

Hillside Historic District

Designated in 2001

Situated along a steep slope near the University of Colorado, the Hillside historic district is located in the area generally between 15th Street and 9th Street along both sides of Hillside Road. The majority of the houses are designed in a rustic Tudor Revival manner with the district's period of significance being identified as 1905-1938.

Due to the dramatic change in topography along Hillside Road, the development of the eastern and western parts of the Hillside Historic District differs despite their close proximity. The east side of Hillside Road was originally part of the Grandview Terrace Addition platted by Marinus Smith in 1902. Five years later, Stella Shattuck platted "Shattuck's Hillside Park" on the steep hill to the west of 17th Street. The houses on Shattuck's western half were built to take advantage of the sweeping views of the mountains, valley, university, and town. The circling drives, lots, and terraces of the subdivision were as critical to the character of the neighborhood as was the careful siting of the houses. The houses on the west side of Hillside Road were designated as a historic district in 2001, and in 2002 the district was expanded to include the east side of Hillside Road.

Shattuck's Hillside Park included restrictions indicating a desire for exclusivity in the new neighborhood. These restrictions included that no dwelling costing less than two thousand dollars could be erected, and that no chickens, domestic fowl, or cattle could be "harbored or housed" on the premises. The Shattuck family lived at 1605 Hillside Road, a Tudor Revival house built in 1905.

The Hillside Historic District is significant for its association with the growth and development of the city during the early part of the twentieth Century. Initially, the district was primarily occupied by University of Colorado faculty and staff, including Colorado Sports Hall-of-Famer Forrest Cox who was a basketball coach at the University in the 1930s and 1940s, and Stuart Cuthbertson, head of the Department of Modern Languages in the from the 1920s to 1940s.



The Cox residence,
1708 Hillside Rd., 1965.



Forrest Cox, 1947.



Dr. Stuart Cuthbertson, 1944.



The Cuthbertson residence,
1707 Hillside Rd., undated.



Homes on Hillside Rd., undated.

Historic District Highlights



1601 Hillside Rd., 2002.



1610 Hillside Rd., 2002.

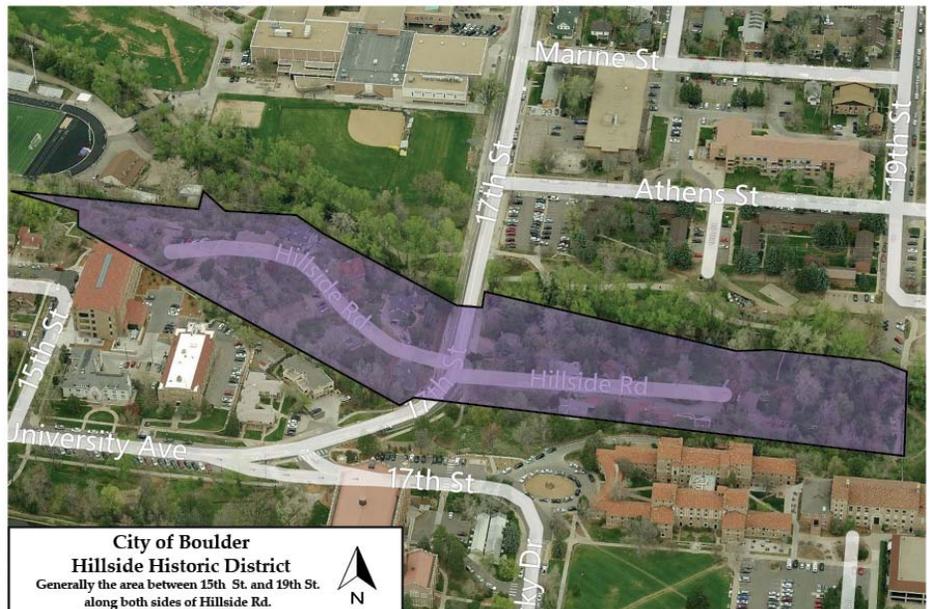


1707 Hillside Rd., 2002.



1220 17th St., 2002.

- 1601 Hillside Road was home to a number of University faculty over the years, including Jacob Christian, an instructor during the 1910s, and Blanche Sutherland who taught at the University during the 1930s. The house is an excellent example of early 20th century residential construction taking advantage of the terrain in its composition.
- The Holmes-Linsley House at 1610 Hillside Road was designated an individual landmark in 2000. Horace Holmes was the first resident and was involved in development. Afterwards, Charles Linsley resided in the home for many years. He was president of the Boulder Investment Company and was referred to as one of Boulder's "movers and shakers" during the 1910s and 1920s.
- 1707 Hillside Road was the home of W.W. Parce, a landscape architect who in 1912 was responsible for the improvements done to beautify Columbia Cemetery and Chautauqua Park.
- The house at 1220 17th Street is a good example of the Tudor Revival/Norman Cottage style. This house is also significant for being the residence of Fred Watts, the founder of the Watts-Hardy Dairy and the organizer of the Colorado Dairy Products Association.



Changes to designated properties including individual landmarks and those located within a historic district require review and approval through a Landmark Alteration Certificate. The alterations must meet the City of Boulder's *General Design Guidelines* and district-specific guidelines, if applicable. For more information please visit our website at www.bouldercolorado.gov/historic-preservation, or contact:

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Information provided by Landmarks Preservation Advisory Board Memorandum dated March 7, 2001; Boulder Survey of Historic Places, 2002; The University of Colorado Yearbooks of 1947 and 1944; www.bouldercolorado.gov, the Daily Camera, and by the Boulder Carnegie Library for Public History.