



THE WEST PEARL HISTORIC DISTRICT

Design Guidelines

Adopted July 3, 1996

**Landmarks Preservation Advisory Board
Department of Community Design, Planning and Development
Boulder, Colorado**



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See Accompanying Document:

BACKGROUND INFORMATION: EARLY HISTORY, ARCHITECTURAL STYLES



I. INTRODUCTION

The Boulder City Council recognized the West Pearl Historic District as an area of Boulder which had special historical, architectural and environmental significance when it designated it as a historic district May 17, 1994 (Ordinance Number 5636).

The **West Pearl Historic District Design Guidelines** which follow were developed by:

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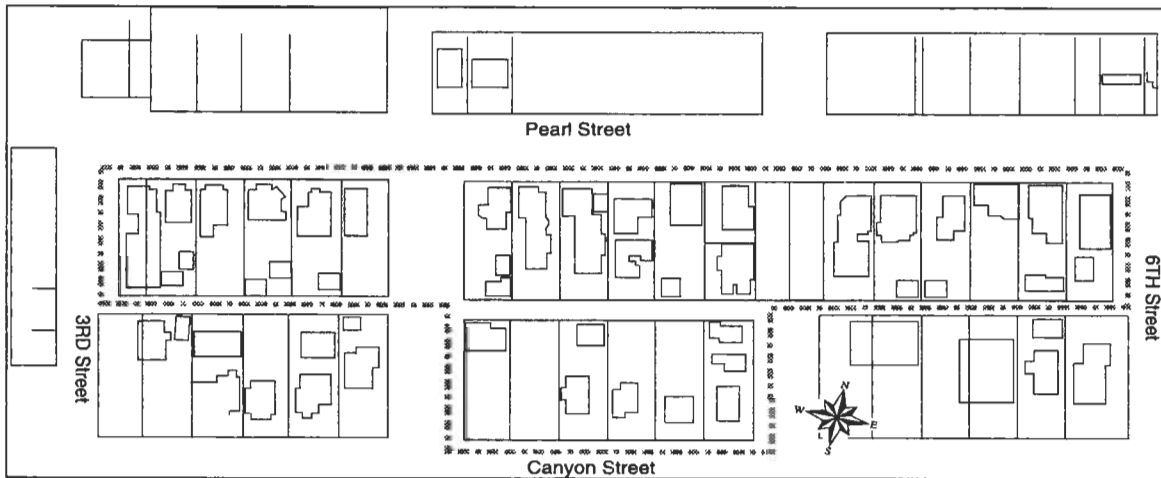
These guidelines were developed to be consistent with The Secretary of the Interior's Standards for Rehabilitation, and Guidelines for Rehabilitating Historic Buildings.

Computer Graphics provided by Chris Hansen, JRG Media, L.L.C., Denver, CO



II. SCOPE OF GUIDELINES

The City of Boulder recognizes the West Pearl Historic District as a special place for protection as a community resource because of its unique character. Its history is an important part of our heritage. It is the intent of these guidelines to assure that the district is preserved for future generations. These guidelines are adopted pursuant to the Landmarks Board's authority to adopt rules as set forth in Paragraph 2-3-1(d)(3), B.R.C., 1981. These guidelines are to be used to interpret the standards for alteration certificates set forth in Section 10-13-18, "Standards for Landmarks Alteration Certificates", B.R.C., 1981.



The West Pearl Historic District extends from Third Street on the west to Sixth Street on the east, and from Pearl Street on the north to Canyon Boulevard on the south.

These design guidelines are intended for your use when planning changes within the historic district and for the Landmarks Board and City staff's use to remind them of issues they should consider in reviewing each project. The guidelines are intended to be used as an aid to appropriate design and not as a checklist of items for compliance. It is anticipated that alterations to existing buildings and changes to the neighborhood may occur. It is not intended that these guidelines freeze the district in time, stop growth, or prohibit change.

What is reviewed?

Any exterior alteration to a building or site in the district requires a Landmark Alteration Certificate. A certificate is granted on the affirmative vote of all three members of the Landmarks Design Review Committee. The Design Review Committee, which consists of two members of the Landmarks Board and one member of the Planning Department staff, meets weekly to review projects. If the vote of the committee is divided, the application will automatically go forward for review by the five member Landmarks Board at a public hearing unless the applicant chooses to withdraw the application and revise and resubmit it. Any decision of the Design Review Committee may be appealed to the full Landmarks Board for review upon the request of the applicant. The decision of the full Landmarks Board is subject to call up by City Council (For further information, see Section VI., Review Process).



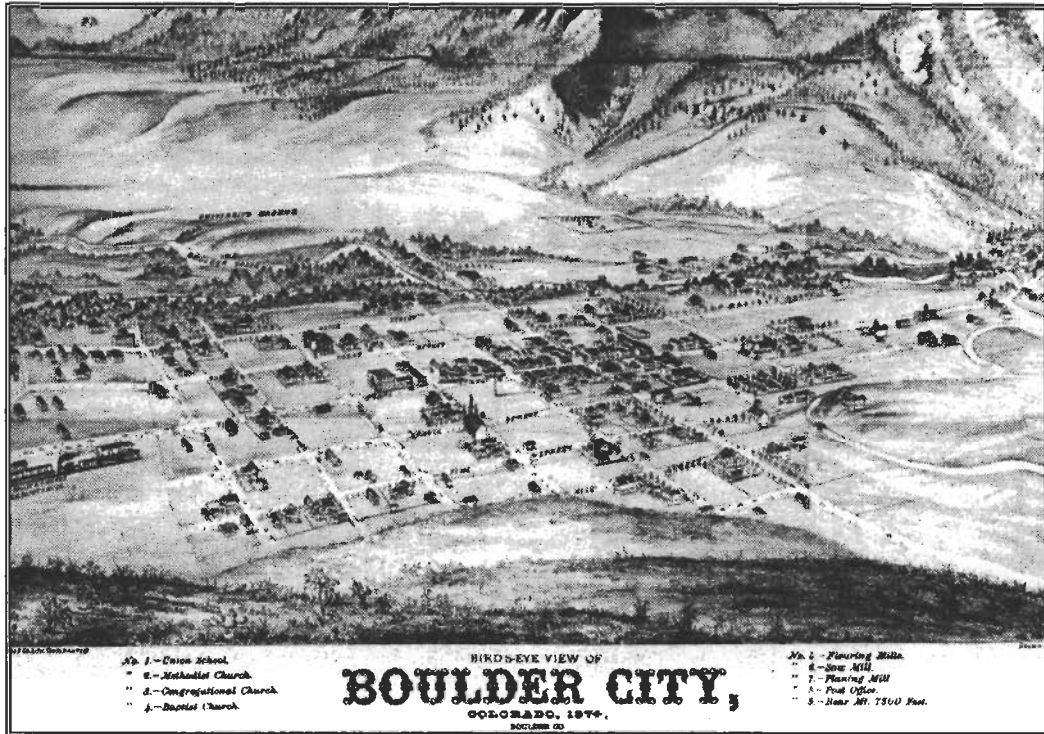
Goals of the West Pearl Historic District Design Guidelines:

- * Protect the architectural character and fabric of the historic district and the individual buildings within the district.
- * Provide owners and residents with historical background about the West Pearl Historic District.
- * Provide owners and residents with information concerning the rehabilitation of historic structures.
- * Provide the Landmarks Design Review Committee and the Landmarks Board with clear guidelines for reviewing alterations to historic buildings and for new construction.
- * Define the criteria by which the Landmarks Design Review Committee and the Landmarks Board will evaluate projects.
- * Provide consistent review of projects.
- * Provide owners, architects, and contractors clear guidance at the onset of a project.
- * Ensure that new development respects the existing character of the historic district.

The West Pearl Historic District Design Guidelines cannot change the zoning, solve parking or traffic problems, protect historic interiors, or regulate the use of a property in the district.



III. HISTORY OF WEST PEARL



Bird's Eye View of Boulder Looking Southwest, 1874 (*Carnegie Branch Library for Local History*) View of Boulder City in 1874. Hill Street is now Mapleton Avenue, Front Street is now Walnut Street, and Water Street is now Canyon. Canyon also encompassed the extension of Front Street. Note the buildings clustered at the mouth of the canyon to the right. This area was incorporated into Boulder City in 1874 as West Boulder.

The West Pearl Historic District is located in the former Town of West Boulder. West Boulder was added to Boulder City Town in 1874 by a group of landowners who lived in the neighborhood. They included Harriet D. Smith, Eric J. Anderson, Jonas Anderson, Jr., Frederick A Squires, William G. Cook, and Willamette Arnett. This early town encompassed the area roughly between Third Street on the west, Tenth Street on the east, Water Street (currently Canyon Boulevard) on the south, and Spruce Street on the north. The Town of West Boulder was comprised of small farms, orchards and residential areas with commercial and industrial establishments along the main wagon road which led toward Boulder Canyon.

The development of the Town of West Boulder was spurred by the population growth Boulder City Town began to experience in the 1870s. In 1872, the Immigration Society was established and Boulder advertised for new residents in eastern newspapers. After arriving by train, immigrants were met by established residents and taken to hotels that catered to the various ethnic groups, such as the German House Hotel at Eighth and Pearl Streets.



Convenient access to West Boulder came in 1873 when the Colorado Central Railroad and the Denver and Boulder Valley Railroad started servicing Boulder. A railroad spur was constructed from the depot, located on the east edge of town, toward the mouth of the canyon along Water Street (now called Canyon Boulevard) as far as Ninth Street. In 1883, the Colorado and Southern Railroad constructed narrow gauge tracks through the canyon to the mining towns above. Spur lines serviced businesses on the south side of Water Street, including the Preston Reduction Works, the Mann Mill, the Kilton Gold Extraction Company, the Boyd Smelter, and the Atlas/Delano Mill. Valuable ores were brought down into Boulder to be processed during the week and tourists were taken up to towns like Sunset for weekend excursions.

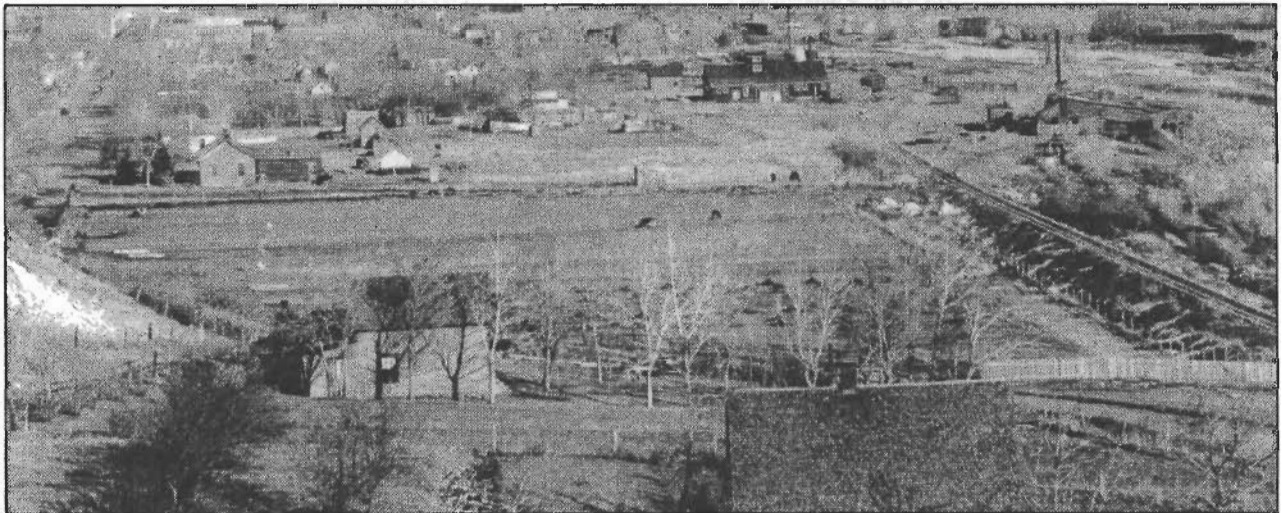
On May 31, 1894, after a long and snowy winter, the rapidly melting snow turned to flood waters that wiped out many of the mountain mining towns before reaching the valley where the waters severely damaged Boulder. Boulder Creek roared through the canyon taking out the railroad bridge at Fourth Street and then all the other bridges in town. The north side of town was completely separated from the south side. No news or mail reached the town from the outside world for five days. The West Pearl area sustained some damage along Water Street, and, although the flood waters swept by the neighborhood, most of the serious damage occurred as the flood fanned out further to the east. While a few residents moved to higher ground, most remained in the neighborhood, and West Boulder continued to prosper.

