



CHAUTAUQUA PARK HISTORIC DISTRICT CULTURAL LANDSCAPE ASSESSMENT AND PLAN ("The CLA") (2004)

Preface

The Chautauqua Park Historic District is one of Boulder's most significant historic landscapes. It is a City of Boulder Landmark and is listed on the National Register of Historic Places. Subsequent to completion of the CLA, the Colorado Chautauqua was designated a National Historic Landmark in 2006. The Chautauqua landscape and setting has remained remarkably intact over the years of its evolution but is continually subject to pressures from existing and proposed uses. Pedestrian and vehicular routes have been altered, parking is a perennial challenge, street furnishings and signage installed for efficiency have created visual clutter, funds historically have been limited for maintenance, and trees have become overgrown. To address these issues, the Colorado Chautauqua Association (CCA) secured grant funding from the Colorado Historical Society's State Historical Fund and commissioned the Cultural Landscape Assessment and Plan, commonly referred to as "the CLA," which was completed in 2004.

The purpose of the Assessment and Plan is to guide the future efforts of the CCA Board and Staff, City of Boulder staff and the community in meeting contemporary needs while preserving and protecting the Chautauqua Park landscape. To do so, the study includes an inventory and assessment that evaluates the current condition and uses of Chautauqua Park and the development of a strategic plan that will guide its preservation, rehabilitation and improved use.

An advisory group was created to guide the planning and design process. This group consisted of: CCA staff and board members; City of Boulder staff including representatives from Transportation, Planning, Parks and Recreation and Open Space; Chautauqua residents; neighbors and other community members; and representatives from the Colorado Music Festival, Historic Boulder Inc. and the Colorado Historical Society's State Historical Fund. The CLA documented six periods of development, design and construction of Chautauqua, beginning with the purchase of the land in 1898 and continuing to 2003.

The CLA is a series of recommended strategies and tasks that provide a direction for holistically managing change at Chautauqua to ensure that it continues to evolve in a manner that is in keeping with its historic character. The advisory group, resident community group and the general public were instrumental in determining the direction of the assessment and the plan.

While there are many recommendations in the Plan, not all of the recommendations will be implemented. The CCA Board of Directors has used the CLA as a guide to identify the most viable and critical projects that are crucial to the long-term relevance and sustainability of the Colorado Chautauqua National Historic Landmark.

Chautauqua Park Historic District

Cultural Landscape Assessment and Plan

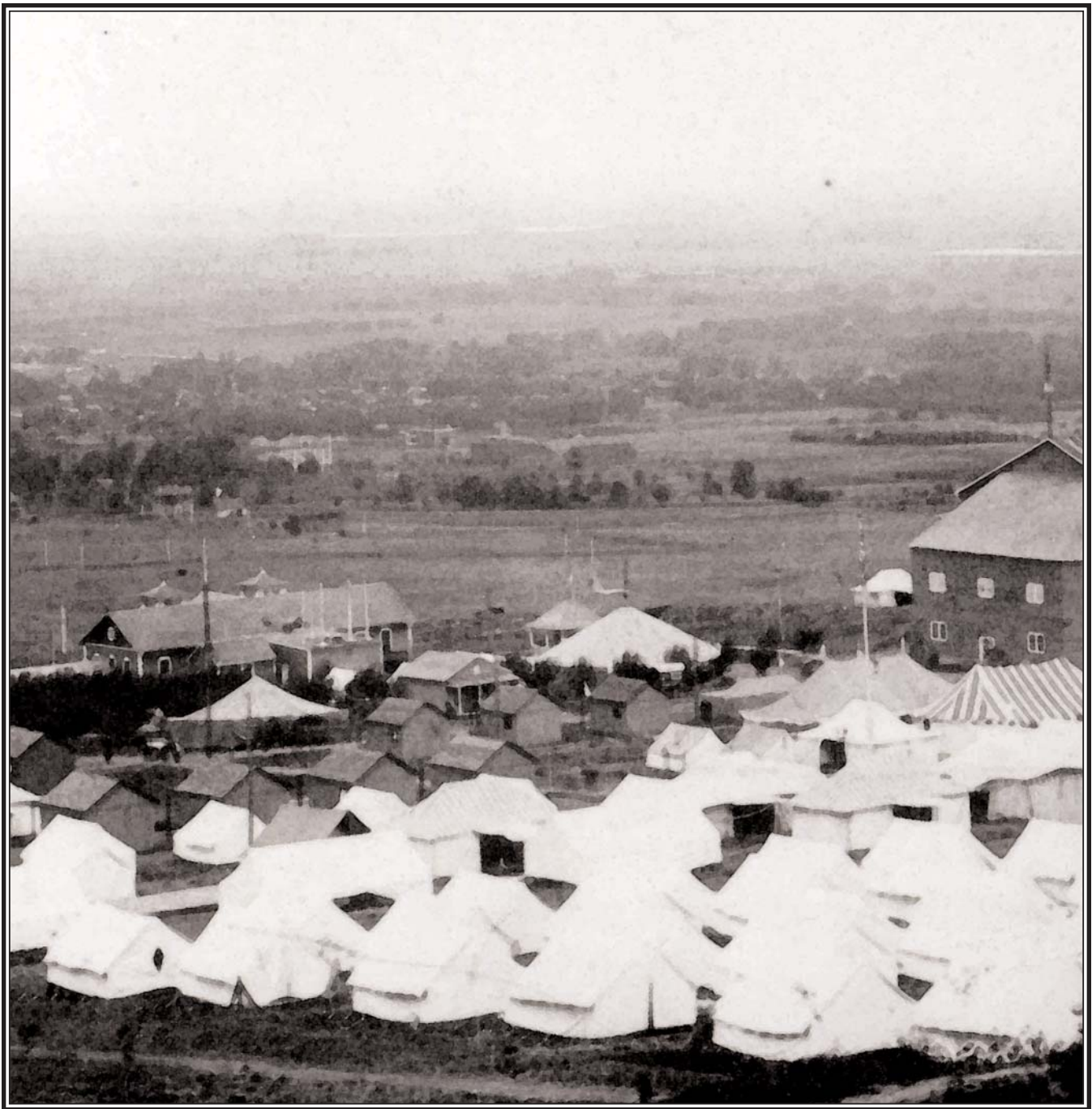
Colorado Chautauqua Association

Mundus Bishop Design, Inc.

April 2004

Funded by a Grant from the Colorado Historical Society's
State Historical Fund





Chautauqua Park Historic District

Cultural Landscape Assessment and Plan

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courtesy Western History / Genealogy Department, Denver Public Library

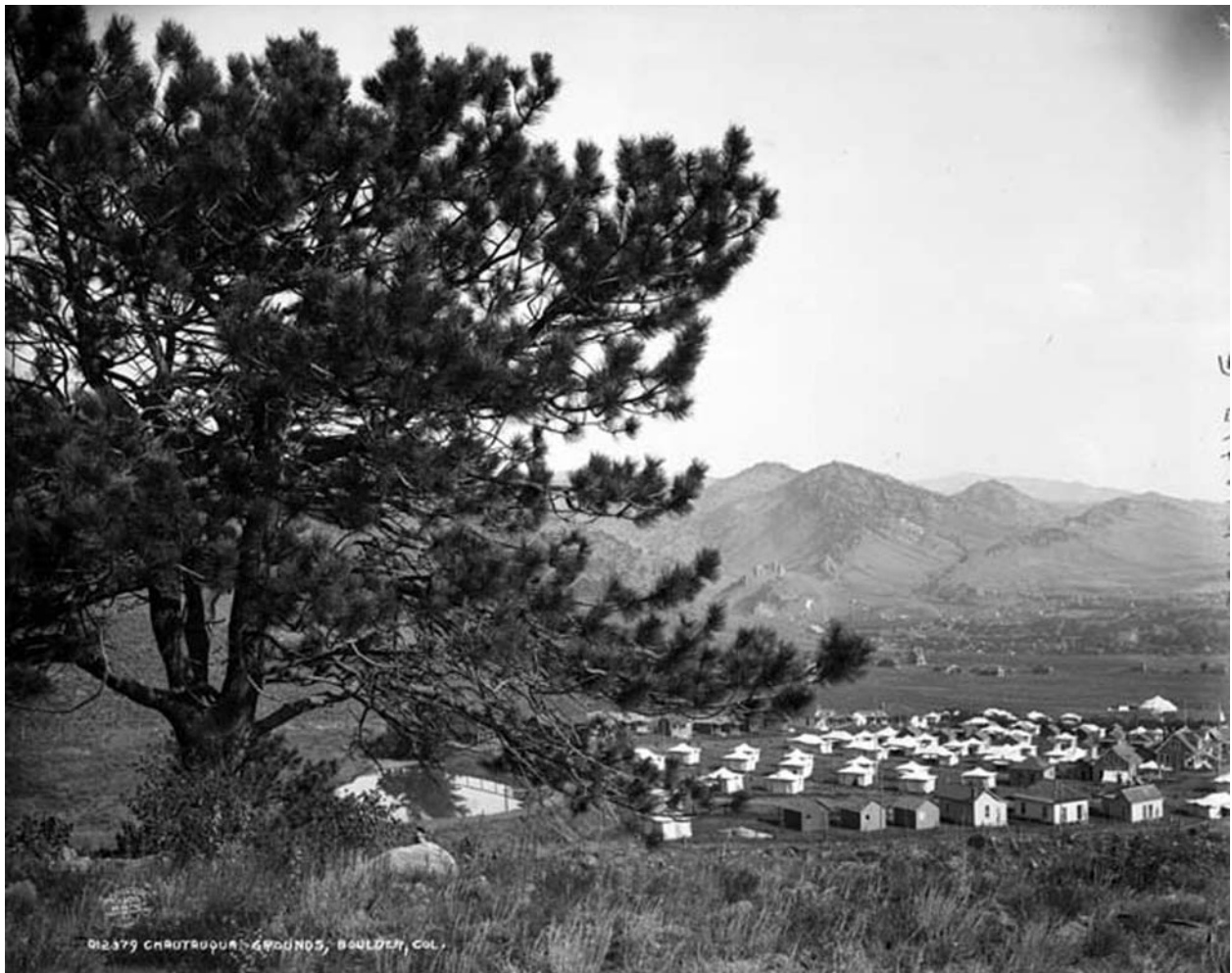
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Chautauqua Park, 1900. Photo courtesy Western History / Genealogy Department, Denver Public Library.

A. Introduction

Purpose of the Study

Chautauqua Park Historic District is one of Boulder's most significant historic landscapes. It is listed on the National Register of Historic Places and is a City of Boulder Landmark. The Chautauqua Park landscape and setting has remained remarkably intact but is continually subject to pressures from existing and proposed uses. Pedestrian and vehicular routes have been altered, parking is a perennial challenge, street furnishings and signage installed for efficiency have created visual clutter, funds have been limited for maintenance, and trees have become overgrown.

To address these issues, the Colorado Chautauqua Association (CCA) secured grant funding from the Colorado Historical Society's State Historical Fund and commissioned the Cultural Landscape Assessment and Plan. The purpose of the Assessment and Plan is to guide the future efforts of the CCA Board and Staff, city Staff and the community in meeting contemporary needs while preserving and protecting the Chautauqua Park landscape. To do so the study includes an inventory and assessment that evaluates the current condition and uses of Chautauqua Park and the development of a strategic plan that will guide its preservation, rehabilitation and improved use.

Overview

Boulder's Chautauqua Park was established in 1898 as an educational and cultural retreat as part of the national 'chautauqua' movement. Chautauqua Park was originally established as a seasonal camp designed to bring education (including the arts) to working and middle-class people. Of the approximately 12,000 chautauquas that existed at the height of the movement, Boulder's Chautauqua Park is one of only a handful that survive and is the only site west of the Mississippi River with its original site and buildings intact.

The idea of a chautauqua on the site began in 1897 when a group of Texas educators and officers of the Colorado and Southern Railroad came to Colorado searching for a location for a chautauqua. The City of Boulder was selected and the Texas-Colorado Association was formed. The City supplied the land and built the Auditorium, Dining Hall, a water system and supplied electricity. Construction on

the Auditorium began in the spring of 1898 and was completed by July. During the first summer chautauquans resided in tent structures on wooden platforms with programs offered in large tents. Cottage building began the next summer with over a dozen completed. By 1916 the majority of residential tents were replaced by cottages. Following the quick pace of cottage building, several important community buildings were established - the Academic Hall (1900), the Community House (1918), the Columbine Lodge (1919), and the Missions House (1911) - all of which remain important architectural landmarks.

The very nature of the chautauqua as a seasonal establishment made the setting and grounds at Chautauqua Park very important to the Boulder community. From its beginnings, Chautauqua Park provided educational programs in a unique natural setting.

Today, Chautauqua Park remains true to its historic purpose, offering outstanding programs in a spectacular setting. It continues to be home for many summer and winter residents whom reside in its historic cottages. The Chautauqua Green is an important and popular Boulder park. The site's original platted streets remain, as do all but a few of its earliest buildings and important features.

Organization of the Report

The Cultural Landscape Assessment and Plan is organized into four sections that describe the planning process, methodology, assessment, and the recommendations for the future of Chautauqua Park.

Methodology describes the research, investigation and planning process that was used to prepare the Cultural Landscape Assessment and Plan.

Site History describes the evolution of Chautauqua Park from its inception to the present day. It includes an overview and detailed history of development of the Chautauqua Park grounds, and a determination of its periods of historical significance.

Condition Assessment is a detailed analysis and evaluation of the physical qualities of Chautauqua Park that are related to its historical development. It includes a summary evaluation of Chautauqua Park's physical conditions and current issues that impact it and detailed recommendations for treatment and management approaches for individual areas.

The Plan is a summary of the recommended treatment approaches for Chautauqua Park. ***The Plan*** provides a description, evaluation and recommendations for those issues that affect the site as a whole including contemporary use and management.



Chautauqua Park postcard. Photo courtesy of Leland Rucker and Billie Gutgsell.

"I most enjoy sitting on my porch. I think that is to me the epitome of Chautauqua and seeing the world go by and all my neighbors and being able to say hello and greet them and to say hello to the many, many visitors that we have along the front row." Fred Tietz, Chautauqua Park summer resident.

B. Methodology

The research, investigation and planning for the Chautauqua Park Cultural Landscape Assessment and Plan was accomplished by combining standardized historical research methods with a reading of the Chautauqua Park landscape. By combining methods, a clear understanding of the park's historical significance, character-defining features and physical condition was attained.

Standard methods include using the National Park Service guidelines for evaluating historic landscapes (Landscape Lines) to define appropriate levels and methods of investigation. The methodology for reading the landscape involves a critical analysis of the landscape through an assessment of its composition, design intent and its built elements. Treatment recommendations are based on The Secretary of the Interior's Standards for the Treatment of Historic Properties, "Guidelines for Cultural Landscapes," and the Design Guidelines for Chautauqua Park.

Historical Research

Historical research included the review of known primary and secondary sources, including historic publications, unpublished manuscripts and historic correspondence. All primary sources of pertinent historic documents such as drawings, plans, and photographs were also reviewed. Research materials consisted of those that were readily available from the collections and archives at Colorado Chautauqua Association (Boulder, Colorado); The Carnegie Library for Local History (Boulder, Colorado); the Norlin Library, University of Colorado at Boulder; the Stephen H. Hart Library - Colorado Historical Society (Denver, Colorado); and the Denver Public Library Western History Department. Historic documents and photos were also collected from Chautauqua Park residents and staff as well as from City of Boulder staff. A bibliography, included in the Appendix, describes detailed information related to the research materials.

The findings of the historical research are presented as a written narrative that describes the site history, Chautauqua Park's physical development, its periods of significance and the physical components of the Chautauqua Park landscape that contribute to its historical significance. The narrative text is illustrated with plan graphics that document Chautauqua Park's physical development, including historic period plans. Historic



Oral history workshop, 2002.

photographs and documents supplement the site history and provide a visual record of Chautauqua Park's evolution.

Oral History

An integral part of the Cultural Landscape Assessment and Plan was the collection and recording of oral histories from winter, summer and year-round residents as well as others who are interested in its future. Three group sessions were held with more than 60 people participating. The audiotapes have been transcribed and placed in the Chautauqua Park archives.

The oral history sessions were invaluable as they brought forward historical descriptions and memories that were not previously recorded. They also allowed residents and community members to voice their opinions and feelings, and to tell of their individual experiences at Chautauqua Park in a relaxed and informal atmosphere. The sessions were very complementary to the more formal public process and were instrumental in providing the planning team with a well rounded understanding of the value of Chautauqua Park.

"...my family started (coming here), the first year. Lived in a tent. There were three generations of my family here that first year. And they all loved it so much they had a house built that winter and came back the next summer and had their own house. I came to Chautauqua with my mother in 1915. I've been living in the cottage almost every summer since. It was a family house that was built in the winter of 1898." Mary Rovetta, Chautauqua Park summer resident.

Existing Conditions Investigation

Chautauqua Park's existing condition was documented to identify the landscape characteristics that contribute to its historical significance, to describe their current physical condition, and to note contemporary issues that affect the site. A site base map was prepared using a 2002 topographic survey that was developed from aerial photography. A tree inventory developed by the Colorado Chautauqua Association was field checked and updated to identify and generally locate the site's significant vegetation.

Site investigations were conducted at a field reconnaissance level to provide an overview and a general understanding of the sites existing condition. The field reconnaissance consisted of more than twenty site visits that occurred between February 2002 and December 2003. Site visits were generally undertaken to document Chautauqua Park's existing materials and to determine extant historic features and/or remnants. The field reconnaissance noted the general condition of the park's significant spaces and their potential historical value. Field work also included research into the site's parking and circulation issues; site drainage issues; and other contemporary issues that have significant impacts on Chautauqua Park.

A written narrative, an illustrative Existing Condition Plan, and photographs of the park are presented to describe Chautauqua Park's landscape characteristics, the general condition of these features and to note any special issues. A rating system of good, fair and poor is used to evaluate the physical condition of the landscape and its landscape characteristics. The findings of the existing condition investigation are presented with the *Condition Assessment*.

Analysis and Evaluation

The findings of the historical research and existing conditions investigation were compared and analyzed to describe the landscape characteristics of the Chautauqua Park grounds; to explain how they contribute to its historical significance; how they impact or contribute to its historical integrity; and to describe changes to the historic landscape. Narrative text and a series of illustrative plans describe the evolution of the Chautauqua Park landscape over a period of more than one hundred years and are presented in *Site History*. The research, plans and diagrams were used to identify patterns, features and relationships that provide the foundation of the site.

Landscape Characteristics

"Landscape characteristics include tangible and intangible aspects of a landscape from the historic period(s); these aspects individually and collectively give a landscape its historic character and aid in the understanding of its cultural importance. Landscape characteristics range from large-scale patterns and relationships to site details and materials"

A Guide to Cultural Landscape Reports:
Contents, Process, and Techniques, National
Park Service, 1998

Integrity

"The historic integrity of a cultural landscape relates to the ability of the landscape to convey its significance. The National Register defines seven aspects of integrity that address the cohesiveness, setting and character of a landscape, as well as the material, composition and workmanship of associated features. Historic integrity is determined by the extent to which the general character of the historic period is evident, and the degree to which incompatible elements obscuring the character can be reversed"

A Guide to Cultural Landscape Reports:
Contents, Process, and Techniques, National
Park Service, 1998

The Chautauqua Park grounds, spaces, settings of the structures and each of its landscape characteristics were assessed to determine the level of historic integrity. Historic integrity refers to the ability of the Chautauqua Park landscape to convey its significance, and was largely determined by the extent to which the general character of its historic (or original) periods are evident. A written narrative and photographs of the site and individual features describe the landscape's significance and its historic integrity. The findings of the analysis and evaluation are presented in *Condition Assessment*.

Planning, Management and Design Approach

Recognizing and preserving Chautauqua Park's historic landscape is the primary goal of the Cultural Landscape Assessment and Plan. To accomplish this a planning, design and management approach was developed that promotes both the restoration and rehabilitation of its physical features and the improvement of its stewardship.

Specific recommendations for the treatment of individual spaces are presented in the *Condition Assessment*. Treatment recommendations address the findings of the research, inventory and evaluation, and include strategies for the restoration, rehabilitation or reconstruction of significant features, spaces and elements.

Recommendations for the entire Chautauqua Park historic landscape are presented in *The Plan*. Issues such as parking, circulation and site drainage are addressed. *The Plan* includes strategies for accommodating of contemporary needs while respecting the historic patterns and qualities that characterize the historic landscape.

The Advisory Group

An Advisory Group was created to guide the planning and design process. The advisory Group consisted of CCA staff and board members; staff from the City of Boulder including representatives from Transportation, Planning, Parks and Recreation and Open Space Departments; Chautauqua Park residents; community members and neighbors; and representatives from Historic Boulder, Inc., the Colorado Music Festival, and the State Historical Fund.

