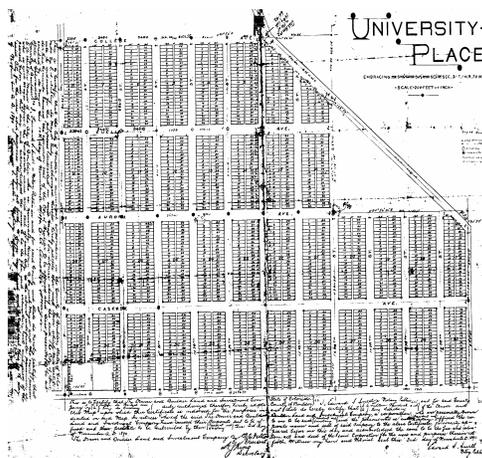


UNIVERSITY PLACE HISTORIC DISTRICT DESIGN GUIDELINES



II. UNIVERSITY PLACE HISTORIC DISTRICT DESIGN GUIDELINES



The University Place addition was platted by the Denver and Boulder Land and Investment Company in 1890.

These *University Place Historic District Design Guidelines* (the *University Place Guidelines*) are intended to assist property owners and designers as they plan changes to buildings in the University Place Historic District and to provide the Landmarks Preservation Advisory Board with a framework for making consistent decisions in its review of projects. The guidelines have been developed to recognize the unique character of the University Place Historic District and are intended to supplement the *General Design Guidelines for Boulder's Historic Districts and Individual Landmarks* (the *General Guidelines*), which apply unless otherwise stated. Where the two guidelines conflict, the *University Place Guidelines* shall prevail. The *University Place Guidelines* acknowledge those aspects of the University Place Historic District that require a different approach than typically called for in the *General Guidelines*. The design guidelines are intended to be used as an aid to appropriate design and not as a checklist of items for compliance. In some cases, unusual circumstances may allow for projects to deviate from them.

These guidelines were developed by city staff with assistance from the residents of the University Place Historic District.

II.1 District Description and History

The University Place Historic District contains a concentration of well-preserved buildings reflecting the prevailing architectural tastes at the early to mid twentieth century, including Tudor Revival, English/Norman Cottage Revival, Craftsman Bungalow, Italian Renaissance Revival, Foursquare, and Colonial Revival. The Denver and Boulder Land and Investment Company platted the neighborhood in 1890, speculating growth as the University of Colorado grew. The district encompasses the 700 and 800 blocks of 14th Street, which is significant for its association with the University, as well as historic persons and events and as an excellent collection of buildings reflecting architectural styles of the period. The defined period of significance for the district is from 1890 (the year of the platting of the sub-division) to 1941 (beginning of U.S. involvement in World War II and representing the end of the major period of development and style of architecture in the district.)

“Look, look, everybody. You can see it from here.” Father was pointing to a huge brick building topped by a cupola, rising in the distance. It loomed before us gaunt and alone in the pitiless clear light. No tree nor shrub nor any human habitation was in sight. Vast expanses of rock and sagebrush were its only surroundings.”

Jane Sewall’s description of the appearance of the University of Colorado campus in 1877 could probably be extended to the yet undeveloped adjacent neighborhood of University Hill during that period. In 1865, Anthony Arnett had purchased two hundred acres of land, some of which he donated to establish the University of Colorado. Early photographs of the locale show an isolated, undeveloped area containing a few log cabins and pasture lands for local farmers.

The first large scale development of the area was initiated by a group of foresighted men who recognized the potential value of the location. The University Place Addition to Boulder embraced an area from Sixth through Eighteenth Streets and from College to Baseline Road (excluding a triangular area which would later become University Park Addition), was laid out and subdivided, and platted in 1890 by the Denver and Boulder Land and Investment Company.

The company purchased 194 acres of land adjoining the city in June 1890. The land was divided into 1,820 lots. By 1891, the company had made some improvements to the subdivision and the University Place began to be advertised as a potentially desirable residential area. However, during the 1893 Silver Panic, a downturn in the agricultural sector, and the resulting general depression prevented further development.