The Town of West Boulder developed as a mixed use area of industrial, commercial, and residential buildings. Houses were built along what today is Canyon Boulevard, and they faced the railroad tracks, mills and factories which were located along Boulder Creek. Many other residences were scattered north to Spruce Street. By 1900, the whole area from Tenth Street, extending west to Third Street was quite built up. Residents included professionals, including attorneys, teachers and civil engineers; businessmen, such as real estate agents, jewelers, and grocers; and, laborers who worked in construction, mining, and black smithing.



IV. WEST PEARL'S HISTORIC CHARACTER

The West Pearl Historic District is a small district of twenty-five buildings which were residences in the larger mixed-use neighborhood. These buildings represent the vernacular architecture which was characteristic of living quarters for families of modest means in the late nineteenth century in Boulder. Vernacular wood frame homes in the district typically have clapboard siding, plain wooden window and door surrounds, overhanging eaves, and are one to one-and-a-half stories in height. Vernacular masonry structures within the neighborhood are usually of brick construction with segmental arches, decoratively shingled gable ends, stone foundations, and double-hung windows, often with stone sills and/or lintels. There is one vernacular masonry structure at 308 Pearl Street. These houses are generally one-and-a-half stories in height. Historic photographs show the original structures as one to one-half stories tall, with the exception of the house at 326 Pearl Street, which was the only true two story house in the district. Over time, two of the older buildings were altered to two stories and two of the newer buildings in the district are two stories; despite these changes, the historic character of the district is evident.



1894 photo of Boulder (*Carnegie Branch Library for Local History, Boulder Historical Society Collection*) View of Boulder looking east: The West Pearl Historic District can be seen on the left, in the middle. Pearl Street can be seen extending East. Boulder Creek is on the right.

Front yards seem to run into one another in the district. The existing front fences are generally low, open, and constructed of light woven wire, wood rails or wooden slats. Due to the lack of fences in some locations, the lowness of fences in other locations, and the lack of over-abundant vegetation, there is an openness between the side yards of the buildings, and generally the backyards relate to one another across property lines.

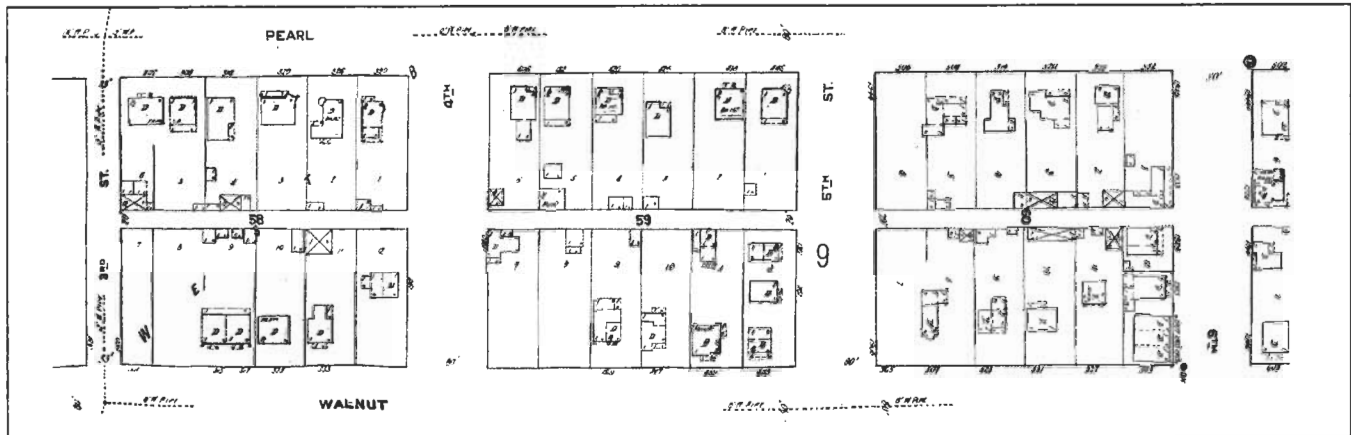
Early residents planted trees which tower above the small buildings today and are located along the edges of the streets and in some cases along the alleys. The district is a haven for numerous birds from finches to magpies who nest in the trees and fly freely through the open central spaces. There are remnants of the old orchards which were located near the mouth of the canyon. Enormous hundred year old peach and apple trees still bloom each spring.

The historic accessory buildings located along the alleys contribute to the rural feeling of the district and include barns, sheds, early small garages, as well as a very substantial early stone garage.



Period of Significance (1874-1906)

The period of significance is the period during which most of the buildings constructed in the district. The buildings in the West Pearl Historic District were constructed in a very well defined thirty year time period, unlike some of the other historic districts in Boulder where building went on for seventy-five or more years. The Town of West Boulder was incorporated in 1874 and the majority of the buildings in the district were constructed by 1906.



City of Boulder Sanborn Fire Insurance Map, 1918 (*Carnegie Branch Library for Local History, Boulder Historical Society Collection*) Almost all buildings located in the West Pearl Historic District today can be seen on this early map.

The first building in the West Pearl Historic District was built in 1876 and is located at 508 Pearl Street. Almost all current buildings can be seen on the 1906 Sanborn fire insurance map, on file at the Carnegie Library. The buildings of the three hundred block of Pearl Street were not included in the Sanborn Maps until 1918, although city directories and other sources show they were built by the turn-of-the-century. The building at 500 Pearl Street was moved to the neighborhood in 1952. Three newer buildings at 410 Pearl Street, 448 Pearl Street, and 1945 6th Street were built after 1970.



V. DESIGN GUIDELINES

A. Site Planning

1. Streetscape

When Town of West Boulder was platted in 1874, lots were consistent in size with those in other parts of town (50' x 140'). Rights-of-way were 80 feet wide with alleys running parallel at intervals of 140 feet. The alleys cut through the blocks from west to east. There were sweeping views towards the mountains through the alleys and down Pearl Street and Canyon Boulevard.

- a. **Alignment (Setbacks):** The houses are set back at varying though similar distances from the street. The general impression is that the setback from the street is relatively uniform, and that the houses are quite close to the street.
- b. **Spacing:** The distance between the houses vary, with some quite close to one another. Generally, however, each house is set off from its neighbor and appears to be a unique structure.
- c. **Openness:** Lawns and low plantings define open spaces between the street and the houses. There are few front yard fences or landscaping which obscures the view of the building from the street.
- d. **Site:** Traditional settlement patterns placed the house at the front of the lot, with the entrance oriented to the street. Accessory buildings such as barns, chicken coops, sheds and, later, garages were located at the rear of the lot with access from the alleys. Historically, there were no curb cuts from the front of the lot. Sidewalks paralleled streets with a planting strip between the sidewalk and the street. Generally, individual sidewalks approaching the houses were perpendicular to the main sidewalk. Originally, the sidewalks were made of local red flag stone of which only a few exist today.





General alignment of buildings in the West Pearl Historic District and the spacing of original street trees are apparent.

Guidelines

- a. Alignment:** Preserve the general alignment along the street. Porches, if designed according to the guidelines and if appropriate to the house, are encouraged even if they encroach into the existing alignment.
- b. Spacing:** Maintain the spacing between houses. Additions to existing houses should respect the original spacing between the houses. New construction should respect the spacing patterns which exist in the district.
- c. Openness:** Maintain the openness and lawns between the street and the houses. Fences and landscaping elements should be low and unobtrusive.
- d. Site:** Maintain the traditional site arrangement with houses located at the front of the lots and entrances oriented to the street. Place accessory buildings, such as garages and sheds, at the rear of the lots with access from the alleys. Maintain the pattern of sidewalks which are parallel to the streets. New entry sidewalks should be constructed perpendicular to the street.



2. Landscaping

The existing landscaping of the West Pearl Historic District, including street trees, planting strips, and lawns, contribute to the character of the district. Early residents of West Pearl planted some of the trees, including silver maples, spruces, walnuts and fruit trees that are more than 100 years old.

The yards surrounding the houses of the district would have been simple with herb, vegetable and flower gardens, and perhaps grape arbors. There would have been little watering of the gardens except for waste and kitchen water.

Guidelines

- a.** Specific landscaping features are permitted without review when the proposed landscaping is consistent with that found generally in the district. That is, choices regarding the use of trees, shrubs, flowers, location and character of planting beds are not subject to review.
- b.** Larger scale landscaping alterations which may be inappropriate include: the replacement of sod with non-vegetative materials (such as concrete, gravel, or pavers), exotic ground covers, and tall grasses; and, creating intrusive raised and bermed planting areas.
- c.** Landscaping that has the potential for damaging a landmark structure is inappropriate, such as climbing ivy or trees planted too close to a building.
- d.** Edging areas with natural materials such as stone is encouraged. The use of railroad ties in landscaping is a recent design approach that is inappropriate in the district.

3. Alleys

The alleys of the West Pearl Historic District were historically used for secondary access to the houses and were used for deliveries, a storage place for horses and buggies, and, later, for cars. Today, alleys have evolved to be used as pedestrian paths for jogging, bicycling and dog walking, and still contribute to the historic character of the neighborhood. They are minimally paved and are not heavily used. Generally, it is possible to look into the backyards of the houses from the alleys. Along the alleys, there are historic accessory buildings of various shapes and sizes and include structures such as barns, chicken coops, sheds and small garages. This variety contributes to the general feeling of a human scale in the alleys.





This whimsical barn contributes to the character of the alley.

Guidelines

- a. Maintain alley access for parking and retain alleys as clearly secondary access.
- b. Maintain the variety of configuration and shapes found in the existing historic accessory buildings along the alleys. The use of historically proportioned materials for building new accessory buildings will contribute to the human scale of the alleys, for example, narrower lap siding and smaller brick.
- c. The use of a permeable, soft-edged material for paving in the alleys, such as recycled asphalt will be encouraged to control drainage and dust. Any improvements to the alleys should preserve their character as secondary access to the properties in the district.
- d. The view of the main house from the alley is important. There is more flexibility for alterations to the rear facade of buildings, however, changes should respect the character of the surrounding buildings and the district as a whole. Maintain adequate spacing between accessory buildings so that the alleys will not evolve into tunnel like passageways.

4. Parking

Historically, parking was limited to the rear of the lot with access from the alley. There are a few instances where curb cuts have been added in the front yards, but these are later alterations and do not represent traditional parking patterns.

Guidelines

- a. Maintain the traditional pattern of parking at the rear of the lot.



