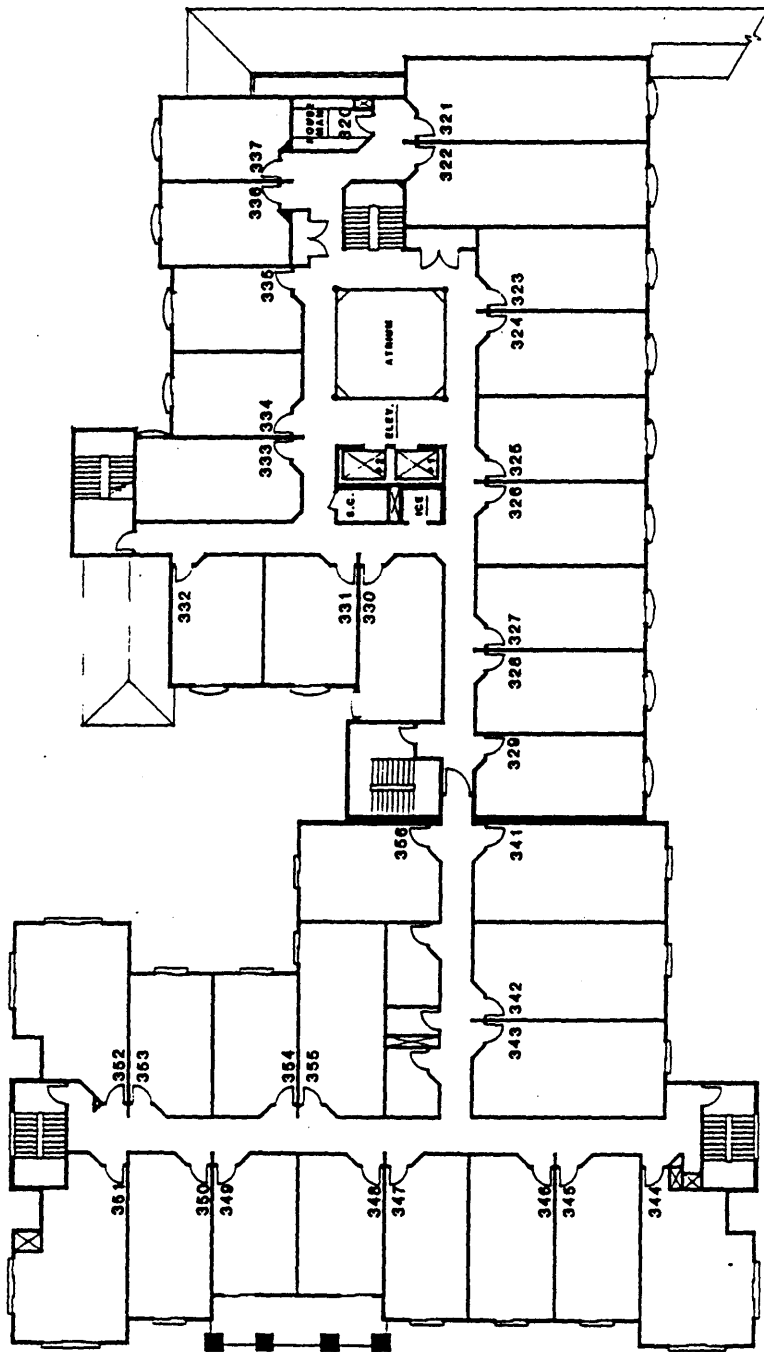


**SECOND FLOOR
BOULDERADO ANNEX**

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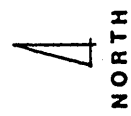
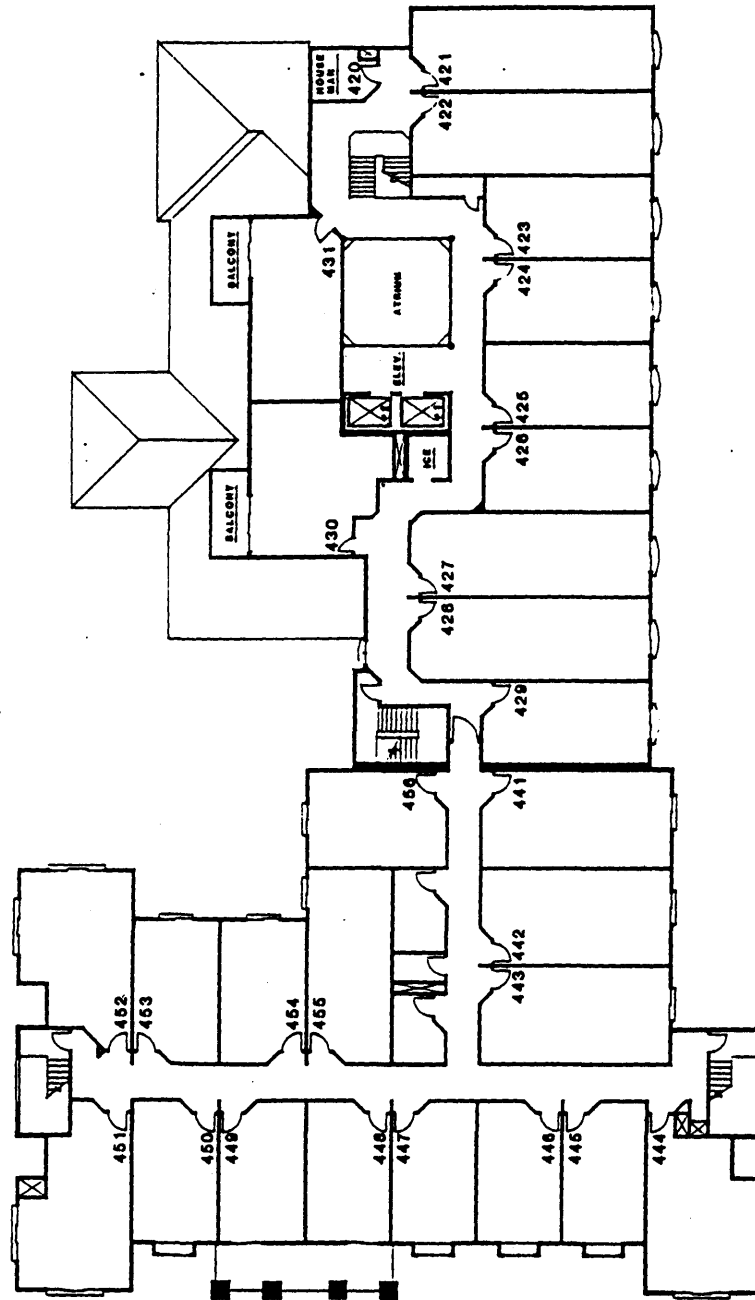


**THIRD FLOOR
BOULDERADO ANNEX**

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**FOURTH FLOOR
BOULDERADO ANNEX**

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8. Narrative Statement of Significance

The Hotel Boulderado is eligible for the National Register under criterion A for its association with community planning and development in Boulder and with entertainment and recreation. The community became involved in the planning and financing of a major downtown hotel in 1905 and culminated with the construction of the Boulderado the following year. As the largest hotel in Boulder, it played a major role in the area's entertainment and recreation history. The hotel was operated by a series of proprietors as the Boulder Hotel Company until its purchase by the Hutson Hotel company in 1940 ended its independent status.

The hotel is also eligible under criterion C for its architectural significance. The Boulderado is a largely intact example of the Mission style as interpreted by local architects William Redding & Son. Its custom design and fine detailing and the quality of its construction reflect the pride Boulder resident felt in their investment.

LOCAL COMMUNITY PLANNING AND DEVELOPMENT, 1905-1906

The local community's political activities and financial investment led to the construction and ownership of the Hotel Boulderado. The first chapter of *Legend of a Landmark, A History of the Hotel Boulderado*, as follows, explains this local community planning, beginning in 1905.

ENSURING BOULDER'S FUTURE

The city council meeting dragged on and on. Anxious to get through the dark December streets to their waiting dinners at home, the members once again discussed Boulder's major problem. Their town wasn't growing quickly enough.

"You can never expect that Boulder will be a city of 20,000 without a decent hotel," shouted one member as he pushed back his chair and threw on his overcoat. "Why not tackle this one thing hard? Why not build this hotel?"

