

PEARL STREET MALL



MAY 2023

ACKNOWLEDGEMENTS

GRANTOR

History Colorado, State Historical Fund*

- Jenny Deichman, Survey Specialist
- Korbin Pugh, Grant Contracts Specialist & Property Protection Coordinator

GRANTEE

City of Boulder Parks and Recreation

- Mark Davison, Senior Planning Manager
- Regina Elsner, Senior Manager
- Tina Briggs, Parks Planner
- Charlotte O'Donnell, City Planner
- David Choate, Historic and Cultural Asset Program Manager

CONSULTANTS

MUNDUS BISHOP

IMAGE CREDITS

Current-day (2020, 2021, 2022) photographs provided by Mundus Bishop. Historic photographs (pre-2020) provided by the City of Boulder and from online archives at the Carnegie Branch Library for Local History and Boulder Historical Society Collection, unless otherwise noted.

STATEMENT

The report documents the history, significance, integrity and existing condition and provides treatment guidance for the resource. It does not evaluate for listing in the National Register of Historic Places. If the resource has been previously listed or evaluated it is referenced and footnoted.



*This project is / was paid for in part by a History Colorado State Historical Fund grant.
The content and opinions contained herein do not necessarily reflect the views or policies of History Colorado.

TABLE OF CONTENTS

Common Terminology	9-4
Property Overview	9-5
Designation, Eligibility, & Classification Summary	9-5
Designation Boundary	9-6
History & Significance	9-7
Integrity	9-10
Existing Condition	9-13
Landscape Condition	9-13
Landscape Characteristics	9-19
Contributing and Non-Contributing Features	9-28
Additional Images	9-30
Sketches / Plans	9-35
Treatment	9-38
Resources	9-41



Figure 1-1. Newly completed Pearl Street Mall, 1977 (source: Carnegie Branch Library for Local History)

COMMON TERMINOLOGY

State/National Register Terminology^{1 2}

Area of Significance - an aspect of historic development in which a property made contributions for which it meets the National Register criteria, such as architecture, entertainment or recreation.

Character-Defining Features - the elements that account for the overall shape of the building, its materials, craftsmanship, decorative details, interior spaces and features, as well as the various aspects of its site and environment.

Compatible Feature - a prominent or distinctive aspect, quality, or characteristic of a cultural landscape that contributes significantly to its physical character. Land use patterns, vegetation, furnishings, decorative details and materials may be such features.

Contributing Resource - a building, site, structure, object, or feature adding to the significance of a property.

Designation Boundary - the boundary defined by the Landmarks Board and City Council that encompasses a historic property. This boundary represents a physical area in which any future alterations have historic preservation review associated with them.

Eligibility - ability of a property to meet the State/National Register criteria.

Evaluation Criteria - the established criteria for evaluating the eligibility of properties for inclusion in the State Register and National Register of Historic Places and its level of significance—local, state, or national.

Historic Context - information about historic properties based on a shared theme, specific time period and geographical area.

Landscape Characteristics - the tangible and intangible aspects of a landscape from a historic period; these aspects individually and collectively give a space its historic character and aid in understanding its historical importance.

Local Landmark - a local area or building that has been determined to have a special character and historic, architectural, or aesthetic or value to the city.

Period of Significance - the span of time in which a property attained the significance for which it meets the State and/or National Register criteria, and/or Local Landmarks criteria.

Property Type - a grouping of properties defined by common physical and associative attributes.

Integrity³

Integrity is the ability of a property to convey its significance. It is assessed to determine if the characteristics that shaped the property during the period of significance are present as they were historically.

Location is the place where the historic property was constructed or the place where the historic event occurred.

Setting is the physical environment of a historic property.

Design is the combination of elements that create the form, plan, space, structure, and style of a property.

Materials are the physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property.

Workmanship is the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory.

Feeling is a property's expression of the aesthetic or historic sense of a particular period of time.

Association is the direct link between an important historic event or person and a historic property.

¹ U.S. Department of the Interior, National Park Service, "National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation" (Washington DC: Department of the Interior, National Park Service, 1997); Office of Archaeology and Historic Preservation, History Colorado. "How to Nominate a Property to the State Register." (Denver, CO: History Colorado, 2018).

² Charles A. Birnbaum and Christine Capella Peters, *The Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for the Treatment of Cultural Landscapes* (Washington DC: Department of the Interior, National Park Service, 1996).

³ Ibid.

PROPERTY OVERVIEW

Property Name: Pearl Street Mall
Location: Downtown Boulder, CO
Property Address: 11th to 15th Street, building facade to building facade
Latitude: NA / Longitude: NA
Legal Property Description: NA
Parcel Tag: NA
Acreage / Square Footage: 2.72 Acres / 118,500 SF

Date of Construction: Mall (1976 to 1977), Interpretive Elements and Lighting (1999)
Designer(s): Carl Worthington, Planning (1966) Everett Ziegel, Architect (1977)
 Sasaki Associates, Architect (1977) Communication Arts (1977 and 1999)

DESIGNATION, ELIGIBILITY, & CLASSIFICATION SUMMARY

Current Designation Level <input checked="" type="checkbox"/> Local Landmark** <input type="checkbox"/> State Register of Historic Places (SRHP) <input checked="" type="checkbox"/> National Register of Historic Places (NRHP)** <input type="checkbox"/> Not Designated		Ordinance & Listing Information City of Boulder Local Landmark No: <u>HD-99-1</u> Ordinance No: <u>6080</u> Ordinance Date: <u>6/18/99</u> State ID: <u>5BL240</u> National Historic Landmark No: <u> </u>																									
State & National Register Eligibility ⁴ <table> <tr> <td>State Register of Historic Places</td> <td>National Register of Historic Places</td> </tr> <tr> <td><input type="checkbox"/> Determined Eligible</td> <td><input checked="" type="checkbox"/> Listed (District)**</td> </tr> <tr> <td><input type="checkbox"/> Delisted</td> <td><input type="checkbox"/> Delisted</td> </tr> </table>		State Register of Historic Places	National Register of Historic Places	<input type="checkbox"/> Determined Eligible	<input checked="" type="checkbox"/> Listed (District)**	<input type="checkbox"/> Delisted	<input type="checkbox"/> Delisted	Areas of Significance <u>Commerce</u> <u>Agriculture</u> <u>Architecture</u> <u>Landscape Architecture</u> <u>Entertainment / Recreation</u> <u>Community Planning and Development</u> <u>Exploration / Settlement</u>																			
State Register of Historic Places	National Register of Historic Places																										
<input type="checkbox"/> Determined Eligible	<input checked="" type="checkbox"/> Listed (District)**																										
<input type="checkbox"/> Delisted	<input type="checkbox"/> Delisted																										
Period of Significance Local: <u>1857 to 1946</u> (District) NRHP: <u>1857 to present</u> (District) Recommended for <u>1966 to 1977</u> (original construction) Pearl Street Mall: <u>1999</u> (Communication Arts additions)		Property Integrity: Aspects <table> <tr> <td><input checked="" type="checkbox"/> Location</td> <td><input checked="" type="checkbox"/> Workmanship</td> </tr> <tr> <td><input checked="" type="checkbox"/> Setting</td> <td><input checked="" type="checkbox"/> Feeling</td> </tr> <tr> <td><input checked="" type="checkbox"/> Design</td> <td><input checked="" type="checkbox"/> Association</td> </tr> <tr> <td><input checked="" type="checkbox"/> Materials</td> <td></td> </tr> </table>		<input checked="" type="checkbox"/> Location	<input checked="" type="checkbox"/> Workmanship	<input checked="" type="checkbox"/> Setting	<input checked="" type="checkbox"/> Feeling	<input checked="" type="checkbox"/> Design	<input checked="" type="checkbox"/> Association	<input checked="" type="checkbox"/> Materials																	
<input checked="" type="checkbox"/> Location	<input checked="" type="checkbox"/> Workmanship																										
<input checked="" type="checkbox"/> Setting	<input checked="" type="checkbox"/> Feeling																										
<input checked="" type="checkbox"/> Design	<input checked="" type="checkbox"/> Association																										
<input checked="" type="checkbox"/> Materials																											
Property Types <table> <tr> <td><input checked="" type="checkbox"/> District(s)**</td> <td><input type="checkbox"/> Structure(s)</td> </tr> <tr> <td><input type="checkbox"/> Sites(s)</td> <td><input type="checkbox"/> Object(s)</td> </tr> <tr> <td><input type="checkbox"/> Buildings(s)</td> <td><input type="checkbox"/> Feature(s)</td> </tr> </table>		<input checked="" type="checkbox"/> District(s)**	<input type="checkbox"/> Structure(s)	<input type="checkbox"/> Sites(s)	<input type="checkbox"/> Object(s)	<input type="checkbox"/> Buildings(s)	<input type="checkbox"/> Feature(s)	NRHP Evaluation Criterion (District) ** ⁷ _Criterion A: The property is associated with event that have made a significant contribution to the broad patterns of our history _Criterion B: The property is associated with the lives of persons significant in our past _Criterion C: The 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 may lack individual distinction _Criterion D: The property has yielded, or may be likely to yield, information important in prehistory or history																			
<input checked="" type="checkbox"/> District(s)**	<input type="checkbox"/> Structure(s)																										
<input type="checkbox"/> Sites(s)	<input type="checkbox"/> Object(s)																										
<input type="checkbox"/> Buildings(s)	<input type="checkbox"/> Feature(s)																										
Individual Character-Defining Features of Property Types <table> <tr> <td>District(s)</td> <td>Structure(s)</td> </tr> <tr> <td><u>Downtown Boulder</u></td> <td><u> </u></td> </tr> <tr> <td><u>Historic District</u></td> <td><u> </u></td> </tr> <tr> <td><u>(Local & NRHP)**</u></td> <td></td> </tr> <tr> <td>Site(s)</td> <td>Object(s) ⁶</td> </tr> <tr> <td><u> </u></td> <td><u>Play Area and Bridge Node</u></td> </tr> <tr> <td><u> </u></td> <td><u>Nature Forms Node</u></td> </tr> <tr> <td>Building(s)</td> <td>Feature(s)</td> </tr> <tr> <td><u> </u></td> <td><u>Light Posts (1977 & 1999)</u></td> </tr> <tr> <td><u> </u></td> <td><u>Downtown Boulder</u></td> </tr> <tr> <td></td> <td><u>Directories (1999)</u></td> </tr> <tr> <td></td> <td><u>within the boundaries</u></td> </tr> </table>		District(s)	Structure(s)	<u>Downtown Boulder</u>	<u> </u>	<u>Historic District</u>	<u> </u>	<u>(Local & NRHP)**</u>		Site(s)	Object(s) ⁶	<u> </u>	<u>Play Area and Bridge Node</u>	<u> </u>	<u>Nature Forms Node</u>	Building(s)	Feature(s)	<u> </u>	<u>Light Posts (1977 & 1999)</u>	<u> </u>	<u>Downtown Boulder</u>		<u>Directories (1999)</u>		<u>within the boundaries</u>		
District(s)	Structure(s)																										
<u>Downtown Boulder</u>	<u> </u>																										
<u>Historic District</u>	<u> </u>																										
<u>(Local & NRHP)**</u>																											
Site(s)	Object(s) ⁶																										
<u> </u>	<u>Play Area and Bridge Node</u>																										
<u> </u>	<u>Nature Forms Node</u>																										
Building(s)	Feature(s)																										
<u> </u>	<u>Light Posts (1977 & 1999)</u>																										
<u> </u>	<u>Downtown Boulder</u>																										
	<u>Directories (1999)</u>																										
	<u>within the boundaries</u>																										

** Pearl Street Mall is included within the boundaries of the Downtown Boulder Historic District National Register of Historic Places district designated in 1980; and within the Downtown Historic District designated as a local City of Boulder Historic District in 1999. Pearl Street is not evaluated in the NRHP listing.
 4 Susan B. Baldwin. "Downtown Boulder Historic District," National Register of Historic Places Inventory Form (Washington, DC: U.S. Department of the Interior, National Park Service, 1980).
 5 Ibid.
 6 Objects and features were evaluated for Pearl Street Mall's period of significance as recommended in this document.
 7 None identified by NRHP listing.

DESIGNATION BOUNDARY

Pearl Street Mall is within the Downtown Historic District, which is generally bounded by Walnut Street on the south, Spruce Street on the north, 16th Street on the east and 10th Street on the west. The Downtown Historic District is the largest and most architecturally significant group of commercial buildings in the city including the Boulder County Courthouse, the Boulder Theater and the Boulderado Hotel.

Pearl Street Mall from extends from 11th Street to 15th Street and extends from building facade to building facade. Pearl Street Mall's boundary includes the entire four block Pearl Street Mall and adjacent alleyways. It includes play nodes, public restrooms, seating areas, food vendor/information structures, and art installations. Pearl Street Mall's boundary crosses the intersections of Broadway, 13th, and 14th Streets but does not include the street crossings.

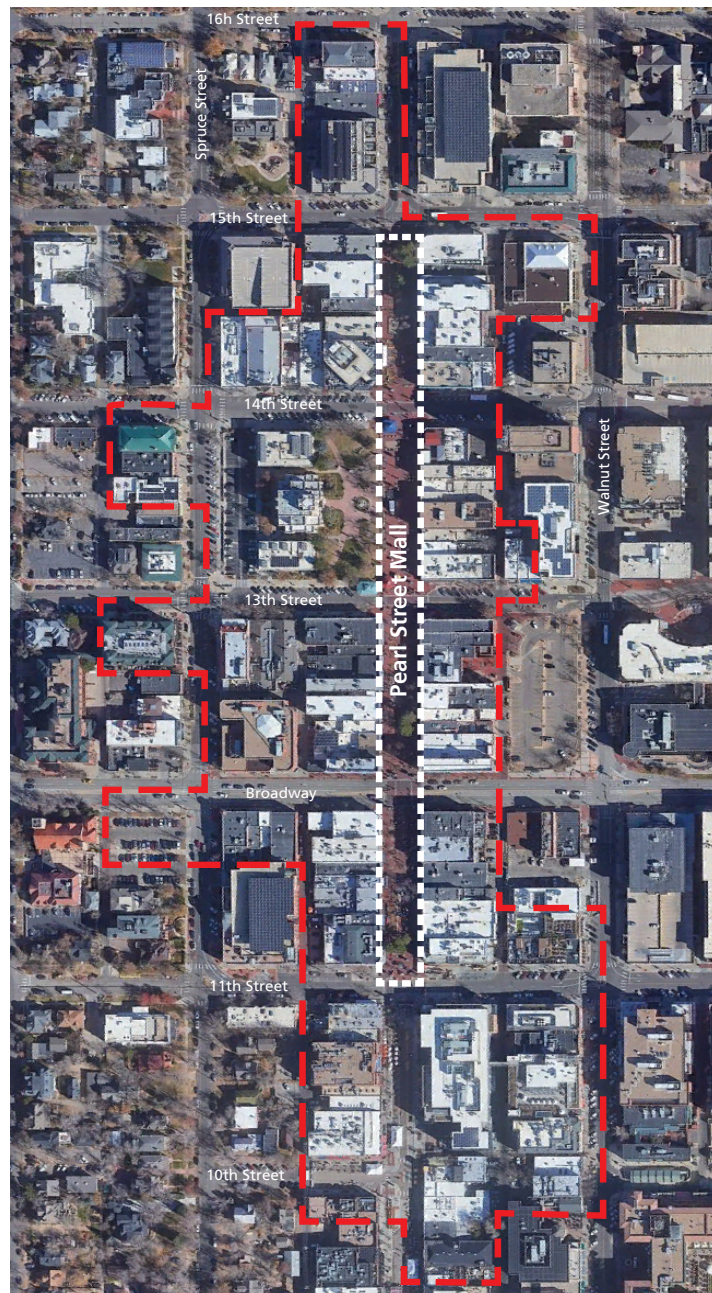


Figure 1-2. Designation boundary for Pearl Street Mall in white. Designation boundary for Downtown Historic District in red. (source: Google Earth 2022)