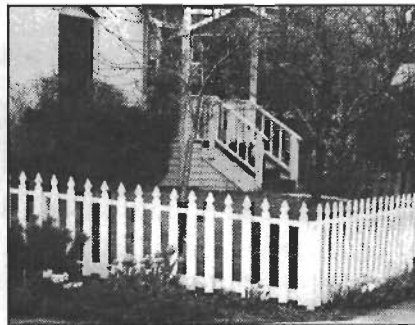
- b. Access to parking should be from the alleys. New curb cuts from the street are discouraged. The elimination of front curb cuts is encouraged if possible.
- c. Use existing accessory buildings for storage or sheltering cars. If no buildings exist, shelter cars in small accessory buildings.
- d. For multi-family or commercial uses, where on-site surface parking is required, parking should be separated in small clusters and screened, if possible, or contained in small accessory structures.

B. Fences

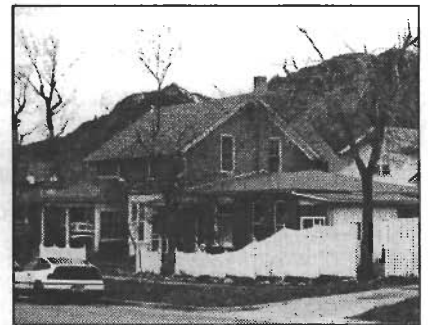
The appearance of the house from the sidewalk and the street, and the feeling of continuity of space, contribute to the district’s character. Historically, there were few fences but where they existed, they were very open and low and used to delineate space rather than to create walled-off privacy areas. Rear and side yard fences were built low enough that neighbors could talk to each other over them. They were generally transparent and built of woven wire (not chain-link) or wood pickets. Elaborate wrought iron and cast iron fences were not typically found in this district.



Woven wire is a traditional fence material.



This wood picket fence has almost equal solid and void portions.



This fence successfully shows a transition from low to high.

Guidelines

1. Appropriate materials for fences include woven wire and wood pickets. Low landscaped hedges are also appropriate.
2. Front yard fences should be no more than 36" high with generous spacing of void to solid areas. This height should extend back along the sides of the lot to a point where the main architectural features and character of the building will not be obstructed. At that point, the fence could become higher and less transparent.
3. Although some tall and solid wood fences exist along the alleys, they are newer alterations. There should be some degree of openness and spacing of slats of rear and alley fences. Fences with cutout designs still offer a degree of privacy while giving the impression of not being completely solid. Using landscaping to create privacy areas



rather than using solid fences along the alleys is encouraged. Somewhat taller fences may be appropriate along the sides and rear of a lot, but ideally they should be no higher than 54". Building "neighborly" fences which can be talked over is encouraged.

4. Abrupt changes in height between different sections of a fence are discouraged. A transition zone from the lower to higher fence is encouraged.
5. Fences should be painted or stained neutral tones in the front and along the sides of a house. Along the alleys, wood fences that are unpainted or neutrally finished are in keeping with the informal character of the alleys.
6. The finished side of the fence should face the street, alley or sidewalk.
7. Landscaping can be used to delineate space and create some privacy without becoming a barrier between properties.

C. Storage Buildings, Garages, and Carports

Historic accessory buildings help define the special character of the West Pearl Historic District. Various historic accessory buildings are for storage, and some have been adapted as garages. These barns, sheds, or early garages are small in scale, secondary to the main building, and located at the rear of the lot. They are one story, and where they hold more than one car, they have individual doors for each bay. If a historic accessory building is to be altered, changes should respect the historic character of the building.

There are a few larger garages with large garage doors, and some carports, but they are newer and do not contribute to the historic character of the district.



This shed, now used as a garage, retains its original historic character.

Guidelines (Also, see the *Architectural Features Elements and Guidelines*)

1. Periodic maintenance of historic accessory buildings is encouraged to protect these valuable resources and thereby avoid future deterioration.



2. If a new accessory structure is to be constructed, design ideas might be found in existing historic accessory buildings located nearby. The new building should be secondary to the main house and smaller in scale and mass.



The scale of this garage respects the character of the alley.

3. New garages should generally be one story tall and shelter no more than two cars. They should be simpler in design and detail than the main building.
4. Garage doors should be painted or stained wood. The use of two smaller garage doors rather than one large door is encouraged because it is in keeping with the existing small scale of the neighborhood.
5. If dormers are to be added to accessory structures, they should be placed in an unobtrusive location and kept small.
6. Typically, prefabricated sheds are inappropriate in the district.



Here, parking for multiple units is provided in small scale multiple garages.



7. Generally, carports are inappropriate in a historic district since their form has no historic precedent. Other solutions for sheltering vehicles should be explored. Where a non-traditional amount of parking is required, a carport may be a solution. The most visually appropriate carports take the form of a shed roof addition to another structure, with low knee walls giving definition to its form.

D. Massing

What is Massing?

Massing refers to the bulk and shape of a building that results from the combination of all of its design features, such as height, roof shape and building footprint. The most identifiable feature of a building is its massing. While the buildings in the West Pearl Historic District exemplify various architectural styles, each building has a distinctive massing. Queen Anne style buildings are generally one and one-half or two stories tall with many projections such as towers, bays, and porches and dormers. Second Empire style buildings contain Mansard roofs and are usually two stories with the second story being contained within the roof. Classic Cottage style buildings are one story buildings with hipped roofs, small center dormers and projecting simple front porches.



Additional square footage was added to this house while respecting the massing.

Guidelines

1. Massing, the form which defines the building, should be respected; however, replication of stylistic detailing is not encouraged or necessary.
2. Look to the existing massing of a building when altering the main roof or designing an addition. For new construction, the mass and scale of the new building should be compatible with surrounding buildings and the streetscape as a whole.



3. An addition to an existing building should respect and preserve the existing symmetry or asymmetry of the building.
4. The vertical or horizontal proportion of a building's mass should be preserved.
5. Most buildings contain several elements that make up its mass. The mass of an addition to a building should be secondary to the mass of the original structure.
6. The visual impact of the massing of an addition may be reduced by using minimum plate heights, small dormers and incorporating one story elements including porches and bays. Plate height is the distance from the level of the floor of the second story to the point where the roof framing begins or where the top of the wall ends.

E. Major Exterior Renovations, Additions, and Second Stories

Adding large additions or second stories to a building frequently has a negative impact on its historic character. It is very challenging to successfully design major alterations to historic one or one and one-half story structures. In designing major renovations, additions, or second stories, every attempt should be made to respect the existing building, the historic character of adjacent buildings, and the context of the district as a whole.



Here a major addition adds space while respecting the original character of this building.

Guidelines

1. Major renovations or additions should be compatible with the district's existing historic character. Major alterations should not radically change, obscure, damage, or destroy the historic features of a historic building. The appropriate



location of an addition to an existing building will depend on the character of the existing building, adjacent buildings and the district as a whole. Additions should be subtly differentiated from, yet still compatible with the older portions of the building.

2. Generally, a full height second story addition to a building is inappropriate. A technique to keep the apparent size of the addition at a minimum is to use a low plate height. In order to keep the mass of the second floor space as small as possible it is recommended that plate heights should be 3 feet or less.
3. Oversized dormers are generally inappropriate. Using smaller dormers often will achieve an acceptable interior space and a more appropriate mass.

F. New Construction

The historic character of the West Pearl Historic District is derived from the small scale of the buildings, the spacing and site layout, and the general openness of the neighborhood. Designing new in-fill projects presents a challenging opportunity to maintain the historic character of the district.



This recently constructed building blends into the neighborhood.

Guidelines

1. While respecting the historic character of the district, new construction should be an expression of its own time period and is not encouraged to replicate stylistic detailing of buildings found in the district.
2. New construction should respect the historic character of the district and incorporate the elements which contribute to this character such as mass, rooflines, windows, doors, bays and porches. Modern expressions of traditional elements are encouraged.



3. New construction should respect the traditional alignment, site layout, orientation, and spacing found in the historic district. Generally, a new building should be located at the front of the lot while accessory buildings should be at the rear along the alley.
4. New construction should be compatible with the traditional elements of existing historic buildings, respect the traditional spacing and massing of the existing buildings in the district, and be sensitive to their surroundings.
5. New accessory buildings should be secondary in nature to the main house and smaller in scale and mass.
6. Front porches are an important historical visual element and are encouraged in new construction. They should be of an appropriate scale for the house.
7. The use of building materials that have traditional dimensions is encouraged, such as standard sized brick, lap siding with a traditional dimension facing the weather, and appropriately sized roofing materials.
8. Strongly horizontal or vertical facades should be avoided unless they are compatible with the character of the structures in the immediate area.

G. Public Improvements

Public improvement features such as street lighting, street and alley paving, tree planting, parks, and sidewalks all contribute to the historic character of the West Pearl Historic District. Any public improvement undertaken by the City of Boulder should be reviewed by the Design Review Committee of the Landmarks Preservation Advisory Board.

Guidelines

1. Any public improvement should maintain and reinforce the historic character of the district.
2. The use of historic materials in sidewalks, such as flagstone or traditionally textured concrete, are encouraged.
3. Renewal and additional planting of street trees, in their traditional pattern and spacing, is encouraged. Originally trees were planted along the curb at 40 to 50 foot intervals.
4. The use of a permeable, soft-edged material for use in the alleys, such as recycled asphalt will be encouraged to control drainage and dust. Any improvements to the alleys should preserve their character as secondary access to the properties in the district.



H. Architectural Features

1. Rooflines, Skylights, and Dormers

The historic roof forms in the West Pearl Historic District are generally simple. There are examples of gable-end roofs, hipped roofs and a mansard roof. Skylights have no historic precedence in the district. Dormers were used historically to increase usable space of the upper floor of houses in the district.

Guidelines

1. Any alterations to roof lines should be sensitive to the form, pitch and massing of the historic roof. Existing roof forms, pitch and massing should be used for additions.
2. New construction should use historic roof forms found in the district.



This deck is appropriately incorporated into the roof.

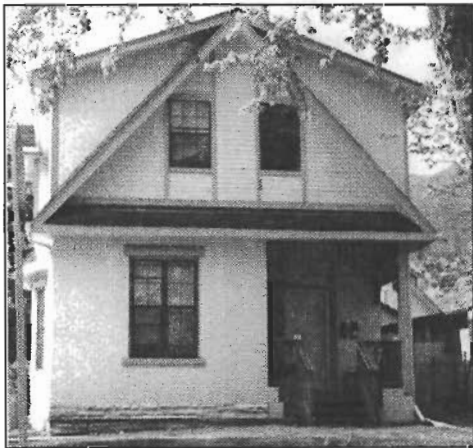
3. Roof decks are appropriate only when they are an integral part of the roof design.
4. Roof appurtenances, such as swamp coolers, TV antennas, and cable dishes should be installed so that they are not visible from the street.
5. Skylights which are installed on the historic portion of a building should be as unobtrusive as possible and not visible from a public street. Flat skylights that blend with the roof are most appropriate. Sculptural skylights or bubble type skylights are inappropriate.





These “bubble” skylights detract from the character of this house.

6. Dormers are intended to be elements of secondary importance to the main roof form. The size and scale of dormers should be compatible with existing dormers on the structure. New dormers should be as small as possible. Often several small dormers are more appropriate than one large dormer.



These dormers are inappropriate because of their style, size and placement.



These new dormers add usable space to the second floor while maintaining the integrity of this house.

7. Dormer styles should be appropriate to the style of the building, and compatible to the main roof form. Dormer ridge lines should be lower than the main roof ridge.



2. Roofing Materials

Although historical accuracy in roofing materials is not required, it will generally be most appropriate to preserve the type and unit scale of original roofing.

Guidelines

- a. It is important to maintain the traditional size, scale and texture of the original roofing material.
- b. Appropriate roofing colors include a broad spectrum. Extremely bright colors are inappropriate; subtle colors are more appropriate.