The Advisory Group worked with the consultant team on a regular basis, meeting for five work sessions that occurred throughout the planning and design process. To ensure that Chautauqua residents were included, a resident community group was also created, the group included summer and year-round residents and met for three work sessions. To solicit input from the broader community, two public meetings were held with the Boulder community - one during the assessment process and once preliminary recommendations were developed.

The Advisory Group, resident community group and the general public were instrumental in determining the direction of the assessment and the plan.



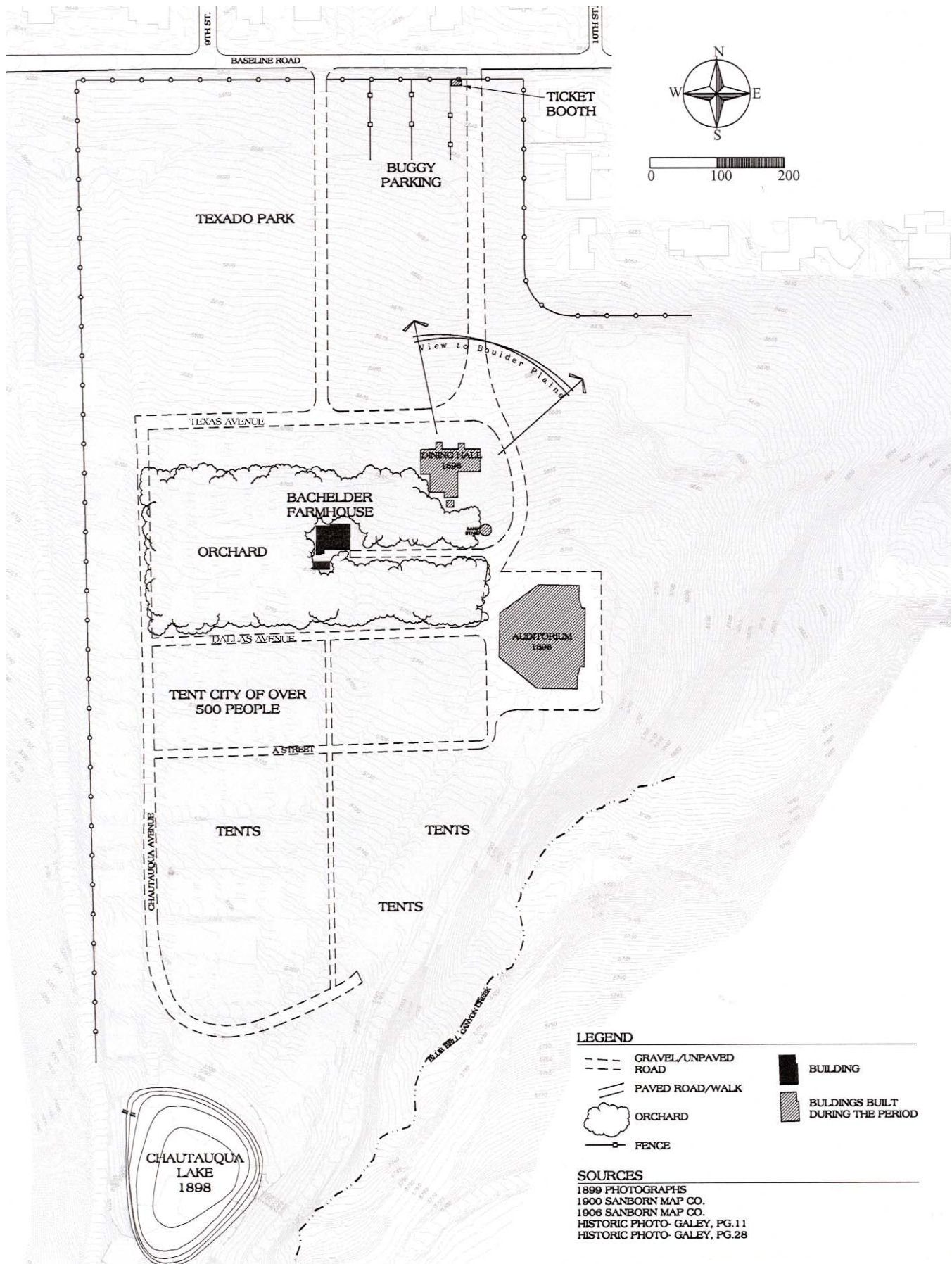
Advisory Group Meeting, 2002.

Public Process

Advisory Group

Resident Committee

Boulder Community Public Meetings



1898 Period Plan
 'The Beginning' - First Significant Period

C. Site History

Periods of Development

A series of six periods document the development, design and construction of Chautauqua Park, beginning with the purchase of the land at its inception in 1898 and continuing to the present day. Each period represents key developments or change, and describes important modifications that were made to the grounds. Each period is determined by identifying the earliest date that a major landscape characteristic was installed, when one was removed or when a particular designed space or feature was physically completed.

Of the six periods, four fall within the site's period of historical significance from 1898 to 1940. The four significant periods are 1898 "The Beginning;" 1899-1905 "Building a Community;" 1906-1918 "Expanding the Community;" and 1919-1940 "Popularity, Stability and Decline."

Pre-Chautauqua Park

Prior to 1898, the original land that was to become the chautauqua grounds was known as the Bachelder Ranch and consisted of approximately 75 acres. Located at the foot of Green Mountain overlooking Boulder and beyond to the eastern plains, the Bachelder Ranch was selected by Eli Hirshfield, the Gulf and Southern Railroad agent who was also the Chautauqua Park Manager, as the site for the chautauqua with the intent that the adjacent Russell-Austin tract would be for its future expansion. At the time, the Bachelder Ranch was an agricultural property that was, according to Chautauqua Park archives, owned by William Bachelder who also built the Bachelder Ranch house in 1882. In addition to the ranch house, the site consisted of a few outbuildings, apple orchards, fields of alfalfa, and a small reservoir near its upper or southern border that was fed from Bluebell Spring and supplied water to the ranch via a series of ditches. A well and windmill located near the ranch house also provided pumped water.

1898

!The Beginning!

First Significant Period

In 1898, the lands identified for use as the chautauqua included the Bachelder Ranch and the Austin-Russell tract to the west. This original 171 acre parcel



Art Hall (first location), 1900. Photo courtesy of Colorado Chautauqua Association Collection, Norlin Library.



Ticket booth, circa 1900 - 1910. Photo courtesy of Western History / Genealogy Department, Denver Public Library.

extended to Baseline Road (known as Park Avenue at the time) on the north and had as its eastern border at 12th Street, with its western boundary extending all the way to the foot of Flagstaff Mountain. The land (purchased by the City of Boulder after a vote of its citizens that ratified both its purchase and the naming of three separate areas), consisted of a mountain tract that was named 'Flagstaff Mountain'; another tract that was to be considered park land and was named 'American Park'; and the site to be developed for the chautauqua movement that was named 'Texado Park.' Today, 37 acres of the original Bachelder Ranch property that were located within the original Texado Park comprise the Colorado Chautauqua Park with the remainder of the 134 acres located in the Chautauqua Meadow and Flagstaff Mountain mountain parks that are part of City of Boulder Open Space.

1898 was an amazing year in the development of the chautauqua. Not only was the land purchased for its use, but both of its major buildings - the Auditorium and the Dining Hall - were built as were a number of smaller structures including a fence that surrounded the grounds, an outhouse, the ticket booth



Chautauqua Park, 1898. Photo courtesy of Carnegie Branch Library for Local History, Boulder Public Library.

at King's Gate that marked the Chautauqua Park entry, a Bandstand, a Pavilion, electric lights, and a water system. Several roads were graded to follow the platted east-west arrangement that still defines the site, including Texas Avenue, located just to the north of the Dining Hall (now known as Clematis Drive); the road to the south of the orchard that was called Dallas Avenue (now known as Morning Glory Drive); and one to the south that was called A Street (now known as Primrose Road). A Street appears to have followed one of the primary roads of the Bachelder Ranch. These roads ended at Chautauqua Avenue (known today as Kinnikinic Road) that ran north to south on the site's west edge. Along with these east-west roads there were two primary accesses, one that extended from the Dining Hall to Baseline Road and a road that wrapped around the Auditorium.

Although one of the conditions of developing the chautauqua was the construction of a rail line to the entrance, the backing of the local business community fell through. The Gulf and Southern Line attempted to fill in but was unable to build a line on the road gradient that led to Chautauqua Park. Visitors from Texas eventually arrived at the Boulder depot by train and were transported to the site along dusty roads in horse-drawn wagons. Parking for the buggies was provided in the large meadow adjacent to Baseline Road that would later become the

Chautauqua Green. Buggies were not allowed on the grounds but they could be driven into the upper areas of the Park to deposit passengers.

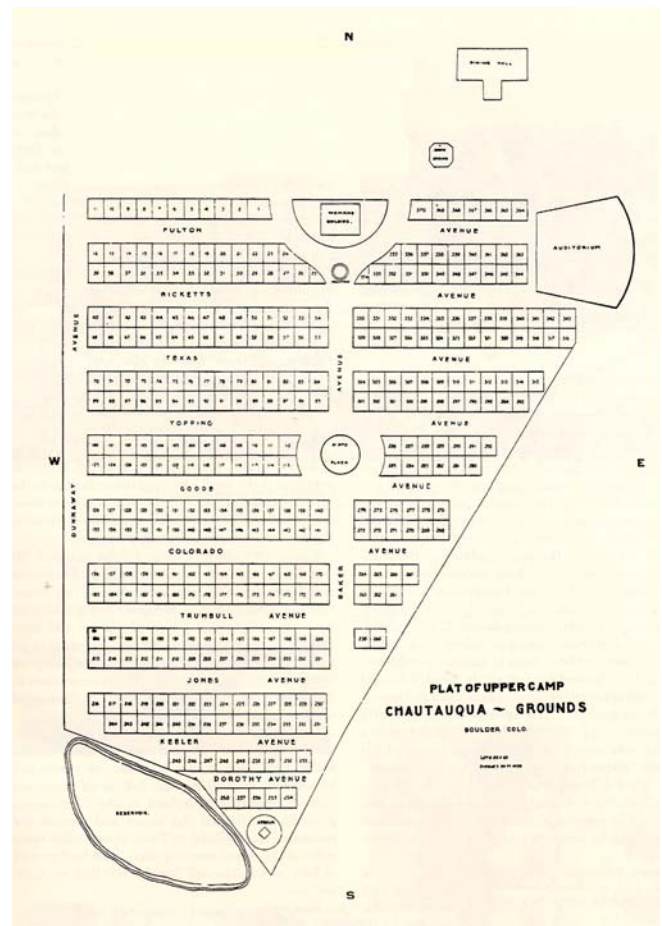
The Chautauqua Auditorium, built in 1898 and designed by architects Franklin Eugene Kidder and E.R. Rice, was sited prominently on a high point on the site's easternmost edge where it was visible from the city, serving as the visual icon of the chautauqua. The impressive Auditorium with three of its sides open in chautauqua style appeared to rise out of its naturalistic setting of indigenous grasses, large boulders and steep slopes, and was easily identifiable especially for those in later years who would travel to the site via the railroad. The Dining Hall, built in 1898 by the construction company of W. M. Windham of Denver, was sited parallel to the future streets and at the end of the entry into Chautauqua Park, directly south of the ticket booth. The original 1898 building was smaller than the current structure but included its two striking shingled towers as well as a long wooden staircase that complemented the building's architecture, and two awnings - one on the east and one on the south side of the building. The ticket booth was built at the chautauqua entry, which would later become known as King's Gates and consisted of a small frame building. Two other noteworthy buildings built the first year were the Art Hall and the Bandstand.



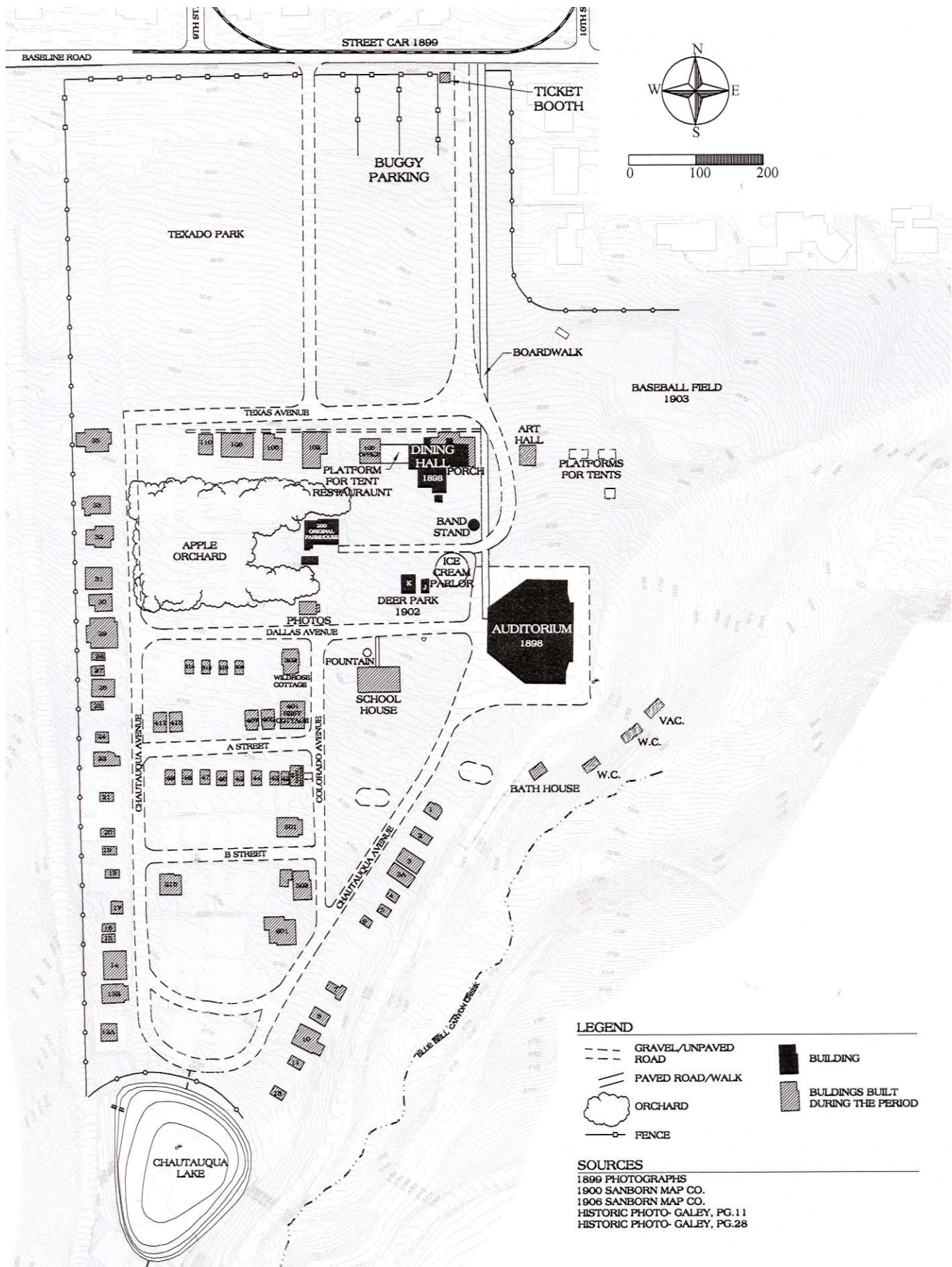
The Chautauqua Auditorium and Bandstand, circa 1898. Photo courtesy of Western History / Genealogy Department, Denver Public Library.

As a seasonal camp, Chautauqua Park's original accommodations were tents on platforms that offered either dormitory style or individual lodging. In addition to the residential use, large tents served as temporary structures for many facilities including classrooms and meeting halls such as the 'Woman's Building.' During the first summer as many as 150 tents dotted the sloping hillside. Portions of the Bachelder Ranch remained in use including the windmill and well for water, and the house (now Cottage 200) which served as the chautauqua office. The need for more permanent lodging led to Boulder's city council enacting an ordinance to allow people to build cottages for occupancy on-site. The ordinance was enacted even before the temporary tents were erected for the first season, and required that the land would remain the property of the city.

The chautauqua activities during this period primarily focused on educational events such as lectures and classes, but were not necessarily restricted to the site. Excursions were an important part of the chautauqua seasonal experience and regular offerings included outings on the "tally ho" (a coach drawn by six white horses), on excursion trains, by stages and on foot which were commonly known as 'tramps.'



Original plat, circa 1898. Map courtesy of Colorado Chautauqua Cottagers.



1899-1905 Period Plan

Building a Community - Second Significant Period

1899 to 1905

Building a Community

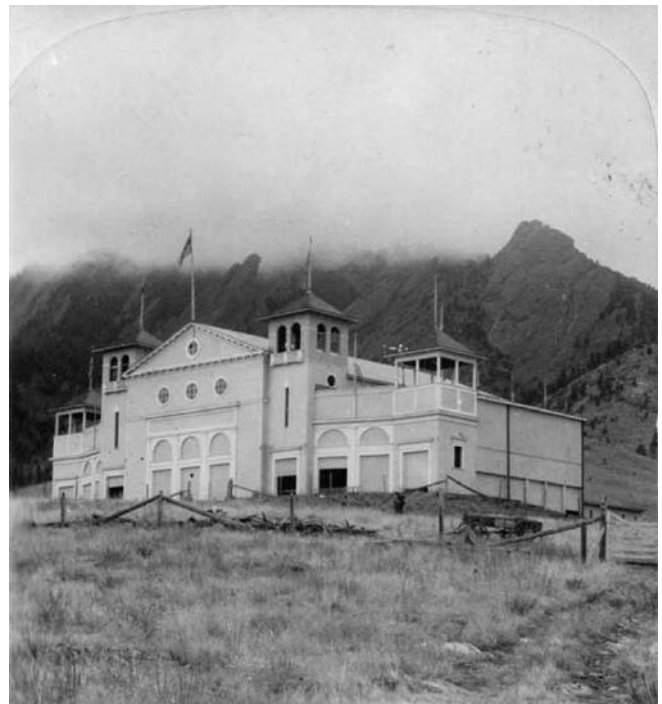
Second Significant Period

In 1899 the first wave of cottage building began with the spring construction of several wood frame cottages and the relocation of small downtown Boulder homes to the Chautauqua grounds. The building was made possible when the Chautauqua Association solicited local builders to build cottages with city approval that could either be occupied by themselves or that the Association would rent to Chautauquans returning for the summer. This arrangement occurred after the numerous attempts by the city and the railroad to cover the costs of cottage construction failed.

The exact number of cottages built in 1899 is unknown but by 1905 more than 60 cottages provided shelter. Tents continued to be an important component of the site, as the cottages were built primarily along the edges of the road system with the tents filling in the center. One of the most noteworthy cottages of this period is the Theodosia Ammons cottage (now Cottage 29) that was built by Ms. Ammons as a model for vacation living.

The city continued to be involved with the site's development with the building of the streetcar line and road improvements to access the site. Through the efforts of the Boulder Improvement Association the city influenced the improvement of the Chautauqua grounds. In 1901, according to historic records, the Boulder Improvement Association employed W. W. Parce, a landscape architect from Rochester, New York, to complete a plan for the "Park" that was adopted by the city in 1904. The full extent of Parce's work is not known as the whereabouts of his original drawing are unknown. It is possible that Parce could have prepared a design for the entire site. Parce's work is mentioned in Frederick Law Olmsted, Jr.'s evaluation of Chautauqua Park in his report, "*The Improvement of Boulder, Colorado: Report to the City Improvement Association*," that was published in 1910, including a reference to the "...general plan prepared by Mr. Parce."

The streetcar came to Chautauqua Park in 1899, stopping at the ticket booth to allow passengers to disembark. A wood boardwalk, also built in 1899, made the walk from the streetcar (or the buggy parking area) to the Dining Hall and Auditorium significantly easier to negotiate, particularly during wet weather. The graded roads of 1898 remained and were expanded to include B Street (now known as Astor Lane). The

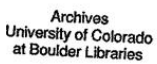


The Chautauqua Auditorium, 1902. Photo courtesy of Western History / Genealogy Department, Denver Public Library.

cottages were built to face the roads and were generally set back from the road at a consistent distance creating a visual alignment of their front façades that remains today even though many of these initial cottages have been replaced or enlarged. Chautauqua Avenue was extended to loop around the southern end of the site and was splayed at a 30-degree angle to the grid as it returned to the north on the eastern edge of Chautauqua. Today, this segment of the original Chautauqua Avenue is known as Golden Rod Drive.