HISTORY & SIGNIFICANCE

Historic Context

Statement of Context

Pearl Street Mall is a four block pedestrian mall in downtown Boulder that developed at the height of the national mall movement during the 1970s. It extends from 11th Street to 15th Street and includes the public space from building facade to building facade. It is significant for its association for the works of prominent Boston landscape architecture firm Sasaki Associates, its role in the city for the vision of Carl Worthington and the Boulder Planning Board, and for Commerce and Entertainment/Recreation. The recommended period of significance for Pearl Street Mall of 1966 to 1977 coincides with its master plan development and concludes with the completion of construction in 1977. Pearl Street Mall is within the Downtown Boulder Historic District listed in the National Register of Historic Places in 1980 and Downtown Historic District designated by the City of Boulder Landmarks Board and City of Boulder City Council in 1999. Pearl Street Mall is significant as a rare example of the modification of a street designed for vehicular traffic into a linear urban park for public use and enjoyment. It is significant for its association with the works of masters and its importance as a civic space within Boulder. It is one of four pedestrian malls in Colorado and one of seventy-five across the country.⁸

Background History

Boulder City Town Company was established in 1859 as a supply town after gold was discovered in the mountains outside Nederland, Colorado. The gold discovery led to a boom of miners lining Pearl Street with horse and mule drawn supply wagons as the primary access route to mining operations. Shops and saloons were built along Pearl Street, which created one of the first commerce centers in the area. Streetcars became a popular means of transportation in the early 1900s, first by horses and eventually rail. The automobile quickly replaced the streetcars when Pearl Street became the first paved street in Boulder in 1917.

The population of Boulder grew immensely after WWII and the desire of suburban shopping centers became central. In 1963 the first major indoor shopping center was built on the outskirts of east Boulder and became a threat to the shops on Pearl Street. Downtown Boulder, like many urban centers across the country, struggled to maintain economic stability and became associated with crime and decline. In 1963 Pearl Street was temporarily closed to traffic between 11th and 14th Streets to test an outdoor pedestrian mall, which was disassembled after a brief period. The installation made the idea of a pedestrian mall a possibility in downtown Boulder.

Pearl Street Pedestrian Mall was envisioned by Carl Worthington and the planning board of Boulder as early as 1966. It was designed by nationally renowned landscape architects Sasaki Associates between 1973 and 1977, with construction beginning in 1976. Pearl Street Mall is a rare example of the mid-century modern style and one of only two pedestrian malls designed during this period within the state of Colorado. The mall is an exemplary example of a mid-century pedestrian mall and is one of a few remaining within the country. Four blocks of Pearl Street, between 11th and 15th Streets were selected for construction as a pedestrian mall by city planners and civic leaders in 1966. Sasaki Associates designed the mall with the ideals of providing a space for pedestrians separate from vehicles and social engagement. After public approval in 1964, Phase 1 commenced construction in June 1976 and was completed and designated a new city park in August 1977.

In 1999 Communication Arts was hired by the City of Boulder to design improvements to Pearl Street Mall to accommodate current and future uses. Modifications included widened sidewalks, removal of lawn spaces, updated lighting and signage, and removal of tree planters at Boulder Courthouse to create space for updated infrastructure and gathering spaces. Art sculptures along the mall have changed but have remained a consistent presence for decades.

8 "Pedestrian malls in the United States," Wikipedia, accessed March 30, 2023, https://en.wikipedia.org/wiki/Pedestrian_malls_in_the_United_States.

Definition of Context/ Development of the Theme or Area of Significance

Pearl Street Mall is associated with the themes of Landscape Architecture, Community Planning and Development, Commerce, and Entertainment/Recreation. The development of Pearl Street Mall from a vehicular street into a pedestrian mall was in response to the community's initiatives for urban places. It is representative of the local community's actions and of the national trend of the revitalization of downtowns of all sizes through pedestrian-oriented initiatives. As Boulder's downtown declined, community and civic leaders initiated Pearl Street Mall as a mechanism to draw businesses and users to a revitalized city core. The trend to integrate pedestrian malls into established downtowns began in the late 1950s and early 1960s and extended through the 1980s. Pearl Street Mall is an exemplary example of the national trend in pedestrian mall construction with continued successful use as originally intended.

Pearl Street Mall is significant due to its development as a designed public landscape within downtown Boulder. The development of Pearl Street from a vehicular thoroughfare to a pedestrian mall was led by planner Carl Worthington, who served on the city's planning commission from 1960 to the 1970s. The design documents were prepared by the nationally renowned landscape architecture and planning firm of Sasaki Associates with construction completed in 1977. During the time Sasaki Associates collaborated with city planners and civic leaders, the firm was instrumental in developing projects on the University of Colorado campus including the Master Plan for the campus from 1960 to 1970.

Associated Property Types

Pearl Street Mall has exceptional importance as a rare example of only a few downtown pedestrian malls that remain intact within the United States. At the height of pedestrian mall development in the 1960s and 1970s more than 200 pedestrian malls were being developed or were in existence across the country including several within Colorado. As of 2018 only 75 remained with many failing and considered for demolition. In addition to Boulder, several other Colorado cities initiated the modification of core downtown streets into pedestrian malls. This included Downtown Aspen Pedestrian Mall completed in 1982 that formalized a decades long experiment into three connected blocks, and Linden Street Mall in Fort Collins built in 1984. Denver and Grand Junction integrated other modes into their city's central malls – transit on Denver's 16th Street Mall and one lane of traffic along a curved route in Grand Junction.

Pearl Street Mall is a rare example of the mid-century modern style and one of only two pedestrian malls designed during this period within the state of Colorado. Its four blocks of Pearl Street, between 11th and 15th avenues were selected for construction as a pedestrian mall by city planners and civic leaders in 1966. Sasaki Associates designed the mall with the ideals of providing a space for pedestrians separate from vehicles and choreographed for movement and social engagement.

Physical Characteristics and Integrity

The detailed plans for Pearl Street Mall brought aspects of an urban park into the downtown city core along Pearl Street. Pearl Street Mall was dedicated as a public park on August 6, 1977. The design includes a consistent ground plane of brick paving, nodes for community gathering including a children's play node with animal sculptures for climbing and an open space at Boulder County Courthouse. Rows of linden trees for shade lined many blocks that include areas of undulating topography for interest and as a nod to Boulder's setting at the foot of the Flatirons. Custom-designed kiosks, light fixtures and signage were integral to the design. The design was built as intended and remains today with few changes aside from tree replacements, minor additions, and modifications. Pearl Street Mall continues today as a vital component of downtown Boulder.

Relationship to the National Register Criteria

Pearl Street Mall is listed in the National Register of Historic Places. It is within the Downtown Boulder Historic District. The architectural elements that surround it, including building facades, alleys, and the spatial relationship of the adjacent shops and restaurants to the outdoors, is important to its role as a pedestrian mall. Pearl Street Mall is within the boundaries of the NRHP district but was not elevated as a feature or component at the time the nomination was prepared.

Statement of Significance

Pearl Street Mall is significant as an exemplary pedestrian mall built during the national mall movement of the 1960s to early 1980 and for its role in the development of downtown Boulder during this time. It is Boulder's only pedestrian mall and one of the few remaining extant pedestrian malls in the country. Pearl Street Mall is a rare example of an intact pedestrian mall with continued successful use as a place for engagement and center for commerce and business as originally intended. Pearl Street Mall is the representative work of local planner Carl Worthington who prepared the master plan, and the landscape architecture firm Sasaki Associates who designed and detailed the mall, and Communication Arts, a Boulder graphic design and communication firm, who designed interpretive elements and lighting in 1999.

Period of Significance

The recommended period of significance for Pearl Street Mall is 1966 to 1977. This period includes the master planning efforts for the pedestrian mall that began in 1966 and concludes in 1977, the year Pearl Street Mall opened as a public park. A secondary period of significance for Pearl Street Mall is 1999, which captures the introduction of interpretive elements and lighting designed by Communication Arts. This period of significance is independent of the Downtown Boulder Historic District's national listing and local landmark district status. It reflects the development of Pearl Street as a pedestrian mall and is evaluated on its own merit.

Summary of Use

Historic Use and Current Use

Pearl Street has been a major thoroughfare within the City of Boulder since the late 1870s. Prior to the construction of Pearl Street Mall in the late 1970s, Pearl Street served as a mining supply route and loading area from the 1870s until the late 1910s. Pearl Street has served as a commercial street from the 1880s through present-day. Between 1891 and the late 1910s, a horse-drawn street car operated along Pearl Street, which also included the Interurban Railroad Street Car that operated from 1908 to the late 1910s. Automobile traffic began in 1917 and was present on Pearl Street until the street was transformed into a pedestrian mall in 1977. Pearl Street's essential role in Downtown Boulder is epitomized by the city's choice to host special events such as the city's annual 4th of July Parade. In the 1950s and 1960s, and with the opening of Crossroads Mall, commercial use had diminished along Pearl Street.

The transformation of Pearl Street Mall into a pedestrian promenade and public open space created a center of commerce and public gathering within the City of Boulder. Pearl Street Mall offers shopping, dining, street performances, play, and commerce, along with concert series, festivals and other special events.

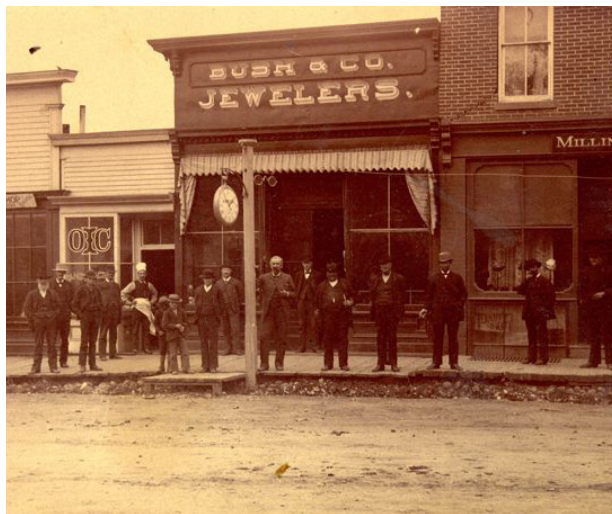


Figure 1-3. The 1100 Block of Pearl Street with wooden boardwalk, c. 1881 (source: Carnegie Branch Library for Local History)



Figure 1-4. Band on the Bricks Performance on Pearl Street Mall, 2018 (source: Downtown Boulder)

INTEGRITY

The integrity of Pearl Street Mall has been assessed to determine if the landscape characteristics that shaped the original construction within its period of significance (1976 to 1977) and significant periods that followed (1999) are present as they were historically. Integrity is evaluated according to seven aspects or qualities: location, design, setting, materials, workmanship, feeling, and association.

Pearl Street Mall remains similar to the original construction completed in 1977 and the addition of features in 1999, and retains integrity in all seven aspects of integrity: location, setting, design, materials, workmanship, feeling, and association.

Location

Pearl Street Mall remains in its original location, which includes the four blocks from 11th Street to 15th Street as originally installed in 1977.

Setting

Pearl Street Mall's setting remains very similar to how it appeared at the completion of construction. Changes to the setting include new construction at 11th Street and 15th Street. Alterations to seating and vegetation have occurred with replacements and updates.

Design

Pearl Street Mall's original design remains intact including the brick paved promenade, raised brick planters, play nodes, and mature vegetation. Structures and small-scale features that remain include flagpoles, bollards, posting kiosks, the Big Flower Pot, the Bicentennial Paver, and the Waterface Sculpture. Rehabilitations in the late 1990s and early 2000s modified nodes and small-scale features but did not alter the original design and historic character. Interpretive elements and lighting added in 1999 add to the historic character and remain similar to their original design.

Materials

Original materials remain intact for most of Pearl Street Mall with the exception of some individual brick pavers and some small-scale features such as bike racks and benches. Brick pavers and wood benches have been replaced in-kind while other furnishings have been replaced with modern features. Materials of original and initial replacements appear intact.

Workmanship

Original materials on Pearl Street Mall remain and workmanship is consistent with the original installation including distinct brick pavers, raised brick planters, and play nodes.

Feeling

Pearl Street Mall retains the original feeling as an open pedestrian promenade that encourages community interaction, engagement, and commerce.

Association

Pearl Street Mall retains its association and importance within downtown Boulder and the greater Boulder civic area.