3. Windows

Windows are character-defining features of historic buildings. Generally, fenestration patterns found in the district are regularly spaced and punched into the exterior walls. Windows are vertical in proportion, double hung and generally one-over-one or two-over-two.



Here two windows have inappropriately been combined to create a picture window.



These trapezoidal windows do not relate to the type or proportion of the existing double hung windows in this house.



Guidelines

- a.** Window openings should be preserved. They should not be made larger or filled in to accommodate a smaller window.
- b.** Every effort should be made to preserve existing windows by repairing deteriorating sashes, frames and sash cords.
- c.** If repair is not feasible, replace with windows that match the existing windows as closely as possible. Size, frame and trim material, method of operation, size of sash members, muntins, and the pattern of divided lights are important features to replicate.
- d.** Horizontal sliding windows are generally inappropriate.
- e.** Metal window frames are generally inappropriate. If they are used, they should not be left bright, but should be anodized in a dark finish or painted as recommended by the manufacturer.
- f.** Storm windows and screens should match windows as nearly as possible. Bright aluminum frames are inappropriate.
- g.** Windows in a new building or an addition should reflect the fenestration patterns of the district.
- h.** Windows in new additions should reflect the window patterns and maintain the proportions which are distinctive to the style of the existing historic building. The proportion, general style, and symmetry or asymmetry of the existing window patterns should be maintained.
- i.** Window openings should relate to floor levels and, except at stairways, should not occur between floors.
- j.** Picture windows, large walls of glass, snap-in mullions, and pre-fabricated bay windows are generally inappropriate.
- k.** Where a pattern of smaller scale windows in the attic and accessory spaces near the roof line exists, it should be maintained.

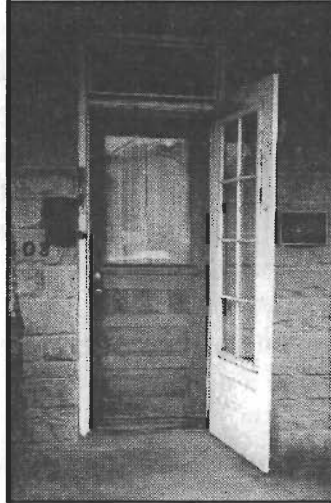


4. Doors

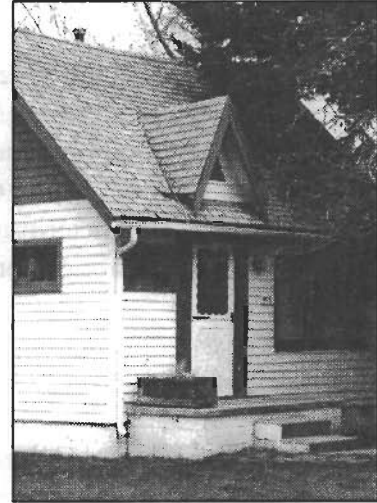
Doors contribute greatly to the historic character of the buildings in the district. Door features which may be significant include historic hardware, hinges, lockset, and knobs.



This paneled wood door features original ornamentation.



This paneled wood door has an appropriate painted wood storm door.



This aluminum storm door is inappropriate and detracts from the character of this house.

Guidelines

- a. Try to repair rather than replace doors. If a door must be replaced, use designs similar to those found in the district. Perhaps a used door of the same time period can be found. Most historic doors in the district are wood paneled and have a single pane of glass. Colonial style doors are inappropriate for this district.
- b. Painted wood storm doors are most appropriate. Bright aluminum storm doors with historically inaccurate design details are inappropriate. Storm doors should be painted to match doors or windows.

5. Exterior Materials

Brick, stone, wood-lapped siding, stucco and wood shingles are the historic building materials found in the district. Over the years, the materials used in residential construction have not changed dramatically, but the scale of materials has become larger. Generally, the use of smaller scale materials creates a texture which characterizes historic buildings and districts. Traditionally brick and stone were left natural and wood surfaces were painted.

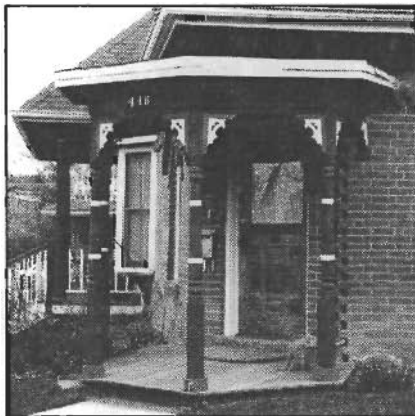


Guidelines

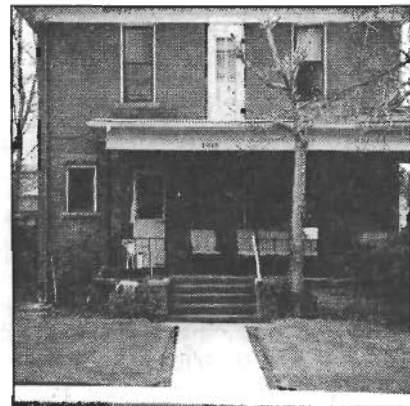
- a. For additions and repairs, use materials similar in type and scale to existing materials. Finish materials to match existing. If matching materials is not possible, simplify. Generally, the simpler, the more successful.
- b. Do not sandblast exterior building materials such as wood, brick or stone. Sandblasting removes the protective hard face of brick and allows water to penetrate and deterioration to occur. Sandblasting wood raises the grain in a manner which is not consistent with historic surfaces. Sandblasted wood will weather and deteriorate rapidly. Cleaning brick or stone can often be done with soap and water or non-corrosive chemical washes.
- c. In new construction, do not replicate historic elements, which creates a false image of what is and is not historic in a neighborhood.
- d. Where modern materials and technologies are used, historic proportions and finishes should be matched or emulated.

6. Porches

Porches are important character-defining features, both for individual structures and for the entire West Pearl Historic District. Porches were generally small and shallow, extending no more than 5 to 6 feet into the yard. Traditionally columns were often turned and round or built-up and square. Balusters were usually turned or simple square members. Wrap-around porches were not historically found in the district.



This original porch is a character defining element of this house.



Inappropriate changes have been made to this porch. Note the indoor-outdoor carpeting, the replacement metal rail and supports, the missing roof balustrade and the metal storm door.



Guidelines

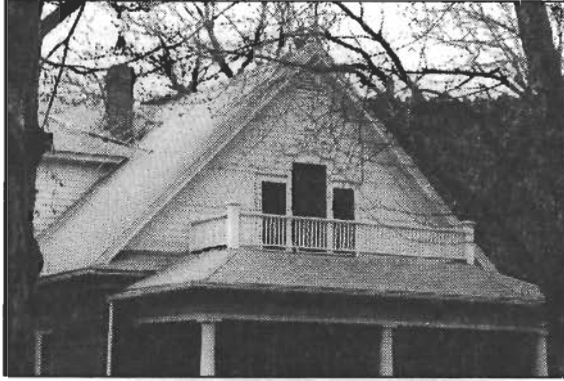
- a. Porches should be repaired, not demolished. Repairs to the porch should be done in such a way that the character of the porch is not compromised. Rebuilding a missing front porch is encouraged.
- b. Enclosing porches negatively impacts the visual character of both the individual house and the streetscape. The greatest care needs to be taken in the design of the enclosure to maintain the sense of transparency and separation from the structure of the house. Solid walls should not be added onto porches where none exist. The design and materials should be kept as simple as possible rather than trying to match the building facade.
- c. Railings in need of repair should be repaired. Replace damaged individual balusters with ones which match the existing.
- d. If replacing, extending, or adding railings in new locations, maintain the height and spacing of the historic railing.
- e. Porch railings and balusters should be wood. Wrought iron porch elements are inappropriate in the district.
- f. Open areas below a porch floor should be enclosed with wood lattice or perimeter shrubbery.
- g. New porches should incorporate traditional massing and updated details in the design.

7. Decks and Balconies

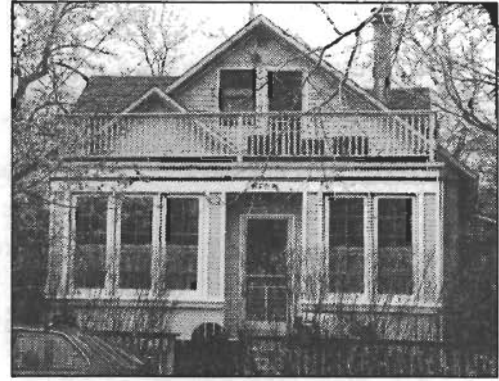
Balconies are elements which were found on historic buildings. Only one building in the West Pearl Historic District has an original balcony. Decks are a modern expression of porches. Decks do not contribute to the historic character of the district; therefore, great care must be used to ensure that they will not have a negative effect on the character of the district. Elements which need to be carefully considered are size, railing design and height, height off the ground, placement on the site, materials and finishes. Roof decks are not found historically in the district and are inappropriate.

The residential height requirements for railings in the Boulder Uniform Building Code is 36 to 42 inches. Traditionally, railings were 24 inches high. Efforts should be made to design railings which give the appearance of a lower height.





This well-designed balustrade gives the impression of being low and is part of the porch roof.



This inappropriate front second story deck is not incorporated into the roof.

Guidelines

- a. First floor decks should be unobtrusive and low to the ground. Railings should continue the traditional line and spacing of existing balustrades.
- b. First floor decks are generally inappropriate in the front of a house.
- c. Second story balconies and decks should not be cantilevered and should have appropriately scaled supports. Whenever possible, second story decks should be incorporated into the roof and mass of the building.
- d. Unpainted wood is not an appropriate deck material. Decks should be painted or stained neutral tones.

8. Paint

Paint is an easily changed element of a building which can contribute greatly to the ambiance of the West Pearl Historic District. Colorado was conservative as far as paint was concerned, and although often several colors were used, the color schemes were not as elaborate as the ones found in parts of California during the same time. Historic colors depended on readily available pigments sources, so they were usually quite muted. Also, some brighter colors are very unstable under the ultraviolet concentrations of Colorado's high altitude. A good source for information about historic colors is *A Century of Color 1820-1920*, published by the American Life Foundation and available at the Boulder Main Library and Historic Boulder, Inc.

Guidelines

- a. Color choices should not be bright or garish.
- b. Unpainted masonry surfaces should not be painted except in circumstances where the brick has been structurally damaged or is unsightly. Generally, painting unpainted stone or brick is inappropriate.



- c. Research colors which are appropriate to the period and style of the house. Often three colors are used successfully, but that depends on the type and amount of trim on the house. A single body color with a brighter and/or lighter accent color is usually the best choice for most houses in a historic district. A good rule of thumb is "one light, one dark, and one bright", the bright color used sparingly.

9. Fire Escape Stairs

In some instances, fire escape stairs are an absolute necessity. They are an intrusive element in a historic district and should be as unobtrusive as possible.

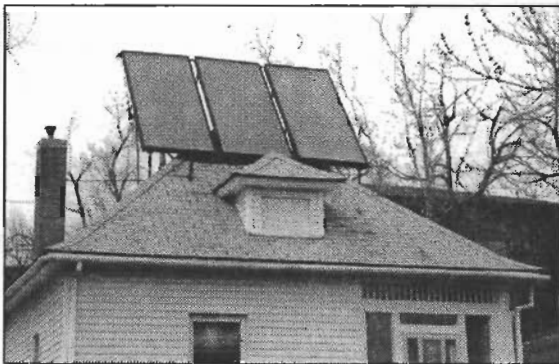
Guidelines

- a. Try to incorporate fire escape stairs into the interior of a building. If that is not possible, locate them at the rear or side of a building where they will be in an unobtrusive location.
- b. When designing exterior stairs, look to existing rail and baluster details for ideas which will complement the existing building.