It was the opening of the streetcar line in 1899 that ushered in the long hoped for real estate boom in the University Place additions. The route from the Depot at 14th Street and Water Street (now Canyon) traveled on Walnut to Broadway, up 13th Street to College Avenue, and then up 9th Street to Baseline Road and onto the Chautauqua grounds. The return route went down 10th Street to Aurora, to 14th Street and then to Broadway, to Walnut and back to the depot. At the start of 1900, steady growth progressed in the neighborhood with the construction of well-built, middle class homes, the creation of an elementary school, and the development of a small commercial area. It was



This 1886 Photograph shows the Buell family crossing what is now the University Place addition. Old Main on the University Campus stands in the background. Photo courtesy of the Carnegie Branch Library for Local History, Boulder Historical Society Collection.

As soon as your payments are completed, your deed and abstract will be delivered by the Mercantile Bank and Trust Co.

28

MAKE ALL PAYMENTS AT
THE MERCANTILE BANK AND TRUST CO.
 FREE ABSTRACT OF TITLE
 Delivered to every purchaser of a lot when the lot has been paid for.



Read and Remember These Facts:

1. They are the best homes ever built in Boulder, and located in the best best address section of the city.
2. They are built of brick and stone, and are finished with the finest materials and workmanship.
3. They are built on the best lots in the city, and are surrounded by the finest homes in the city.
4. They are built on the best lots in the city, and are surrounded by the finest homes in the city.

THURSDAY = MAY 22, 1919
 At 10 O'clock Rain, or Shine

NO AUCTION
 Two Weeks Big Sale. These Lots Offer a Withdrawn Privately. See Our Prices Quickly and Decide.

THE HOME REALTY AND INVESTMENT CO.
 Office, 134 Pearl Street, with Western Abstract and Title Co. Executive Office, Englewood, Colo.

This 1919 Flyer advertises lots for sale in the University Place Addition for \$5 down, and \$1 per week. The houses in the photo are 776 & 792 14th Street.



14th street in the 1920's prior to being paved. The houses in the photograph are 851 & 863 14th Street. Photo courtesy of the Carnegie Branch Library for Local History, Boulder Historical Society Collection.

1910 when the first homes of the 700 and 800 blocks were constructed.

However, it was the proximity of the University that attracted residents to the neighborhood, as people moved to the city for their education or their children's education. As well, a number of university professors chose the University Hill neighborhood as a choice location to reside. (Physics Dept. chairman, William Pientenpol lived at 707 14th St., and University biologist Gordon Alexander constructed a home at 765 14th Street).