Times were changing in 1905. Citizens wondered if Boulder would be able to keep up, or would they get passed by? The town of 11,000 boasted a university, but was basically an agricultural center and supply point for the county's mines. Yet its people yearned for sophistication. Although teams of horses, stagecoaches, and freight wagons clogged the streets, people looked up, and noticed, the 26 automobiles proudly owned by Boulderites. Boulder, it was hoped, would become a prosperous city.

The meeting was adjourned, but the "hotel proposition," as it was called, was urged the next day by Editor L. C. Paddock of the *Daily Camera*. "It is an investment in the advertising it will give Boulder. It is an investment in the large number of tourists it will attract here, particularly during the summer months. It is an investment in the semi-permanent guests who will remain throughout the winter season. It is an investment from the standpoint of Boulder's population."

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8. Narrative Statement of Significance (continued)

Almost everyone decided that there was only one way to bring people, cash, better business opportunities, and extended railway service to Boulder. The town needed "the luxurious comfort of a first-class hotel."

Members of the secret fraternal organization, Knights of Pythias, couldn't have agreed more. They felt slighted when their "great session of the grand lodge" was held in Trinidad, Colorado. Even Mayor Lou R. Johnston, who divided his time between city affairs and managing the Cash mine near Gold Hill, admitted that "Boulder was entitled to be the place."

There were other hotels in Boulder, but none large enough to attract a group. A Knights of Pythias member added, "There's a good deal of entertaining necessary by the home people, and we are absolutely without the facilities of doing it. When Boulder gets a (major) hotel, try us, and we will not be lacking in patriotism."

"Boulder is Alive and is Hotel Mad" read a Daily Camera headline. Stocks, at \$100 per share, were advertised to raise the necessary funds. A spokesman for the Commercial Association, forerunner of the Chamber of Commerce, said, "We have invested our money in the enterprise because it represents Boulder's greatest need. We shall be glad of returns, but shall be infinitely gladder if we secure a hotel of such beauty of proportions and material and architectural design that it will stand as a monument to her permanency and pride in her enterprises. Let it be the Hotel Beautiful."

Editor Paddock added, "A hotel built by popular subscription will bring many a curious capitalist to our midst, and he is likely to say, 'The hustlers who can do this can do anything. Boulder is the place for my money.'"

DEVELOPMENT AND COMMERCE, 1906 -1940

Local community development followed with an outpouring of support for the sale of hotel stocks. Subscribers were listed in the "Roll of Honor," in the Boulder *Daily Camera*. By the beginning of April, 1906, \$75,000 was raised, enough to make the subscriptions binding.

The first meeting of hotel subscribers was held on April 24, 1906. Chairman was William R. Rathvon, who was President of the Boulder Commercial Association, and later became an international leader in the First Church of Christ, Christian Science. The subscribers decided to incorporate for \$100,000, and chose the Boulder Hotel Company for their name. One thousand shares at \$100 each were offered for sale. Many people subscribed out of an effort to meet a real need of the community rather than for personal investment.

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8. Narrative Statement of Significance (continued)

On April 25, 1906, Mr. Moorhead was elected President of the Boulder Hotel Company, and other prominent businessmen held offices. Stockholders voted on a site, a design, and a name. Ground-breaking was in October, 1906, with the excavation done by Mr. Scott. In November, 1906, Shinkle and Franklin began the foundation. Larimer Heating and Plumbing were awarded the contract for heating, plumbing, and gas piping. Construction was done by Geranson and Beckstrom, and continued through 1907 and 1908. The hotel opened January 1, 1909.

The historic operation of the Hotel Boulderado, by the Boulder Hotel Company, represents a segment of the commercial development of Boulder. The company leased the hotel to Wallace and Sons, in 1908, prior to the hotel's opening. In 1909, the indebtedness was refinanced, with the Mercantile Bank and Trust Company as trustee. Regular meetings were held in the hotel. William L. Beattie became manager in March, 1912. Business was good, but it was seasonal. The Boulder Hotel Company was forced to admit, at that time, that expenses had exceeded income. Mr. Beattie, the new manager, asked for, and received, a reduction in rent during the winters.

On October 21, 1917, the hotel company approved a lease transfer to F. F. Thatcher, who, on account of illness, surrendered his lease to a company headed by Hugh Mark. Mr. Moorhead remained President of the Boulder Hotel Company until 1921, when he was succeeded by C. G. Buckingham, the principal stockholder. Indebtedness against the property was retired in 1925. In 1929, the Boulder Hotel Company paid its first dividends.