Construction & Alteration History

Date	Event	Source
Feb 10 1859	Gold miners established Boulder City Town Company as a supply town for miners in the mountains. Fifty-four prospectors searching for gold established the company at the base of the foothills.	Downtown Boulder / Landmarks
1870	After gold was discovered outside of Boulder, a surge of horse and mule drawn wagons lined Pearl Street with supplies on a regular basis. The wagons would head up the one-lane road from Pearl Street towards the town of Nederland to bring miners supplies.	Harrington
1880s	Surveyors sighted across a stake (present-day Broadway and Pearl) to Valmont Butte to the east to determine a straight line for Pearl Street.	Downtown Boulder
1880s	Flagstone replaced wooden sidewalks built by shop owners along Pearl Street.	Downtown Boulder
1891	Horse-drawn streetcar was built along Pearl Street. The street was plowed and scraped when tracks were laid.	Downtown Boulder
1908	Large streetcars of the Interurban Railroad transported passengers along Pearl Street from 12th (present-day Broadway) to 31st. The rail extended for the length of Pearl Street and brought passengers all the way to Denver.	Downtown Boulder
1917	Pearl Street from 11th to 17th became the first street in Boulder to be paved for automobiles. Uniform fifteen-foot wide concrete sidewalks flanked both sides of the road.	Downtown Boulder
1930s	Store fronts were lowered in an attempt at modernization. The first street light in Boulder was installed at Pearl and Broadway.	Downtown Boulder
1950s to 1960s	City of Boulder experienced a boom in population after WWII, which led to suburban development. Crossroads Mall (present-day 29th Street Mall) was built in 1963, impacting commerce on Pearl Street. Downtown Boulder experienced higher levels of crime downtown.	Downtown Boulder
1963	Pearl Street briefly closed from 11th to 14th Street to test an outdoor pedestrian mall installation to maintain downtown economic viability. Temporary planters with small trees, flowers, and shrubs were installed within the street cross section.	Harrington
1966	Carl Worthington began early planning for revitalizing downtown Boulder as a member of the Planning Board and Committee for the Exploration of the Core Area Potential (CECAP).	Downtown Boulder / Worthington
1966	CECAP changes its name to 'Boulder Tomorrow' under the leadership of volunteer Director Sally Irwin. A two-phase downtown improvement project was created. The first phase sought planning assistance and fund raising. The second phase created a proposal and plan for downtown development. Two downtown development plans were rejected, including one proposing a four-block pedestrian mall on Pearl Street by Carl Worthington Partnership.	Streets
1970	Governor John A. Love signed the "Public Mall Act" officially allowing Boulder and other Colorado cities to close streets for the construction of pedestrian malls.	Downtown Boulder
1970	Boulder established the Central Area General Improvement District (CAGID) to provide parking and improvements for a thirty-five block area in downtown Boulder.	Downtown Boulder
1973	Worthington commissioned to prepare the first phase of the master plan for Pearl Street Mall.	Worthington
1974	Boulder Mayor Penfield Tate appointed a Core Area Revitalization Committee (CARC) to establish "Downtown Boulder Mall."	Downtown Boulder
1974	Phase 1 is approved after a year of public meetings by a margin of 86%.	Worthington
1974	City of Boulder applied for and received a federal grant from the 1974 Community Housing and Development Act of \$650,000 (a third of the cost). Property owners provided the remaining \$1.2 million needed to build the four block brick-paved pedestrian mall.	Boulder Archives / Streets

Date	Event	Source
Jun 12 1976	The section of Pearl Street between 11th and 15th was closed to traffic. Construction began on Pearl Street Mall.	Downtown Boulder / Westword
Aug 6 1977	Dedication of Pearl Street Mall, designated as "Downtown Boulder Mall" and classified as a new city park.	Worthington / Harrington
Sep 1977	City Council banned dogs, bicycling, skateboarding, and tossing frisbees on Pearl Street Mall with increasing concerns for pedestrians and obstacles.	Harrington
1980	The Boulder downtown area, which includes Pearl Street Mall, was listed in the National Register of Historic Places. The boundaries included 9th through 16th streets between Walnut and Pine streets, which included 168 properties and 125 buildings. Although this designation provided recognition, almost 15% of the buildings in the district were demolished between 1980 and 1996.	Landmarks / NRHP
1980	Boulder Mall receives HUD National Award for Urban Environmental Design, Project Design Honor Award.	Sasaki
1984	A task force began drafting a Downtown Boulder Plan. The plan was never approved.	Downtown Plan
Mid 1980s	The City of Boulder begins planting tulips on the Boulder Mall, a tradition that continues through the present-day.	Boulder Gov
1992	Boulder Planning Board, Downtown Management Commission, and Downtown Design Advisory Board work together to develop the Boulder Downtown Plan and Illustrative for revitalization of the downtown area.	Downtown Plan
1998	City of Boulder Renamed Downtown Boulder Mall 'Pearl Street Mall.'	Boulder Gov
1999	Boulder Downtown Historic District is designated as a local historic district that includes all of Pearl Street Mall.	Landmarks
1999	Communication Arts is hired by the city to redesign and improve Pearl Street Mall. Modifications included widening sidewalks, removing lawn spaces, and removing tree planters near the County Courthouse for a pop-jet fountain.	Westword
Jun to Nov 2002	The Pop-Jet Fountain of the 1300 Block completed by Waterworks International. Weeping Rock / Split Rocks on the 1100 Block of Pearl Street Mall installed. Stones and bridge of the Play and Bridge Area replaced.	Boulder Gov
2011	Play and Bridge Area and Nature Forms refurbished including the addition of soft surface paving (PIP) for ADA access.	Boulder Gov
2018	Boulder's Downtown Urban Design Guidelines completed, which included Pearl Street Mall.	Boulder Gov

EXISTING CONDITION

Landscape Condition

Pearl Street Mall is a linear urban public space within the core of downtown Boulder, stretching for four blocks of Pearl Street - from 11th Street on the west to 15th Street on the east. The public space is defined by the north and south building facades of Pearl Street and follows the east-west axis of the downtown street grid. Pearl Street Mall is characterized by a consistent ground plane of brick paving, punctuated by nodes for community gathering that include a children's play node with animal sculptures for climbing and an open space at Boulder County Courthouse. Each block includes some component of play, gathering or public art. Rows of linden trees line several blocks, periodically interrupted by areas of undulating topography, originally designed to add interest and as a nod to Boulder's setting at the foot of the Flatirons. Custom-designed kiosks, light fixtures and signage are integral components. Views to the west are towards the Boulder Flatirons and western foothills. Pearl Street Mall continues today as a vital component of downtown Boulder.

Pearl Street Mall was built as intended and remains largely intact from its completion in 1977. Original materials and features that remain include the consistent ground plane of brick paving and raised brick planters. Several original play and gathering nodes, objects, and small-scale features remain, including the Play Area and Bridge and Nature Forms nodes, Waterface Sculpture, Bicentennial Paver, the Big Flower Pot, posting kiosks, flagpoles, 3-to-4 globe light posts and rectangular wood benches. Groves of mature evergreen and deciduous trees remain.

Modifications after the period of significance include the removal of lawn areas, improvements to play nodes, tree replacements, and the addition of art sculptures. The lawn area on the westernmost block, the 1100 Block, was removed and replaced with seating and a split rock sculpture. The Play area and Bridge on the 1200 Block remain, although the crusher fines paving and bridge have been replaced. Three structures were added to the 1300 Block near Boulder County Courthouse - a food vendor facility, an information kiosk, and public restroom. At Boulder County Courthouse, the lawn area was reduced to expand Pearl Street Mall with the addition of light posts and shade awnings. The pop-jet fountain was added just west of the food vendor. The lawn area on the 1400 Block was removed and replaced by the animal play node and an electronic map. Small-scale features including bike racks, light posts, and wood benches have been replaced since the 1977 completion.

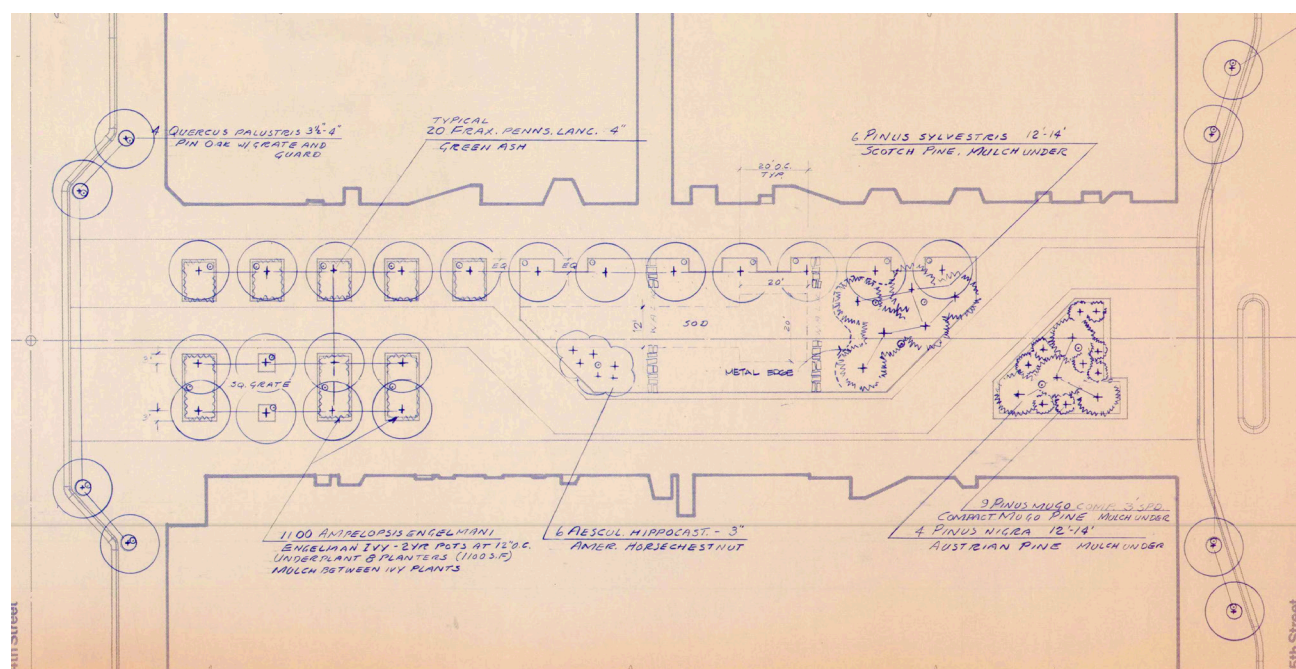


Figure 1-5. Planting plan of 1100 Block of Pearl Street Mall, 1976 (source: City of Boulder)

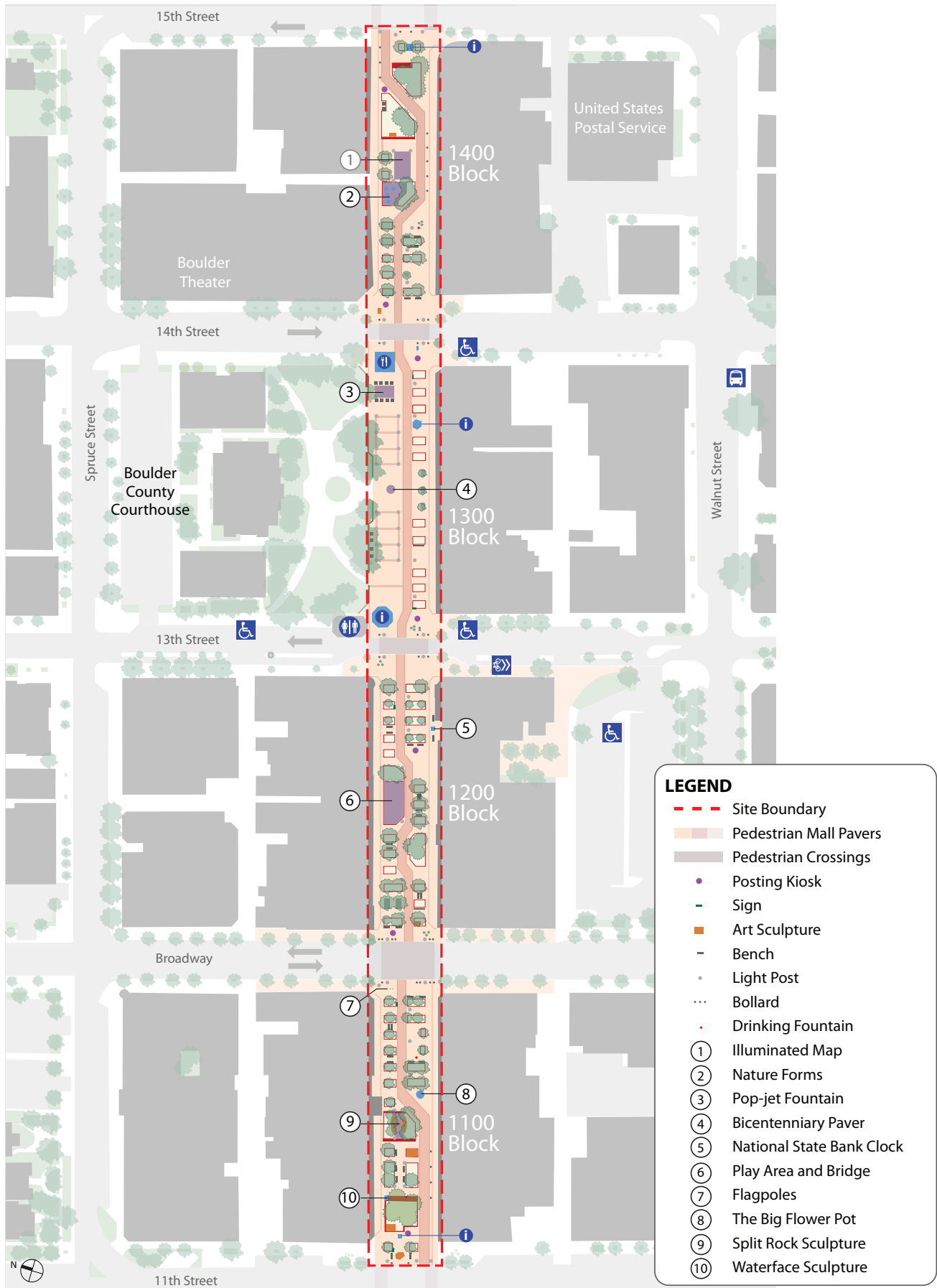


Figure 1-6. Pearl Street Mall Existing Condition, 2022 (source: Mundus Bishop)

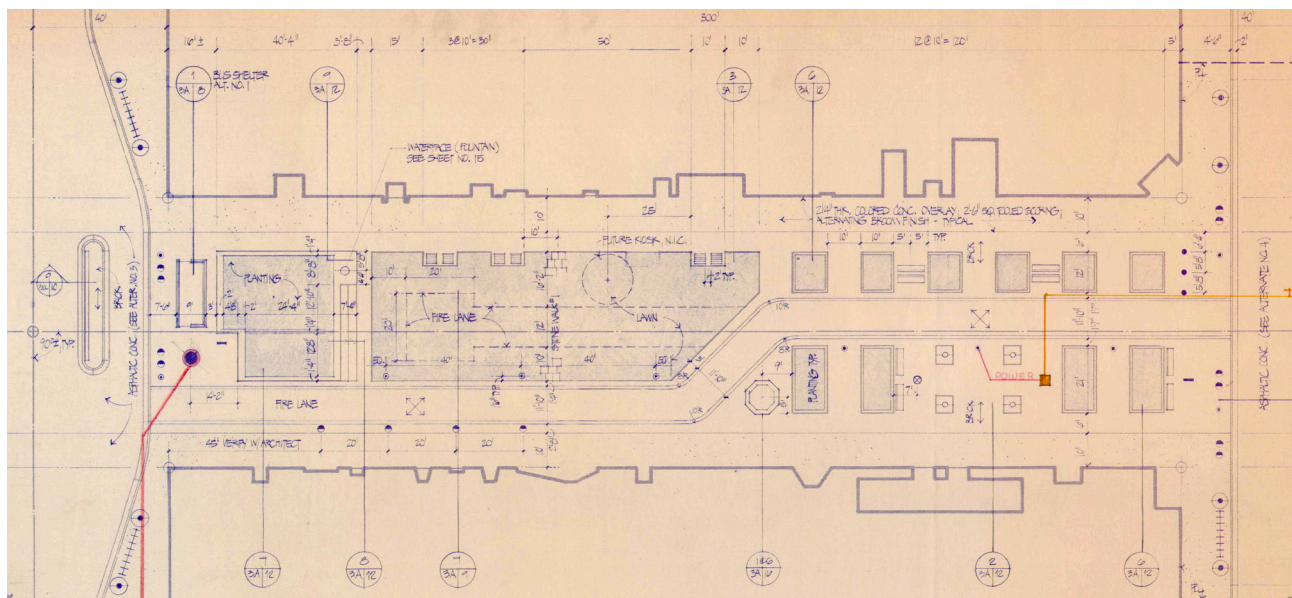


Figure 1-7. Modifications to the 1100 Block of Pearl Street Mall include lawn removal and the addition of the kiosk and art sculptures. Pearl Street Mall plan, 1977 (source: City of Boulder), top; and existing condition, 2022 (source Mundus Bishop), bottom.