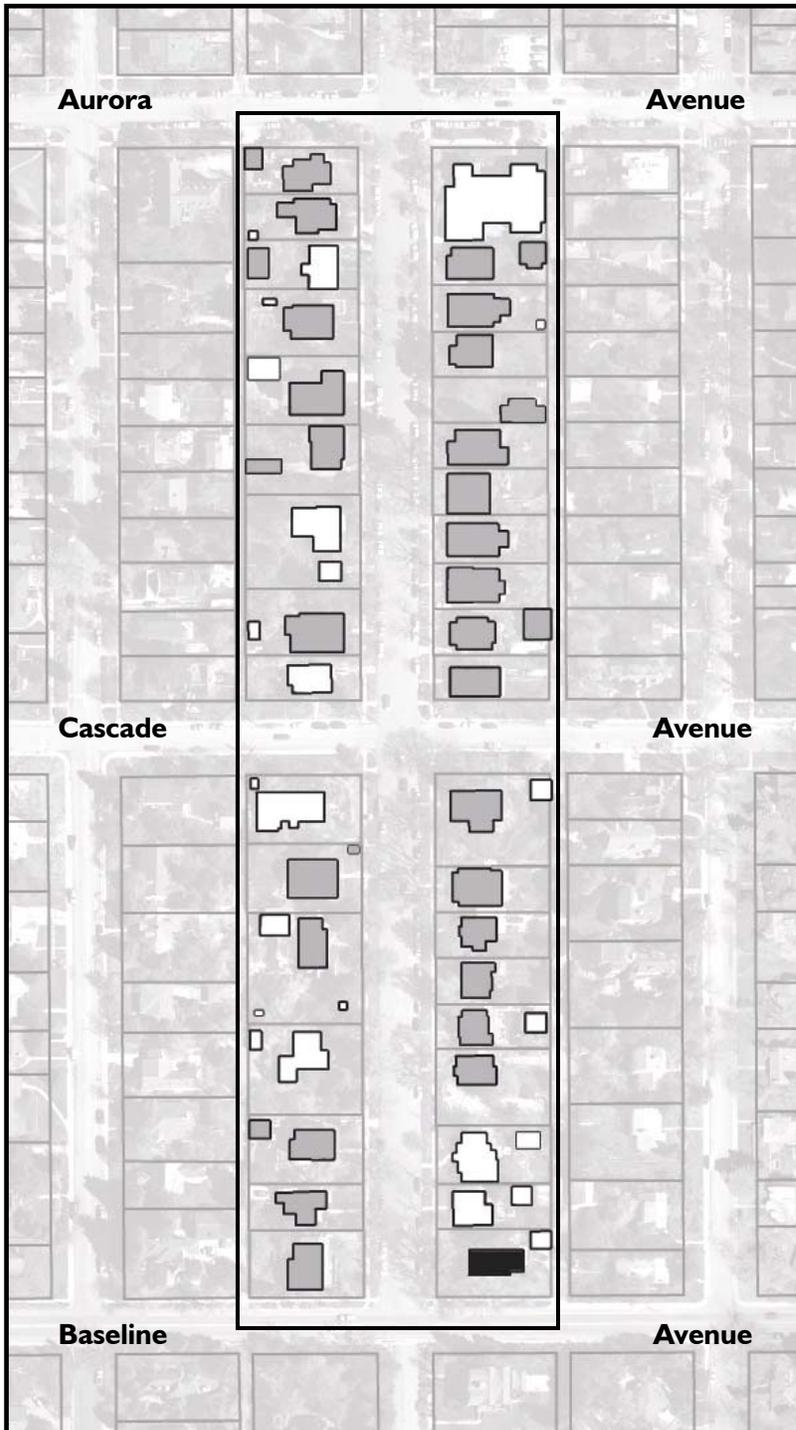
Early on in the neighborhood's history, a building covenant of sorts existed and was written into the buyer's deed by the investment company. It stated that, "no building can be constructed to cost less than \$1500 and must be built of brick, stone, or a combination of the two."

The University Place Historic District's buildings were constructed from 1910 through 1957, with four apparent phases of development. The first is from 1910 through 1919, when 13 of the 36 buildings were constructed. The second phase was a steady development of 7 additional homes throughout the 1920s. The third is a clustered development of 8 buildings from 1934 to 1941, the final year of the defined period of significance. The final 8 buildings in the district were from 1947 to 1957. In 1949 the then vacant lot on the corner of 14th and Aurora developed with the construction of St. Thomas Aquinas Catholic Church. The cornerstone of the church was laid February 26, 1950. The church was completed in May 1950. In 1954 architect John K. Monroe was commissioned to complete the chapel to its present design, which was formally dedicated on April 14th, 1956.

Today, these two blocks of the University Place neighborhood survive as a well-preserved assemblage of early to mid twentieth century middle-class homes with its tree lined streetscape and single-family houses. The district derives its significance as an early example of planned residential design, with excellent examples of early Boulder architecture, and for its association with individuals of local significance to the history of the city including Anthony Arnett, S.C. Fulton, Charles W. Fulton (Fulton Brothers), William and Helen Pietenpol, Gordon Alexander, and Henrietta Somers.

11.2 District Boundaries.

The University Place Historic District boundaries encompass both sides of 14th Street between Baseline Avenue and Aurora Avenue, and extend to the center of the alleys at the rear of those properties, as shown in the map below.



-  **Landmark Building**
Buildings officially designated as city of Boulder Individual Landmarks
-  **Contributing Building**
Buildings constructed between 1890 and 1941 that relate to the historic significance of the district.
-  **Non-contributing Building**
Buildings constructed outside the period of significance, or buildings that have been altered to the point that they lack historic integrity.