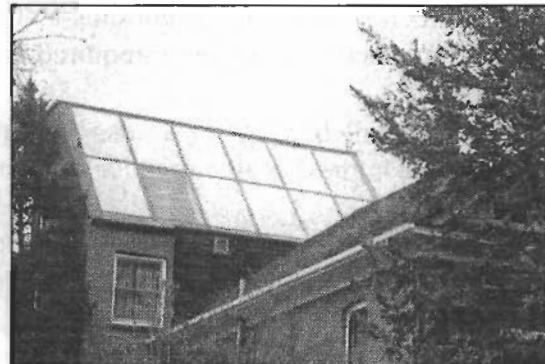
10. Solar Additions

In a neighborhood of modest homes such as the West Pearl Historic District, solariums or conservatories were not historically found and are generally inappropriate.

Other solar appliances, such as solar panels, are difficult to incorporate into the historic facades and should be placed having the least negative impact upon the character of the historic district.



This group of solar panels facing the front of the house and located above the roof line is an intrusive element.



This passive solar addition faces the street and does not respect the massing of the existing house.



Guidelines

- a.** Changes to windows should preserve the visual character of the window. Interior storm windows should be installed with air-tight gaskets, ventilating holes, and/or removable clips. Exterior storm windows should not obscure or damage existing windows or frames.
- b.** Freestanding solar collectors should be installed in a manner which preserves the character of the district and should not be visible from the public street. Solar greenhouses should be placed on rear or unobtrusive locations.
- c.** Solar panels should not be visible from the front of the house. They should be mounted flat on rear facing roofs or placed on the ground in an inconspicuous location.
- d.** Metal frames of solar panels or storm doors and windows should not be left bright but should be painted to match existing trim.

11. Access for Persons with Disabilities

Providing respectful access for persons with disabilities while at the same time maintaining the integrity of a historic building can be very complex and challenging. The Americans with Disabilities Act (ADA) of 1990 requires that under certain circumstances, accessibility for people with disabilities must be provided.

Guidelines

- a.** Identify the historic building's character defining spaces, features, and finishes so that accessibility code-required work will not result in their damage or loss.
- b.** Provide barrier-free access that promotes independence for the disabled person to the highest degree practicable, while preserving significant historic features.
- c.** Generally, a solution which is independent from the historic building and does not alter its historic characteristics is encouraged.
- d.** When designing a ramp, look to existing rail and baluster details for ideas which will complement the existing building.



VI. REVIEW PROCESS

Any alteration to a building or site in the West Pearl Historic District requires a Landmark Alteration Certificate. While such items as changing the paint color, and the addition of storm windows do not require a building permit, they do require a Landmark Alteration Certificate. If you are in doubt about whether a certificate is required, do not hesitate to call the Planning Department at 441-3270.

A Landmark Alteration Certificate is granted on the affirmative vote of all three members of the Landmarks Design Review Committee. The Design Review Committee, which consists of two members of the Landmarks Board and one member of the Planning Department staff, meets weekly to review projects. If the vote of the committee is divided, the application will automatically go forward for review by the five member Landmarks Board at a public hearing unless the applicant chooses to withdraw the application and revise and resubmit it. Any decision of the Design Review Committee may be appealed to the full Landmarks Board for review upon the request of the applicant. The decision of the full Landmarks Board is subject to call up and review by City Council. The City of Boulder Landmarks Board consists of five unpaid, volunteer City residents appointed by City Council to consider applications and make recommendations to Council for Landmark and Historic District designations and to review proposed exterior changes to landmarks or within landmark districts.

Please note: In addition to meeting the guidelines, design and building plans must meet all requirements of the City of Boulder Revised Code, including without limitation the Land Use and Structure Regulations of Titles 9 and 10, B.R.C. 1981. The Land Use Regulations include limitations on building setbacks from property lines, maximum building heights, and minimum solar access requirements; building, fire, mechanical and plumbing requirements are covered in the Structure section. *If your project requires a variance or special approval from Planning Board, you must first obtain these approvals prior to final review and approval by the Landmarks Design Review Committee or the full Landmarks Board.* Please contact the Development Information Office in the Planning Department at 441-3290 with questions regarding the Land Use Regulations, and direct questions regarding the building requirements to Development and Inspection Services at 441-3280.

Now you are ready for your design and building plans. You will need to bring the Planning Department a completed Landmark Alteration Certificate application form and two sets of plans that include:

1. The Site - This plan should be drawn to scale, which may vary depending upon the size of your property. It should show the property boundaries, existing buildings, significant landscape features, and your proposed changes. It should also include a north arrow, and the location of adjacent buildings, streets and alleys.
2. Floor Plans - Floor plans should be drawn at a scale of not less than 1/8" = 1'0", and should also include a north arrow. Your floor plans should show the existing building, and how your alteration relates to it. It should be complete enough to show any exterior stairs, porches, decks, etc.



3. Elevations - Elevations of all relevant views of the alteration should be shown at the same scale to which the floor plans are drawn. They should be accurately labeled, and the existing building should be included in the elevations with as much detail as necessary to show how the old and the new relate to each other.
4. Building Section - A building section through the alteration to show the method of construction and the materials to be used. This should also be drawn to scale. Any details or sections necessary to understand how the construction will be accomplished should be included.
5. Materials - List the visible exterior materials and describe them as fully as possible. Samples of these materials are always helpful.
6. Color - If your plans include paint or stain, describe the color and include a sample of the colors. A good way to show the color scheme is to color one or more of the elevations.
7. Photographs - Provide some photographs that show all the views of the existing building and, if possible, include at least a portion of the neighboring buildings in your photographs.

Keep in mind that the information you give to the Planning Department for use by the Design Review Committee of the Landmarks Preservation Advisory Board is the only description they will have of your design. It therefore must illustrate what you have in mind precisely. However, if you are not sure exactly how you want your alteration to look, the Design Review Committee will be happy to schedule a conference to discuss your project before you submit an application.

Conceptual Review requests, as well as final design plans (with the information outlined above), should be submitted to the appointed Landmarks Board staff liaison in the Planning Department. This person will arrange for the Design Review Committee to review the plans or, for Conceptual Reviews, to meet with you. Following your formal submittal, the Design Review Committee will review your design plans. The committee will either grant a Landmark Alteration Certificate, request more information, recommend revisions to the proposed design plans, or determine that the plan be referred to the full Landmarks Preservation Advisory Board for approval or denial.

Once a Landmark Alteration Certificate has been granted, you may proceed with your application for a building permit. The plans submitted for the design review may be used in your building permit or fence permit application. You must also present a copy of the Landmark Alteration Certificate at the time you submit your plans for a building permit. When the building permit has been approved, you may proceed with your project.

For further information or to schedule a review by the Landmarks Design Review Committee, please contact the Planning Department, 1739 Broadway, Suite 300, (303) 441-3270.



APPENDIX A: GLOSSARY OF TERMS

The terms listed below have been defined to assist the reader in more fully understanding the design guidelines.

accessory structure: A smaller or lesser structure associated with a primary structure on a property.

addition: A portion of a structure built after the original structure was completed.

alignment: The linear relationship of structures or parts of structures to each other.

alteration: Any addition or modification of any portion of the exterior of a building or designated feature that changes the architectural style, arrangement, texture, or material of the building or feature or significantly changes the color, if such change, addition, or modification is visible from the public street, sidewalk, alley, or park.

arch: A curved and sometimes pointed construction consisting of wedge shaped elements called **voussoirs** of brick or stone which spans an opening. There are various types of arches based upon their shape such as **semicircular**, **semielliptical**, or **segmental** (a flatter arch consisting of a portion or the segment of a circle).

balustrade: A railing consisting of a series of small decorative vertical elements (one is called a **baluster**) connected at the top by a coping or top rail and at the bottom by a bottom rail. Balusters can be quite complex, be turned on a lathe and circular in section or be simple posts which are square in section, or they can have cut out designs and be rectangular in section.

bay window: A roofed window with an angular plan which projects from the main plane of an exterior wall of a building.

belt course: A continuous decorative horizontal band of brick, stone, or wood which visually breaks up a large wall surface. Also called a **stringcourse**.

bracket: A projecting decorative element which supports another element of a building such as a roof, a cornice, or a bay window.

brick: A rectangular building material unit made of fired clay. **Molded** bricks are used as decorative as well as structural elements and are found in cornices, water tables and belt courses.

building alignment: A line usually parallel to a property line beyond which a structure may not extend. This generally does not apply to uncovered entrance platforms, porches, terraces, or steps.



cantilever: A projecting beam or part of a structure supported only at one end.

casement window: A window which swings open along its entire length; usually on hinges fixed to the sides of the opening into which it is fitted.

chain link fence: A fence made of heavy steel wire fabric, which is interwoven in such a way as to provide a continuous mesh without ties or knots, except at the selvage; the wire fabric is held in place by metal posts.

chamfer: A decorative beveled edge on the corner of a post.

clerestory: The portion of a multi story room extending above the single story height. It contains windows for exterior lighting and ventilation purposes.

column: A vertical support for the roof of a porch composed of a **capital**, **shaft**, and a **base**. They can be round or square in section, and are usually tapered from the base to the capital.

corner boards: Boards placed at the corner of two exterior walls to provide a decorative finish to the corner and protect the ends of the wood siding.

dormer: A vertically set window on a sloping roof; the roofed structure housing such a window.

double-hung sash window: A window with an upper and lower sash arranged to slide vertically past each other.

elevation: The straight-on view of a building wall.

facade: The exterior front wall of a building, usually the most ornate or articulated elevation.

gable roof: A roof having a gable at one or both ends; a ridged roof that slopes up from only two walls. A gable is the triangular portion of the end a building from the eaves to the ridge.

half story: A finished space in a pitched-roof structure having some side wall.

hipped roof: A roof with four uniformly pitched sides; a roof which rises by inclined planes from all four sides of a building.

knee wall: Partitions of varying heights used to support roof rafters.

lap siding: A wood siding commonly used as an exterior covering on a building of frame construction; applied horizontally and overlapped, with the grain running lengthwise; thicker along the lower edge than along the upper.

lattice: A framework or structure of crossed wood or metal strips; any open work produced by interlacing of laths or other thin strips.

massing: Refers to the building shape; the combination of the different elements of the resulting bulk and shape of the building.

mullion: A vertical member separating (and often supporting) windows, doors or panels set in a series.



muntin: One of the thin strips of wood used for holding panes of glass within a window.

opaque: Blocking the passage of light.

original feature: An element of a building installed at the time of construction or other time during the period of significance.

picture window: A large window whose bottom ledge is not more than waist high, which includes a dominant fixed sash area, though movable sash may also be enclosed by the frame. The fixed sash area is usually wider than it is high.

pitch (or slope): The angle, or degree, of slope of a roof from the plate to the ridge. The pitch can be found by dividing the height, or rise, by the span; for example, if the height is 6 feet and the span 12 feet, the pitch is 6/12. The angle of pitch is 22.5 degrees.

plat: A plan, map, or chart of a city, town, section, or subdivision indicating the location and boundaries of individual properties.

plate height: The distance between the foundation or the topmost horizontal piece of framing at the top of a wall and where the next floor framing begins or where the roof form starts.

primary structure: The main structure on a property.

rectilinear: Characterized by straight lines.

ridgeline: The horizontal line at the junction of the upper edges of two sloping roof surfaces.

roofdecks: The flat portion of a roof, used as a terrace.

roofline: The contour or shape of a roof.