In addition to the cottages, a few buildings were added to the Chautauqua grounds between the years of 1899 and 1905, including the Office (now Cottage 100) located west of the Dining Hall, a pavilion that served beverages, a bath house, water closets, and the photograph studio of Joseph Bevier Sturtevant who was responsible for most of the early photographs of the site. A tent platform with a canvas roof was built between the Office and the Dining Hall in 1899 and for many years served as a cafe. The largest building constructed during this period was the Academic Hall, built in 1900, that consisted of a six-room school that could accommodate 600 to 800 students. The Academic Hall faced Dallas Avenue (now Morning Glory Drive) and remained in use as a classroom building until 1909 when it was converted for use as the Chautauqua office. A circular fountain was built adjacent to the structure in 1900.

During the Chautauqua's first year, three elements



12



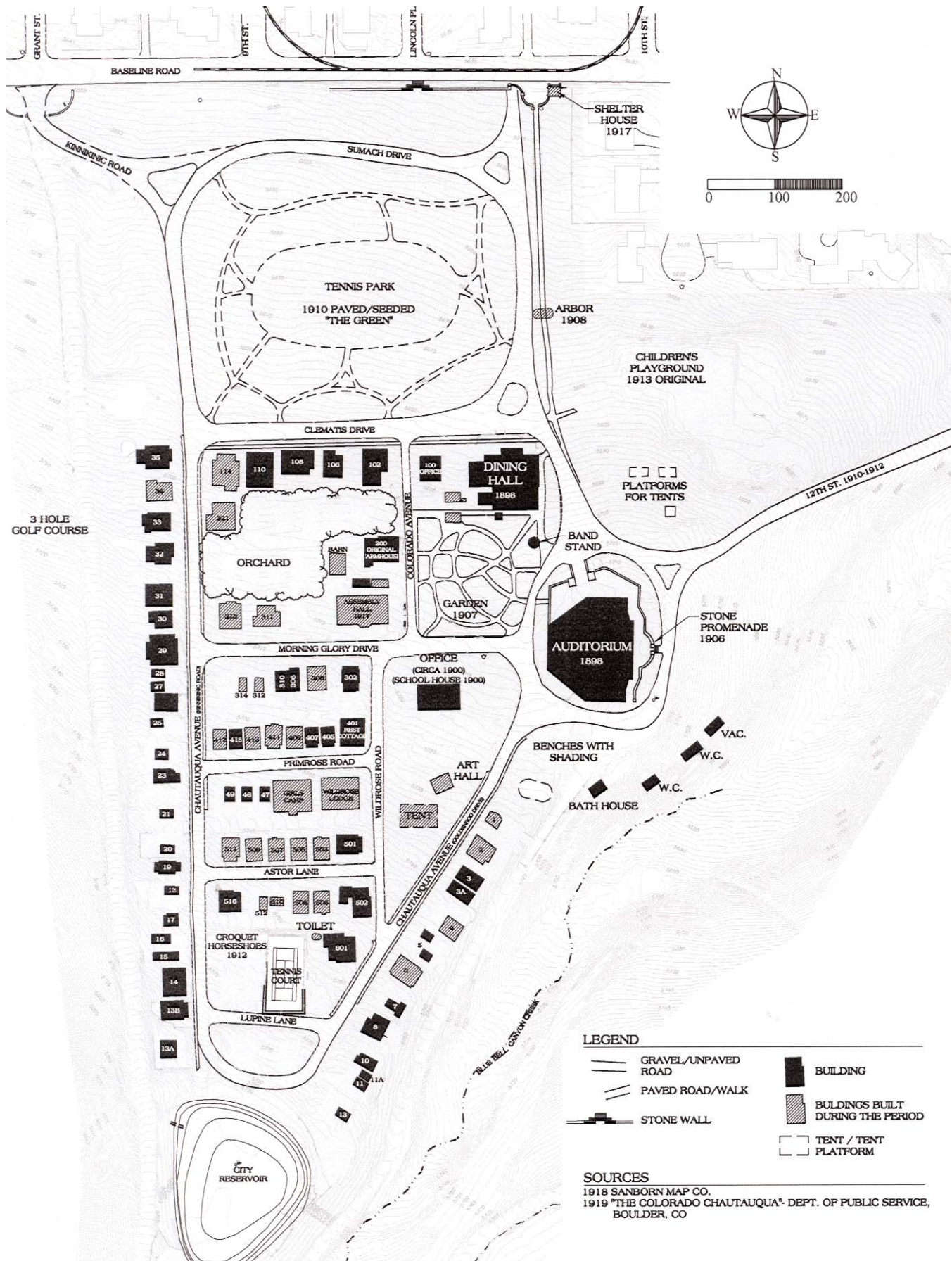
Chautauqua Park, 1899. Photo courtesy of Carnegie Branch Library for Local History, Boulder Public Library.

were noted as lacking. One of these - shade - was somewhat alleviated with the planting of '100 trees' that reportedly began in 1898 and continued for two more years resulting in the addition of 300 trees to the site. In her book, *The Grand Assembly*, Mary Galey refers to the tree plantings as being composed of silver maples, but a review of the historic photographs indicate that several species were actually planted including cottonwoods and American Elms. Some of these original trees remain.

The Bachelder apple orchard remained but was beginning to get smaller as additional buildings and other uses such as the Deer Park, (including deer in a fenced enclosure) were established. Recreation activities were expanded in 1903 when the Association built a baseball field in the current location of the children's playground. Neither of these amenities or remnants of their existence are evident today. Only one element, the perimeter fence from 1898, was removed from the site during this period. With a focus on patrols to provide security, the fence was no longer necessary.

The biggest event during this time was most likely the appearance of William Jennings Bryan on July 12, 1899 commonly referred to as Bryan Day.

The period of 1899 to 1905 is a significant period in the historical development of the Chautauqua Park Historic District.



1906-1918 Period Plan

Expanding the Community - Third Significant Period

1906 to 1918

Expanding the Community

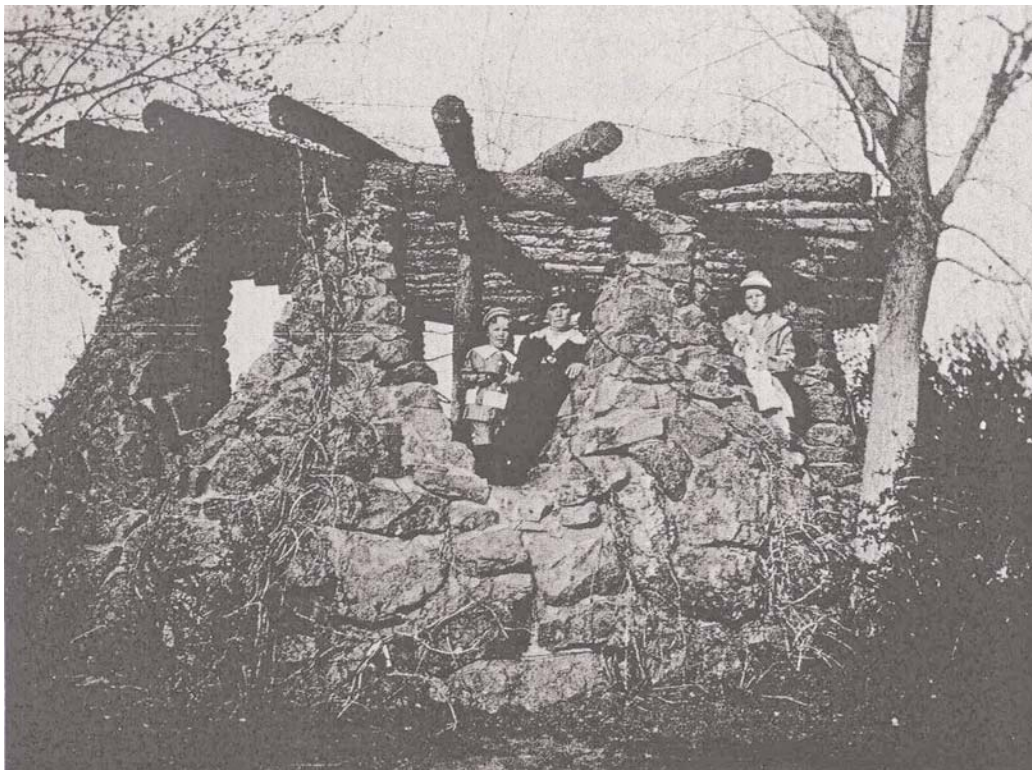
Third Significant Period.

After 1905 with the bulk of the buildings and fundamental facilities in place, improvements to the Chautauqua grounds began to focus on creating an aesthetic environment. During this time most of Chautauqua Park's significant spaces and structures were built including many that were designed in the rustic style used across the country for buildings and sites such as those at the Adirondacks and within the national parks. Beginning in 1906 with the construction of the elegant stone promenade that surrounds the Auditorium, the Chautauqua became committed to enhancing the grounds. The stone promenade created a large unobstructed space and originally included two staircases, one to the north (renovated in the late 1990s) and one to the west that was removed sometime during the 1920s.

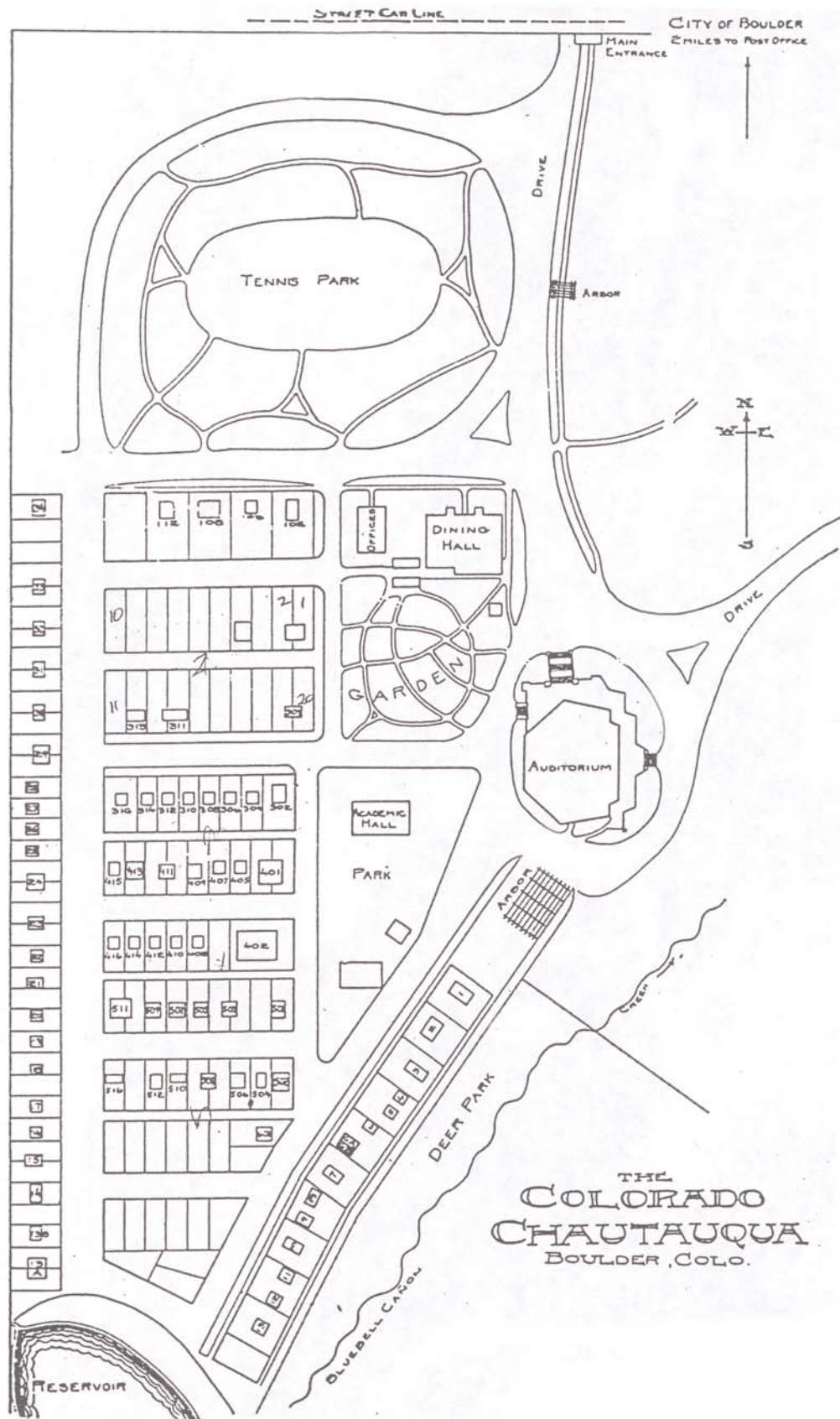
The rustic architectural style extended to the design of other site features. The Arbor, built in 1908 as a resting spot along the walk into Chautauqua Park, followed the rustic influence of the Auditorium's promenade and included a gravel walk. Just south of the Auditorium, the rustic style extended into the city's construction of two stone fireplaces in 1915 to accent the makeshift canvas pavilion that shaded a smattering

of outdoor benches.

The roads continued to be defined, generally following the original alignments that were begun in 1898, but becoming more formalized into the distinct road pattern that exists today. The east-west roads were renamed as Clematis Drive (from Texas Avenue), Morning Glory Drive (from Dallas Avenue) and Primrose Road (originally A Street). Lupine Lane was added to the southern part of the site, formalizing an earlier alignment. In 1907 the roads were first gravelled and it is assumed that the distinctive stone gutters were installed at the same time. A north-south road (Colorado Avenue) was built connecting Clematis Drive to Morning Glory Drive. Between 1910 and 1912, two major changes occurred. The circular loop road that defines the Chautauqua Green (Clematis Drive and Sumach Drive) was built along with 12th Street that created an entirely new access into the site from the east. The new 12th Street entry included a circular road that surrounded the Auditorium. By 1917, another new access road was in place at Kinnikinic Road (near the existing Grant Street entrance) on the site's west-side. This access was built solely for automobile use to minimize conflicts



The Arbor, early 1900s. Photo courtesy of Colorado Chautauqua Association archives.



1915 Bulletin, note the Tennis Park and Centennial Garden. Map courtesy of Colorado Chautauqua Association archives.



Bandstand, Auditorium and Garden, circa 1907. Photo courtesy of Carnegie Branch Library for Local History, Boulder Public Library.

between streetcars and autos. Construction included the rustic stone walls. Other improvements during this period included the addition of indoor plumbing to some cottages.

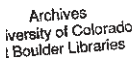
Several other changes occurred to the area between Baseline Road and Clematis Drive during this period, including the removal of the 1898 ticket booth and the addition in 1911 of a stone gateway and shelter in its place. By 1915, the ticket booth had been relocated to the northeast corner of the tennis courts for use as an outhouse for those cottages that had not yet been connected to the sewer system. As previously mentioned, conflicts between streetcars and automobiles resulted in the construction of the Grant Street entrance and in 1917, the smaller gateway and shelter were removed and a new rustic stone shelter was built in their place. A garden, two stone columns marking the pedestrian entrance to Chautauqua Park, and stone walls were also built. The stone wall extended west along Baseline Road and included a secondary entry into the site along a set of rustic steps. At some point in time, the formal gateway at the shelter was dubbed the 'King's Gate' with the smaller steps known as the 'Queen's Gate.' With the exception of the Garden and a few changes to the paved areas, these features are still in place.

In 1910 the Chautauqua Green was built. Originally named Tennis Park, the Chautauqua Green's distinctive oval configuration that is defined by its circular loop drive is likely the work of W. W. Parce, a

landscape architect who is also credited with the design of Boulder's Green Mountain Cemetery. Parce was originally of Rochester, New York where he had an active landscape architectural practice, Parce and DeForest Landscape Architects. In 1902 he moved to Denver, reportedly due to poor health. His move also coincided with a request from the Boulder Improvement Association to supervise the work at Chautauqua Park. As mentioned in the period of 1899 to 1905, Parce prepared a plan for Chautauqua Park, but the extent of his involvement is unknown as are the whereabouts of his drawings. The earliest drawing that includes the Chautauqua Green is a sketch that appeared in the 1915 Colorado Chautauqua Bulletin, titled "Plat of Chautauqua Grounds," which illustrates the site arrangement as well as the "Tennis Park" and the "Garden."

Beautification of the site extended inward as well with the 1907 construction of the Garden between the Dining Hall and the Auditorium. The Garden consisted of a flowing arrangement that was defined by a series of small paths with beds of flowers and shrubs and mass plantings of evergreen trees. The Deer Park, along with its fencing, was moved to Bluebell Canyon in 1913. In 1912, croquet and horse-shoes were built near the southern part of the site with the development of the Upper Tennis Court occurring in about 1912.

Cottage building began in earnest again during this period with approximately 25 cottages built. Of



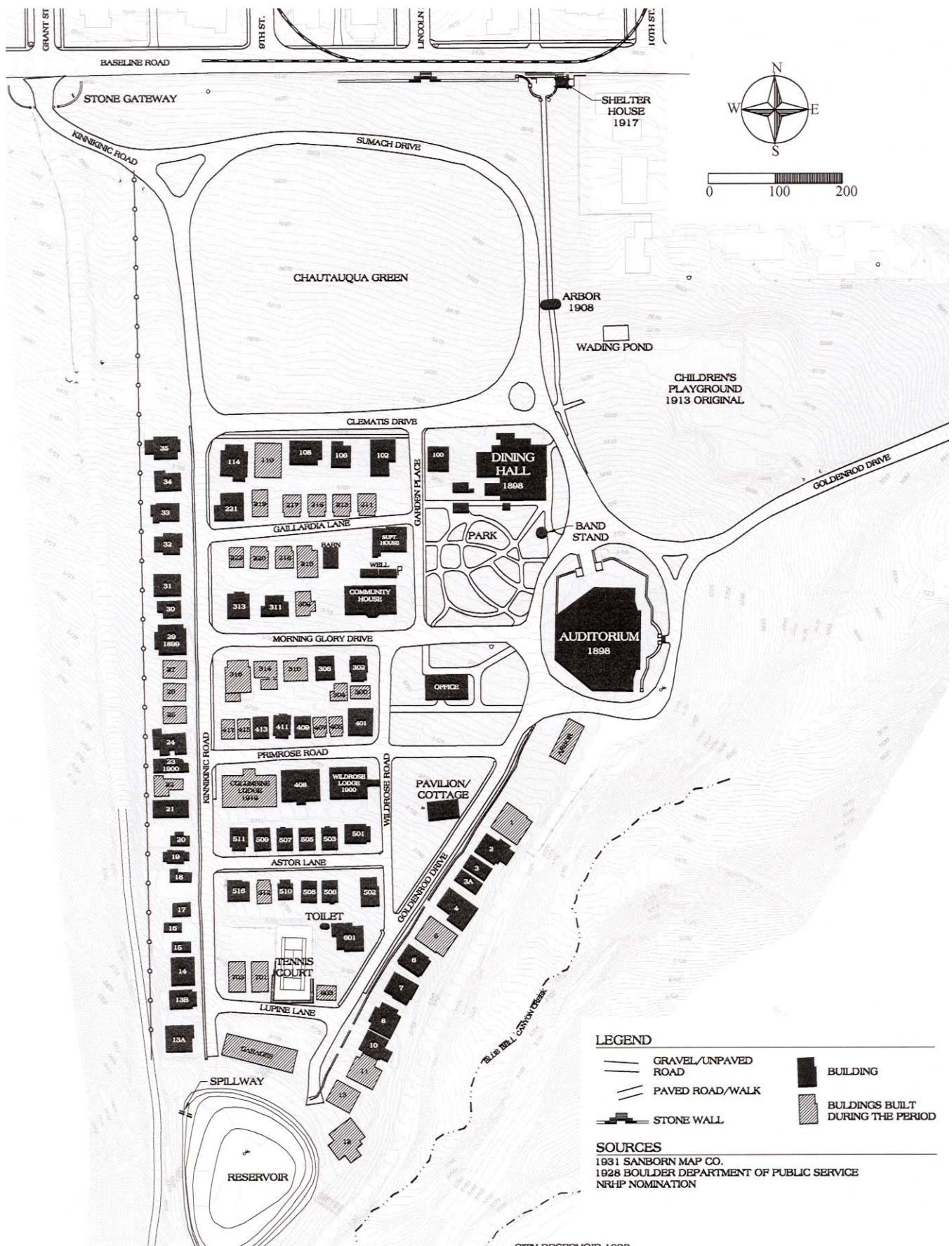
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Chautauqua Park, circa 1916. Photo courtesy of Carnegie Branch Library for Local History, Boulder Public Library.

these, the association built approximately 12 for use as rental units to provide income. By 1916, the majority of the residential tents had been replaced by cottages. In addition to the cottage construction, several larger buildings were also built including the Assembly Hall (now known as the Community House) in 1918, Wildrose Lodge (now known as the Missions House) in 1911, and the Girls Camp in 1913 (now the maintenance office building).