11.3 District Specific Guidelines

The following guidelines are intended as a supplement to the *General Guidelines* for the University Place Historic District. These guidelines control when they conflict with the *General Guidelines*.

GUIDELINES

Streetscape and Landscape

14th Street was platted in 1890 at the same width as all the other streets in the University Place Addition, but by 1923 had been identified as a major thoroughfare in the city, extending from Baseline to Broadway. The street spans 45 feet from curb to curb, where standard Boulder streets range from 25 feet to 35 feet. Part of this width was to accommodate the electric streetcar, which turned north from Aurora down 14th Street to Broadway. The street width is an important character-defining feature of the district and is included as a designated feature of the district.

As with many of Boulder's neighborhoods, street trees are an integral part of the neighborhood streetscape. The trees which line 14th Street in the district have created a unique canopy-like effect to the street. Trees on the streetscape are an important character-defining feature of the district and are included as contributing features of the district. Street trees within the landscaping strip are usually located in the city right-of-way and require Urban Forestry approval prior to pruning or trimming. For more information contact the City Urban Forestry division at 303-441-4406.

- .1** Mature trees planted in front yards and the landscaping strip (the area between the curb or street and the sidewalk) should be retained whenever possible.
- .2** When a tree must be removed, or where there is a gap in the rhythm of street trees, install new street trees in locations that continue to express that established rhythm, in accordance with the Forestry division's Tree Planting Program.
- .3** Maintain the landscaping strip as a lawn area. The landscaping strip is traditionally grass, with regularly spaced trees. The use of hardscape or elevated planters is inappropriate.



11.3.1-11.3.3

Street trees and the extra wide street are character-defining features of the district and should be retained.

Alleys and Accessory Buildings

Alleys in the district were laid out when the addition was platted in 1890. Although there are few contributing accessory buildings, the overall character of the alleys is still intact. As new accessory buildings are constructed, they should be consistent with Section 7.2 of the General Design Guidelines.

The rear of many lots within the University Place Historic District are lined with low masonry walls, constructed out of local stone. These walls are important to the character of the alley, and should be considered a character-defining feature.

- .4** Retain and preserve historic masonry walls which line the alley. These walls are typically less than three feet in height, and may or may not have an open wood or wire fence constructed on or above them.
- .5** When repairing historic walls, use appropriate mortar, i.e., one that is softer than the surrounding masonry. The pattern, materials, and design of the wall should be retained when repairs are made.
- .6** New walls are appropriate when constructed in similar mass and scale as historic alley walls. New walls should be slightly set back from the alley edge to preserve the open character of the alleys.

Alterations

Alterations will be reviewed using the guidelines in Section 3, Alterations of the General Design Guidelines. The primary focus in reviewing alterations will be on changes that are visible from 14th Street. More flexibility will be allowed for rear elevations, non-contributing buildings, and areas largely screened from public view.

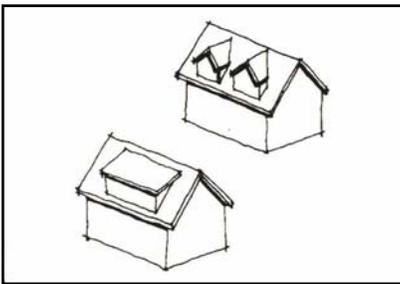
The majority of buildings within the University Place Historic District have brick or stone as the primary exterior material. It is inappropriate to paint or conceal these materials.

- .7** Unpainted masonry surfaces, particularly those on contributing buildings, should not be painted
- .8** When repairing masonry, use appropriate mortar, i.e., one that is softer than the surrounding masonry.
- .9** When cleaning exterior masonry, the use of pressurized blasting, such as by water or sand, is inappropriate. Cleaning should be performed using the least abrasive method, such as a soft brush and water. For more intensive cleansing such as paint removal, chemical stripping may be appropriate. The use of chemicals should be tested in an inconspicuous place prior to use on the building.



11.3.4-11.3.6

Historic masonry walls should be preserved and retained, and repaired using appropriate materials and methods.