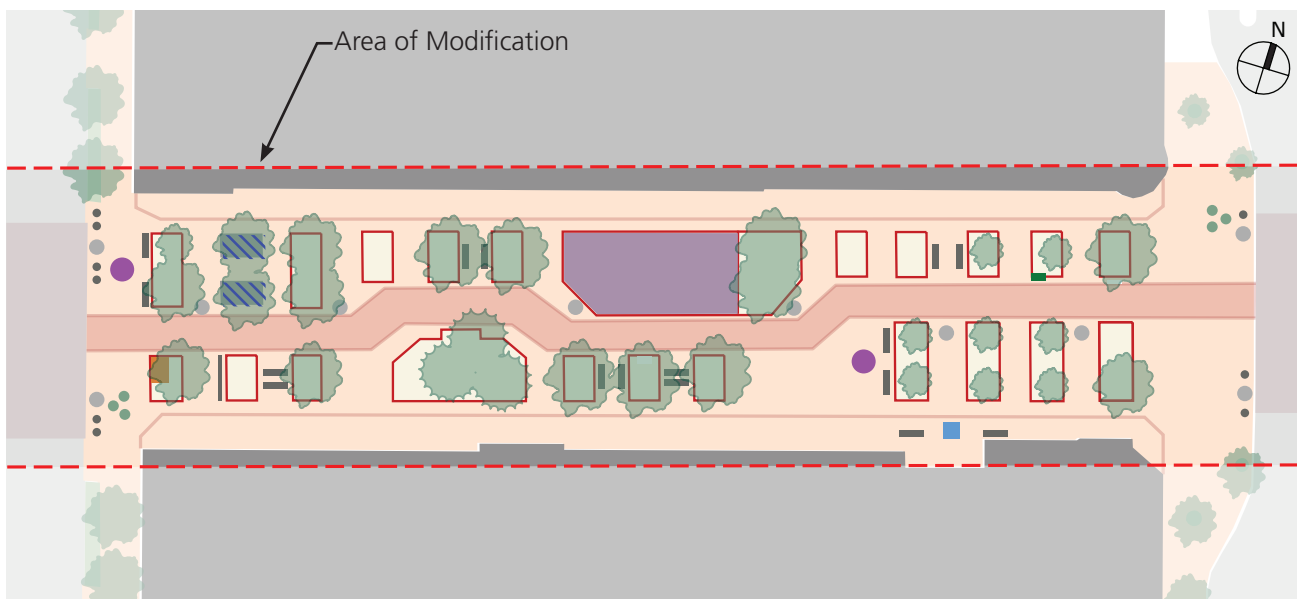
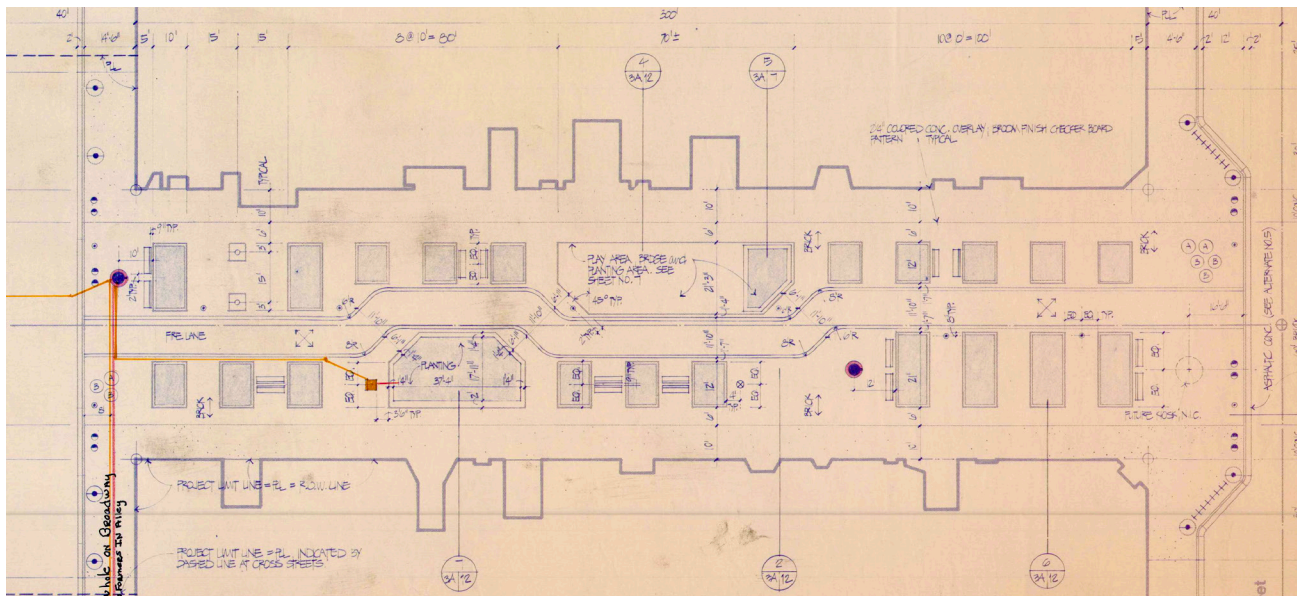


Figure 1-8. Modifications to the 1200 Block of Pearl Street Mall include the replacement of tree grates and relocation of benches and art sculpture. Pearl Street plan, 1977 (source: City of Boulder), top; and existing condition, 2022 (source: Mundus Bishop), bottom.

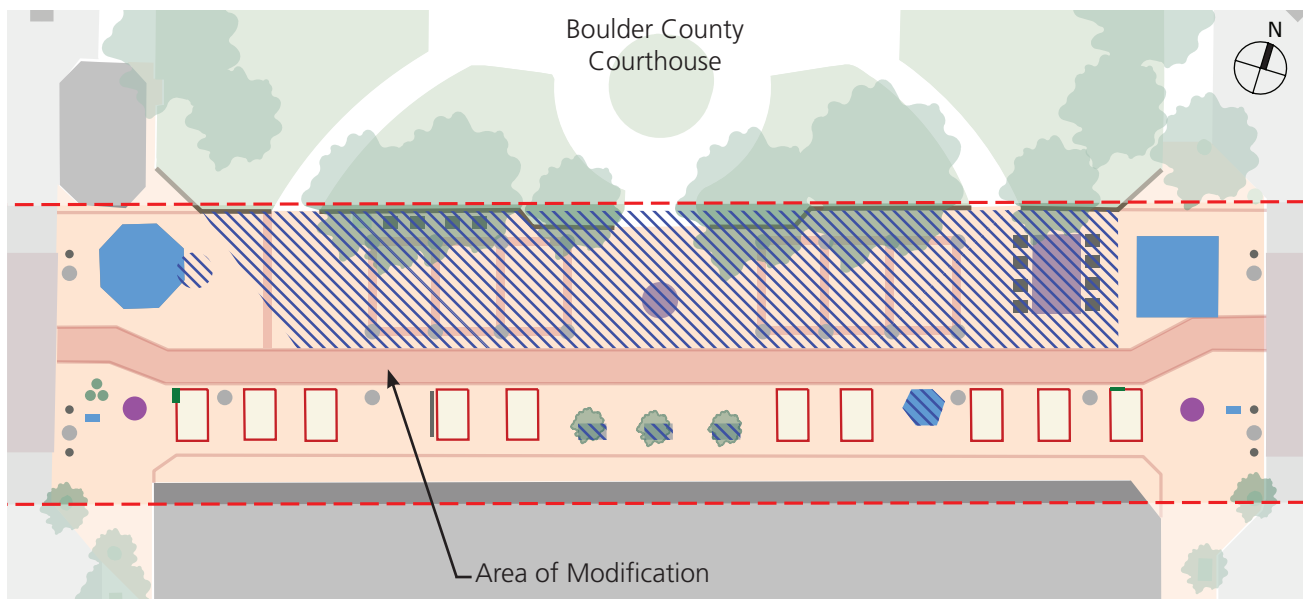
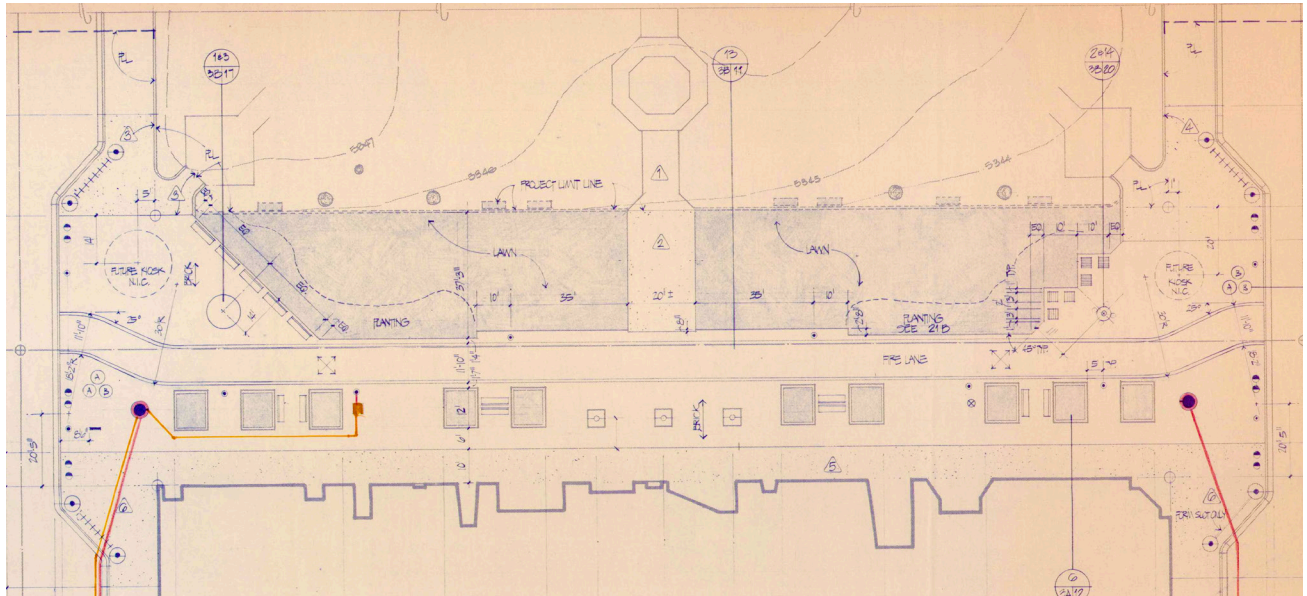


Figure 1-9. Modifications to the 1300 Block of Pearl Street Mall include the removal of lawn at Boulder County Courthouse that was replaced with paving and the light post with shade structure, the addition of the information kiosks and the food vendor, and the relocation of the Bicentennial Paver. Light posts with shade structure and the Downtown Boulder Mall directories were added during the 1999 redesign. Pearl Street plan, 1977 (source: City of Boulder), top; and existing condition, 2022 (source: Mundus Bishop), bottom.

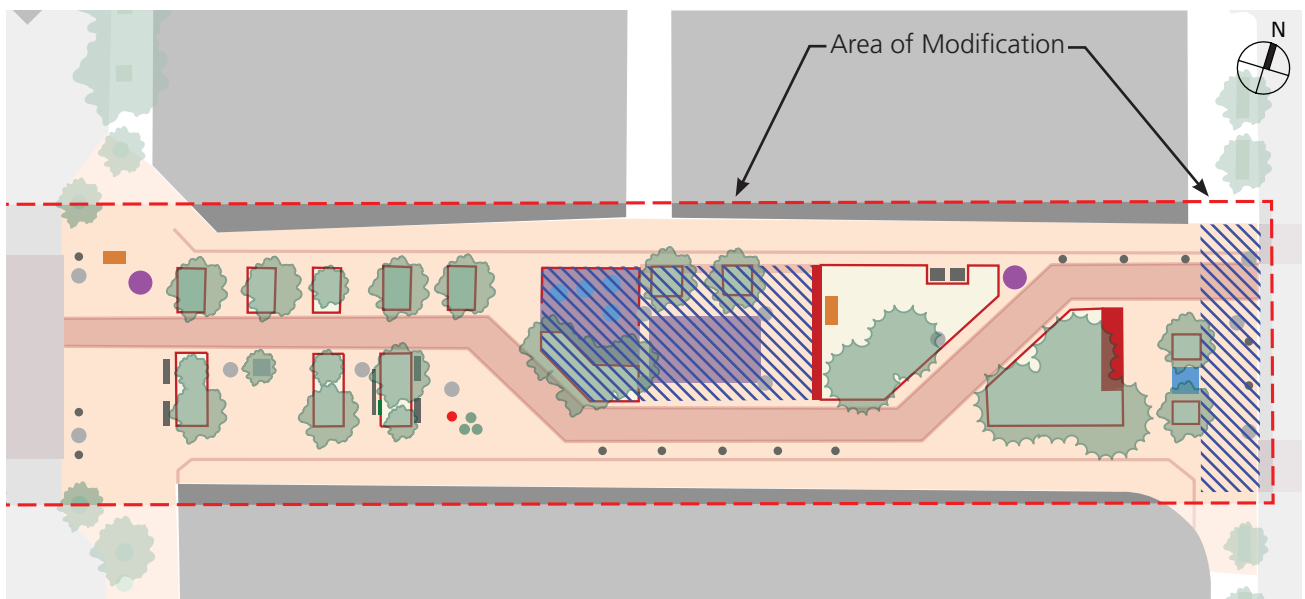
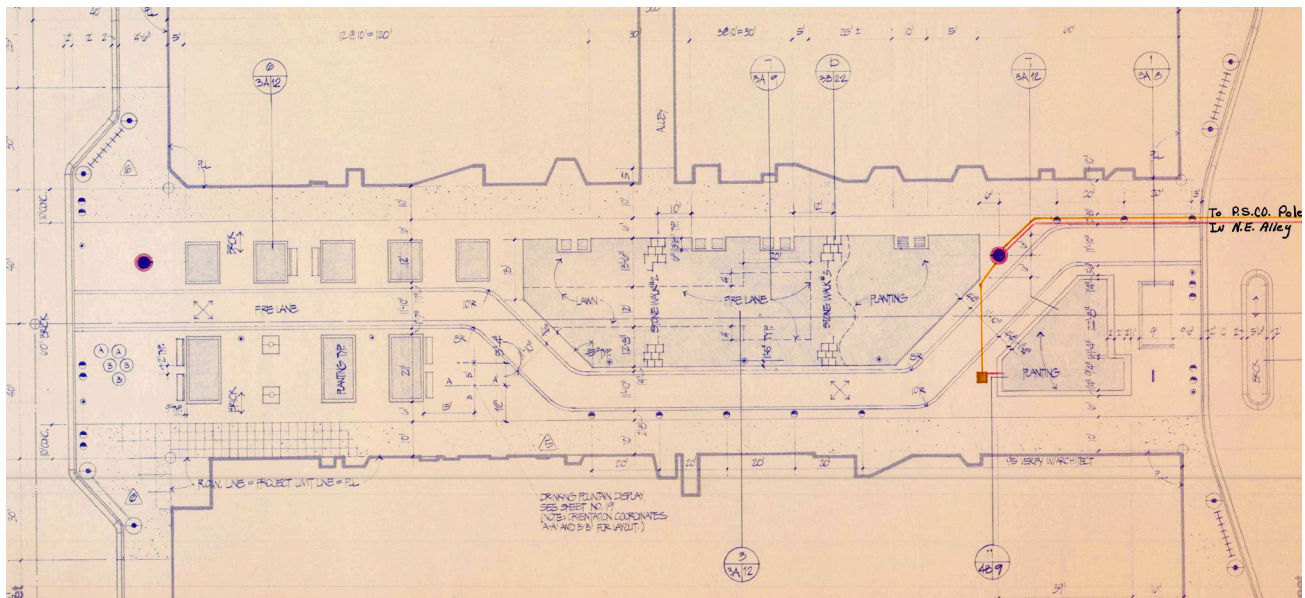


Figure 1-10. Modifications to the 1400 Block of Pearl Street Mall include the removal of lawn, which was replaced with paving and the Illuminated Map, art sculptures, and kiosks. Pearl Street plan, 1977 (source: City of Boulder), top; and existing condition, 2022 (source: Mundus Bishop), bottom.