The period of 1906 to 1918 is a significant period in the historical development of Chautauqua Park. The period is characterized by a design style that is strongly tied to the rustic naturalistic style that was occurring in other parts of the western United States and within Colorado as well at the same time. During this period all of the site's features that are associated with the rustic style, such as the Auditorium promenade, Arbor, shelter and walls were built. The beginning of the period in the year 1906 captures the beginning of the physical improvements that would move the chautauqua from a primarily functional environment into an aesthetically pleasing and rich setting. By 1918, the rustic style features of the site were complete.



1919-1940 Period Plan

Popularity, Stability and Decline - Fourth Significant Period

1919 to 1940

Popularity, Stability and Decline

Fourth Significant Period

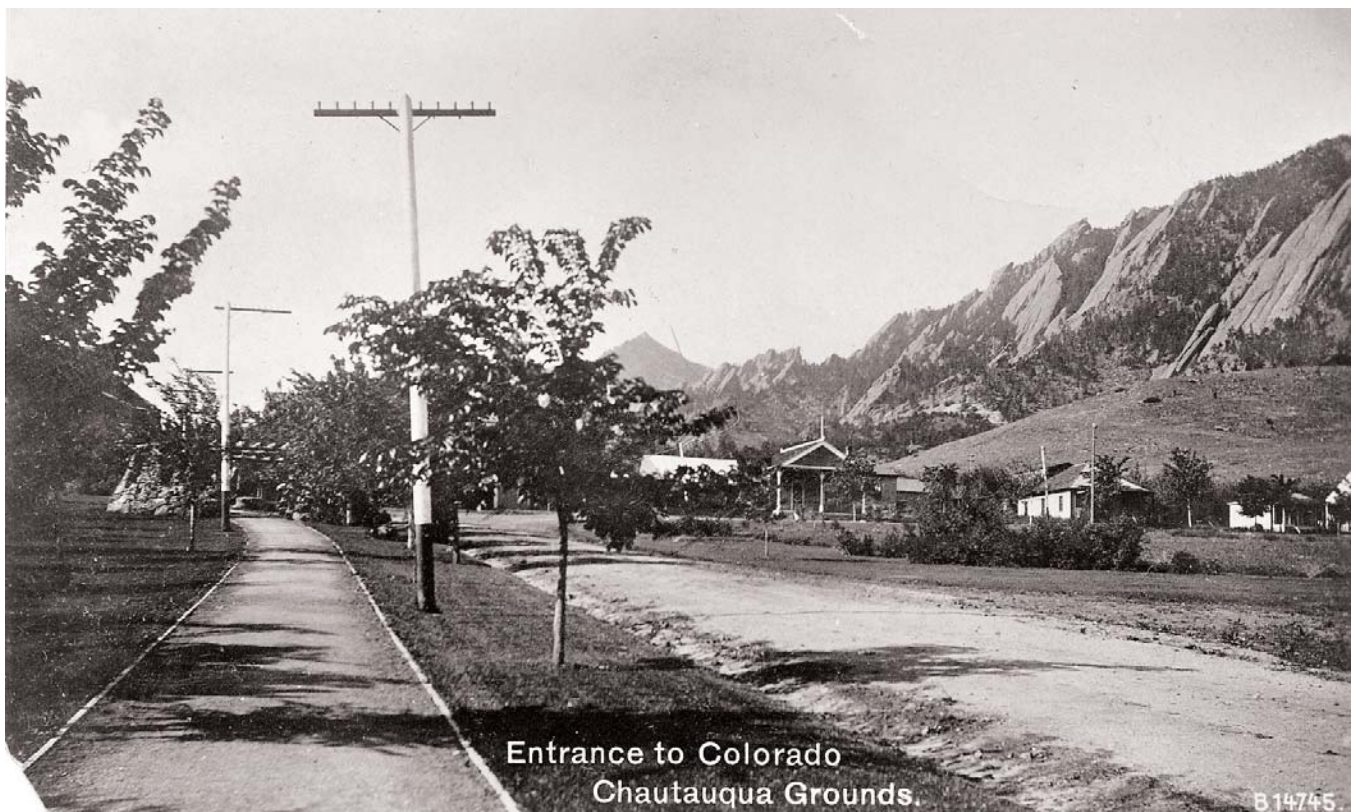
During this period, particularly between 1919 until the late 1920s, the chautauqua experienced a surge in attendance that also coincided with the climax of the chautauqua movement nation-wide. In 1921, the Chautauqua Association renegotiated their lease agreement for another 20 years and continued to expand by building and rebuilding cottages and facilities. During the period from 1919 to 1940 the remainder of the cottages and four lodges were built. Of these, approximately 40 cottages were built or rebuilt by the Chautauqua Association. Another nine cottages were built by local builder John Blanchard (316, 310, 11, 1, 5, 35, 16, 18 and 20) and are known today as ‘Blanchard buildings.’ In 1919, the Columbine Lodge was built as a ‘hotel’ by the Association, fulfilling a longtime need for short-term and daily accommodations. To accommodate maintenance needs a 10 car garage was built at the northern base of the reservoir in 1923. By the 1930s, the garage had been demolished.

With the growth in attendance, the Association attempted to expand the site to other adjacent city owned lands, including those that were originally

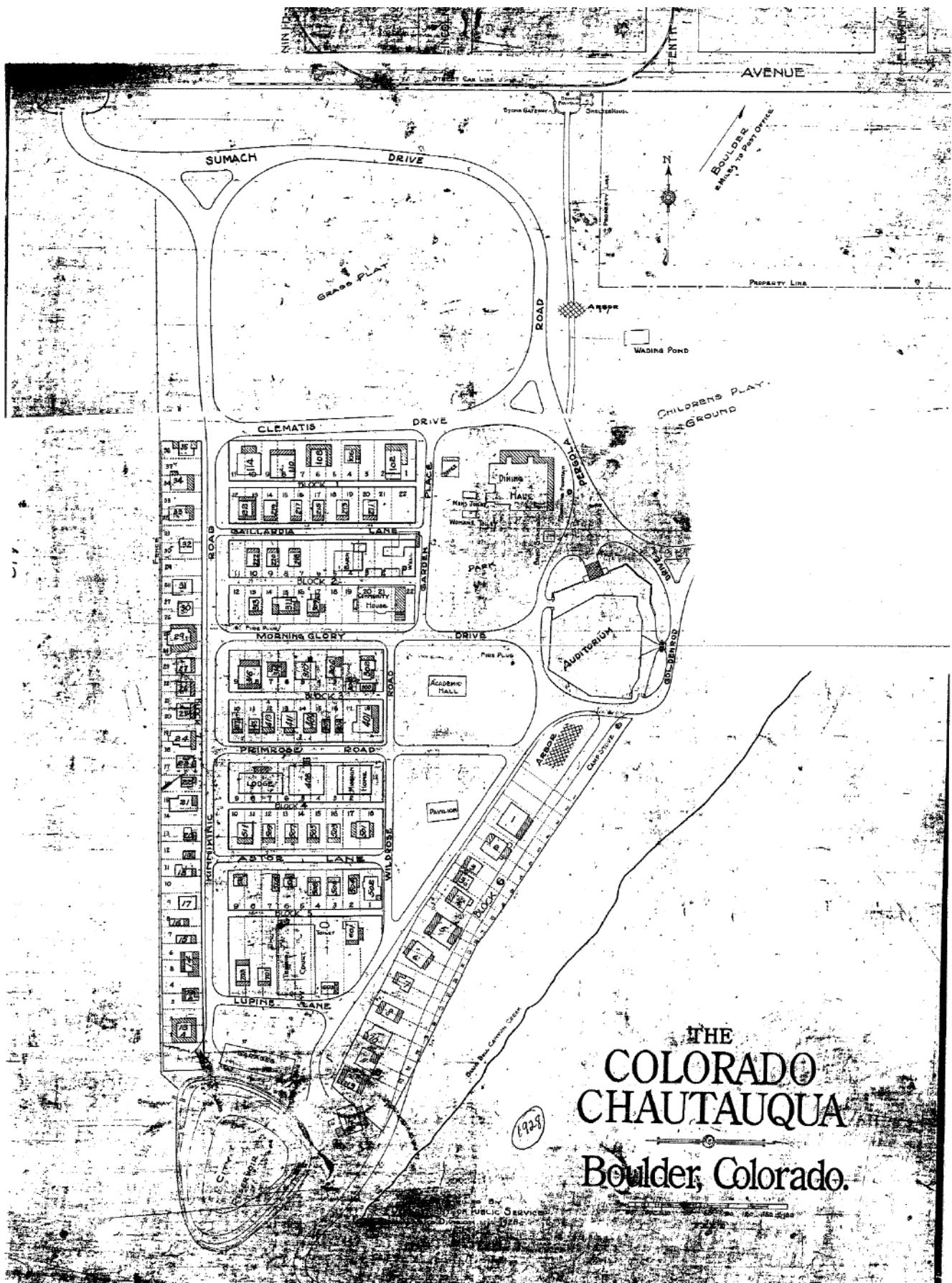
earmarked for the chautauqua’s expansion in 1898. In 1927, a plat was prepared for roads and cottages to be built to the west of the existing site in the ‘Austin-Russell Tract.’ Opposition from residents resulted in the city parks department refusing the request, and no additional cottages or roads were ever built. The land is now open space, owned and managed by the City of Boulder Open Space Department.

By 1919, the Chautauqua Park road pattern was well established and in 1928 the streets were first oiled.

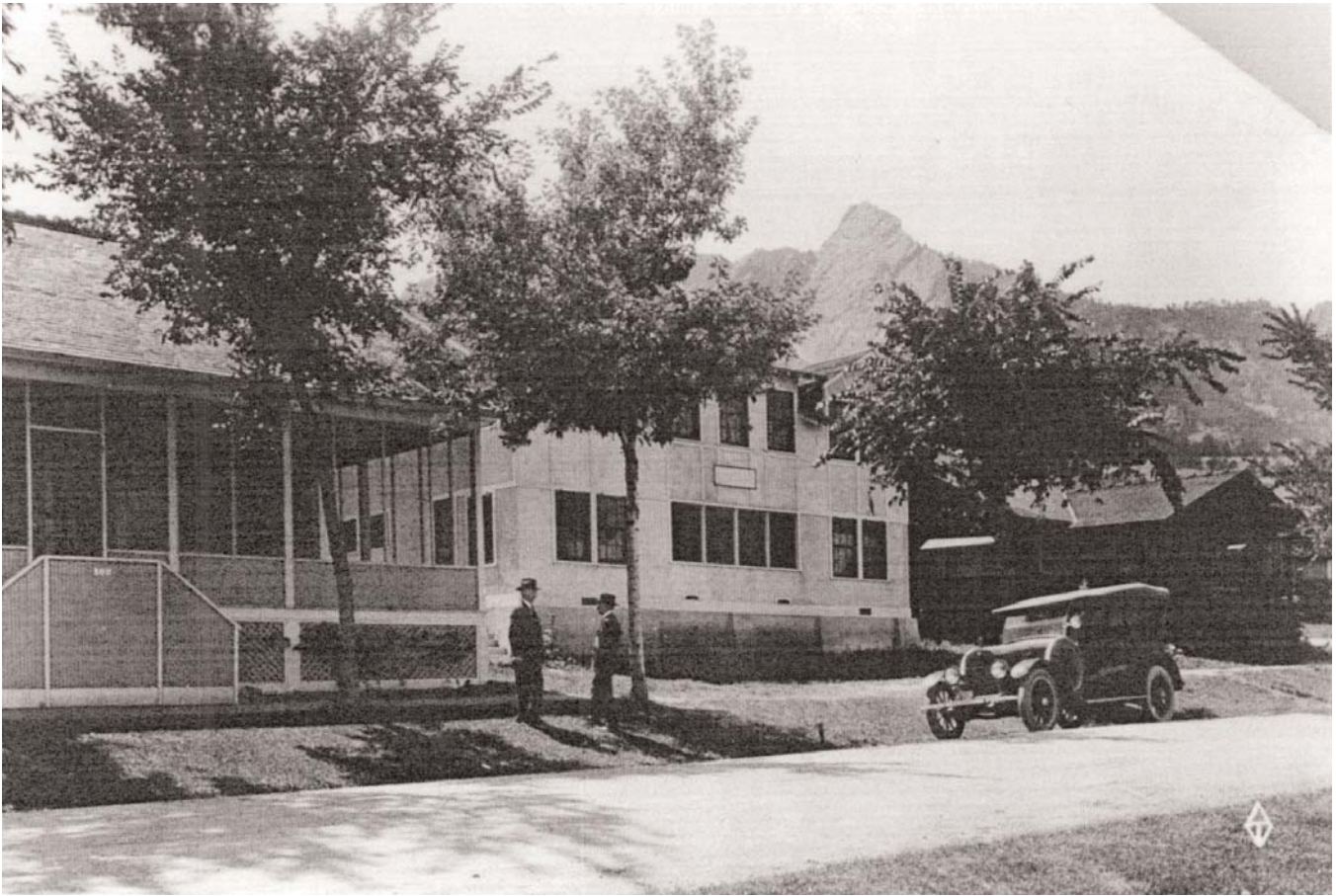
The Chautauqua Reservoir, which pre-dated the development of the chautauqua, was an enduring element in the chautauqua landscape from the movement’s beginnings in 1898 until abandonment of the reservoir in 1940. The reservoir, named Chautauqua Lake in 1898, was originally a water supply (along with the well) for the Bachelder Ranch and was most likely an important factor in the site’s selection as the chautauqua. Supplying water for the site was a role that the Chautauqua Reservoir continued to play throughout the early development of the chautauqua. Early improvements such as building new supply lines in



Historic postcard. Photo courtesy of Leland Rucker and Billy Gutsell.



1928 Chautauqua Park map. Map courtesy of Colorado Chautauqua Association archives.



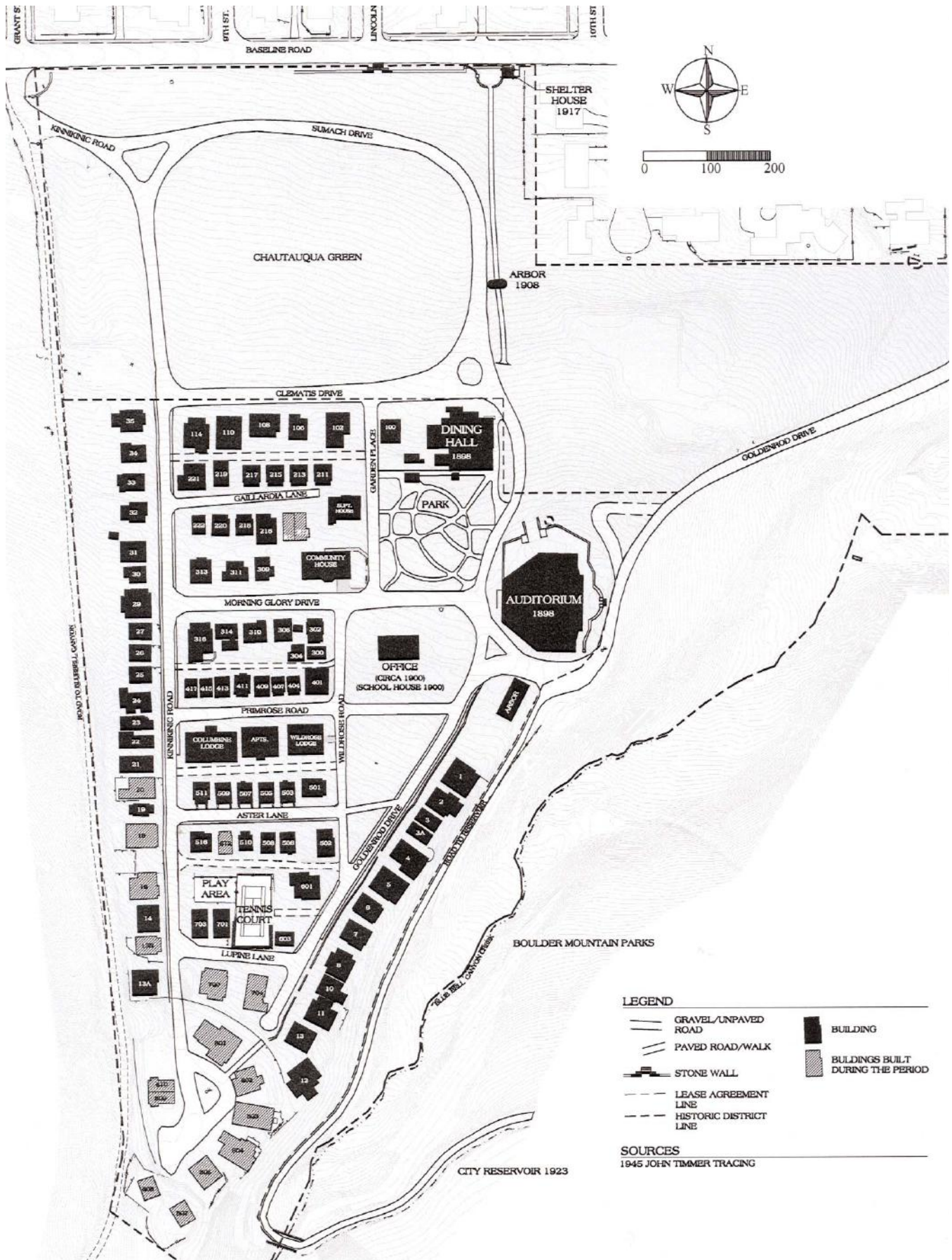
Clematis Drive, early 1900s.

1902 assured its use as a water supply. By 1923, a new Chautauqua Park reservoir was built on the mesa behind and southeast of the original, replacing the original small earthen reservoir. The original reservoir remained as a key feature, without water, until 1941 when it was filled to accommodate the impending construction of additional cottages.

Not all changes to the site were positive. Challenging financial times in the 1930s resulted in the loss of several key structures including the bandstand that was demolished by the City of Boulder due to its unstable condition. The Art Hall, the row of garages near Lupine Lane and the barn were also demolished due to unstable conditions. The Dining Hall was in need of repair as well, but all that could be afforded was the shoring up of the foundation and repairs to the roof. The twin towers were removed as repair was not affordable. Many of the other structures were also in a dilapidated condition. The 1930s would prove to be the chautauqua's worst financial years.

The period of 1919 to 1940 is a significant period in the historical development of Chautauqua Park. The beginning of the period occurs after the construction of the site's rustic style features and is

associated primarily with extensive building and rebuilding of cottages. The end of the period is marked by the filling of the Chautauqua Park Reservoir. Even though the reservoir had been abandoned as a water supply, the earthen hole remained as a landscape feature until 1940 when it was filled.



1941-1977 Period Plan
Finding Chautauqua Park

1941 to 1977

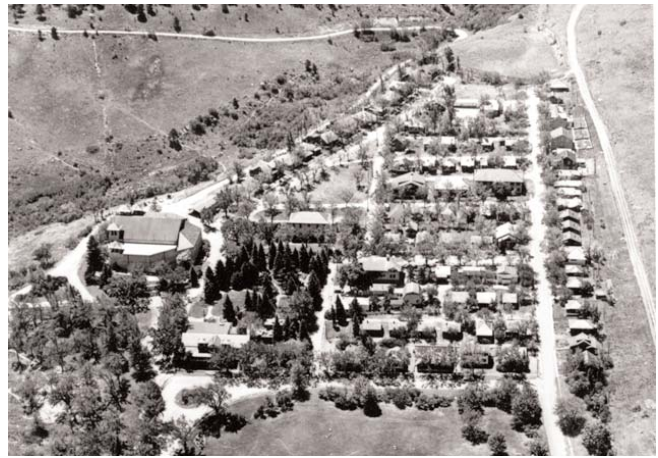
Finding Chautauqua Park

Between 1941 and the 1960s, the Chautauqua Park site remained relatively unchanged with the exception of the construction of Boggess Circle. With the filling of the reservoir in 1940 an open and relatively level area was constructed, creating an opportunity to expand the chautauqua site. The construction of this area, at its top and southernmost section of the site, would be the only major physical site change that would occur after 1941. By 1954, a loop road and ten cottages had been built on top of the original reservoir. To access the newest residential area, Kinnikinic Road was extended meeting the new loop road and creating a broad turn-around. The basic topography of the reservoir, along with a number of its stone retaining walls was left intact.