11.3.12

Appropriately scaled dormers may be used to increase usable space in an existing upper story. Dormers should be scaled as to not dominate the existing roof structure.

Additions to Historic Structures

The historic houses in the University Place Historic District are generally 1 ½ to 2 stories high and constructed of masonry. Many of the buildings have evolved over time through compatible additions and alterations. New additions to contributing buildings are appropriate, so long as the scale of the addition does not visually overwhelm the existing building and site when viewed from 14th Street and is compatible with the general range of building sizes found in the district. Many of the houses have had dormers added. New dormers may be appropriate when correctly scaled.

- .10 Raising the roof height on the historic portion of contributing and landmark buildings is generally not appropriate.
- .11 Additions should be located at the rear of the building.
- .12 If consistent with the architecture of the building, dormers may be an appropriate way to provide additional upper-story space on contributing and landmark buildings. Dormers shall be constructed consistent with Section 3.5 of the *General Design Guidelines*.
- .13 In all other respects, additions to contributing or landmark buildings should be consistent with *Section 4, Additions to Historic Structures of the General Design Guidelines*

Additions to Non-Historic Structures

See Section 5, Additions to Non-Historic Structures of the General Design Guidelines and Section 7, Accessory Buildings.

New Primary Buildings

Original buyer’s deed agreements of the University Place addition required new homes to be constructed of brick, stone, or a combination of the two as the primary exterior material. New construction should include compatible masonry as the primary exterior material.

The majority of buildings constructed within the district have side-gabled roofs, or front-gabled roofs. The orientation of new primary buildings should be consistent with these historic patterns. New Primary buildings should be constructed consistent with Section 6, New Primary Structures of the General Design Guidelines and Section 7, Accessory Buildings).

11.4 Building Descriptions

Photos below are from 2005. More detailed information on the history of each primary building is available through the Carnegie Library for Local History or the Planning Department.

1403 Baseline Road (Landmark)

Built: 1935

Historic Name: Somers Residence

Description: This two-story, side gabled Colonial Revival has a brick exterior with green tile roof and flanking one-story, flat roof extensions. Gable ends have brick chimneys with stone trim.

Accessory Structures: Non-contributing



707 14th Street (Contributing)

Built: 1924

Historic Name: Pietenpol Residence

Description: This two-story Italian Renaissance Revival has a side gabled roof, sandstone exterior, red tile roofing, and an uncovered patio with stone walls in front of house. There are distinctive arches that are incorporated into the east façade.

Accessory Structures: none



715 14th Street (Contributing)

Built: 1937

Historic Name: Gibbons/La Torra Residence

Description: This large Tudor Revival is a two story brick residence and is composed of steeply pitched, intersecting hipped bays. Tile shingled roof has wide overhang and shed roofed wall dormers which cut through the cornice and have stucco on side walls. The building has some half timbering and an uncovered stoop.

Accessory Structures: none



718 14th Street (Non-Contributing)

Built: 1951

Historic Name: Parsons Residence

Description: This ranch house has a side gabled roof with two tall front gabled dormers. The exterior walls are clad in brick masonry, and the entranceway has been enclosed with wood and glass.

Accessory Structures: Non-Contributing





725 14th Street (Contributing)

Built: 1928

Historic Name: Long Residence

Description: This vernacular dwelling has a very steeply pitched, side gable roof brick exterior, front, shed roofed dormer, inset and off centered front porch, and concrete trim details

Accessory Structures: Contributing



728 14th Street (Non-Contributing)

Built: 1954

Historic Name: Johnston Residence

Description: This ranch style house has a side gable roof, stucco exterior, and a front gabled entry hood.

Accessory Structures: Non-Contributing



738 14th Street (Contributing)

Built: 1928

Historic Name: Aspinwall Residence

Description: This one-story, multi-hued brick English/Norman Cottage house has a cross gabled roofline and a lower gabled entrance bay.

Accessory Structures: none



745 14th Street (Non-Contributing)

Built: 1950

Historic Name: Brannon Residence

Description: This ranch style house has a cross gabled roof, blond brick exterior, and a large chimney facing the street.