Landscape Characteristics

Pearl Street Mall is evaluated according to a series of landscape characteristics that describe its tangible and intangible aspects. These characteristics collectively create the historic character of Pearl Street Mall and assist in describing its historical, architectural and cultural importance. Pearl Street Mall and its individual features are documented according to seven landscape characteristics: spatial organization, circulation, structures, objects, small-scale features, vegetation, and views and viewsheds.

Spatial Organization

Pearl Street Mall is a linear space that encompasses four city blocks and extends from building facade to building facade. This linear arrangement, supported by a common vocabulary of materials, features, and vegetation that extends for all four blocks, creates Pearl Street Mall's distinctive spatial character.

Pearl Street Mall's spatial character is defined by its composition of a central urban corridor, flanked by a defined space along each building edge (clear of features or plantings). While this pattern remains consistent between blocks, variations occur by block such as the open space at Boulder County Courthouse between 13th and 14th streets. The distinctive central urban space is characterized by a ground plane of brick paving set in a consistent, repetitive pattern that extends across all four blocks. Each block includes art, play or gathering set with the central urban space, providing a unique spatial character to each block.

The notable ground plane of brick paving, accentuated by rows of mature shade trees and punctuated by planters and gathering nodes that vary slightly between blocks, and Pearl Street Mall's consistent width and scale creates a unified urban space. The spatial organization contributes to the historical and architectural significance of Pearl Street Mall.



Figure 1-11. Pearl Street, pre-construction, 1954
(source: Colorado Aerial Photography Service)



Figure 1-12. Pearl Street, 1976 (prior to completion)
(source: Colorado Aerial Photography Service)



Figure 1-13. Raised brick planter with groundcover and shrubs, 2020 (source: Mundus Bishop)



Figure 1-14. Mature canopy of both deciduous and evergreen trees, 2020 (source: Mundus Bishop)

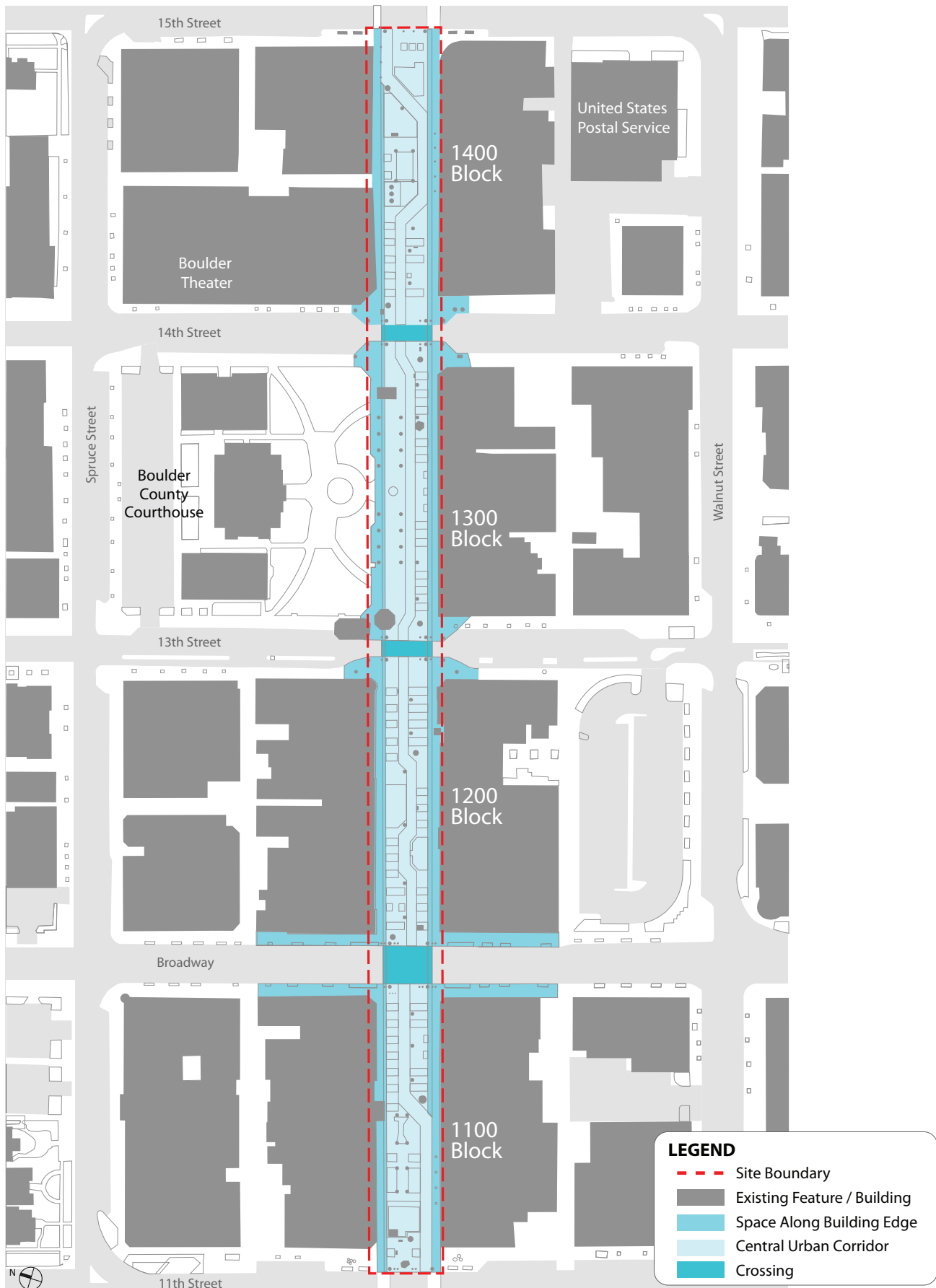


Figure 1-15. Pearl Street Mall Spatial Organization, 2022 (source: Mundus Bishop)



Figure 1-16. Gathering space with wood benches on 1100 Block, 2020 (source: Mundus Bishop)



Figure 1-17. Brick paving pattern including integration of planters on 1300 Block, 2020 (source: Mundus Bishop)



Figure 1-18. Pedestrian crossing at 14th Street, 2020 (source: Mundus Bishop)



Figure 1-19. Consistent ground plane of brick paving, 2020 (source: Mundus Bishop)

Circulation

Pearl Street Mall serves as a pedestrian mall, and downtown Boulder's most important public space, as it has since 1977. A consistent ground plane of brick paving orchestrates pedestrian movement and uses along an east-west orientation, interrupted at north-south street crossings. Vehicular circulation is limited to the street crossing, with delivery and service vehicular routes allowed within specific areas of Pearl Street Mall.

A three-part repetitive brick paving pattern, following one orientation, extends consistently across all four blocks. The central herringbone paving pattern orchestrates pedestrian circulation routes and defines areas of play, gathering and art. The circulation system, including patterns and materials, features, and routes, remains in the same alignments as the original construction and contributes to the significance of Pearl Street Mall.

Pearl Street Mall's pedestrian routes meet ADA accessibility standards along designated routes and at seating areas. Accessibility is provided by accessible pedestrian curb ramps at street crossings that provide continuous accessible access for all four blocks. Accessible routes and entrances into adjacent buildings vary. Some do not provide accessible entrances.

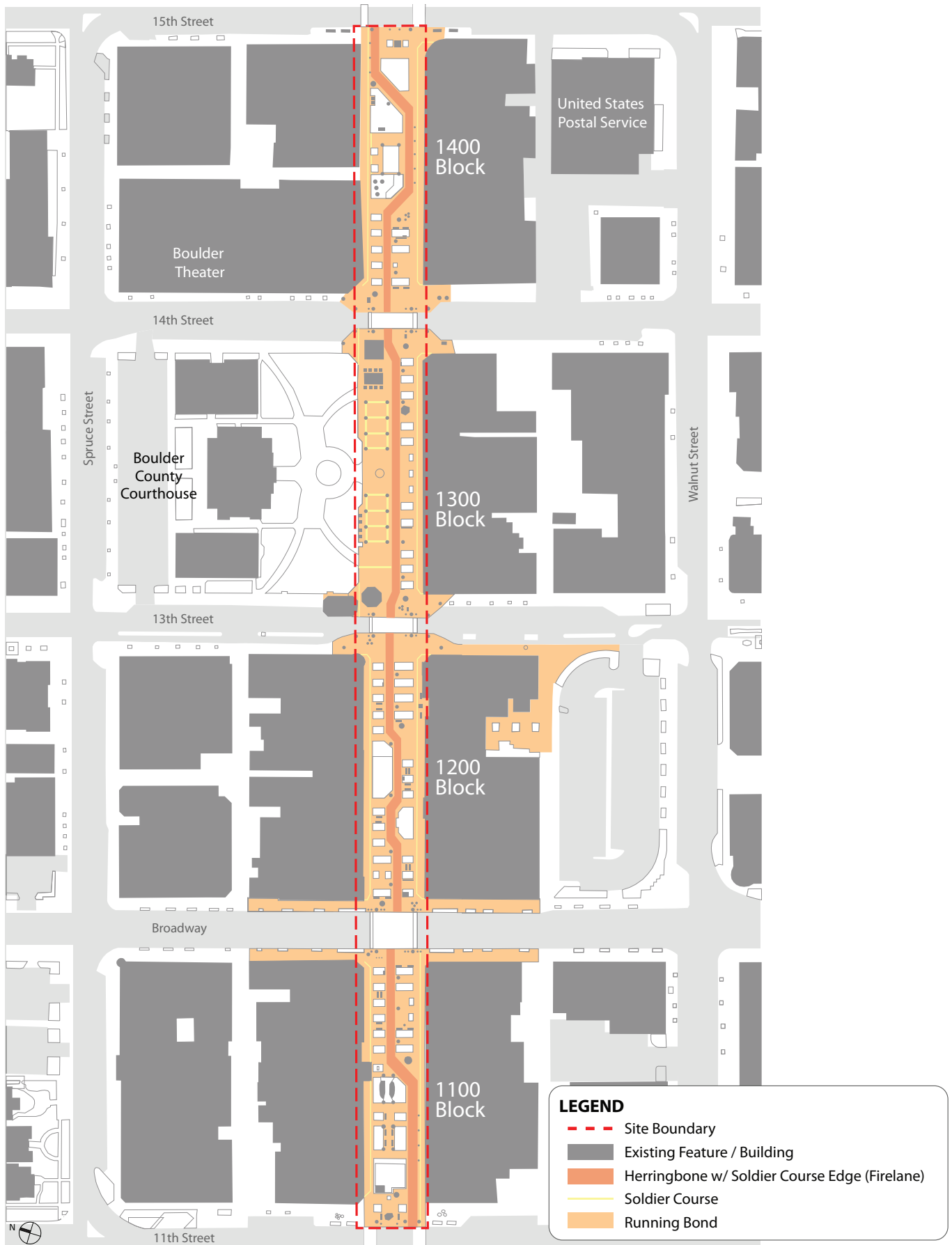


Figure 1-20. Pearl Street Mall Paving Pattern, 2022 (source: Mundus Bishop)



Figure 1-21. Pop-jet fountain and seating at Boulder County Courthouse, 2020 (source: Mundus Bishop)



Figure 1-22. Play Area and Bridge, 2020 (source: Mundus Bishop)



Figure 1-23. Brick paving with curving central herringbone pattern at 1100 Block, 2020 (source: Mundus Bishop)



Figure 1-24. Light posts with shade structure at Boulder County Courthouse, 2022 (source: Mundus Bishop)

Structures

Structures within Pearl Street Mall include original 1977 features associated with play and gathering nodes, and features added in 1999 such as light posts with shade structure. Recently installed features include vendor facilities and kiosks, and a public restroom.

Four interactive play and gathering nodes - Play Area and Bridge, Nature Forms, Pop-jet Fountain and Illuminated Map - are located within the pedestrian mall. Play Area and Bridge and Nature Forms are original features that remain in original locations. Modifications to Play Area and Bridge in the 1200 Block in 2002, and to Nature Forms in the 1400 Block, were focused on replacement of the surfacing. The Play Area and Bridge and Nature Forms are contributing features. Two other interactive nodes, Pop-jet fountain, located in the 1300 Block and Illuminated Map, located in the 1400 Block are contemporary additions from the redesign in 1999.

Three structures were added to the 1300 Block near Boulder County Courthouse — a food vendor facility, an information kiosk, and a public restroom — after original construction was completed and are not associated with the 1999 redesign and are non-contributing features.

Metal light posts with octagonal sandstone bases were added to the mall during the 1999 redesign of Pearl Street Mall. Similar to the original light posts installed in 1977, these light posts feature globes, banners, and flower pots. A woven cloth shade structures extends across the light posts on the 1300 Block. The light posts in modified locations are a feature of the 1999 redesign by Communication Arts, contributing to the significance to Pearl Street Mall.

Objects

Objects that remain from the original 1977 construction include the Waterface Sculpture, the Big Flower Pot and Bicentennial Paver. Art installations installed after completion of construction include public art sculptures and the Split Rock sculpture. The Water Face sculpture and Big Flower Pot remain in their original locations and contribute to the significance of Pearl Street Mall. The Bicentennial Paver and the time capsule underneath were relocated within the 1300 Block when it was redesigned.

The National State Bank Clock is a contributing feature that predates the pedestrian mall and remains in its original location, which is in front of Boulder's oldest commercial building.

Small-Scale Features

Small-scale features are the human-scaled elements that provide detail and function. Contributing small-scale features that remain from the original 1977 construction include metal light posts with three and four globes, posting kiosks, flagpoles on the 1100 Block, rectangular wood benches, and two square wood benches on the 1400 Block. The Downtown Boulder Mall Directories are contributing interpretive elements from the 1999 redesign. Replacements in place of original features include bollards, metal tree grates, and water fountains. Light posts in modified locations, Mall and Information directories, concrete planter pots, and interpretive signs are contemporary additions in new locations and are non-contributing features.