Repair and infrastructure improvements became the focus of the work at Chautauqua Park beginning in the mid-1940s. Winterization began in 1946 with the installation of plumbing and heating to close to one half of the Association's residences. The same year, 1946, marked the first time that students from the University of Colorado were able to rent cottages. In 1950, both the Missions House and the Girls Camp were renovated and updated. Their names changed as well with the Missions House renamed the Wildrose Lodge and the Girls Camp renamed the Primrose Apartments. A major interior improvement, building the concrete floor of the Auditorium, was also completed after a fifty-year attempt. The wooden steps on the north side of the Auditorium were replaced with concrete steps and were made "wider and shorter."

In the late 1940s, the roads were first paved with asphalt, and according to the CCA Bulletin, in 1948 the sandstone walk was laid along the eastern edge of Golden Rod Drive. Today, the roads are still asphalt paved and the walk is still in place for most of its length. During this time, the three alleys were established, which also coincided with an increase in automobile use.

Although the Association had remained fairly stable during the years between 1945 and 1975 (and its annual budget actually increased five-fold), years of deferred maintenance began to take its toll on many of the Association buildings and on certain elements of the site. The difficult financial times in the 1920s and the 1930s came back to haunt the site and its buildings as the shoring up and minor improvements that could not be afforded in the 1930s now required even more work. By the 1960s, finances were once again inadequate



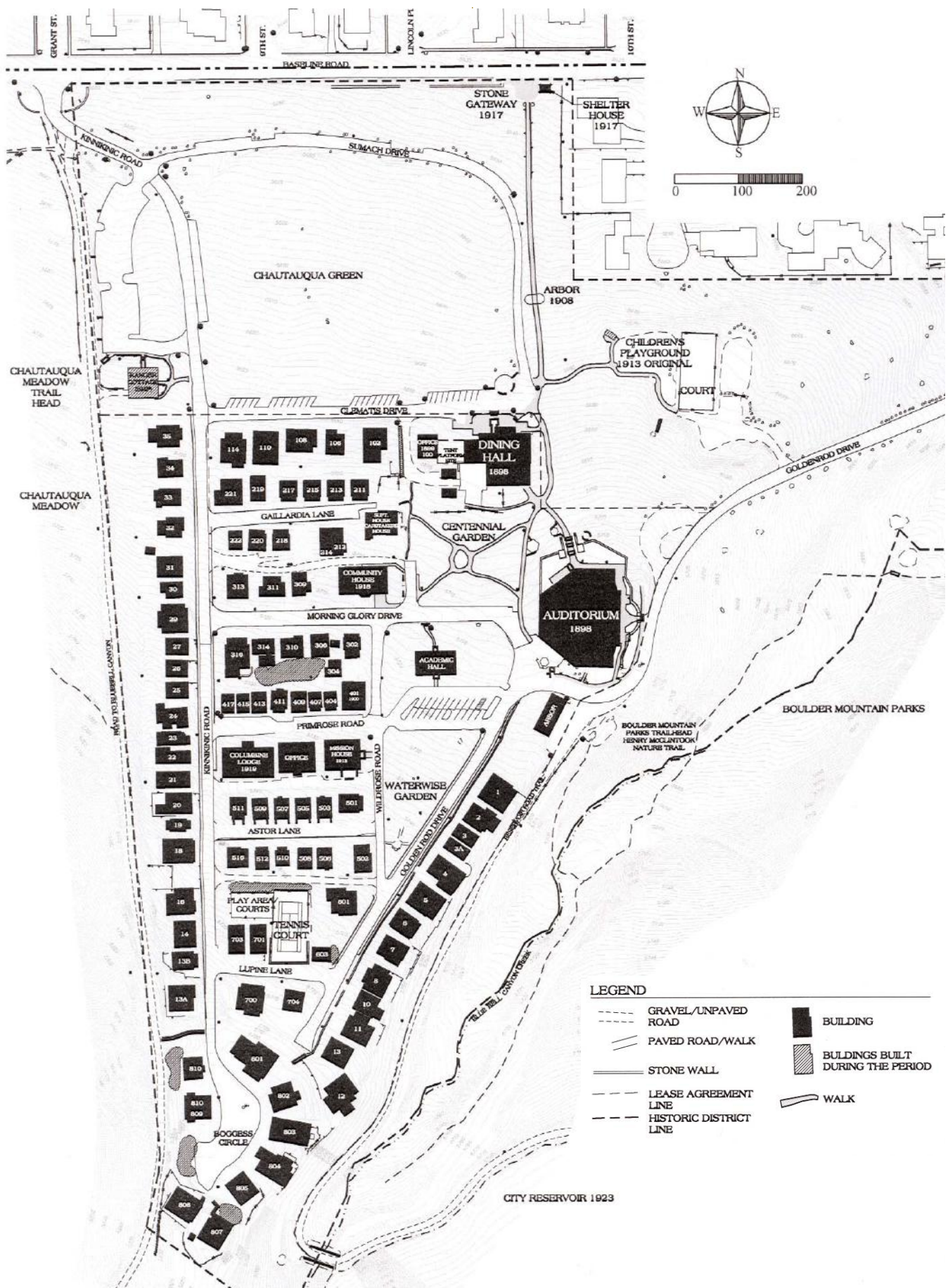
Chautauqua Park, showing reservoir filled, circa 1940. Photo courtesy of Carnegie Branch Library for Local History, Boulder Public Library.

"Demolition was a common and economical solution for removing eyesores and white elephants, even historic ones, at the time." Mary Galey commenting on Leonard Erbler's proposal to raze the 'old buildings' at Chautauqua for replacement as a City-owned year-round resort.

quate to accommodate all the maintenance needs and the budget for groundskeepers disappeared. With the disappearance of the grounds budget, came the decline and eventual loss of the Garden with only the towering evergreens remaining as evidence of its earlier grandeur.

In the early 1970s, Chautauqua Park faced its greatest threat - demolition to remove the old buildings and to make room for the extensive changes that were envisioned by the Parks and Recreation department. Luckily, the community recognized the value of Chautauqua Park to the City of Boulder as a significant resource. Before the city planning had gone very far, extensive and negative community reaction to the plans resulted in a huge overhaul of the Chautauqua Board with most of the directors resigning in April 1977. The board was reconstituted with new members that included women (where there had only been men) and more local community members, that were not greatly familiar with Chautauqua Park, but had a growing appreciation for the site's character and its structures. They began by focusing their efforts on rebuilding and revitalizing Chautauqua Park.

In general, the period of 1941 through 1977 is not considered to be historically significant. However, the era of building the road and cottages on top of the original reservoir should be considered as contributing to the historical significance of the Chautauqua Park.



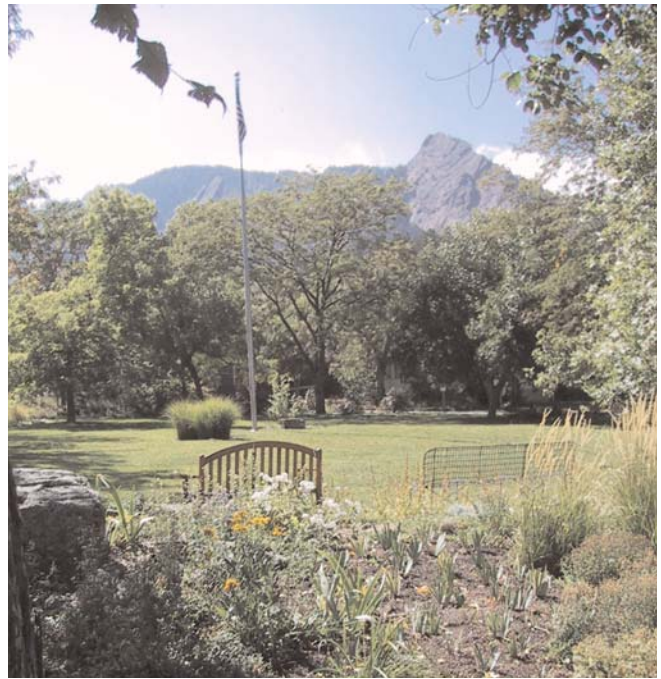
1977-2003 Period Plan

1977 - Present

By 1978 the historical significance of Chautauqua Park was formalized by its listing on the National Register of Historic Places and its designation as a City of Boulder Historic District. Revitalization began immediately with the board focusing on continuing programming and uses, and eventually turning their efforts to the restoration of Chautauqua Park's significant buildings and cottages. In 1978 the Colorado Festival Orchestra began as a symphony in residence and the new face of Chautauqua Park began. Building revitalization began as well, starting with the reconstruction of the Dining Hall foundation and then the structural rehabilitation of the Auditorium. The building also underwent a limited façade restoration with the painting of the exterior using the original colors.

By the early 1980s the site was undergoing changes as well, although not all can be deemed historically compatible when evaluated against current historic preservation standards. The greatest change occurred when the City of Boulder built the Ranger Cottage and its associated parking lot on the western edge of the Chautauqua Green in 1987. A surge of 'improvements' initiated and funded by the City of Boulder occurred in the early 1980s. The road around the Chautauqua Green was extensively modified to accommodate an expansion of parking on its southern, northern and western edges, and the front of the Dining Hall was extensively modified. Along the southern edge of the Chautauqua Green, angled parking and low walls were built, lining the northern side of Clematis Drive. The road itself was narrowed but generally remained in its original configuration. As the road reached the Dining Hall, it was narrowed and its configuration dramatically altered with the removal of its interior lane around the circular island. The once gentle curve was rebuilt as a left-turn. As the road continued to the north, it was narrowed to accommodate a single lane and the original sandstone gutter was removed. In its place a new gutter was built of sandstone but with a different cross section. The road on the north (originally named Sumach Drive) was also narrowed. Along this stretch, parallel parking spaces were added. The entrance into the loop road was changed as well, removing the rounded northwest corner and modified to a t-configuration.

During the early 1980s, the road between the Chautauqua Green and the Auditorium was also removed, and a concrete walk was built as a replacement. Although, the concrete walk connects the



Waterwise Garden, built in 1993, photo 2003.

Chautauqua Green with both the Dining Hall and the Auditorium, it follows an alignment that is very different from the roadway's original route. Site alterations to the walks and terraces of the Auditorium also underwent several changes. The steps on the north side were rebuilt and new walls with new lighting posts and fixtures were installed. On the Auditorium's south-side, a new terrace was added.

The road (Garden Place) between the Centennial Garden and Clematis Drive was removed sometime after 1978. In its place is a meandering path that is lined on one side by an open channel. With the removal of this road, overall site drainage patterns were also altered, resulting in localized flooding.

Primrose Road, located to the east of Wildrose Road, was widened and paved as a parking area for the Office Building.

A number of new spaces and features were added to the Chautauqua Park site after 1978. These include the 1993 Waterwise Garden that replaced the open field to the south of the Office Building. The children's play area was updated by the City of Boulder and a new tennis court and an informal, gravel paved parking were added to its eastern edge.

The period beginning in 1978 is not considered to be historically significant, but the extensive restoration of its buildings and the rehabilitation of site features that are compatible with its historical character should be considered as contributing to the site's historical significance.



Existing Condition Plan

D. Condition Assessment

Introduction

The *Condition Assessment* is the analysis and evaluation of the physical qualities of the Chautauqua Park Historic District that are related to its historical development. The *Condition Assessment* identifies those elements, components and relationships that are essential to Chautauqua Park's composition and that have historical significance. It includes an evaluation of the physical condition of the Chautauqua Park grounds and of each of its significant components. At the same time, the *Condition Assessment* evaluates the significance and integrity of those components.

To understand the physical condition of Chautauqua Park and its features a standard rating system was developed that uses a measure of poor, fair or good condition. A POOR rating indicates that a feature is badly deteriorated and that immediate corrective measures are necessary to ensure its preservation. FAIR is assigned when a feature is beginning to appear to be disturbed or is deteriorating and immediate action is necessary. FAIR is also used when it is apparent that cumulative deterioration if left to continue will result in a loss of historic qualities. A rating of GOOD indicates that there is little evidence of deterioration or disturbance and that no immediate action is necessary.

The *Condition Assessment* also considers the historic integrity of Chautauqua Park. The historic integrity of Chautauqua Park relates to the ability of the Chautauqua Park landscape and grounds to convey their historical significance. In many ways, the ability of the site to be 'read' as a historic landscape is related to the extent to which the features, spaces and components that shaped Chautauqua Park during the significant periods of its historical development (1898-1940) are still present. Historic integrity is assessed by determining the extent to which the general character, characteristics, features, physical attributes and associations of the original plans (or intentions) and subsequent historic periods are evident. In addition, the site and its landscape characteristics are assessed to evaluate the degree to which incompatible components that negatively impact Chautauqua Park's historical character can be removed or reversed.

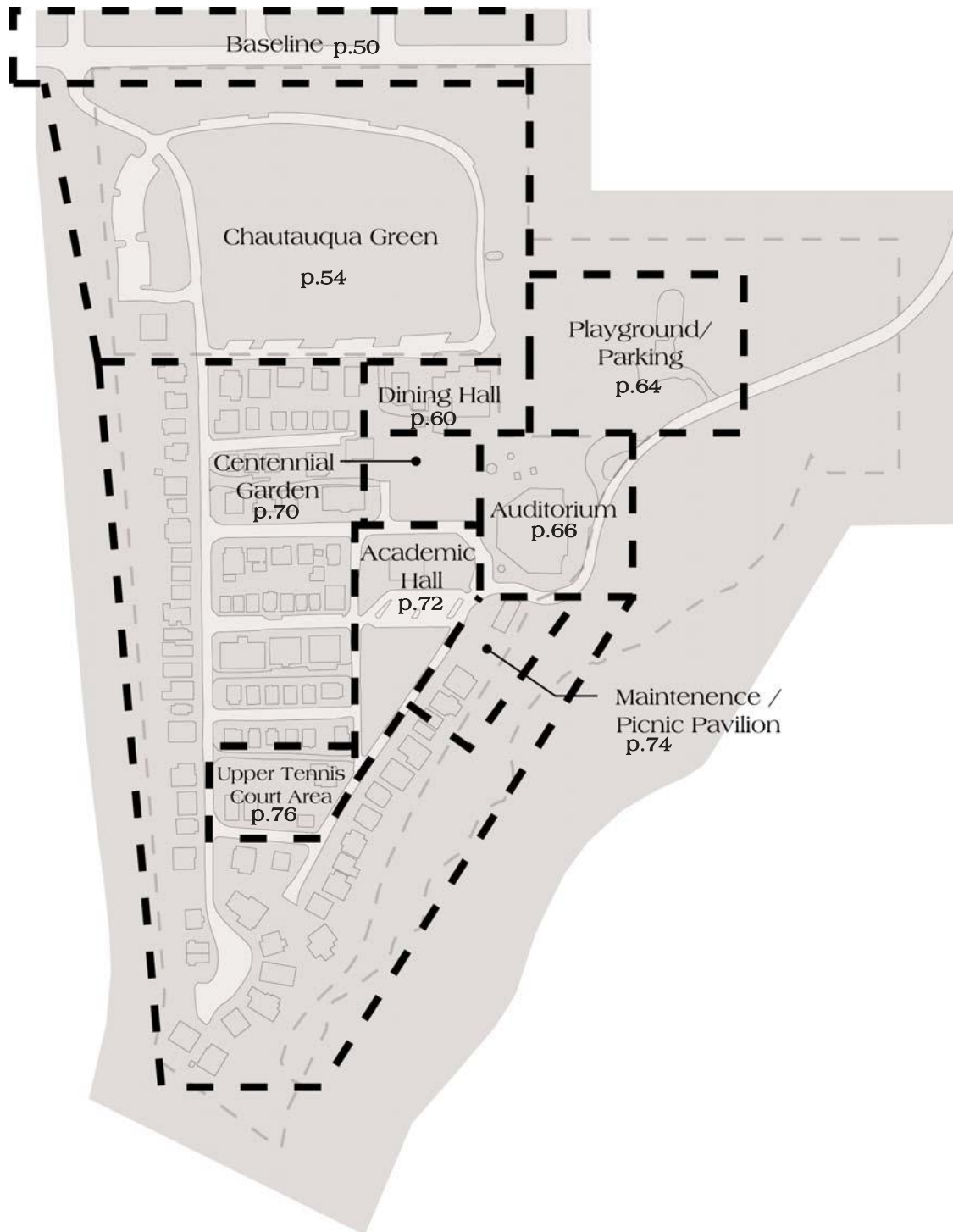
Existing Condition Rating System

To understand the relative physical condition of Chautauqua Park and its features a standard rating system has been developed and includes a measure of poor, fair or good condition.

Poor indicates that a feature is badly deteriorated and that immediate corrective measures are necessary to ensure its preservation.

Fair is assigned when a feature is beginning to appear to be disturbed or is deteriorating but no immediate action is necessary. Fair is also used when it is apparent that cumulative deterioration if left to continue will result in a loss of historic qualities.

Good indicates that there is little evidence of deterioration or disturbance and that no immediate action is necessary.



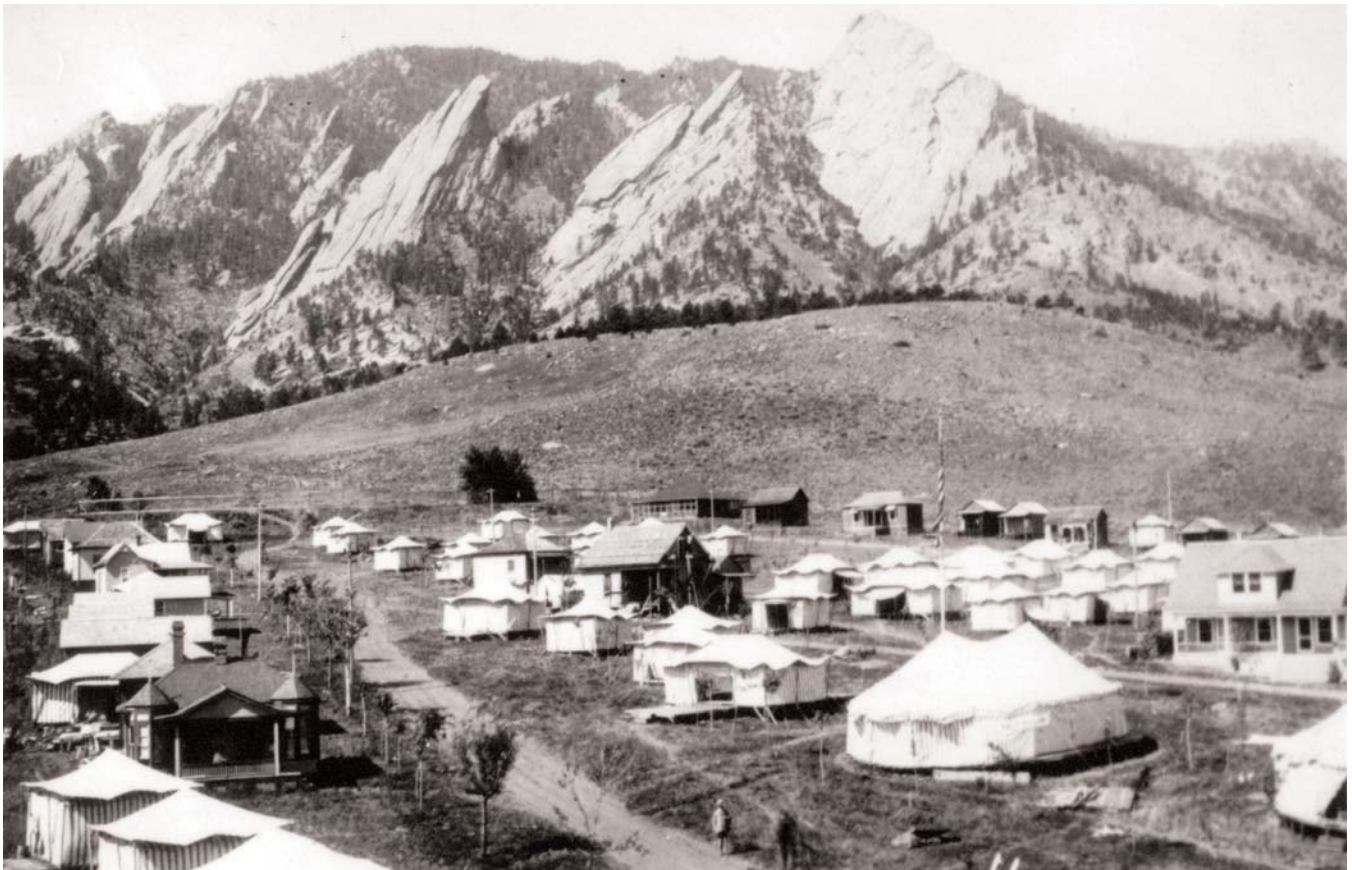
Chautauqua Park Study Zones. The Condition Assessment is organized by zones beginning with Baseline Road.