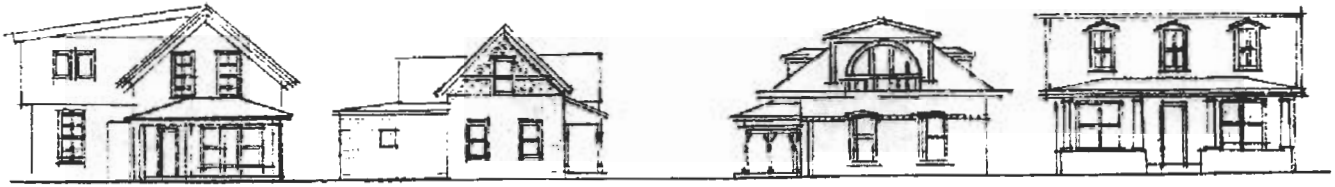
scale: Refers to the building size; the size of a structure relative to the size of the surrounding structures. The size of a building or elements relative to the size of a person is called "human scale".

setback: The minimum distance between a property line and a building, or portion thereof, as required by ordinance or code.

streetscape: The relationship of the street, landscaping, and buildings as seen by the eye in one view.

window panes: A flat sheet of glass, cut to size for glazing a window, door, etc.; often of small size.





THE WEST PEARL HISTORIC DISTRICT

Background Information: Early History, Architectural Styles





1887 view of Boulder looking northeast from the Flatirons (*Carnegie Branch Library for Local History, Boulder Historical Society Collection*)



Willits Map, 1887 (Carnegie Branch Library for Local History, Boulder Historical Society Collection)

WEST PEARL HISTORIC DISTRICT EDUCATIONAL DOCUMENT

I. THE EARLY HISTORY OF BOULDER

During the year 1858, a number of groups of prospectors had been looking for gold along the eastern edge, the "Front Range", of the Rocky Mountains. One of these groups, the Nebraska City Company, was led by Captain Thomas A. Aikins. These men had come west from Nebraska City along the Overland Branch of the Oregon Trail to Ft. Kearney and then on to Fort St. Vrain which was located at the confluence of the St. Vrain and South Platte Rivers. From there they left the main trail which went south to Denver, and they continued moving west. They passed through Longmont and Valmont and arrived at the mouth of Boulder Canyon and the Red Rocks area on October 17, 1858. Later historians have been unable to pinpoint the location from which Captain Aikins first saw the Boulder area, but his description tells of an ideal setting:

"I mounted the walls... and with my field glass could see that the mountains looked right for gold; could see bands of Indian ponies and bands of deer and antelope grazing close up to the high foothills; could see that the valley...was the loveliest of all the valleys in the scope of vision a land exceedingly beautiful, those mountains are so high and steep, the boys said, that it will not be safe to venture up till Spring, on account of snow slides.

But the following morning was so fair, the love of adventure and hope of gold so inviting, that we forded the Platte and traveled up, with the bold mountains all before us, till we pitched our tents under the red rock cliff, and the mouth of Boulder Canon."

In the fall of 1858, all of what today is Boulder County was in either Nebraska Territory or Kansas Territory. The Fortieth Parallel which today is Baseline Road was the dividing line between them. The Colorado Territory was created in 1861, and it was not until 1876 that Colorado became a state.

What today is the area of Boulder was Indian land in 1858. It had been ceded to the Arapahoe Nation by the Horse Creek Treaty which was negotiated by Thomas Fitzpatrick, a U.S. Government Indian Agent, and signed in Fort Laramie in 1851.

By October of 1858, the Arapahoes were camped for the winter along the St. Vrain River north of Boulder. Their leader, Chief Niwot, came to the mouth of the canyon and confronted the newly arrived white prospectors near Red Rocks. He told them to leave the Arapahoe land, "Go away. You come to get our gold, eat our grass, burn our timber, and drive off our game." However, it did not take very long for this peaceful twenty-one year old chief to accept the inevitable, that the white settlers were probably not going to leave.

Another young chief, Bear Head, warned Chief Niwot that he was making a mistake by submitting to the white prospectors and ordered the Aikins Party to leave their camp under the red rock cliff within three days. But soon he also reluctantly agreed that there was little that could be done to force the prospectors to leave, and he returned and told the prospectors of a dream he had. "I was standing on yonder knoll,



and saw a great flood come down the South Boulder canyon. It drowned all my people, but it left you on dry ground. By this, the Great Spirit tells me that if we fight you, we shall all be killed, and you will remain. Let us have Peace!"

The prospectors did remain, and a permanent camp was set up along Boulder Creek near the mouth of the canyon. John Rothrock, a carpenter from Nebraska City, directed the building of eleven simple cabins. They were constructed without nails and built of undressed logs with animal skins for doors. The new settlement was called Eleven Cabins.

It is clear that the land at the mouth of Boulder Canyon was Arapahoe land by treaty, but in 1856 the U.S. Government granted one hundred and sixty acres of it to Sarah Emery Weston an elderly widow of a Revolutionary War soldier who lived in Maine. Mrs. Weston transferred her grant to Peter Housel who came west, and settled near Valmont which was located east of Boulder. He was a prominent figure in the area and, in 1860, was elected one of Boulder County's first two territorial county judges.

On January 16, 1859, members of Captain Thomas A. Aikin's Nebraska City Party discovered gold about twelve miles up what today is Sunshine Canyon at Gold Run. Less than a month later on February 10, 1859, the Boulder City Town Company was created by these Nebraska Territory prospectors, and the first permanent settlement was organized. Alfred A. Brookfield, a member of the group and Mayor of Nebraska City, was elected president of the company by its sixty-one stockholders. He tells us that since, "we thought as the weather would not permit us to mine, we would lay out and commence to build what may be an important town." Boulder City Town was intended to support the rapidly growing mining communities which were located thousands of feet higher in altitude, but only a few miles away. The name "Boulder" was selected by the shareholders because of the many boulders at the mouth of the canyon, and it applied to the company, creek, canyon, and town.

There were immediate differences of opinion between two factions of stockholders. The "uppers" believed that immigration should be controlled by setting a high price for real estate, and the "lowers" wanted to encourage settlement by offering relatively cheap land. This basic conflict led to the majority "uppers" controlling the Boulder City Town Company, and, therefore, its pricing policies and philosophy.

The original platted town with its center at 12th Street, now Broadway, and Pearl Street, was part of a larger 1280 acre area which extended two miles from the mouth of the canyon along Boulder Creek to what today is 28th Street. The original town was laid out on a diagonal grid and optimistically divided into 4,044 lots which were 50' x 140' and were priced at \$1000!

At the same time land could be bought for only \$1.25 per acre under the provisions of the Pre-emption Law of 1851 which permitted settlers to buy land at very cheap prices if they occupied or improved it. The Kansas-Nebraska Act of 1853 also permitted staking a claim to "the public lands to which the Indian title had been at the time of such settlement extinguished." Both of these laws encouraged settlers to become squatters and to appropriate property which was legally owned by others. By 1859 the U.S. Government had given both the Arapahoe Nation and Peter Housel (through Mrs. Weston) ownership of the same land that the Boulder City Town Company was busily platting into lots. In those early years the Boulder City Town Company shareholders were selling land which clearly did not belong to them.



The Boulder City Town Company developed rules which were really an early "building code". These rules stipulated that the construction of a cabin had to be finished within sixty days; its foundation had to be laid within seven days; its walls had to be at least eight and one-half feet tall at the eaves; and its chimney had to be built inside the house. Houses were to be oriented north and south. Streets were to be eighty feet wide and alleys twenty feet wide.

During that first winter there was great optimism about the future of Boulder City Town. One letter included this opinion, "This will no doubt be a good trading post... Boulder City is in her infancy...already some 60 to 75 houses are in course of erection. The Stockholders, satisfied that they have real inducements, have set to earnestly preparing as many houses as possible to accommodate traders in the spring."

Following the lead of Gold Hill in the mountains to the west, Boulder City Town established a formal government on July 30, 1859, creating the Boulder Mining District. It had its own officers, constitution, and a constable. It enacted laws which dealt with mining issues such as lodes, water, mill sites, timber, cabin construction, and tunnels. It also tried to deal with social crimes by passing laws which dealt with stealing and lying, or killing which could be punished by hanging. It proposed laws to collect taxes for building public roads but they were usually voted down.

Early observations about Boulder came from the Reverend Jacob Adriance, a Methodist circuit preacher, who visited Boulder City Town for the first time in August of 1859. He preached to a group of fifty people. He reported that there were only about ten or twelve log houses, none of which was completed, and estimated that seventy-five to one hundred people lived in town in tents and wagons. By the time he returned in November, he reported that seventy cabins had been built, but none yet had windows or floors. On his second visit, he preached his service on the second floor of the newly constructed saloon.

By Christmas of 1859, there was only one building in Boulder City Town which had a wood plank floor instead of a dirt floor. It had been built by Bill Barney and was located on the southeast corner of Eleventh and Pearl Streets. The Colorado Banner described the Christmas dance which was held there. It was attended by 200 men and seventeen women. At midnight supper was served, and there were dishes of black tailed deer, rabbit, and fish, and coffee. It was reported that everyone danced and had a good time, including Emma, the wife of Alfred Brookfield the first Boulder City Town Company president.

The census of 1860 listed Boulder City Town as having seventy-three dwellings, twenty-four of which were vacant, and 174 residents with 131 of them being male and forty-three female.

1860 was also the year of the last antelope hunt in the Boulder area. Near the town of Valmont east of Boulder four hundred Indians on horseback circled more than five hundred grazing antelope. In the traditional way, the hunters circled the animals until they all were exhausted and fell to be slaughtered.

While the mining camps and surrounding agricultural towns like Valmont prospered in the 1860's, Boulder City Town grew slowly. One reason for this may have been the high price of land in town. Other factors contributing to Boulder City Town's slow start were the major social and economic upheaval caused by the Civil War and the general economic stagnation that followed the euphoria of the early mining discoveries.



Boulder County elected its first territorial county officers on July 4, 1860, not in Boulder, but in Valmont which was located a few miles east and was a competitor of Boulder at this time. The residents selected the first County officials: three County Commissioners, two County Judges, a County Clerk, and a Sheriff. There were four Representatives selected for the Territorial Legislature. By 1861, Boulder City had been chosen as the County Seat, and the first meeting of the County Commissioners was held in Boulder on November 15, 1861.

It was not until 1864 that Mrs. Weston's original land grant was transferred to Boulder City Town. An official patent was applied for and approved by President Ulysses S. Grant. It was issued to Peter Housel "in trust for the several use and benefit of the occupants of Boulder Town Site in accordance to their respective interests". Finally, the transfers of property which had been given, bought and sold, or traded since 1859 were legal. The Boulder City Town Company ceased to exist in 1864, and deeded all of its remaining unsold lots to Boulder County with the stipulation that any profits would go toward the construction of the County Courthouse.

Boulder City Town did not develop quickly during the 1860s. By the end of the decade, there were only seventy-seven buildings as compared to seventy-three in 1860. They included such commercial establishments as sawmills, flour mills, blacksmith shops, general stores and a brickyard. The population nearly doubled between 1860 and 1870, from 174 to 343, which was still a fairly modest number of inhabitants.

It was not until the 1870s, after the discovery of silver at Caribou in 1869, that the town began to grow and prosper. Boulder City Town became incorporated on November 4, 1871. After Colorado became a state in 1876, Boulder City Town incorporated a second time in 1878, under the laws of the new state. It was at that time that the "City Town" was dropped.

In the years from 1870 to 1878, seventeen new additions were added to Boulder City, and the census confirms the corresponding population boom from 343 in 1870 to 3069 in 1880. The first areas to be platted and included in the city were: in 1870, the Toutellot and Squires Addition; in 1871, the Chamberlains Addition; in 1872, the East Boulder and Smith Additions; in 1873, the North Boulder Addition; and, in 1874, the town of West Boulder.