Figure 1-25. Public restroom and information kiosk, 2020
(source: Mundus Bishop)



Figure 1-26. Big Flower Pot, 2020 (source: Mundus Bishop)



Figure 1-27. Wood benches, tree grates, and light post shade structure at Boulder County Courthouse, 2020
(source: Mundus Bishop)



Figure 1-28. View to Boulder Flatirons from 11th Street, 2021
(source: Mundus Bishop)

Table 1-1: Pearl Street Small-Scale Features Table

Small Scale Feature	Description	Original Feature/ Original Location (contributing) ⁸	Original Feature in New Location	Modified Feature in Original Location (contributing)	Non-contributing
Lights posts (3 & 4 globes)	+/- 30 metal light posts; include mounts for waste receptacle, flower pots, & banners	All original light posts in original locations		Banner & flower pot attachments are new replacements of original concept	
Light posts (in modified locations)	+/- 30 metal light posts; includes 4-globe posts w/ octagonal sandstone bases & posts w/ 2 globes	Light posts added in 1999 (1100, 1300 & 1400 Block); lights at 1300 Block have a removable shade canopy			
Posting Kiosk	+/- 8 columnar kiosks for hanging fliers	All original kiosks in original locations			
Downtown Boulder Directory	2 two-sided directory ki- osks located on 1300 Block	2 new kiosk located at east and west ends of 1300 Block; replaced 1977 kiosk at west end			
Mall Directory & Information	2 four-sided directory kiosks w/ sandstone base & curved green metal roof				Contemporary feature; replaced directories by Communication Arts in 1999
Wood Benches (rectangle)	+/- 30 wood slat benches w/ backs on metal base	+/- 20 in original locations	+/- 10 benches in new locations		
Wood Benches (square)	+/- 14 wood slat backless benches w/ metal base	2 benches at 1400 Block planter in original locations	+/- 12 benches in new locations at 1300 Block		
Concrete Planter Pots	+/- 9 concrete planters located near crossings at 13th Street & west end of 1200 Block				Replaced original concrete planters w/ new designs in new locations
Bollards	+/- 29 bollards located at crossing streets				+/- 25 are new features in original locations; sev- eral have been removed; +/- 4 are located at the east & west ends of the mall in areas w/ site modifications
Interpretive Signs	+/- 5 interpretive signs mounted to planters				Contemporary feature in new location
Metal Tree Grates	Circular & rectangular metal tree grates				New replacements in original locations
Newspaper Stands	2 self-service newspaper stands				Contemporary feature in new location
Water Fountains	+/- 2 water fountains w/ two spigots				Contemporary feature w/ new design in original location

⁸ Contributing features are those associated with the original construction of Pearl Street Mall (1976 to 1977) or installed its 1999 in a significant period that followed. Objects and features were evaluated for Pearl Street mall significance.

Vegetation

Linear rows of mature deciduous shade trees assist in defining an orchestrated movement of pedestrians and spaces within Pearl Street Mall. Groupings of evergreen trees define spaces and nodes at the end of Pearl Street Mall at 11th Street on the west and 15th Street on the east. Evergreen trees include Austrian, Pine, Mugo Pine and Scotch Pine. Deciduous trees include Pin Oak, Littleleaf Linden, Green Ash, Silver Maple, American Horsechestnut, Honeylocust, Kentucky Coffeetree, Norway Maple, and Bald Cypress. Woody groundcover and shrubs are planted in raised brick planters with evergreen trees. Mature evergreen and deciduous trees, woody groundcover and shrubs are contributing features.

Mature trees remain on all four blocks from the original 1977 plantings, with some replacements occurring over time. Replacements include those that planted in-kind with species, similar to those originally planted such as re-plantings of original Honeylocust trees. Annuals and seasonal plantings occur on all four blocks, including the Tulip gardens planted in the 1980s, a tradition that continues today. The 100 hanging baskets are installed annually along with contemporary moveable planters. The annual and seasonal plantings, including the Tulip gardens and hanging baskets, are non-contributing features.

Views and Viewsheds

The orientation of the Pearl Street Mall capitalized on and orchestrated views west towards the Boulder Flatirons and western foothills outside the city. All contribute to its significance. Each block on Pearl Street Mall has



Figure 1-29. Raised planter with groundcover and shrubs, 2020 (source: Mundus Bishop)



Figure 1-30. Mature canopy of both deciduous and evergreen trees, 2020 (source: Mundus Bishop)



Figure 1-31. Pearl Street Mall Contributing Vegetation, 2022 (source: Mundus Bishop)

Contributing and Non-Contributing Features

Table 1-2: Contributing and Non-Contributing Features

Feature	Condition	Contributing/ Non-Contributing ⁸
Circulation		
Brick Paved Promenade	Good	Contributing
Brick Pedestrian Crossings at Vehicular Streets	Good/Fair	Contributing
Structures		
Play Area and Bridge	Good	Contributing
Nature Forms	Good	Contributing
Pop-jet Fountain	Fair	Non-Contributing
Illuminated Map	Poor	Non-Contributing
Information Kiosk	Fair	Non-Contributing
Food Vendor	Good	Non-Contributing
Public Restroom	Good	Non-Contributing
Objects		
Waterface Sculpture	Fair	Contributing
Bicentennial Paver	Good	Contributing
National State Bank Clock	Fair	Contributing
The Big Flower Pot	Fair	Contributing
Public Art Sculptures	Good	Non-Contributing
Split Rock Sculpture	Good	Non-Contributing
Small-scale features		
Light Posts* (3 & 4 Globes)	Fair	Contributing
Light Posts (in modified locations - includes light posts with shade structure)	Good	Contributing
Posting Kiosk	Fair	Contributing
Downtown Boulder Directory	Good	Contributing
Mall Directory & Information	Good	Non-Contributing
Wood Benches (rectangular)*	Good	Contributing
Wood Benches (square)	Good	Non-Contributing
Concrete Planter Pots	Good	Non-Contributing
Bollards	Fair	Non-Contributing
Interpretive Signs	Good	Non-Contributing
Metal Tree Grates	Good	Non-Contributing
Newspaper Stand	Fair	Non-Contributing
Water Fountains	Good	Non-Contributing
Bike Racks	Good	Non-Contributing
Flagpoles	Good	Contributing
Vegetation		
Mature Evergreen Trees	Good	Contributing
Mature Deciduous Trees	Fair	Contributing
Groundcover and shrubs in raised brick planters	Good	Contributing
Annual and seasonal plantings	Good	Non-Contributing
Views and Viewsheds		
View to Boulder Flatirons	Good	Contributing
Views to Downtown Boulder	Good	Contributing

⁸ Contributing features are those associated with the original construction of Pearl Street Mall (1976 to 1977) or installed its 1999 in a significant period that followed. Objects and features were evaluated for Pearl Street mall significance.

* Wood Bench and Light Post locations are contributing but benches and light posts have been replaced

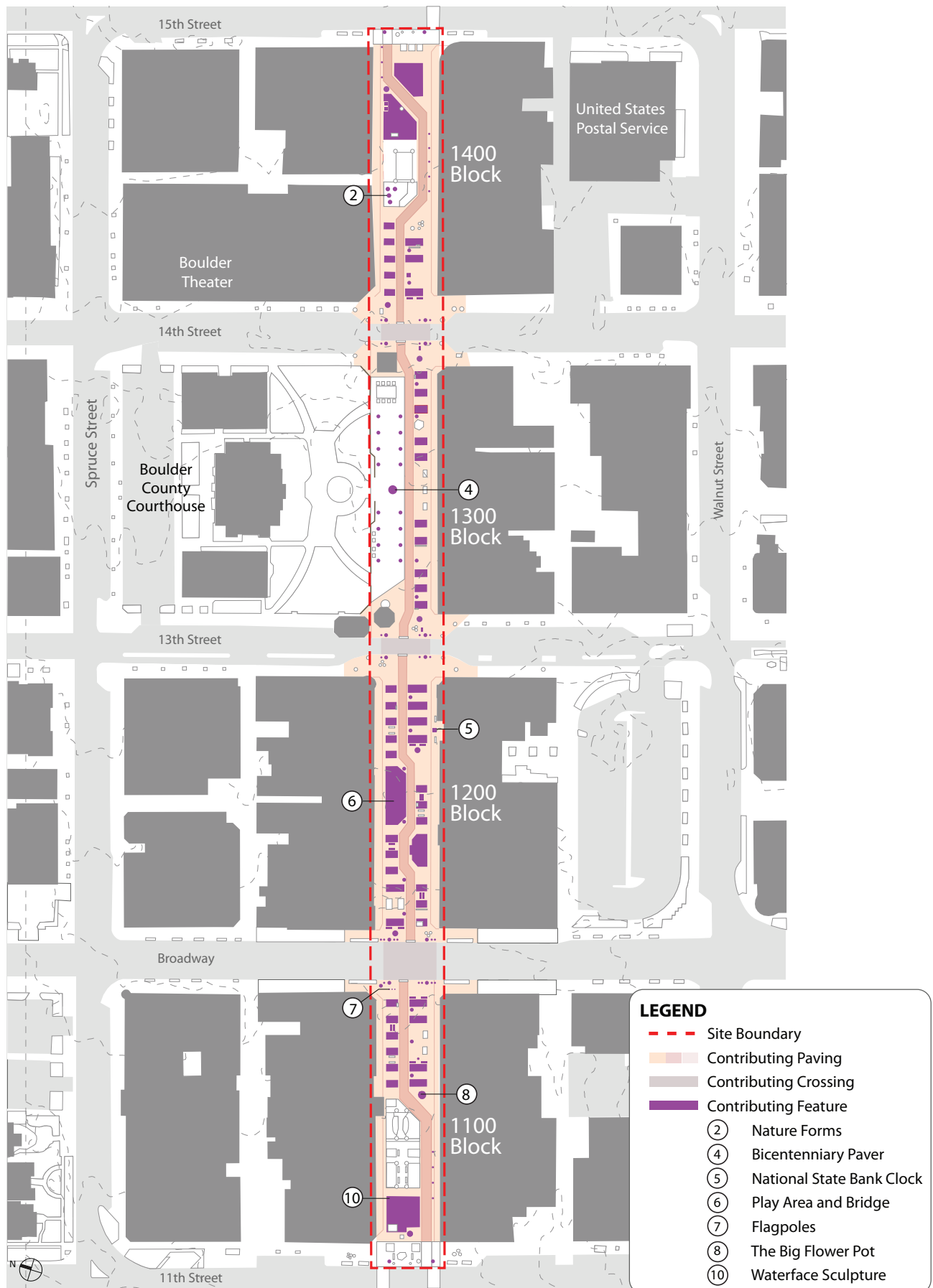


Figure 1-32. Pearl Street Mall Contributing Features, 2022 (source: Mundus Bishop)

ADDITIONAL IMAGES

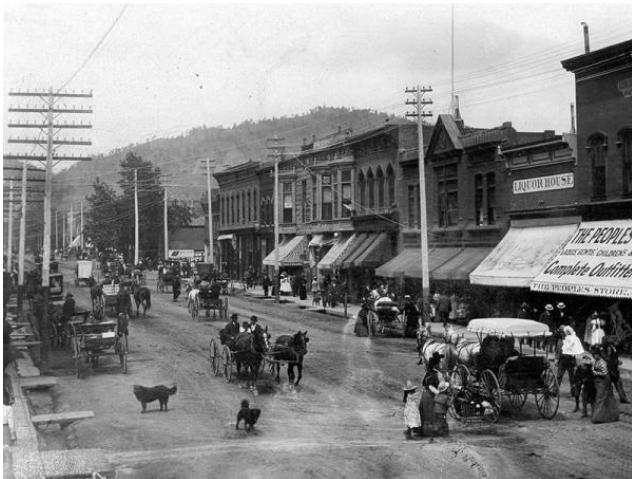


Figure 1-33. Pearl Street, 1899 (source: Carnegie Branch Library for Local History)

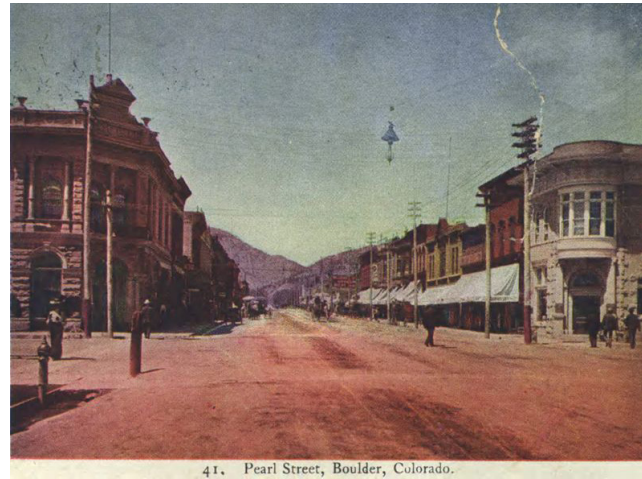


Figure 1-34. Pearl Street Postcard, 1910 (source: Carnegie Branch Library for Local History)

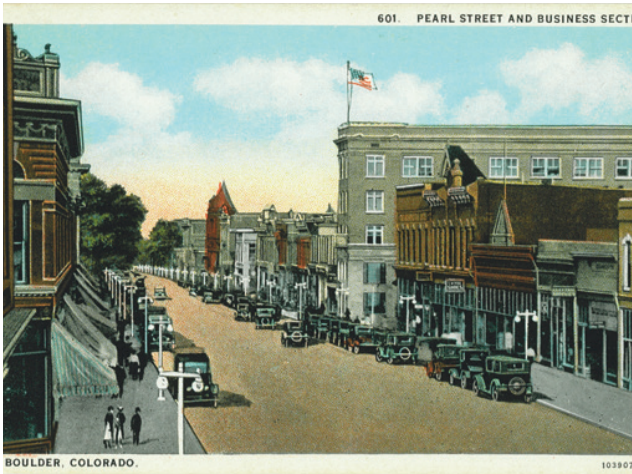


Figure 1-35. Pearl Street Postcard, 1920s (source: Carnegie Branch Library for Local History)

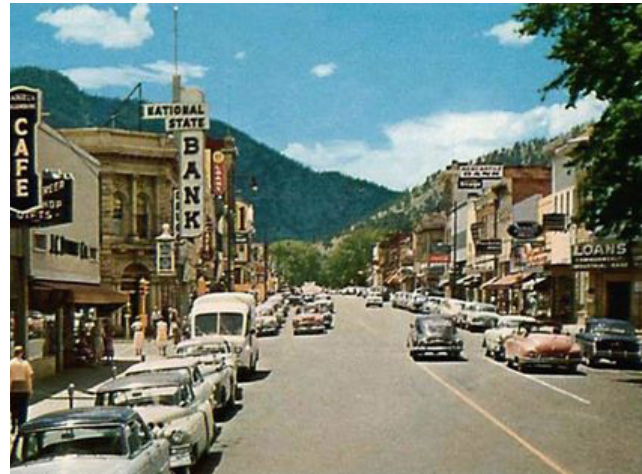


Figure 1-36. Pearl Street, 1954 (source: Boulder Inn)



Figure 1-37. Pearl Street, 1950s (source: Colorado Aerial Photography Service)