Organization

The *Condition Assessment* begins with an evaluation of the general characteristics that are significant to Chautauqua Park and that create the distinct character of its landscape. Most notable are the setting and context of Chautauqua Park as well as the urban form of the site. The description of the general characteristics is followed by an assessment of each of the site's important spaces and their individual landscape characteristics. These significant landscape spaces are described by area or study zone (see diagram). The areas or zones are presented from north to south, beginning with Baseline Road and ending with the Upper Tennis Court.

All of the components evaluated in the *Condition Assessment* are important landscape characteristics that contribute to the significance of Chautauqua Park. While a number of additional features exist on the grounds, they were not evaluated as they are not historically significant or they detract from the site landscape.

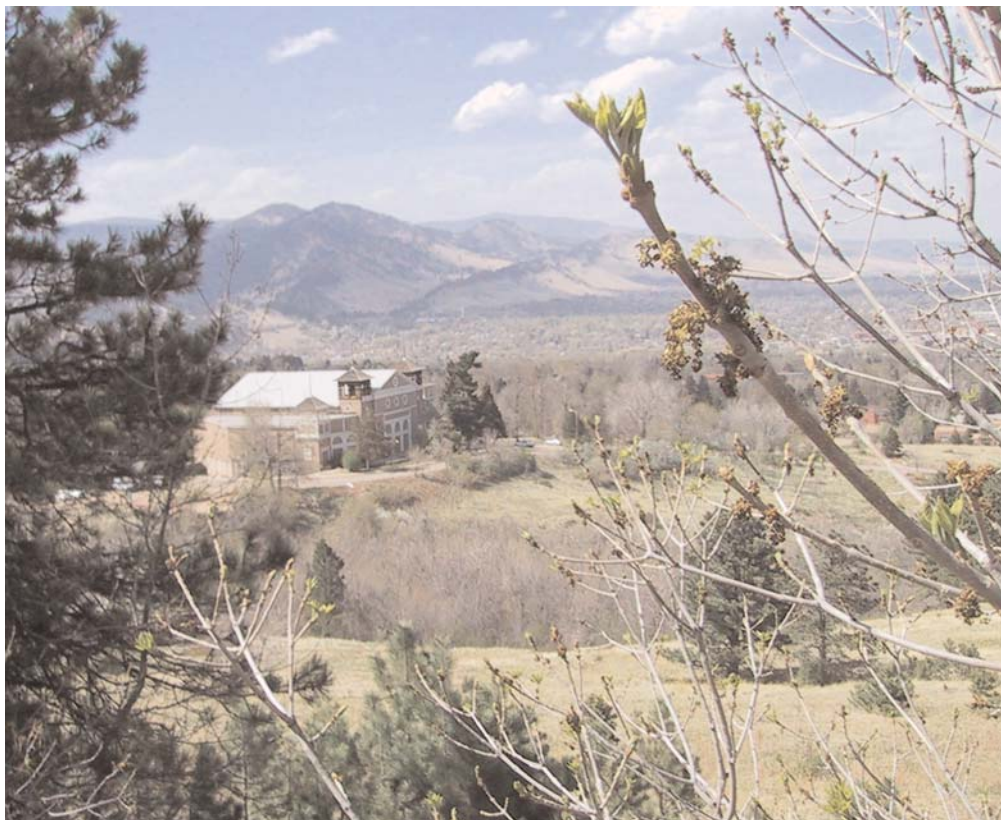
The *Condition Assessment* for each significant landscape space begins with a general description, that is followed by an evaluation and a series of recommendations.



Chautauqua Park, circa 1900. Photo courtesy of Carnegie Branch Library for Local History, Boulder Public Library.



Auditorium from southeast, circa 1900-1910. Photo courtesy of Western History / Genealogy Department, Denver Public Library.



Auditorium from southeast, 2002.

Setting and Context

Chautauqua Park's setting and context is an important part of its character. Chautauqua Park's urban framework of roads and buildings contrasts with its greater setting in the foothills landscape of sloping hillsides, indigenous plants and massive geologic formations. The grounds are an urban composition set in a natural foothills environment. As the City of Boulder has grown up around Chautauqua Park this contrast has been magnified. The foothills setting has been an important part of the Chautauqua Park experience since its inception. Residents have explored and learned from the natural environment through programs, classes and recreational trips.

Description

Chautauqua Park's original site was a rough hillside of grazing and agricultural lands developed by the Bachelder family. Early site features included pastures on the northern edge where the grade was less steep, and a building complex and extensive apple orchard that comprised the greater portion of the center of the site.

The relationship between Chautauqua Park and its surrounding foothills environment is essential to its historical integrity. The formal geometry of the Chautauqua Park site set against the natural environment was a quality that the Frederick Law Olmsted, Jr. recognized in 1911 when he evaluated the site and described possible changes in "*The Improvement of Boulder, Colorado: Report to the City Improvement Association.*" Olmsted, Jr. recognized the contrast between a formal arrangement of space for daily life and the value of the adjacent 'wild' lands for recreation and aesthetics.

Existing Condition

The Chautauqua Park setting retains its historical integrity. The surrounding lands have been preserved by the City of Boulder in much the same condition as they may have been in 1898. The open space lands on the western, southern and eastern edges of Chautauqua Park remain foothills grasslands. These lands have at times accommodated structured recreational uses, including a golf course and ski hill but as the uses died out the setting was returned to a natural state. The open foothills setting continues to be a character-defining feature of Chautauqua Park to this day.

Views of Chautauqua Park and the Auditorium were once very prominent from Boulder and the



Chautauqua Park from reservoir, 2002.

surrounding area. The growth of the City and maturity of the urban forest have changed that relationship. Views of Chautauqua Park are limited today to an overview from the higher open space and glimpses of the Auditorium from select view points.

Recommendations

1. Preserve and restore Chautauqua Park's setting and context.
 - Retain the open character of the City of Boulder Open Space at Chautauqua Park's edges.
 - Preserve the natural areas and locate new facilities well away from these edges.
 - Protect views into and from Chautauqua Park including those to City of Boulder Open Space lands and to the City of Boulder.
 - Re-establish historic viewsheds.



Aerial view of Chautauqua Park, circa 1940s. Photo courtesy of Carnegie Branch Library for Local History, Boulder Public Library.

Urban Form

Description

The Chautauqua Park Historic District is distinctly ‘chautauqua’ in its urban form. The historic site consists of an urban rectilinear arrangement of roads and buildings imposed upon a sloping foothills environment. This form was patterned after the site arrangement of the first chautauqua located in New York on the shores of Lake Chautauqua.

The site has a significant change in elevation, rising nearly 200 feet from the north to the south. Overlain on 37 acres, roads and alleys generally follow earlier versions of a grid of narrow residential streets that began with the site’s plat of 1898. The arrangement of roads was a series of dirt roads that supported summer tents. As permanent structures, cottages and community buildings replaced the earlier tents, the road patterns and setbacks remained. Stone gutters and narrow walks followed the road patterns, as did the linear rows of street trees that were added in 1899.

Chautauqua Park’s site arrangement appears to be more than happenstance. In the early 1900s, the Boulder Improvement Association was active in improving the Chautauqua Park grounds and in 1901 they employed W. W. Parce, a landscape architect from Rochester, New York, to complete a plan for the Park. Although the plan was adopted by the city in 1904, the whereabouts of the original drawing is unknown and is currently unavailable for review.

A drawing appears in the 1915 Colorado Chautauqua Bulletin, titled “Plat of Chautauqua Grounds,” which illustrates the site arrangement as well as the “Tennis Park” and the “Garden.” This drawing may be William Parce’s ‘plan’ for the site or an updated plan as it shows the drive from the Auditorium to the east that was built in 1912. While it is not possible to completely substantiate that Parce’s 1902 work included the entire site, it is a fair assumption.

Today’s alley and road arrangement closely resembles the original plat and the first series of dirt roads. The existing grid is defined by three primary north-south streets, Kinnikinic Road, Wildrose Road and Golden Rod Drive, which is splayed at a 30-degree angle to the remainder of the grid. The north-south streets are crossed by five east-west streets, including Clematis Drive (that defines the southern edge of the Chautauqua Green); Morning Glory Drive that is aligned with the Auditorium; Primrose Road; Astor Lane; and Lupine Lane.



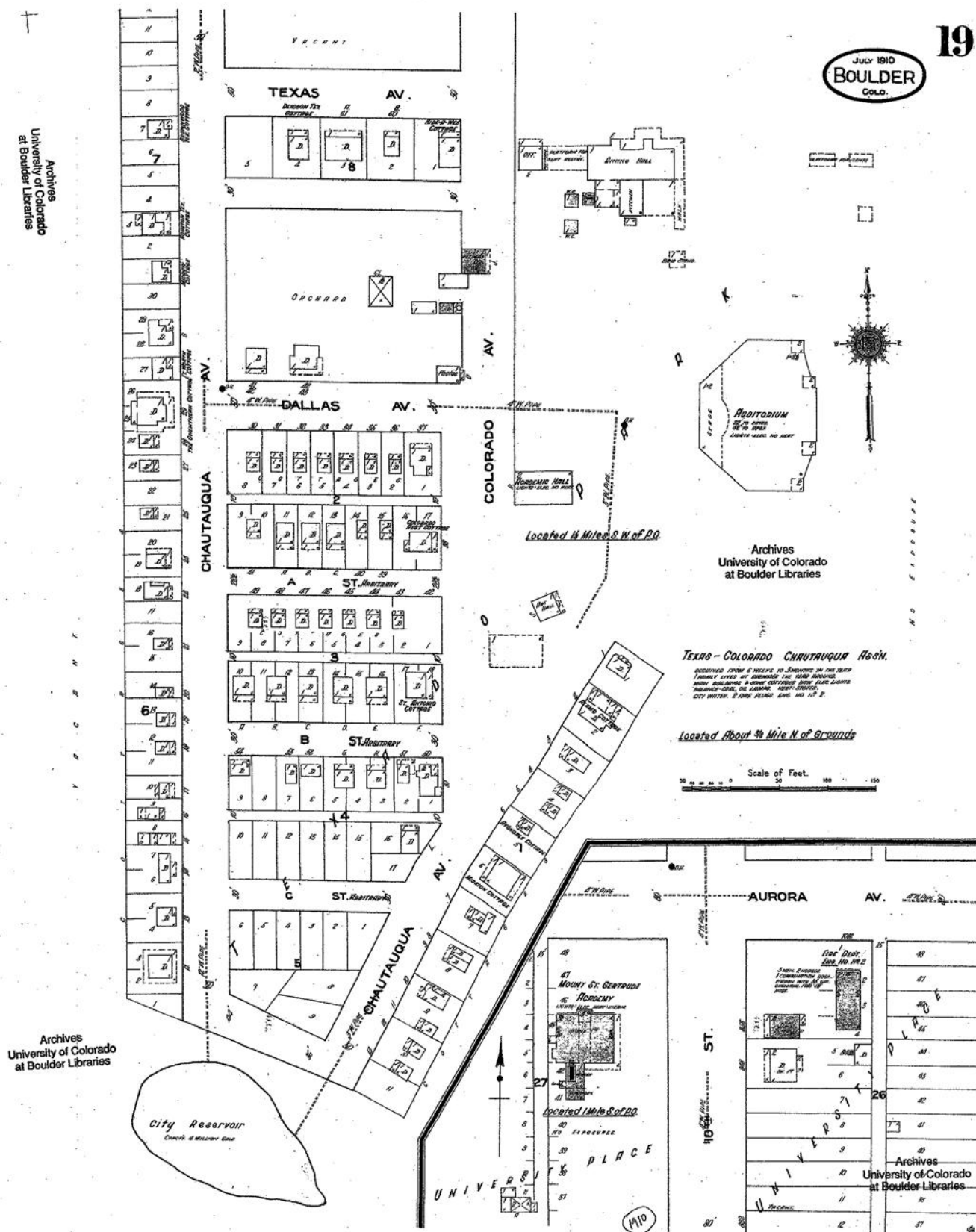
View of former Garden Place Drive, 2002.



View across the Chautauqua Green to the west, 2002.



Kinnikinic Road, 2002.



Sanborn Map from 1910. Map courtesy of Colorado Chautauqua Association archives.

Each of these streets and alleys evolved from the site's original arrangement of narrow dirt roads, which can be traced to 1898. A few of the streets originally had a narrow detached walk, including Golden Rod Drive, Clematis Drive and Kinnikinic Road. Remnants of a narrow sandstone walk exist along Golden Rod Drive and historic photographs clearly show a narrow path along the other two roads, although the type of material of the walk is not clear.

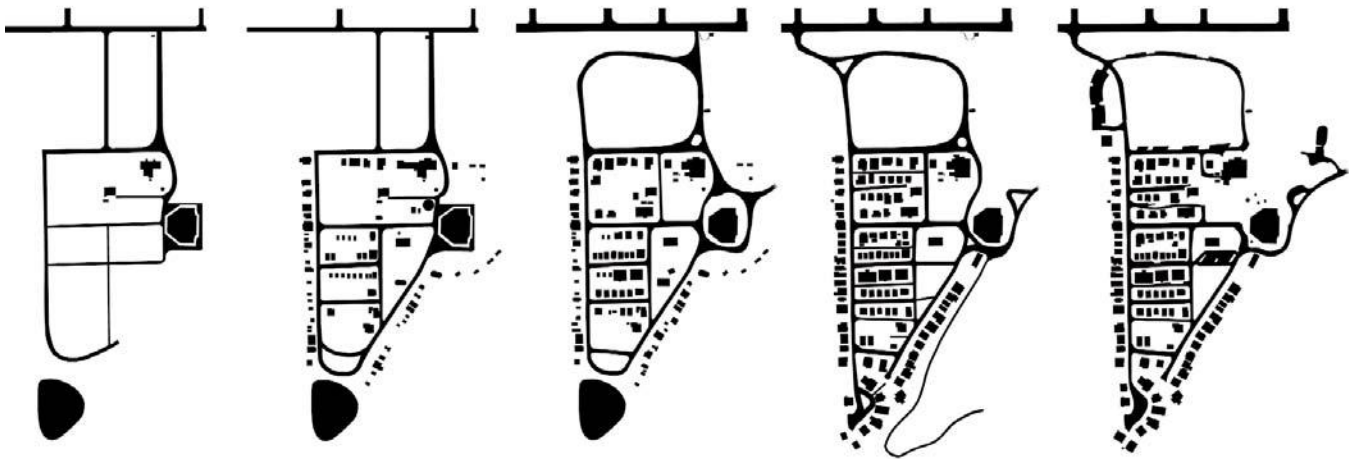
In addition to the 1915 plan, Frederick Law Olmsted, Jr. evaluated Chautauqua Park in "The Improvement of Boulder, Colorado: Report to the City Improvement Association," published in 1910. His evaluation mentions Parce several times, including a reference to the "...general plan prepared by Mr. Parce" that is assumed to be the same as the 1915 plan.

The exception to the grid is Bogess Circle, located at the southern edge of the site and at its highest point. Developed in the late 1940s and early 1950s Bogess Circle is situated on top of the original Chautauqua Lake. The lake pre-dates the Chautauqua, and was part of the Bachelder Ranch. It was originally fed from Bluebell Spring. The Lake remained in use until 1923 when a new reservoir was constructed southeast of Chautauqua Park to supply water to new parts of the City of Boulder and Chautauqua Park. The residential area (Bogess Circle) was placed on top of the filled lake in 1954.

The building arrangement closely resembles the formal arrangement of the early residential tents. The front façades of cottages and community buildings

(with the exception of the Auditorium) face the street. Individual buildings, the cottages in particular, are of a consistent scale; are generally one story structures; follow a similar architectural character; and are placed away from the street edge along a fairly uniform setback of 15 feet from the road edge. A uniform five-foot setback generally separates each cottage from its neighbor. Interwoven within the dense grid of cottages, are a number of larger significant public spaces and buildings, including the Academic Hall, Centennial Garden, Mission's House and Columbine Lodge.

The Chautauqua Green, the Auditorium and the Dining Hall complement the urban form of the residential buildings and narrow roads. Each is prominently sited to afford views into Chautauqua Park and to provide opportunities to view the City of Boulder from the site. The presence of the Chautauqua Green and its relationship to the residential area is reminiscent of Lake Chautauqua in New York. The Chautauqua Green anchors the northern edge of Chautauqua Park, and its open, elliptical form provides an impressive entry as well as a spectacular setting for the Dining Hall. The Dining Hall is prominently placed at the southeastern corner of the Chautauqua Green, and was originally meant to be the first view of Chautauqua Park from the entrance for those arriving from town. Located further south and east from the Dining Hall is the Auditorium, prominently sited on the edge of the site where it originally could be seen from great distances.



Evolution of Chautauqua Park's urban form from, 1898 to 2003.

Existing Condition

The site and building arrangement that comprise Chautauqua Park's urban form provides a distinctive 'camp' feel, which is the most significant characteristic of the Chautauqua Park Historic District. This distinctive arrangement is the framework of the site, and creates Chautauqua Park's "cottage" setting and intimate atmosphere, and defines its overall composition. The overall urban form is in Good Condition and retains its historical integrity.

Chautauqua Park's site and building arrangement remains relatively intact with only a few changes to the overall composition, most of which have been made to accommodate automobiles and their increased use on the site. The most notable changes occurred after 1982 when the north-south road (Garden Place) between the Dining Hall and Cottage 102 was eliminated. The removal of this road incurred a number of unintended consequences including a negative impact to the surface drainage system and the diminishment of the visual corridor between the Chautauqua Green and the residential area. During this period the Ranger Cottage, along with its associated parking area, were added to the west edge of the Chautauqua Green. Other changes to the urban form occurred when Primrose Road, between Wildrose Road and Golden Rod Drive, was re-built and modified to accommodate a parking area. This change interrupted the existing urban grid and altered vehicular circulation patterns.

In an effort to meet parking demands and convenience, several driveways have been added by the residents, particularly along Golden Rod Drive and Kinnikinic Road, and the alleys have become parking areas. The addition of the perpendicular driveways disrupts the linear pattern of the street, and its stone gutter. These small changes are compromising the historical integrity of the urban form, specifically as it relates to the strong road and setback patterns.

Another impact has been the loss of a number of important visual connections. These include the views towards and away from the Auditorium, and views towards the Dining Hall. These connections have been lost primarily due to the planting of trees or to the growth of trees and vegetation on-site and adjacent to the site. The growth of the Boulder community has also had an impact on the relationship of Chautauqua Park to the city. The striking views towards the Auditorium from the east have almost entirely been lost due to adjacent development. In addition, the original view from the Auditorium towards the plains has almost been entirely obscured by maturing vegetation,



View to Gwenthian Cottage, circa 1900. Photo courtesy of Colorado Chautauqua Association archives.



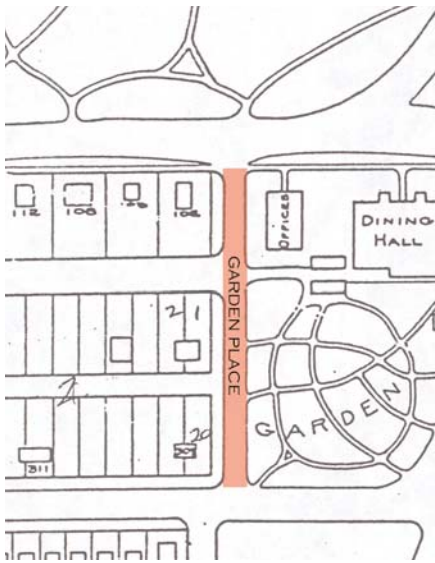
View to Gwenthian Cottage, 2002.



Proposed view to Gwenthian Cottage.

including trees that are immediately adjacent to the structure itself and trees located off-site in the adjacent neighborhoods. Several of the important landscape spaces created by the sensitive placement of trees and shrubs have been compromised by additional plantings within the space.

A number of buildings have been added to the site over time and most have respected the historic setbacks that create the strong building edge.



Garden Place, 1915. Map courtesy of Colorado Chautauqua Association archives.



Proposed reconstruction of Garden Place.

Recommendations

The urban form of the Chautauqua Park Historic District is its most important characteristic and is integral to its significance as a historic site. Maintaining the site and building arrangement is critical to retaining the site's historical integrity.