As in all establishments, business slowed down in the 1930s due to the Great Depression. Upon Mr. Mark's death, in 1934, the hotel was taken over by J. O. Baker and W. B. Pope. After Mr. Pope's death, J. O. Baker and his daughter-in-law, Mrs. Gertrude Baker, held the lease. Boulder Hotel Company President, C. G. Buckingham, died in 1940, and was succeeded by his nephew, C. E. Buckingham. The hotel was purchased

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8. Narrative Statement of Significance (continued)

by the Hutson Hotel Company on October 28, 1940, and the Boulder Hotel Company was dissolved.

The Hotel Boulderado attracted a cross-section of businessmen and women. Six rooms on the fifth floor, were designated "sample rooms," where salesmen laid out their wares. Other rooms were used for sleeping. A travelling physician stayed at the hotel at intervals, and gave free consultations. Other early-day professionals, included Dr. Margaret Johnson, who kept her home, as well as her office, permanently in the hotel. Lady taxi drivers, Florence Molloy and Mabel MacLeay, ran their taxi service from the hotel.

ENTERTAINMENT AND RECREATION, 1909 - 1940

The use of the Hotel Boulderado by local residents, tourists and convention-goers, is significant in the areas of entertainment and recreation.

The hotel became a social center for Boulder. Service groups such as the Lions, Rotary, Kiwanis, and the Boulder Commercial Association (forerunner of the Chamber of Commerce) held weekly luncheon meetings at the hotel. Sororities and fraternities from the University of Colorado held dances and social functions at the hotel before their own houses were completed. Weddings were held on the staircase just below the Mezzanine.

Among the first targeted groups were the tourists, who, it was hoped, would become potential future residents. They arrived mostly from hot midwestern states, and enjoyed Boulder's cool summer nights. Wives, children, and nannies spent a few weeks, or even the whole summer, in the hotel, with husbands arriving for a few days toward the end of their vacations. Occupancy was good, particularly in the 1920s.

Notable guests included Billy Sunday (1909), Helen Keller (1914 and 1923), and Robert Frost (1925, and several times in the 1930s).

Numerous groups, including the Grand Army of the Republic and the Bottlers' Convention, met, dined, and/or stayed at the Hotel Boulderado throughout the hotel's period of significance.

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"The Roll of Honor," February 2, 1906.

"Nearing \$60,000 Mark for Hotel," February 5, 1906.

"Hotel Fund Grows," February 20, 1906.

"Hotel Meeting Wanted," March 17, 1906.

"Location Not an Issue," March 23, 1906.

"They All Count," April 6, 1906.

"Let Us All Rejoice," April 10, 1906.

"Hotel Assured by Generous Citizens," April 10, 1906.

"Site to be Chosen by Stockholders," April 12, 1906.

"Parents Present and Child is Born," April 25, 1906.

"The Hotel Beautiful," April 25, 1906.

"That Hotel Site," April 27, 1906.

"Planning the Hotel," May 9, 1906.

"Hotel Plans Chosen," May 25, 1906.

"Favor Big Hotel," June 2, 1906.

"Hotel Will Succeed," July, 24, 1906.

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9. Major Bibliographic References (continued)

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- "Two Lots Forming Boulderado Site First Sold for \$39," October
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- "Boulderado Hotel Dining Rooms Waits Equipment," April 24,
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- "Boulderado Hotel Completing Many Improvements," May 23, 1946.
- "Boulderado Dining Room Capacity is Being Enlarged," June 25,
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- "Boulderado Hotel to Add 15 Baths in \$10,000 Job," October 30,
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10. Geographical Data

Verbal Boundary Description

(Describe the boundaries of the property on a continuation sheet.)

Boulder City lots 2, 3, 4, 5, 6, 11 (less westerly seven feet) and lot 12 in block 120 of the original town of Boulder.

Boundary Justification

(Explain why the boundaries were selected on a continuation sheet.)

The original building of the Hotel Boulderado was built on lot 11 (less westerly seven feet) and lot 12 in block 120 of the original town of Boulder. Annexes I and II cover lots 2,3,4,5, and 6 in block 120 of the original town of Boulder.