II. HISTORY OF WEST PEARL

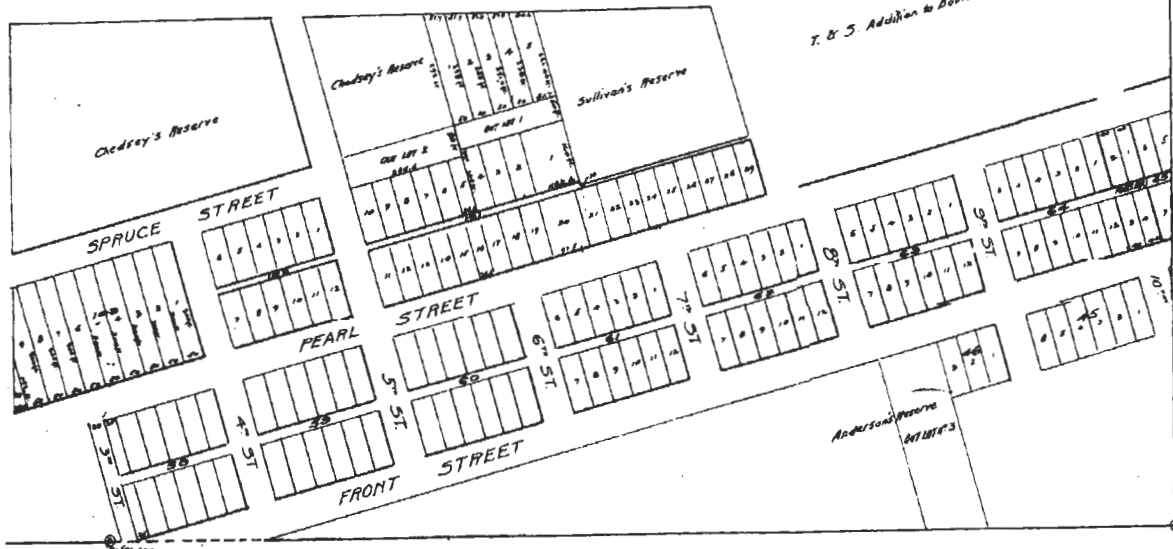
The West Pearl Historic District is located in the former Town of West Boulder. West Boulder was added to Boulder City Town in 1874 by a group of landowners who lived in the neighborhood. They included Harriet D. Smith, Eric J. Anderson, Jonas Anderson, Jr., Frederick A Squires, William G. Cook, and Willamette Arnett. This early town encompassed the area roughly between Third Street on the west, Tenth Street on the east, Water Street (currently Canyon Boulevard) on the south, and Spruce Street on the north. The Town of West Boulder comprised of small farms, orchards and residential areas with commercial and industrial establishments along the main wagon road which led toward Boulder Canyon.

The development of the Town of West Boulder was spurred by the population growth Boulder City Town began to experience in the 1870s. In 1872, the Immigration Society was established and Boulder advertised for new residents in eastern newspapers. After arriving by train, immigrants were met by



WEST BOULDER

SITUATED
 SOUTH HALF (1/2) OF THE SOUTH HALF (1/2) OF SECTION 25
 T. 1 N. R. 71 W.
 SCALE OF 100 FEET TO THE INCH
 (REDUCED TO 500 FT. = 1 IN.)



ALL LOTS are 80 by 100 feet except where otherwise designated on this plat.
 ALL SIDELOTS are 80 feet wide except 3rd Street which is 33 feet in width.
 ALL ALLEYS are 20 feet wide except where otherwise designated on this plat.

We the under-signed hereby certify that we are the owners of the land represented by the within plat, that we have caused the same to be surveyed and platted as above represented and that we voluntarily relinquish all our right to the individual control of the streets and alleys on the same and have caused this plat to be recorded for the customary uses and purposes of a town in the State of Colorado. Block 69 is not included in the above Certificate.

MARSH B. SMITH
 ERIC J. LARSEN
 T. J. SMITH
 JOHN ANDERSON, JR.
 CHAS. F. ORNSTEAD
 Wm. H. COOK
 WILLIAMETTE SMITH.

Territory of Colorado } ss
 Boulder County }
 Do it Shown that on the 28th day of February 1874, the persons whose names appear upon the plat personally appeared before me and acknowledged that they voluntarily signed the same for the uses and purposes therein set forth.

Wm. H. SMITH
 Notary Public.

Territory of Colorado } ss
 County of Boulder }
 I find the record February 28th A.D. 1874 of a plat on and recorded in Book of Town Plats on page 26 of 188.

1874, Plat Map (Boulder County Clerk)

established residents and taken to hotels that catered to the various ethnic groups, such as the German House Hotel at Eighth and Pearl Streets.

Convenient access to West Boulder came in 1873 when the Colorado Central Railroad and the Denver and Boulder Valley Railroad started servicing Boulder. A railroad spur was constructed from the depot, located on the east edge of town, toward the mouth of the canyon along Water Street (now called Canyon Boulevard) as far as Ninth Street. In 1883, the Colorado and Southern Railroad constructed narrow gauge tracks through the canyon to the mining towns above. Spur lines serviced businesses on the south side of Water Street, including the Preston Reduction Works, the Mann Mill, the Kilton Gold Extraction Company, the Boyd Smelter, and the Atlas/Delano Mill. Valuable ores were brought down into Boulder to be processed during the week and tourists were taken up to towns like Sunset for weekend excursions.

On May 31, 1894, after a long and snowy winter, the rapidly melting snow turned to flood waters that wiped out many of the mountain mining towns before reaching the valley where the waters severely damaged Boulder. Boulder Creek roared through the canyon taking out the railroad bridge at Fourth



Street and then all the other bridges in town. The north side of town was completely separated from the south side. No news or mail reached the town from the outside world for five days. The West Pearl area sustained some damage along Water Street, and, although the flood waters swept by the neighborhood, most of the serious damage occurred as the flood fanned out further to the east. While a few residents moved to higher ground, most remained in the neighborhood, and West Boulder continued to prosper.

The Town of West Boulder developed as a mixed use area of industrial, commercial, and residential buildings. Houses were built along what today is Canyon Boulevard, and they faced the railroad tracks, mills and factories which were located along Boulder Creek. Many other residences were scattered north to Spruce Street. By 1900, the whole area from Tenth Street, extending west to Third Street was quite built up. Residents included professionals, including attorneys, teachers and civil engineers; businessmen, such as real estate agents, jewelers, and grocers; and, laborers who worked in construction, mining, and black smithing.

III. LEVELS OF SIGNIFICANCE

Each property in the district has been categorized with varying levels of significance. Properties are classified as **individually significant, contributing** or **non-contributing**. Individually significant buildings are recognized as the most significant elements of the district.

Contributing buildings are those buildings built during the district's period of significance that exist in comparatively original condition, that have been appropriately restored or could be restored, and clearly contribute the historic significance of the district. Non-contributing buildings are those buildings which have been greatly altered from their original condition or are newer buildings. Some non-contributing buildings have "supporting elements" which should be regarded as contributing to the overall appreciation of the district's fabric.

Individually Significant Buildings

308 Pearl Street	Designated City of Boulder Landmark & Eligible for the National Register
446 Pearl Street	Eligible for the National Register and Local Landmark Status

Contributing Buildings

302 Pearl Street	314 Pearl Street
320 Pearl Street	326 Pearl Street
445 Canyon Boulevard	438 Pearl Street
500 Pearl Street	508 Pearl street
1911 5th Street	1920 4th street
419 Canyon	427 Canyon
439 Canyon	

Non-contributing Buildings A number of buildings in the district have been extensively changed, but still retain their basic scale and mass. Some of the buildings also retain important



original details at the first floor which are noticeable from the public right of way. The mass and scale of these buildings and/or their details are considered "supporting elements." These buildings, while not "contributing" to the district, actually add much to the character of the neighborhood, and their supporting elements should be preserved.

330 Pearl Street	Original roof form, original porch (now enclosed), original scale and mass.
406 Pearl Street	Original brick first floor and windows with pressed brick segmental arches and cut stone sills. Original corner entry location.
420 Pearl Street	Original brick first floor and windows with pressed brick segmental arches and stone sills. Ornamental pressed brick trim band and corner entry location.
426 Pearl Street	Original brick first floor and original window with brick segmental arch and water table. Stone from original porch, original entry location. Original front gable end roof form. Original scale.
514 Pearl Street	Original gable end front roof, and original entry and porch location.
520 Pearl Street	Original form, roof configuration and scale.
528 Pearl Street	Original window and door locations, original basic form and scale.

Newer Non-Contributing Buildings:

- 410, 412, 414, 416 Pearl Street
- 448 Pearl Street
- 1945 6th Street

Important Historic Accessory Buildings:

308 Pearl Street	Wood garage with shed
320 Pearl Street	Two garages
326 Pearl Street	Wood garage
406 Pearl Street	Barn and Shed
438 Pearl Street	Wood garage
508 Pearl Street	Wood storage building
528 Pearl Street	Secondary residence
1911 5th Street	Secondary residence or studio
419 Canyon	Stone garage

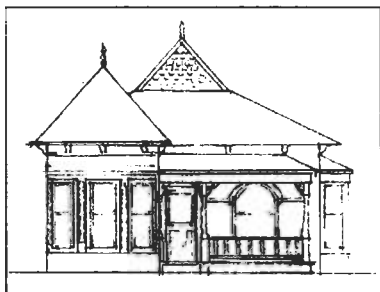


IV. ARCHITECTURAL STYLES: WEST PEARL HISTORIC DISTRICT

There is a wide variety of architectural styles in the West Pearl Historic District. They are representative of the changes in taste and fashion in residential architecture from the 1870s to 1906. Because this was a working neighborhood, the houses are often "vernacular" examples of the various styles. "Vernacular" adaptations are simpler versions of architectural styles to which they aspire. They use detailing of various Victorian styles and style elements such as porches, dormers, towers and bays, but in a simplified manner.

In the original town of West Boulder there are a number of architectural styles: Queen Ann (446 Pearl Street), Second Empire (438 Pearl Street), Italianate (826 Pearl), Neoclassical (2031-35 Eighth Street), Terrace (835-57 Walnut and 315-17 Canyon Boulevard), Bungalow (2010 Fourth Street 311 Spruce Street, 2029 Fifth Street), Edwardian (2033 Fifth Street), Rustic (303 Canyon Boulevard), and Commercial styles (713-19 Pearl Street). Most of the houses in the West Pearl Historic District and the surrounding West Boulder area are "vernacular" adaptations of more elaborate Victorian styles and are built of either wood frame, brick or stone and have gabled or hipped roofs.

Queen Anne Style



Queen Anne Style

Queen Anne is the most ornate and exuberant of the Victorian styles and was popular in Colorado between 1880 and 1910. It was based on the work of 19th century English architect Richard Norman Shaw who modified Medieval residential architecture with its steep roofs and asymmetrical forms and complicated massing. It actually had little to do with the reign of Queen Anne (1702-14) or the ordered Renaissance architecture of that period. In America, the Queen Anne style became very innovative and expressive.

The massing of the Queen Anne style is very complicated and there may be several roof forms, as well as dormers, projecting bays, balconies, conical towers and porches which result in a very asymmetrical building. There is considerable detailing and walls often are decorated with patterned brickwork or scalloped or shaped shingles. Porches feature spindlework, brackets, turned balusters, and jigsawn bric-a-brac.