1. Preserve Chautauqua Park's existing road and building arrangement including the location, scale and arrangement of roads, alleys and buildings; set backs and road widths; and the relationship of alleys to roads.
2. Preserve and re-enforce the significant views and visual connections within Chautauqua Park that connect public spaces and are important to the character and experience of the site. These views include:
 - Unobstructed site lines along pedestrian paths
 - Unobstructed site lines connecting outdoor spaces
 - Unobstructed views of architectural icons such as the Auditorium.
3. Reinforce the distinction between alleys and streets. (see Streets, Alleys and Walks).
4. Re-establish the historic road and building cross sections for Clematis Drive, Kinnikinic Road and Golden Rod Drive by re-constructing walks and gutters along historic alignments and re-establishing the historic street tree pattern.
5. Restore Primrose Road between Wildrose Road and Golden Rod Drive (see Academic Hall).
6. Reconstruct Garden Place in its historic location as a pedestrian and service-only street to restore the original connection between the Centennial Garden and the Chautauqua Green.
7. Re-connect Gaillardia Lane with the reconstructed Garden Place as a pedestrian walk.
8. Locate new structures with respect to the existing building and site arrangement, including respecting the building setbacks and the mass form and scale of the existing built components. See Chautauqua Design Guidelines for additional information.
9. Allow parking to continue in traditional alley locations.

Streets, Alleys, and Walks

Description

Chautauqua Park's circulation system is composed of its historic streets, alleys and walks. As described under Urban Form, these elements are the structural components of the overall site arrangement that creates Chautauqua Park's distinctive 'camp' character. The roads and alleys also serve as the primary routes for both automobiles and pedestrians. In addition, the majority of the on-site parking for residents occurs along the site's roads and alleys.

Historically Chautauqua Park was primarily a pedestrian environment. After 1898, horse and buggies were 'parked' near the main entrance on Baseline Road and were not allowed within the residential area. As the automobile became more popular, the site was opened to cars. Photographs from the 1940s indicate that parking occurred in a similar fashion to today, although more parking was allowed around the Chautauqua Green.

The existing streets are narrow, and are generally paved with asphalt. In general, the roads approximate the dimensions of the original gravel roads. Only a few streets, Golden Rod Drive and portions of Wildrose Road, have adjacent narrow walks. Golden Rod Drive is an anomaly in Chautauqua Park with a detached stone sidewalk that runs most of its length. Pedestrian walks in Chautauqua Park have typically evolved from dirt path, to wooden boardwalk, to gravel surfacing, and finally to concrete.

Most of the north-south roads are lined with sandstone gutters, an important visual and functional feature that evolved along with development of the original gravel roads. The stone gutters carry storm water along the road edge from the residential area

downhill to the Chautauqua Green where the flows enter the City of Boulder storm sewer system.

Most east-west streets did not originally have curbs. Both stone and concrete curbs have been added over the years to direct storm water and control parking. The alleys (except Gaillardia Lane) were established sometime after 1941 and most likely were created to accommodate parking. In general, the alleys remain as gravel paving with the exception of Gaillardia Lane, which is paved with macadam asphalt. Gaillardia Lane differs from the remainder of the streets and alleys as it began as an alley and by the 1920s it was modified to function as a street.



Chautauqua Park streets accommodate both pedestrians and vehicles, 2002.



Early 'buggy' parking on the Chautauqua Green near the main entry on Baseline Road, 1899. Photo courtesy of Colorado Chautauqua Association archives.



Wildrose Road, circa 1900. Photo courtesy of Colorado Chautauqua Association archives.

Existing Condition

The existing street and alley patterns are intact and in good condition. The streets and alleys follow historic alignments and have remained relatively unchanged adding to Chautauqua Park's historical significance and its historical integrity. The roads and alleys are nearly as narrow as they were originally with the greatest change being the conversion of the streets from gravel to asphalt. The greatest change to the alleys has been a slow incremental widening. Only one of the original roads, Garden Place, has been removed (in the mid-1980s) and the area was filled in with a narrow, winding pedestrian path and vegetation.

The size and configuration of the streets and alleys are a significant landscape characteristic of Chautauqua Park. Chautauqua Park streets are narrow with a typical width of about 22 feet. Alleys are generally narrower with a typical width of 15 to 18 feet. The existing streets and alleys are now a mixture of gravel and asphalt paving instead of the historic gravel or dirt surface. Streets are asphalt paved and alleys are gravel. Paving materials for the streets have evolved as new technologies were introduced. For example, during initial construction the streets were dirt. By the early 1900s, they were paved with macadam (a gravel technique) that was overlaid with asphalt in the 1940s. All across the site, the asphalt paving has been overlain and patched so many times that it has resulted in a significantly raised road cross-section. The effect has deepened the adjacent stone gutter, creating difficulties for parking and walking, particularly for elderly residents.

The majority of the original stone gutters along Kinnikinic Road and Golden Rod Drive remain intact, although long lengths of the gutter are covered by asphalt on the mid portion of Kinnikinic Road. The visual line and edge created by the stone gutters is a prominent and character defining feature. In general, the stone gutters are in fair to good condition. Some areas have deteriorated due to vehicular cross traffic, particularly where a stone gutter crosses the east-west streets.

Historically, Chautauqua Park had only a few sidewalks along the street edge since the streets have functioned as pedestrian routes for many years. A narrow sandstone walk remains along the east side of Golden Rod Drive and historic photos show that a walk, possibly of gravel, was located along Clematis Drive. Most of the Golden Rod Drive walk appears to be original and in good condition although the stones are in need of resetting.



Original stone gutter, 2002.



Alley between Astor Lane and Primrose Road, 2002.



Vehicular traffic on Morning Glory Drive, 2002.

Vehicular site circulation is controlled by the designation of certain routes as one-way streets, including Kinnikinic Road from Morning Glory Drive south and Clematis Drive around the Chautauqua Green, and an extensive collection of site signage. Golden Rod Drive is a one-way street from its beginnings on the southern end of Chautauqua Park to the Auditorium. The one-way circulation around the Chautauqua Green is generally clear to visitors. However the one-way circulation on Kinnikinic Road is much less clear, even to those who frequently use the site.

A number of site circulation issues have been articulated by the Chautauqua Park staff, city staff, residents and members of the public. Wayfinding is a significant problem, as many visitors find it difficult to locate specific buildings or spaces as well as knowing the appropriate place to park. Routes and drop-off locations for school buses are also of concern.

Several of the buildings require access for service vehicles, including the Dining Hall, Auditorium and the Ranger Cottage. Service access and the needs of the residents are often at odds, particularly adjacent to the Dining Hall. Pedestrian circulation and parking,

particularly on weekends, for events and during most of the summer season, is a continual issue.

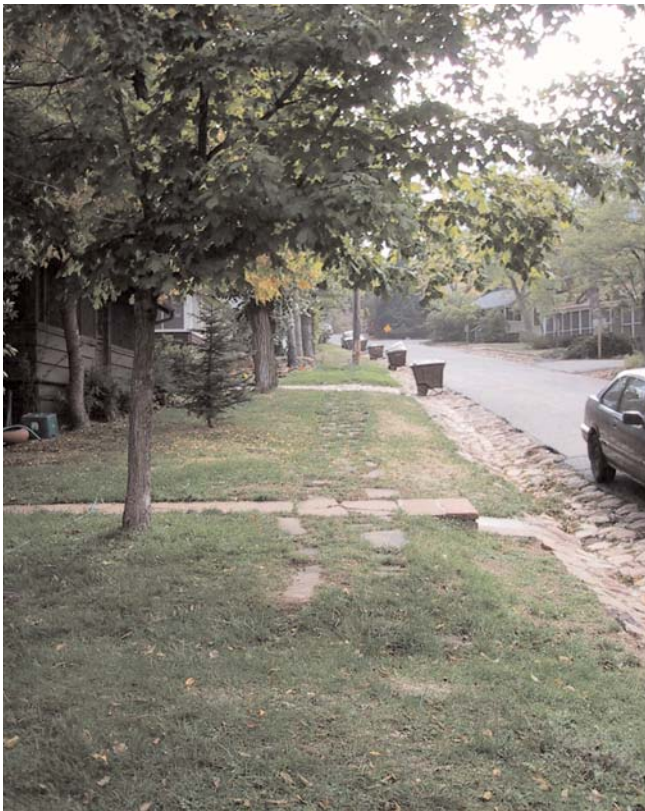
Recommendations

1. The pedestrian and vehicular circulation routes throughout the site should be clarified by implementing both physical modifications and management recommendations (see *The Plan*).
 - These include improvements to better accommodate school and tour buses and to balance the needs of service access with the privacy of adjacent residents.
 - In addition, streets and alleys should continue to function as pedestrian zones and methods to enforce the speed limit (15 m.p.h.) and reduced vehicular speeds should be identified.



Parking on Primrose Road, 2002.

2. Parking efficiency and utilization should be increased. Parking needs for daily use and for special use at the Auditorium, and for the Chautauqua Green should be met by:
 - Increasing the efficiency of, and increasing on-site parking capacity;
 - Expanding the use of mass transit;
 - Increasing the convenience and usability of the event shuttle;
 - Increasing efficiency the and utilization of existing street parking.
3. Circulation within Chautauqua Park should be revised and appropriately signed to better serve the community buildings including the Community House, Auditorium, Academic Hall, the Missions House, and the Columbine Lodge.
 - Provide better access to these public destinations;
 - Provide logical and clear circulation patterns.
4. Preserve the existing street patterns and widths. This will encourage pedestrian use as well as preserve the intimate cottage character of the neighborhood.
5. Rehabilitate the existing asphalt paving on all streets. Streets should be rotomilled and repaved to lower the crown of the street cross section and to provide a consistent surface of macadam asphalt (chip seal).
6. The historic road and building cross sections should be re-established on Clematis Drive, Kinnikinic Road and Golden Rod Drive.
 - Reconstruct the detached sidewalk along Clematis Drive following its historic alignment.
 - Rehabilitate the detached sandstone sidewalk along Golden Rod Drive by resetting and leveling the stones to create a safer walking surface.
 - Restore the historic street tree pattern along Kinnikinic Road, Clematis Drive and Golden Rod Drive.



Golden Rod Drive, 2002.



Proposed restoration of Golden Rod Drive.

7. Rehabilitate the existing sandstone gutters and reconstruct lost stone gutters along Kinnikinic Road, Golden Rod Drive and Lupine Lane.
 - Structurally support the rehabilitated and reconstructed sandstone gutters with a sub-base of concrete to direct drainage while accommodating truck traffic.
 - Do not allow for driveways to remove or disrupt the historic stone gutter or the street tree planting pattern.
8. Restore the historic alleys as narrow, gravel-paved alleys. The alley edges should be delineated with a compatible edge such as a concrete curb to assist in maintenance and management issues, specifically to reduce incremental widening.
9. Reinforce the distinction between alleys and streets through the careful selection and location of materials. Use neutral, utilitarian materials in alleys. (See Materials Section)
10. Provide trash enclosures for the screening of alley dumpsters. Ensure that trash enclosures are compatible with the historic architecture of Chautauqua Park. (See Chautauqua Park Design Guidelines)

Further Study

- Develop a *detailed preservation approach and plan* for the *replacement of the stone gutters* in Chautauqua Park.
- Develop a *detailed study of building accessibility options* for the *Dining Hall*, working closely with the concessionaire, City of Boulder, CCA and building architect.



Columbine Lodge alley, 2002.



Proposed rehabilitation of the Columbine Lodge Alley.

Plantings

Description

The tree plantings in Chautauqua Park generally follow the patterns of the site's roads and cottages. As early as the spring of 1899, Frederick Van Holdt of Denver was employed to landscape the grounds, and the same year the city council "...accepted the offer of Dr. William J. Baird to plant 100 trees in Texado Park." One hundred shade trees were planted in a linear fashion, generally following the alignment of the dirt roads. Historic photographs indicate that the trees, cottonwoods and elms in addition to the silver maples, were planted along many streets including Golden Rod Drive, Kinnikinic Road, Morning Glory Drive and Primrose Road. The trees were set away from the road edge, located between the tents and the narrow walks, and were planted in a linear pattern on a regular spacing. The tree pattern remained after the tents were replaced by cottages.

The Bachelder Ranch apple orchard remained on-site for many years. Most of the apple trees were replaced when cottages were built sometime after 1919. Remnant trees, and trees that have developed from orchard seedings can still be found on the grounds, and several apple trees also exist on the adjacent hillsides into Bluebell Canyon and towards Chautauqua Park Meadow.

Aside from the linear street trees, plantings within Chautauqua Park have been fairly informal, consisting of stands of evergreens such as those that exist along Astor Lane and the individual trees and shrubs planted by cottagers. The residential area of Chautauqua Park is fairly park-like. Landscaping and fencing has not been used to define property edges or boundaries and this has greatly added to the 'camp' feeling of the site.



Morning Glory Drive circa early 1900s. Photo courtesy of Colorado Chautauqua Association archives.



Golden Rod Drive, circa early 1900s. Photo courtesy of Chamberlain Collection.



The Bachelder Ranch apple orchard, circa 1898. Photo courtesy of Colorado Chautauqua Association archives.

Descriptions of the vegetation in the Chautauqua Green, at the Auditorium and near the Academic Hall are specifically described in those sections.

Existing Condition

The vegetation patterns in the Chautauqua Park neighborhood have been changed to a moderate degree and are in fair condition. The strong linear tree planting patterns have slightly eroded over the years. Trees have been lost and replacements have not always been sensitive to the original patterns. Trees have sometimes been replanted in locations that disrupt the linear street tree planting pattern.

Landscaping for individual cottages has retained its 'camp' character in most instances. There are a few instances where landscaping of front yards has obscured important historic views of cottages and closed off the yard from the public street.

Chautauqua Park has a significant and diverse urban forest both within the neighborhood and the Chautauqua Green. The Chautauqua Green in particular has many mature shade tree specimens and tree groves that add to the character of the site. In places, maturing and inappropriately placed plant material have been detrimental to the character of Chautauqua Park. Important views have been interrupted and architectur-

al icons have been inadvertently screened. Views of the Auditorium have been particularly impacted by volunteer plantings, many that are now mature. Several of the important spaces created by the sensitive placement of trees and shrubs have been compromised by additional plantings within the space.



Mature tree plantings in front of the Academic Hall, 2002.



Mature tree plantings in the Chautauqua Green, 2002.



Chautauqua Auditorium, circa 1899. Photo courtesy of Western History / Genealogy Department, Denver Public Library.



Chautauqua Auditorium, 2002. Selective thinning is recommended to restore the historic view



View of Chautauqua Park, circa 1908. Photo courtesy of Western History / Genealogy Department, Denver Public Library.

Recommendations

1. The historic patterning of the existing significant trees and tree groves should be preserved and as significant groves mature, lost trees should be in-filled with new trees of the same species. If this is not possible, new tree species should reflect the same form, texture and color as the original tree.
2. Preserve the 'camp' feeling of the grounds by retaining the existing open character of the residential area.
 - Restrict the construction of fences to define individual cottage boundaries.
 - Restrict border plantings such as hedges that interrupt the front landscapes of the Chautauqua Park streets.
3. Restore the historic street tree pattern throughout Chautauqua Park.
 - Missing trees should be replaced with compatible tree species (see Appendix) and planted according to the historic spacing and alignment.
 - Trees that are inappropriately located or that do not follow the pattern should be removed or not replaced as they die.
4. Restore historic views to significant spaces and architectural icons.
 - Prune and remove vegetation that blocks significant views in or from Chautauqua Park.
 - Prune vegetation to reduce hazards.
5. Preserve the character of significant public spaces by carefully locating new plant material to not intrude into historic open spaces or to block significant views and vistas.
6. Continue the planting of diverse, drought resistant tree and shrub species. Consider adding native or drought resistant plant material to garden areas within Chautauqua Park.
7. Consider converting some of the lower use edges of the Chautauqua Green to less water consumptive and hardy grasses.
8. Update and maintain the Chautauqua Park tree inventory on an annual basis.



Centennial Garden, 2002.

Further Study

An overall planting design should be prepared for Chautauqua Park. While historic documentation was used to prepare the tree massings that are illustrated on The Plan, more detailed design is necessary.



Waterwise Garden, 2002.

Baseline Road

Description

Baseline Road is the northern edge of the Chautauqua Park Historic District, and has provided access to the site since its inception in 1898. Beginning as a narrow gravel road, Baseline Road has evolved into one of Boulder's main arterials, connecting the city to the foothills. The original entrance into Chautauqua Park was a gravel drive that was located on the same spot where the Shelter House is today. In 1912, the main vehicular entry was relocated west to Grant Street where the current entrance exists today. The move was made to reduce conflicts between trolley users and those arriving by horse, buggy or car (horseless carriage). At that time, the original entrance became a pedestrian-only entry and was the spot where a visitor would disembark from the trolley, purchase a ticket and walk into Chautauqua Park.

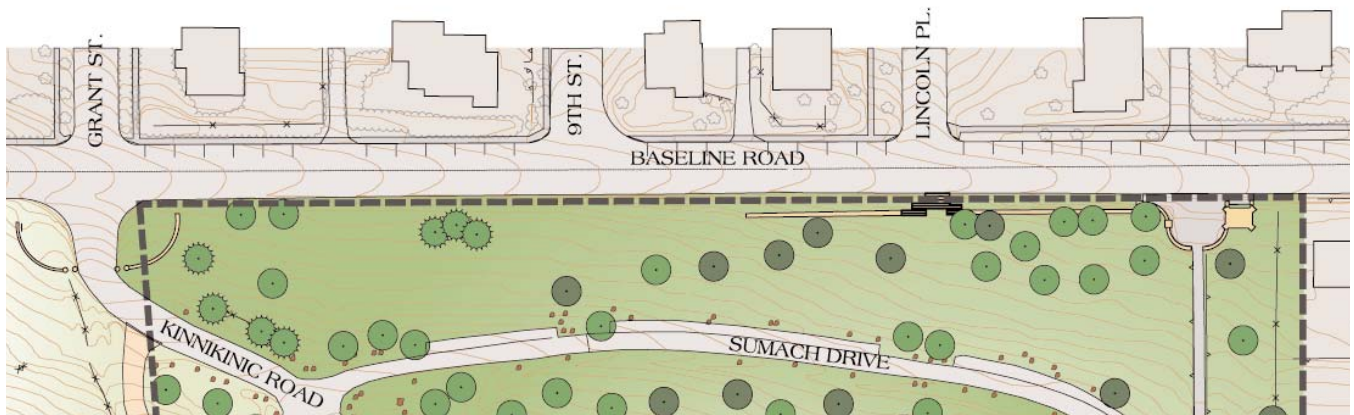
Baseline Road is separated from the Chautauqua Green by a change in grade that varies from a low stone wall to a steep slope. The edge is covered by thick vegetation that is punctuated by three historically significant entrances. Two are pedestrian entrances and one is vehicular. The western entry at Grant Street is the primary vehicular entrance into Chautauqua Park and is flanked by two low, stone walls. The original vehicle entrance was located at the current Shelter House entrance. This original drive was, and still is, the route of the existing walkway from the Shelter House to the Dining Hall. The Lincoln Place entry is a pedestrian entrance of rustic stone steps and retaining walls. Further to the east, the Shelter House Entrance is the oldest and most prominent pedestrian entry to Chautauqua Park.



Shelter House along Baseline Road, circa 1920. Photo courtesy of Colorado Chautauqua Association archives.



Shelter House, 2002.



Existing Condition of Baseline Road.

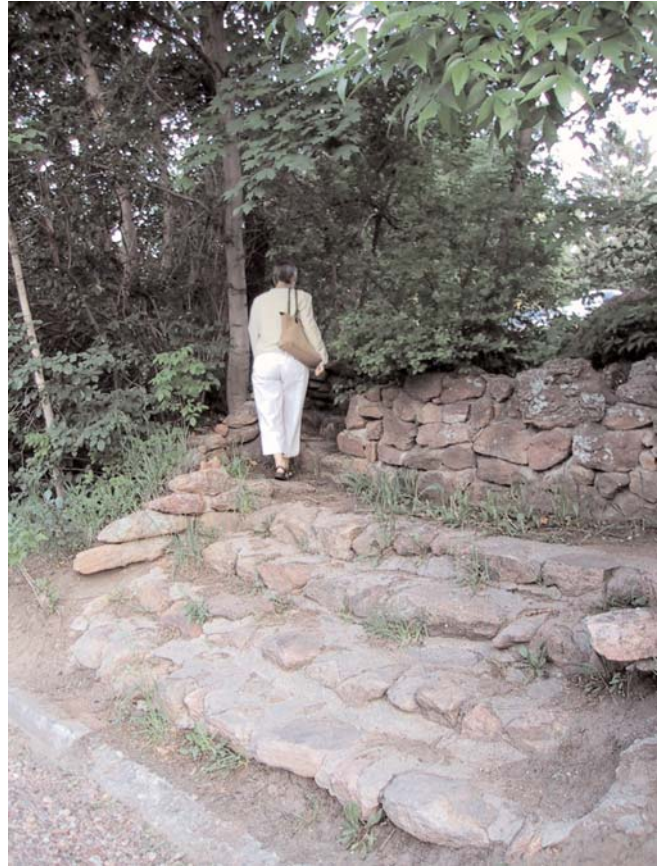
The Shelter House is the second shelter constructed on this site, built in 1917 as a waiting area for streetcars and replacing an earlier carriage gateway. The stone shelter, concrete terrace and steps, and its adjoining walls are of the rustic style that was prevalent during the early 1900s. The pedestrian opening in the walls that surround the shelter directly aligns with the Dining Hall and the Arbor. The two shelters replaced the original ticket booth that was built in 1898 and moved during the early 1900s.