Accessory Structures: Non-Contributing



750 14th Street (Contributing)

Built: 1937

Historic Name: Buester Residence

Description: This English/Norman Cottage house is a steeply pitched side gable roofed brick house with intersecting front gabled bay, and a brick façade chimney with wrought iron decoration.

Accessory Structures: Non-Contributing

756 14th Street (Contributing)

Built: 1938

Historic Name: Robbins Residence

Description: This English/Norman Cottage brick residence has a steeply pitched hipped roof and has a gabled, brick entrance bay with round arched entrance.

Accessory Structures: none



764 14th Street (Contributing)

Built: 1936

Historic Name: Smith Residence

Description: This brick residence is a good example of an English/Norman Cottage with brick exterior and gabled brick entrance bay with half-timbering in gable end.

Accessory Structures: none



765 14th Street (Contributing)

Built: 1937

Historic Name: Alexander Residence

Description: This English/Norman residence has steeply pitched side gable roofed brick residence with wood shingle roofing and gabled brick entrance bay with wooden surround.

Accessory Structures: Non-Contributing



775 14th Street (Contributing)

Built: 1910

Historic Name: McLucas Residence

Description: This one and a half story Bungalow is a side gable roofed brick dwelling with stucco, half-timbering, front gabled dormer, and full width porch under eaves has solid brick walls with stone trim topped by squared wooden columns with decorative brackets.

Accessory Structures: Contributing



776 14th Street (Contributing)

Built: 1912

Historic Name: Denham Residence

Description: This one and a half story Bungalow has a front, shed roofed dormer, exposed rafters, stuccoed gable ends, and Shed roofed porch with solid brick porch walls with stone trim and brick pillar supports, as well as tapered wooden supports.

Accessory Structures: none





792 14th Street (Contributing)

Built: 1910

Historic Name: Brush Residence

Description: This Bungalow residence has overhanging eaves and exposed rafters with round ends and roof flares. Gable ends have stucco and half-timbering.

Accessory Structures: Non-Contributing



810 14th Street (Contributing)

Built: 1912

Historic Name: McFayden Residence

Description: This side gabled roofed brick Bungalow has been altered by enclosure of porch and remodeling of dormers.

Accessory Structures: none



811 14th Street (Contributing)

Built: 1912

Historic Name: McGlothen Residence

Description: This Bungalow has a side gabled roof with overhanging eaves and triangular braces, and has a front, gabled dormer. Porch has solid brick porch walls with stone trim and brick pillar supports.

Accessory Structures: Non-Contributing



812-814 14th Street (Contributing)

Built: 1910

Historic Name: Blysted Residence

Description: This two-story foursquare residence has a hipped roof with widely overhanging eaves, a central, hipped roof dormer, brick and stucco exterior. The rear building is a one story residence with side gabled roof, and shed roofed porch with column supports.

Accessory Structures: none



816 14th Street (Contributing)

Built: 1919

Historic Name: Maupin Residence

Description: This one story Bungalow has brick exterior eaves, exposed rafters, and triangular knee braces, low gable dormer, and Full width porch under eaves with brick piers trimmed with stone topped by square wooden columns.

Accessory Structures: none

819 14th Street (Non-Contributing)

Built: 1955

Historic Name: Maslin Residence

Description: This one story vernacular masonry house has a sandstone exterior and a low pitched front gable roof. A large addition has been constructed on the south side.

Accessory Structures: Non-Contributing



830 14th Street (Contributing)

Built: 1920

Historic Name: Wiltshire Residence

Description: This brick Bungalow side gabled roofed residence has a large, front, gabled dormer which is stuccoed and full-width porch with battered brick piers, corbelled at top, low brick porch walls trimmed with stone and stairs to porch are flanked by stone walls.

Accessory Structures: none



838 14th Street (Contributing)

Built: 1919

Historic Name: Brace Residence

Description: This Bungalow residence has a stucco exterior, inset porch under eaves, low brick porch walls with stone trim and wooden post supports, and brick end chimney.

Accessory Structures: none



844 14th Street (Contributing)

Built: 1910

Historic Name: Brinker Residence

Description: This one-story Bungalow has a front-gabled roof and a brick/stucco exterior, half-timbering, flared eaves, and decorative brackets. The large front porch is built with wooden columns on rubble stone piers.