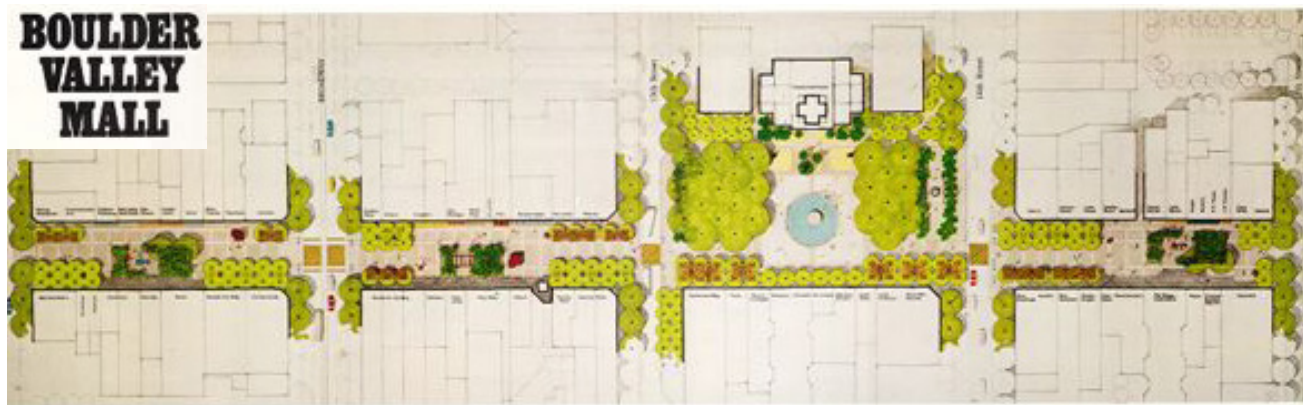


Figure 1-38. Proposed sketch of Pearl Street Mall, 1974 (source: Carnegie Branch Library for Local History)



Figure 1-39. Pearl Street Mall Proposal, 1974 (source: Carnegie Branch Library for Local History)



Figure 1-40. Pearl Street Mall under construction, 1976 (source: West Boulder Inn)



Figure 1-41. 1200 Block under construction, 1976 (source: Carnegie Branch Library for Local History)



Figure 1-42. Pearl Street Mall under construction, 1976 (source: Carnegie Branch Library for Local History)



Figure 1-43. Construction on 1100 Block, 1976 (source: Carnegie Branch Library for Local History)



Figure 1-44. Construction on 1100 Block, 1976 (source: Carnegie Branch Library for Local History)



Figure 1-45. Opposition to the Pearl Street Mall included the slogan 'Downtown Boulder Maul' as residents protested the construction noise changes to downtown, 1976 (source: Daily Camera Archives)

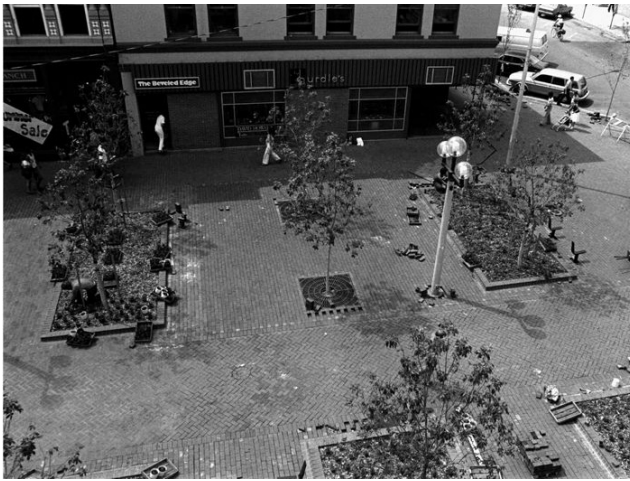


Figure 1-46. Completed Pearl Street Mall, 1977 (source: Carnegie Branch Library for Local History)

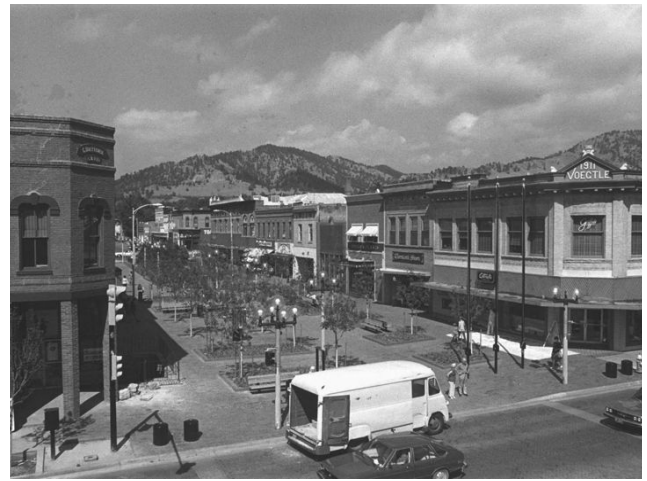


Figure 1-47. Completed 1200 Block, 1977 (source: Carnegie Branch Library for Local History)



Figure 1-48. 1300 Block, 1977 (source: Carnegie Branch Library for Local History)



Figure 1-49. Completed 1300 Block, 1977 (source: Carnegie Branch Library for Local History)



Figure 1-50. Lawn on 1100 Block, 1977 (source: OZ Architecture)



Figure 1-51. Opening of Pearl Street Mall, 1977 (source: Downtown Boulder)



Figure 1-52. Grand opening, 1977 (source: Downtown Boulder)



Figure 1-53. Grand opening, 1977 (source: Downtown Boulder)

SKETCHES / PLANS

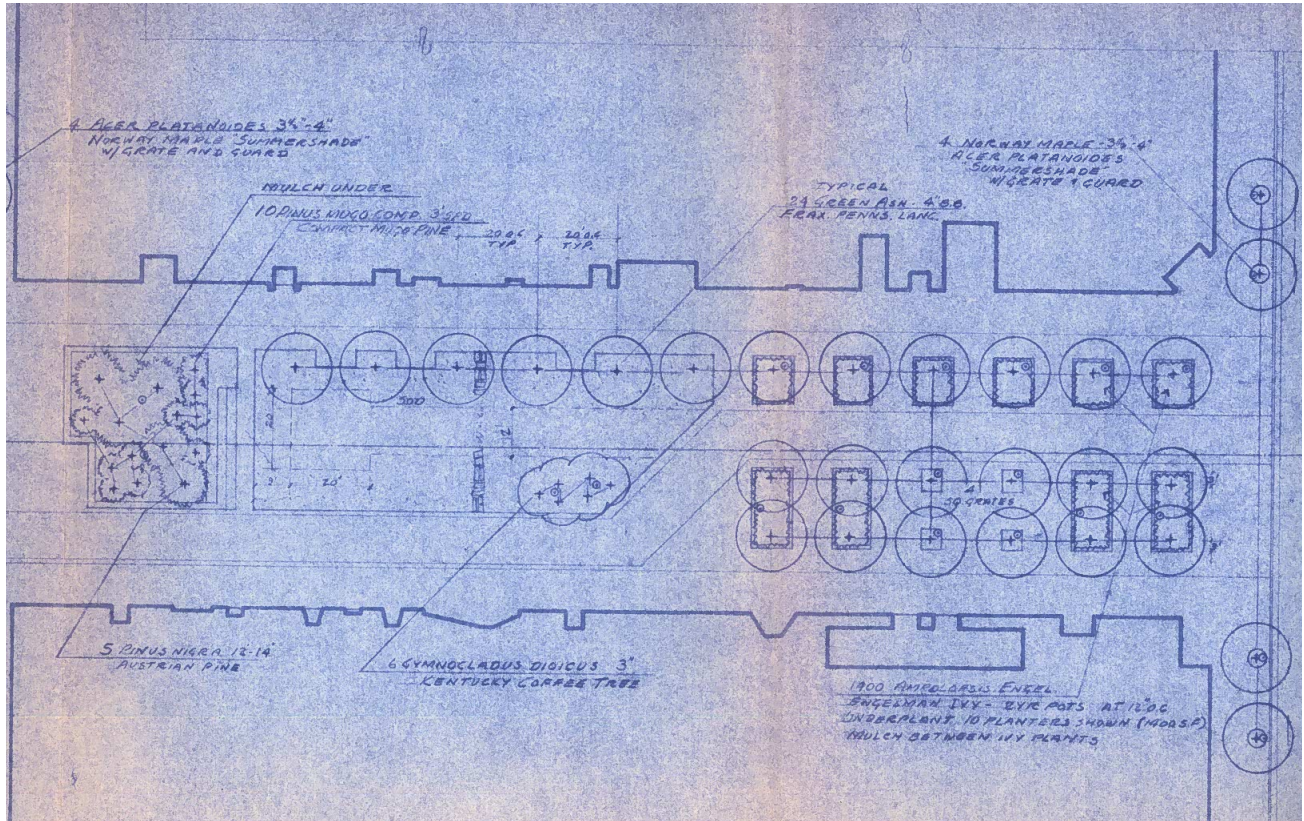


Figure 1-54. Pearl Street Mall construction documents planting plan 1100 Block, 1976 (source: City of Boulder)

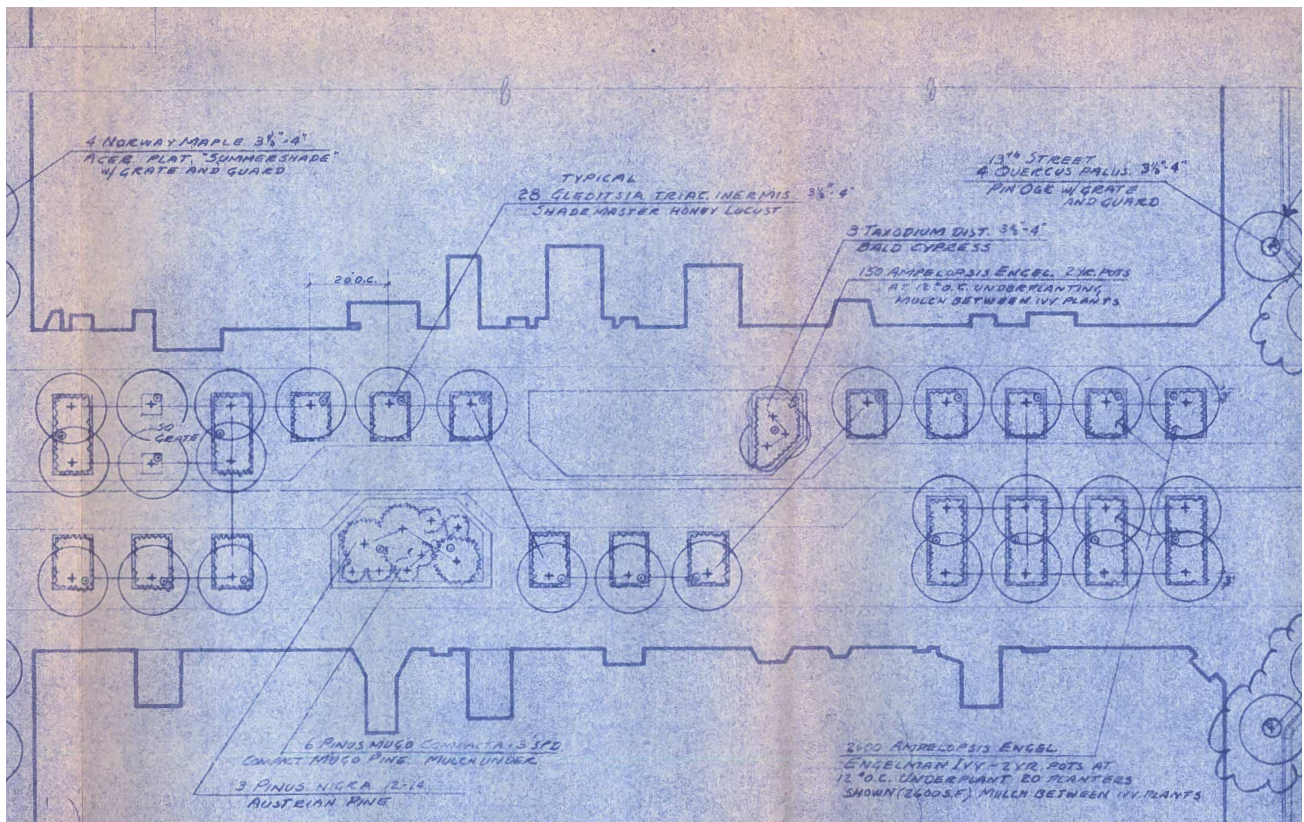


Figure 1-55. Pearl Street Mall construction documents planting plan 1200 Block, 1976 (source: City of Boulder)

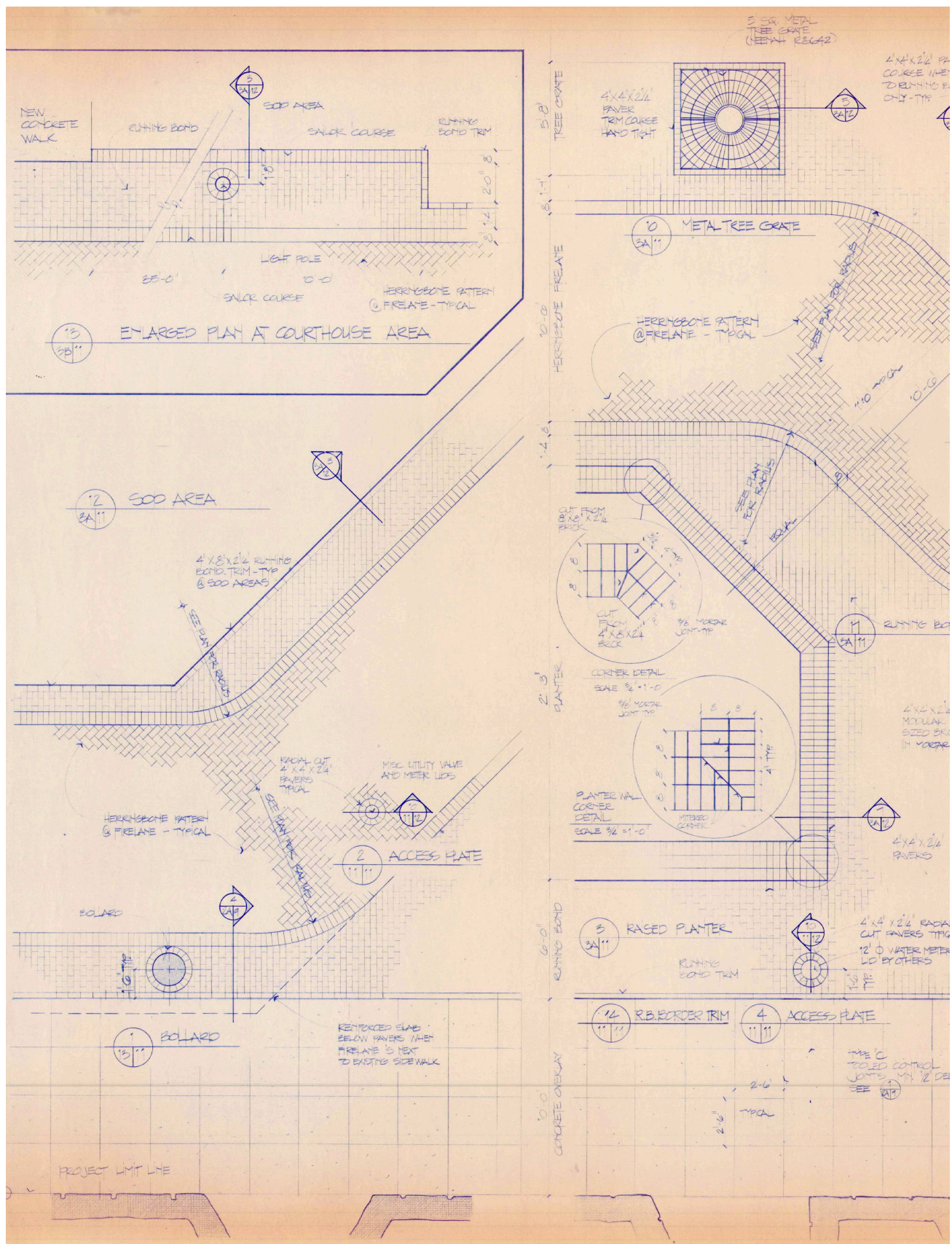


Figure 1-56. Pearl Street Mall construction documents brick paving plan, 1976 (source: City of Boulder)