446 Pearl Street, 1903.



1934 Assessor's Card

This building is an exceptionally well-designed example of a Queen Anne Cottage. Noteworthy features include the corner entry and original porch with turned columns and jigsawn brackets, and the second-story front dormer with an arched opening containing a center door flanked by two small sidelight windows leading to a small balcony which is supported by built-up sawn brackets. Note also the sawtooth patterned decorative brick work, and brick arches and stone sills at the double hung windows.

A long time owner and resident, Mr. E. L. Foiles, lived in the property from 1915 to 1993. He and his wife moved to Colorado hoping the climate would be of benefit to Mrs. Foiles who had respiratory problems.



326 Pearl Street, pre - 1900.



1938 Assessor's Card

This vernacular Queen Anne building is the only original full two-story building in the West Pearl Historic District. The first floor is of brick which has been stuccoed, and the second floor has wood shingle siding. The stucco probably is an early alteration to the building and can be seen on the 1938 re-appraisal card photo. It has a two-story corner tower with a conical roof and narrow double hung windows. On the first floor the windows are separated by turned spindle ornamentation. The building is L-shaped with inset open porches.

In 1900, this was the home of John Montgomery, a farm laborer and his wife Mary and daughter Sadie. A German immigrant family, August Rusch, an undertaker, and his wife Bertha and their daughter, shared the house.

The buildings at 302 Pearl and 406 Pearl contain "supporting elements" which derive from the Queen Anne Style.

Second Empire Style



Second Empire Style

The Second Empire style in America was very "modern", imitating the fashionable building style popular in France during the reign of Napoleon III (1852-70). In the United States, it was most popular in the northeastern and midwestern states between 1860 and 1880. It is not a very common style in Colorado.

It is characterized by its dual pitched hipped Mansard roof with dormer pedimented windows. The roof is named for its designer, the 16th century French architect Francois Mansart. This boxy form was very functional and permitted a full usable second floor within the attic space.

438 Pearl Street, 1889.



1940 Assessor's Card

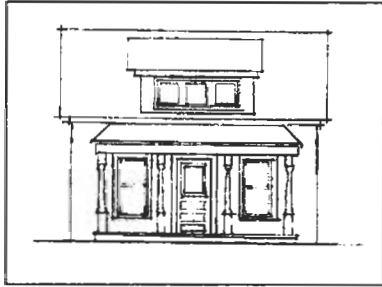
This vernacular Second Empire brick building is very well-preserved and well-designed. Characteristic elements include the concave Mansard roof with decorative wood shingles, dormers with pedimented two-over-two double hung windows, and projecting brick belt course and water table. Note the molded brick segmental arches and stone sills at the double hung one-over-one first floor windows. The front porch features a beaded board ceiling, tapered square columns and rustic stonework.

This house is associated with the prominent family of James A. and Martha Maxwell who came to Boulder from Wisconsin in the 1860s. Martha Maxwell was a very well known shot and taxidermist who was called the "Colorado Huntress". One of the sons, Charles Alonzo "Lon" was active in real estate and fruit growing and lived at 438 Pearl Street.

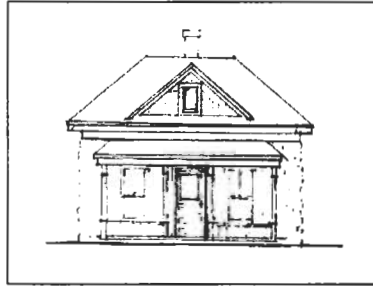
The building at 420 Pearl contains "supporting elements" which derive the Second Empire style.



Vernacular Masonry



*Vernacular - Side Gable
Masonry or Frame*



*Vernacular - Hipped Box
Masonry or Frame*

Vernacular Masonry buildings are built of stone, brick, or concrete block, and can be found in the Front Gable, Gabled "L", Hipped Box or Side Gable shapes. Vernacular structures had simple massing, and simplified Victorian detailing and were built by families of modest means. They are also called "Folk Victorian" and were generally built by a local carpenter, or even the owner, and not "designed" by an architect.

308 Pearl Street, c. 1880. This finely crafted, small rectangular stone house can also be called a classic cottage. It features a hipped roof, front-gabled center dormer with decorative shingles, an open front porch with squared columns resting on the balustrade, a center door with a transom which is flanked by narrow double hung windows and two interior stone chimneys. The stone work is especially fine and may have been the work of Jonas Anderson, a Swedish stone mason who lived in the neighborhood. This building is in nearly its original conditions and has been very well maintained through the years.



1940 Assessor's Card

The first residents of 308 Pearl Street who were listed in the Boulder City Directory in 1898 were the Bradleys. John Bradley was listed as a miller, his brother James as a railroad worker, and Mary as James' wife. The house had many residents, but from 1914 on the house was associated with the Brierley and Smith families. Jack Smith, a descendent of the Brierleys and Smiths, continues to live in his boyhood home today.

302 Pearl Street, pre-1900. This vernacular brick building has some Queen Anne features such as decorative shingles and wooden brackets at the eave corners. It is a side gabled rectangular building with a large crossed front gable. Historic photographs show the original porch with a hipped roof and turned columns. There are segmental arches and stone sills at the double hung windows. It appears that the brick has been sandblasted.

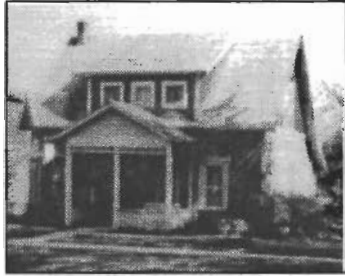


1940 Assessor's Card



In 1900 this was the home of John and Lydia Forshey and their four children. Mr. Forshey worked as a miner, a stockman, and the manager of the St. Louis Loan Company. By 1913 it was the home of John and Emma White and was associated with the Brierley and White families. John White was a miner.

320 Pearl Street, pre-1898. This side gabled vernacular masonry building has some innovative features which could be classified as "arts and crafts" or "pre-bungalow." It has flared eaves, substantial wood trim around the windows in its large central shed dormer, and a small corner square bay on the first floor. The front porch has square posts and a simple frieze, and a gable end roof with decorative shingles. The first floor of the building has been stuccoed.



1940 Assessor's Card

In 1898 Edward, a carpenter, Marie, Leonard, and Mamie Blisted lived here, and by 1900 it was the home of Thomas Spaulding, who was a miner.

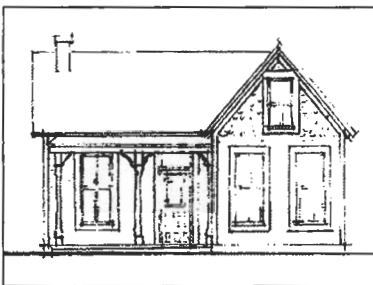
439 Canyon Boulevard, pre-1894. This hipped roof vernacular house with double hung windows and a center door has been poorly maintained and has been stuccoed. It is in the process of a complete renovation which has been designed using the Secretary Of the Interior's Standards for Rehabilitation and approved by the Boulder City Landmarks Advisory Board.



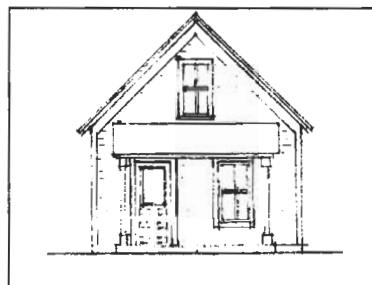
1940 Assessor's Card

The buildings at 426 Pearl and 528 Pearl contain "supporting elements" which derive from this building type.

Vernacular Wood Frame



*Vernacular - Gabled "L"
Frame or Masonry*



*Vernacular - Front Gable
Frame or Masonry*

Vernacular wood frame buildings were found throughout Colorado from the 1860s. Like their masonry counterparts they have compact and simple massing and the basic shapes are Side Gabled, Front Gabled, Gabled "L" Shaped, and a Hipped Box. There is little ornamentation, but where it exists it is a simplified version of Victorian details popular on larger and more expensive homes of the same time period.

This is the most common style of building found in the West Pearl Historic District, and all the various shapes are represented.



314 Pearl Street, pre-1898. This building is a simpler version of its Classic Cottage neighbor at 308 Pearl. It is a hipped box with a front-gable, but is made of wood clapboard siding with a stone foundation instead of being constructed of stone. It also has a center door with a transom and flanking narrow double hung windows, and an open porch with square columns. The porch has been modified and has a concrete floor and the balustrade is missing.



1940 Assessor's Card

In 1898 it was the home of the Pierces. Mr. Pierce was a laborer. It was associated with the Brierly family in 1900 when it was the home of Sylvester and Nancy Brierly.

500 Pearl Street, c. 1900, moved. This gabled end "L" shaped building has some decorative elements which are found on Queen Anne houses such as decorative shingles and turned porch columns. It is sheathed with clapboard wood siding and has a later addition which is clearly differentiated from the original portion of the house. This building was moved from 15th and Water Streets on Oct. 15, 1952.



508 at left, and 500 Pearl right

508 Pearl Street, 1876. This gable end "L" shaped wooden frame building is the oldest building in the West Pearl Historic District. Many of its characteristic original features still exist, such as its clapboard siding in the front, board and batten siding on the sides, four-over-four double hung windows, and full width hipped roof front porch with tapered pier supports. Although there is an early second floor addition, it is clearly differentiated from the rest of the building.

This early structure was the home of the German immigrants Jacob and Bernardina Drumm and their children. After crop failures, Jacob Drumm left to look for work in Leadville and the Midwest. Mrs. Drumm remained in Boulder and operated a boarding house at 508 Pearl Street. Her children became well educated. Her daughter Ida became a school teacher, and her son Henry was in the first graduating class of the University and became a very well known cartographer.



1911 5th Street, 1900.

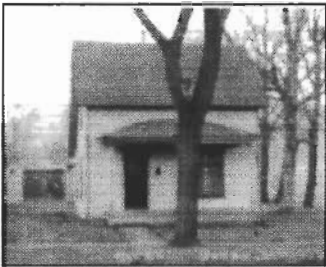


1940 Assessor's Card

This simple front gable roofed vernacular frame house retains many of its original features such as its clapboard siding and corner boards, overhanging eaves, wide frieze board, double-hung windows and stone foundation. It has lost its original porch which can be seen in the old assessor's card.

By 1913 this house was the home of a widow, Mrs. Elizabeth A Lewis.

445 Canyon Boulevard, 1915.



1940 Assessor's Card

This side gabled vernacular wood frame building has retained many original features such as its clapboard siding, corner boards, paneled and glazed front door, and rectangular front window with leaded glass transom. It has been restored recently, and a shed dormer and appropriate addition have been added.

427 Canyon Boulevard, 1900.



1940 Assessor's Card

This vernacular frame building was in a very deteriorated state, but still retained character defining elements such as its clapboard siding, porch, decorative wood shingles and two-over-two double hung windows. It is in the process of being completely renovated.

419 Canyon Boulevard, 1915.



1940 Assessor's Card

This gable end "L" shaped vernacular building is in nearly original but deteriorated condition. Many of its original features still exist including clapboard siding and corner boards, two-over-two double hung windows, and front porch. There is a "contributing" large stone garage along the alley.

This simple building has been home to members of the Barlow family since shortly after it was built.



1920 4th Street, pre-1900.



1940 Assessor's Card

This vernacular frame home has not been surveyed, but it is shown in a photo on the 1934 assessor's card. It appears to be in nearly original condition except that it has been stuccoed. The landscaping includes early fruit trees.

One of the residents of this building was Carl Barlow. Marian Davies is the current resident and has lived at 1920 4th Street for many years.

The buildings at 330 Pearl, 514 Pearl and 520 Pearl contain "supporting elements" which are derived from this building type.