Accessory Structures: none



845 14th Street (Contributing)

Built: 1911

Historic Name: Cole Residence

Description: This Craftsman residence has a side gabled roof with a brick and stucco exterior and has an offset and inset porch with brick supports. This residence has overhanging eaves, exposed rafters, and triangular knee braces.

Accessory Structures: Contributing





850 14th Street (Contributing)

Built: 1913

Historic Name: Porter Residence

Description: This one story Bungalow has a pyramidal, hipped roof with overhanging eaves and exposed rafters. The off-center, gabled porch has wood supports atop stone piers.

Accessory Structures: none



851 14th Street (Contributing)

Built: 1911

Historic Name: Savage Residence

Description: This Craftsman style house has a front gabled roof and has a brick exterior with large overhanging eaves and decorative brackets. The porch wraps around to form a porte cochere and has brick supports topped geometric wood, solid brick walls with arched insets, corbelling, and stone trim.

Accessory Structures: Non-Contributing



860 14th Street (Contributing)

Built: 1922

Historic Name: Sommering Residence

Description: This one story, brick bungalow displays half-timbering, concrete trim and wood posts. Also exhibits an offset, gabled porch with half timbering and stucco.

Accessory Structures: none



863 14th Street (Contributing)

Built: 1922

Historic Name: Oswalt Residence

Description: This side-gabled residence is stuccoed with overhanging eaves, exposed rafters, and triangular braces. The wrap around projecting porch has brick pillar supports and a wooden balustrade.

Accessory Structures: Non-Contributing



864 14th Street (Contributing)

Built: 1911

Historic Name: Wasburn Residence

Description: This front gabled Bungalow has smooth brick walls with overhanging eaves, exposed rafters, and hipped roofed porch wood post supports with arched brackets atop brick piers atop stone piers.

Accessory Structures: Non-Contributing

875 14th Street (Non-Contributing)

Built: 1957

Historic Name: Cline Residence

Description: This side-gabled ranch style residence has a concrete stoop with wrought iron railing, flat arches and brick sills. A driveway leads down from the street to access the garage.

Accessory Structures: Contributing



876-878 14th Street (Contributing)

Built: 1918

Historic Name: Holcomb Residence

Description: This one story brick Bungalow has a hipped roof and a gabled porch that is partially enclosed. Architectural elements include wide overhanging eaves, exposed rafters, half-timbering and decorative beams.

Accessory Structures: 878 14th, Contributing, constructed as a small one story side gabled building with a painted shingle exterior.



881 14th Street (Contributing)

Built: 1925

Historic Name: Mason Residence

Description: This side gabled Bungalow has a brick exterior with overhanging eaves and false beams. The front, shed roofed, stuccoed dormer has exposed rafters and windows with geometric tracery. Gable ends have stucco and half-timbering. There is a brick chimney with metal pots.

Accessory Structures: Non-Contributing



889 14th Street (Contributing)

Built: 1941

Historic Name: Blosser Residence

Description: This one-storied residence has thin and wide, even courses of stone, with raised pieces of rusticated stone. There is an uncovered stoop with stone base and wrought iron railing and porch lantern.

Accessory Structures: Contributing



898 14th Street (Non-Contributing)

Built: 1949/1956

Historic Name: St. Thomas Aquinas Catholic Church

Description: This simplified Italian Renaissance style church is based on the architecture of the University buildings, and has a stacked red sandstone exterior, stained glass windows, red tile roof, and a three story bell tower.

Accessory Structures: none





1333 Cascade (Non-Contributing)

Built: 1947

Historic Name: Rohrman Residence

Description: This ranch style house is a one-story, side gabled residence with a brick exterior and small centered stoop.

Accessory Structures: none



1350 Cascade (Non-Contributing)

Built: 1952

Historic Name: Henderson Residence

Description: This ranch style house is a one-story, side gabled residence with a brick exterior and two small front gabled dormers. The house has a large addition on the west.

Accessory Structures: Non-contributing



CITY OF BOULDER