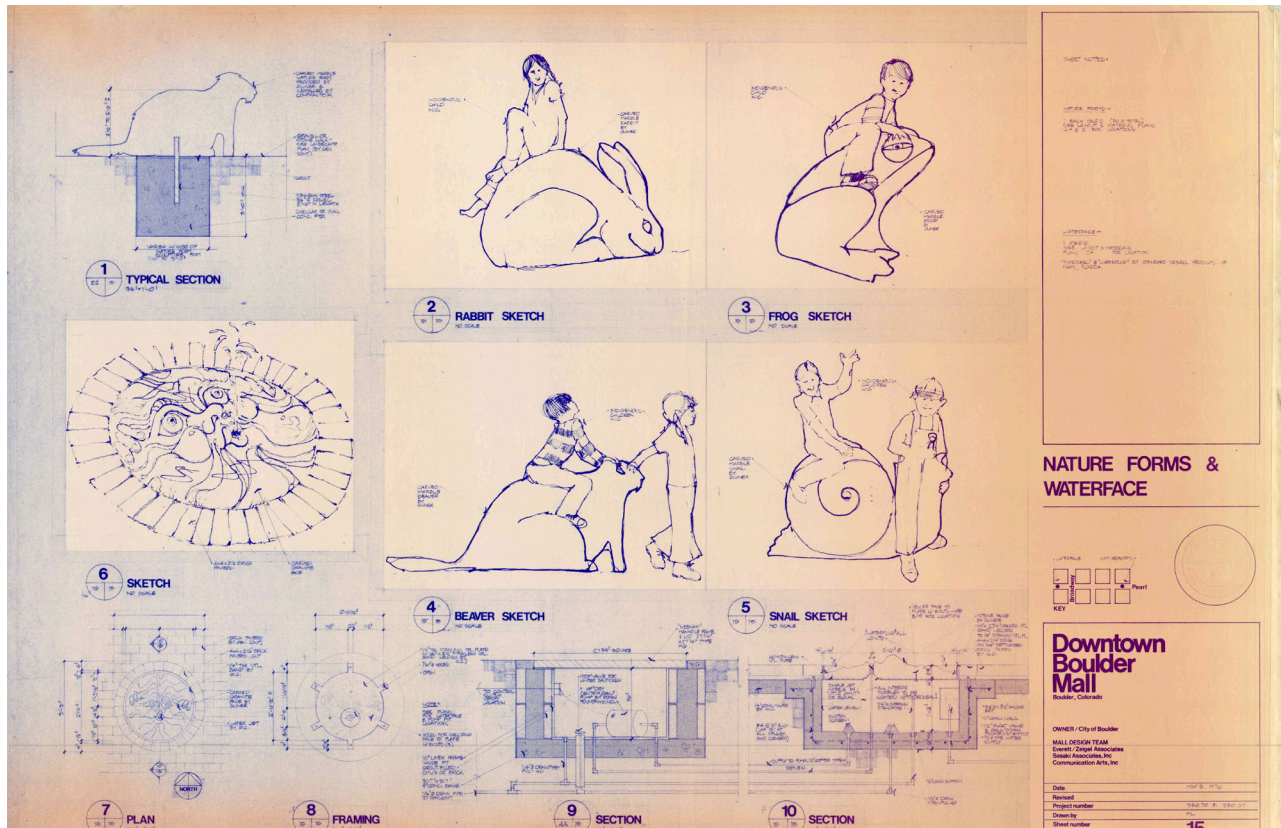


Figure 1-57. Nature Forms play node construction details, 1976 (source: City of Boulder)



Figure 1-58. Concept sketch of Pearl Street Mall, mid 1970s (source: OZ Architecture)

TREATMENT

Introduction and Overview

Rehabilitation is the selected treatment approach for Pearl Street Mall, emphasizing its preservation and repair, and allowing for the addition of compatible improvements, where appropriate. Treatment guidance, presented in this section, informs current and future planning and design for Pearl Street Mall based upon this rehabilitation approach.

This treatment guidance provides actions and recommendations to guide it's the holistic stewardship of Pearl Street Mall to ensure its future as the City of Boulder's premiere linear urban park and pedestrian mall, and one of downtown's most important public spaces.

Treatment guidance is based upon review of historic documentation, assessment of condition and integrity, and in support of current and planned futures uses. This section provides actions to protect significant cultural resources, and repair features and contributing features and setting. Treatment recommendations identify where repair is needed to reveal historic features, retain character, and maintain integrity. Future work planned for Pearl Street Mall shall be guided by The Secretary of the Interior's *Standards for the Treatment of Historic Properties*, and accomplished by using accepted preservation methods detailed by the National Park Service, and Chapter 9-11 (Historic Preservation) of the Boulder Revised Municipal Code.

Rehabilitation is defined as the act or process of making possible a compatible use for a property through repair, alterations, or additions if those portions or features that convey its historic, cultural, or architectural values are preserved. Rehabilitation allows for new additions to be integrated within the study area in a manner that preserves established patterns and features. Additional actions include those that preserve, repair, and retain contributing features and qualities that contribute to the historic character.

Guiding Principles

Pearl Street Mall is downtown Boulder's most vibrant park and gathering space, and its center of commerce and business. The architecturally and historically significant pedestrian mall is a linear urban public space encompassing four blocks of Pearl Street — from 11th Street on the west to 15th Street on the east, extending from building facade to building facade. A consistent ground plane of brick paving – a defining characteristic of Pearl Street Mall – connects all four blocks. Nodes for play, public art and gathering punctuate the linear pedestrian mall within each block and include the broad open lawn of Boulder County Courthouse. Rows of shade trees line sections of Pearl Street Mall and groves of mature evergreen and deciduous trees highlight entrances. Custom-designed kiosks, light fixtures and signage are integral components. Pearl Street Mall is Boulder's only pedestrian mall and one of the few remaining extant pedestrian malls in the country.

Guiding Principles

- Protect and enhance Pearl Street Mall as a distinct composition of spaces, plantings and experiences connected by its consistent, characteristic ground plane of brick paving.
- Preserve, protect and repair Pearl Street Mall's contributing features and those characteristics that contribute to its historic character including brick paving, nodes of play and gathering, public art, objects, structures, small-scale features and vegetation.
- Maintain and enhance the variety of park and gathering uses and experiences offered with Pearl Street Mall.

Treatment Guidance

This section provides recommendations for the preservation and repair of Pearl Street Mall. Treatment guidance applies to the entirety of Pearl Street Mall. This guidance should be followed when undertaking design and planning for Pearl Street Mall or when proposing modifications to contributing features, existing features and to qualities that contribute to Pearl Street Mall's historic character, including proposals for new development within the landmark boundary. Treatment guidance is presented according to seven landscape characteristics — spatial organization, circulation, structures, objects, small-scale features, vegetation and views and viewsheds.

Spatial Organization

Pearl Street Mall is a linear space, extending from building facade to building facade for four city blocks, composed of a central urban corridor flanked by a defined space (clear of features or plantings) at each building edge. Each block includes art, play and gathering nodes set with the central urban corridor.

- Protect Pearl Street Mall's composition by preserving and repairing its characteristic pattern of a central urban corridor with defined spaces at building edges and its nodes of art, play and gathering.
- Preserve Pearl Street Mall's views to the Boulder Flatirons from the westernmost block.
- Ensure new additions or modifications to existing features and vegetation respect, and do not interfere or diminish Pearl Street Mall's composition or views.

Circulation

Pearl Street Mall is characterized by a consistent ground plane of brick paving that assists in orchestrating pedestrian movement and uses. Limited vehicular routes are allowed within specific areas of Pearl Street Mall.

- Protect Pearl Street Mall's consistent ground plane of brick paving through on-going maintenance, repair and maintenance of paving and spaces.
 - Preserve the characteristic extant three-part repetitive brick paving pattern that extends consistently across all four blocks, including the central herringbone paving pattern.
 - Repair and replace missing or damaged paving with in-kind materials that match the original paving in color, texture and pattern.
- Ensure Pearl Street Mall remains as a pedestrian mall by protecting its patterns of circulation and by sensitively integrating delivery, service or access for vehicular uses.
- Provide accessible routes within Pearl Street Mall for an equitable experience for all users. Allow designated routes and seating areas, where appropriate and where compatible with contributing features. Ensure accessible routes at street crossings, public buildings and structures including restrooms, and where appropriate, at private business building entrances.

Structures

Original structures associated with play and gathering nodes remain, and contribute to Pearl Street Mall. Newer structures include vendor facilities, a kiosk and public restroom.

- Protect contributing play and gathering nodes in their original locations.
 - Preserve and repair extant features in-place.
- Consider new structures to accommodate programming, use and to improve health and safety within Pearl Street Mall, where appropriate.
 - Consider reusing existing sites where non-contributing structures are located, and as improvements, prior to installations in new locations.
 - Consider a master planning process to determine and locate new objects.
- Maintain contributing structures through regular maintenance including routine removal of graffiti and posters, and replacement of broken lights.

Objects

Original objects from the 1977 construction include the Waterface Sculpture, the Big Flower Pot, and Bicentennial Paver. Art installations include public art sculptures and the split rock sculpture. The National State Bank Clock is contributing object that predates the pedestrian mall and moved to its current location in the 1970s.

- Protect contributing objects — Waterface Sculpture, the Big Flower Pot, Bicentennial Paver, and National State Bank Clock — in current locations.
 - Preserve and repair extant features in-place.
- Allow new objects such as public art, where appropriate.

Vegetation

- Protect contributing tree patterns and mature vegetation.
 - Repair and replace missing or damaged trees and patterns of trees using in-kind species similar to the original in form and texture.
 - Follow a successional approach to preserve the tree canopy and to facilitate the addition of infill and new tree plantings.

Small-Scale Features

Features that remain from the original 1977 construction include posting kiosks, and flagpoles located on the 1100 Block. Replacements include information/interpretive signs, light posts, wood benches and bike racks.

- Protect contributing small-scale features - posting kiosks, flagpoles, and bollards - in their original locations.
- Preserve the locations of wood benches and light posts.
 - Allow replacement wood benches and light posts to be installed in original locations.
- Allow new small-scale features where appropriate.
- Maintain contributing small-scale features through regular maintenance including routine removal of graffiti, removal of posters, and replacement of broken features.

Top Priorities

The following actions to improve or repair physical features or landscape characteristics are the top recommended priorities. These actions meet the following criteria: impact for safety / stabilization; threat of loss of integrity; poor condition; potential impact due to enhancement; critical path / adjacency to other planned work; or relevancy to other current plans.

- 1 - Consider measures to improve safety and security for Pearl Street Mall.
 - Consider replacing light fixtures with dark sky-compliant fixture.
- 2 - Conduct repairs to improve condition of Pearl Street Mall and its contributing features.
 - Replace drinking fountain plumbing fixtures.
- 3 - Programming
 - Develop new programs for community engagement.

RESOURCES

Baldwin, Susan B. "Downtown Boulder Historic District," National Register of Historic Places Inventory Form. Washington, DC: U.S. Department of the Interior, National Park Service, 1980.

Birnbaum, Charles A. and Christine Capella Peters. *The Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for the Treatment of Cultural Landscapes*. Washington, DC: Department of the Interior, National Park Service, 1996.

"Boulder's Timeline," Museum of Boulder. Accessed March 4, 2021, <https://museumofboulder.org/time/>.

"Case Studies, Pearl Street Pedestrian Mall." Re:Streets. Accessed January 15, 2021, <https://www.restreets.org/case-studies/pearl-street-pedestrian-mall>.

"Chapter 9 – Development Standards," City of Boulder Municipal Code. Accessed May 8, 2023. https://library.municode.com/co/boulder/codes/municipal_code?nodeId=TIT9LAUSCO_CH9DEST

"Chapter 10 – Nonconformance Standards," City of Boulder Municipal Code. Accessed May 8, 2023. https://library.municode.com/co/boulder/codes/municipal_code?nodeId=TIT9LAUSCO_CH11HIPR

"Chapter 11 - Historic Preservation," City of Boulder Municipal Code. Accessed May 8, 2023. https://library.municode.com/co/boulder/codes/municipal_code?nodeId=TIT9LAUSCO_CH11HIPR

City of Boulder. *1992 Downtown Plan*, Boulder, CO: City of Boulder, 1992.

"History of Pearl Street." Boulder Downtown. Accessed January 15, 2021, <https://boulderdowntown.com/visit/history-of-pearl-street>.

Office of Archaeology and Historic Preservation, History Colorado. "How to Nominate a Property to the State Register." Denver, CO: History Colorado, 2018.

"Pearl Street Mall." Boulder Landmarks Preservation Advisory Board. Accessed January 15, 2021, <https://bouldercolorado.gov/historic-preservation>.

"Pearl Street Mall: Boulder, Colorado." American Planning Association. Accessed March 4, 2021, <https://www.planning.org/greatplaces/spaces/2015/pearlstreetmall.htm>.

"Pearl Street Mall History." Boulder Inn Pearl History. Accessed March 4, 2021, <https://boulderinn.com/pearl-street-mall-history/>.

"Pearl Street Mall History." City of Boulder. Accessed January 15, 2021, <https://bouldercolorado.gov/parks-rec/pearl-street-mall-history>.

"Pearl Street Pedestrian Mall." City of Boulder Internet Archive. Accessed January 15, 2021, https://web.archive.org/web/*/pearl%20street%20mall.

"Pearl Street Mall." Carl Worthington Associates. Accessed January 15, 2021, <https://www.carlworthingtonassociates.com/planning>.

"Pedestrian malls in the United States." Wikipedia. Accessed March 30, 2023, https://en.wikipedia.org/wiki/Pedestrian_malls_in_the_United_States.

U.S. Department of the Interior, National Park Service. "National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation." Washington, DC: Department of the Interior, National Park Service, 1997.