Existing Condition

Although Baseline Road has changed considerably since Chautauqua Park began in 1898, its relationship to Chautauqua Park has remained very similar to the original road. Its alignment is similar and it is still the northern edge of Chautauqua Park. The trolley no longer runs, the road has been widened and has been paved with asphalt since the 1940s. Today, Baseline Road carries a volume of traffic large enough to be designated as an arterial street. The road edge along Chautauqua Park is in a similar location to where it was originally, although the difference in elevation between Chautauqua Park and Baseline Road has been increased. Historic photographs indicate that Baseline Road was lowered sometime after the construction of the second Shelter House in 1917.

The vegetation along Baseline Road primarily consists of a number of species and has become overgrown resulting in a greatly diminished view between Baseline Road and Chautauqua Park.

The rustic stone walls, steps and features of the Baseline Road edge are generally in fair condition and the area retains its historical integrity. At Grant Street, the features of the main entry to Chautauqua Park are in good condition. This entry has some deterioration of the stone walls and has a few incompatible additions including benches, a low massing of shrubs and ornamental trees. The Lincoln Place pedestrian entry (steps and retaining walls) is in fair condition. The stone retaining walls and steps are beginning to deteriorate and are in need of restoration. The Shelter House entry is in good condition and has been well maintained. The "stone lanterns" on the top of the stone walls have been removed and are currently in storage, the planting areas in the entry plaza have been filled in with concrete paving, the drinking fountain has been removed and steps have been added to access the lowered Baseline Road. The concrete steps have recently been replaced.



Lincoln Place pedestrian entrance, 2002.



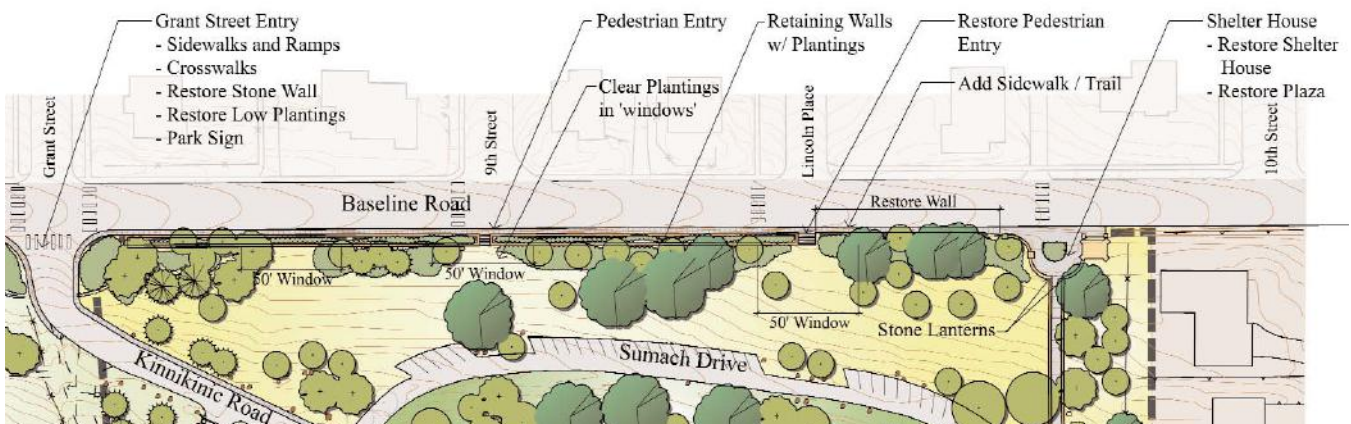
Grant Street entrance, summer 2002.



Proposed restoration of Grant Street entrance.

Recommendations

1. Restore the Chautauqua Park edge along Baseline Road as a historically significant and contributing feature to Chautauqua Park.
2. Construct a walk along Baseline Road to provide pedestrian access and improve safety.
 - Retaining walls will be necessary to meet the grade difference between the Chautauqua Green and Baseline Road. New walls should be sited and designed to be compatible with the historic walls, but should not replicate the walls in their entirety.
3. Continue to selectively thin overgrown vegetation along Baseline Road to open up views into the Chautauqua Green.
 - Create 'windows' in the Chautauqua Green by clearing vegetation in select locations.
4. Restore the Grant Street Entry
 - Preserve the historic stone walls.
 - Remove incompatible elements such as the benches, gravel walks and tall plantings.
 - Improve pedestrian accessibility and safety by providing painted crosswalks, curb ramps and sidewalks into Chautauqua Park on the east side and City of Boulder Open Space on the west side. Meeting ADA slope guidelines is not feasible at the Grant Street entrance.
 - Improve wayfinding by adding a new sign, compatible with the Chautauqua Park and Boulder Parks sign systems, identifying the entrance to Chautauqua Park Historic District.
 - Remove vegetation from the City of Boulder Open Space property to the west and along Baseline Road to the east to improve site lines for vehicles exiting Chautauqua Park.



Proposed Baseline Road rehabilitation and the edge of Chautauqua Green.

5. Rehabilitate the Lincoln Place pedestrian entrance.
 - Rehabilitate the historic stone steps and stone retaining walls leading from Baseline Road into the Chautauqua Green, accommodate new walk along Baseline Road.
 - Provide a painted crosswalk across Baseline Road.
6. Construct a new pedestrian entry at 9th Street to provide additional pedestrian access to the Chautauqua Green.
 - Design stairs and retaining walls to be compatible with the historic character of the original Baseline Road entrances, and the historic stone walls.
 - Provide a painted crosswalk across Baseline Road.
7. Restore and preserve the Shelter House entrance as the primary pedestrian entry into Chautauqua Park.
 - Restore the shelter house structure including exterior and interior wooden benches, and windows.
 - Restore the adjoining shelter house stone walls, 'stone lanterns' and entry plaza.
 - Reconstruct the concrete steps adjacent to Baseline Road in-kind.
 - Consider adding an accessible ramp at the western edge of the concrete steps in conjunction with a new walk along Baseline Road.
 - Maintain the existing painted crosswalk across Baseline Road.



Baseline Road, looking east, at 9th Street, 2002.



Proposed 9th Street pedestrian entrance.

Further Study

*Develop a **detailed preservation approach and funding plan for the Shelter House and entry area.** Work should include detailed plans for restoration of the shelter house, entry plaza, steps, walls, plantings and potential accessible ramp.*

*Develop a **detailed study plan for the addition of a sidewalk along the south side of Baseline Road.** Work should include grading design, retaining wall design, sidewalk design and the restoration of the Lincoln Place pedestrian entry.*

*Develop a **detailed design plan for the Grant Street entrance.** Work should include grading design, stone wall restoration/maintenance, sidewalk and ramp design and planting design work.*

Chautauqua Green

Description

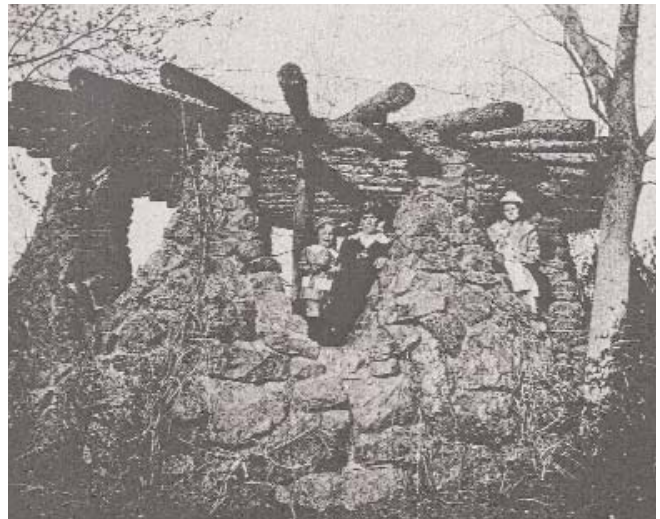
The Chautauqua Green is one of Boulder's most beloved civic spaces. It is also one of the most important elements of Chautauqua Park and contributes to its historical significance. The Chautauqua Green's current size is approximately 10 acres, consisting of a large oval meadow defined by a loop road with angled and parallel parking; the Ranger Cottage and its associated parking; a naturalized landscape edge; and the walkway from Baseline Road into the site that passes through the Arbor and continues to the Dining Hall.

Historically, the Chautauqua Green began as pastureland that was originally associated with the Bachelder Ranch. During Chautauqua Park's early development, the Chautauqua Green provided horse and carriage parking for visitors to the site as they were not allowed into the southern portion. The early plat of Chautauqua Park did not include the area where the Chautauqua Green is located.

The transformation of the Chautauqua Green began in 1901 when the Boulder Improvement Association employed W. W. Parce, a landscape architect from Rochester, New York to complete a plan for the Park. As mentioned under the Urban Form Section, the plan was adopted by the city in 1904 but its whereabouts are unknown and it is unavailable for review. However, the 'plan' clearly included the Chautauqua Green or "Tennis Park" as it was known, and Frederick Law Olmsted, Jr. provided a very detailed evaluation of the "Tennis Park," referring to "...the large oval terrace for tennis courts" in his report to the city in 1910.

In 1902, the Boulder Improvement Association requested that Mr. Parce supervise the work at Chautauqua Park. It is unclear as to how long Parce stayed involved with the development of the grounds at Chautauqua Park. However, it is assumed that he was involved during the period of 1902 to 1912 for the design of the "Garden," built in 1907; the development of Chautauqua Green as it was plowed and seeded as an oval 'tennis park' by 1910; and the construction of the circular loop drive and entry road in 1912. During this period Parce was also commissioned to design a subdivision and planting plan for the Green Mountain Cemetery in Boulder, located just east of Chautauqua Park.

Located approximately half-way between Baseline Road and the Auditorium is a small stone and log Arbor that was built in 1908, described as resting spot



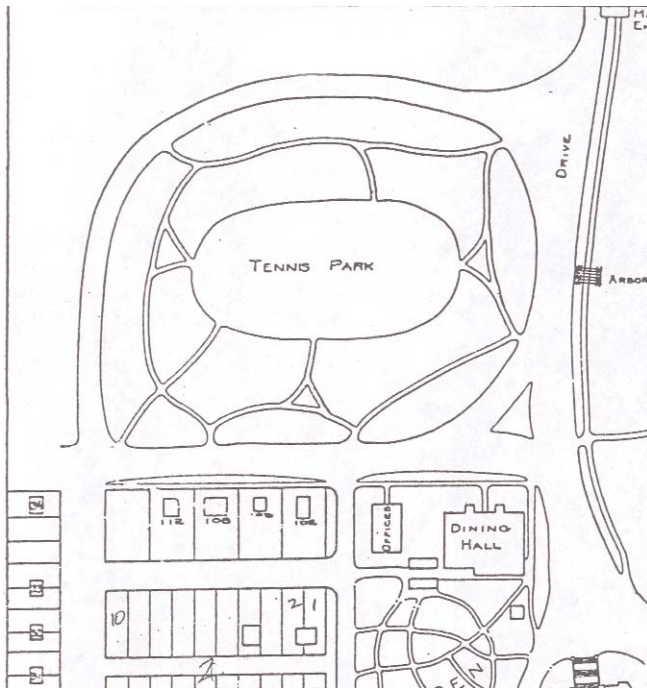
The Arbor, early 1900s. Photo courtesy of Colorado Chautauqua Association archives.



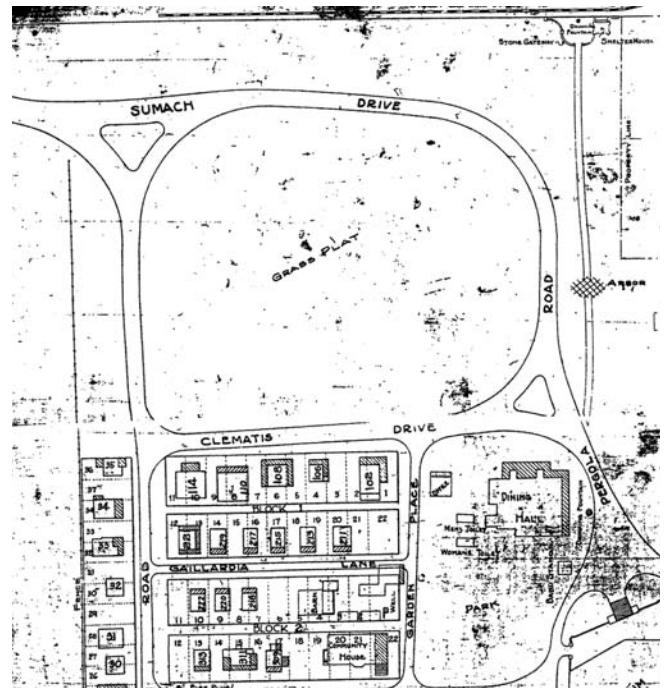
The Arbor, 2002.

for those arriving at Chautauqua Park on the trolley. The Arbor is situated along the centerline of the walkway which passes through the Arbor. As it is today, the route was very steep and the Arbor originally provided a welcome spot for rest. The Arbor is a rustic style structure characterized by its massive native stone base and walls, and its log timber roof construction.

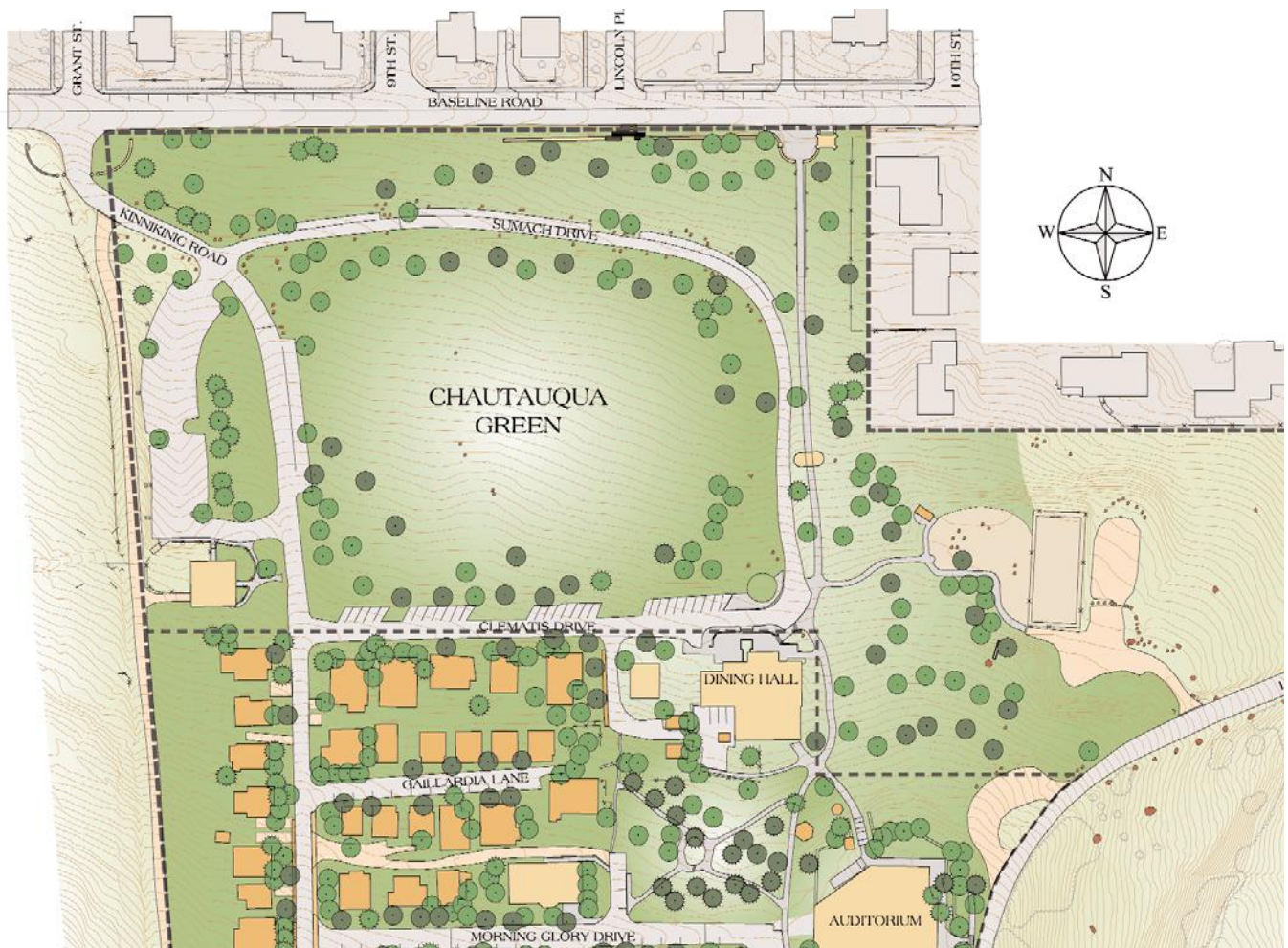
The newest addition to the Chautauqua Green is the Ranger Cottage and its associated parking area that was built in 1987. The Ranger Cottage is located at the southwest corner of the Chautauqua Green. The parking area is set between the Chautauqua Park entry road and the Chautauqua Meadow, on City of Boulder Open Space Property.



Plan of Chautauqua Green 'tennis park', 1915. Map courtesy of Colorado Chautauqua Association archives.



Plan of Chautauqua Green, 1928. Map courtesy of Colorado Chautauqua Association archives.



Existing Condition Plan for Chautauqua Green.

Existing Condition

The form and size of the Chautauqua Green closely resembles the "...large oval terrace for tennis courts" described by Frederick Law Olmsted, Jr. and is very similar to the 1915 plan. The oval terrace was most likely built as a large grassy meadow and the topographical forms and general arrangement that currently exist appear to be original components. It is likely that the tennis courts themselves and paths shown on the 1915 plan were never built. These two elements, the topography and the drive configuration, originally combined to define the oval geometry that is the strongest characteristic of the Chautauqua Green.

Today, the large grassy field remains and the oval is still strongly defined by the site topography, roads and plantings and retains its historical integrity. Subtle grade changes that begin at Clematis Drive where the ground quickly slopes away from the street are still very evident and are critically important to the integrity of the Chautauqua Green. The park drive has been modified in two ways. The primary loop road remains along its original alignment, but changes to the road in 1987 eliminated the two interior rounded corners. While this added green space to the park it also negatively impacted and weakened the historic elliptical shape of the space.

Historically, the drive was wider than present day and accommodated parking in a parallel manner. The 1987 changes narrowed the drive to accommodate parking on the inner edges of the Chautauqua Green (along Clematis Drive) and parallel parking along the outer edge (along Sumach Drive). Parking along the outer edge has less of an impact on the Green's oval shape, while the inner edge parking impacts the line of the oval. The greatest impact to the Chautauqua Green has been the changes to the original road configuration. A section of stone gutter along the east side of the Chautauqua Green was reconstructed in the 1980s and differs in character from the historic stone gutters elsewhere on-site. The newer gutter has a steep side slope and is built of varying sandstone pieces set in concrete. The use of stone is commendable, however the form of the gutter is not compatible with the historic gutters.

The drive has provided parking as well as traffic circulation for many years, most likely beginning in 1912 when it was first installed. The dual purpose continues today, although thoughts have changed on how to control these uses. Narrowing the roadway and providing well-defined parking spaces is a common technique and the changes to the drive in 1987 followed this approach. In general, the narrowing of the road has



Ranger Cottage, 2002.

had only a moderate impact on Chautauqua Green's historic integrity, since the drive generally follows its historic alignment. Likewise, the addition of the angled parking obviously disrupts the visual connection between the residential area and the Chautauqua Green, but it is a fairly moderate impact and parking has been a part of Clematis Drive for years.

The area surrounding the Chautauqua Green oval, its landscape edge, is very similar in form and character to its historic condition. The most extensive change is along the west edge of the Chautauqua Green where the Ranger Cottage and its associated parking were built in 1987. The siting, massing, form and scale of the Ranger Cottage are very sympathetic to the historic site, and the building is a compatible addition to the historic district. However, the structure is so similar in architectural design that it is difficult to distinguish between it and the historic buildings. The parking area has had the greatest impact to the Chautauqua Green, primarily due to the unattractive view of the long linear asphalt paving that is seen as visitors enter the site from the Grant Street entrance.

In contrast, the landscape buffer between the drive and the parking area is effective in screening this area from the remainder of the Chautauqua Green. Unfortunately, views from the Chautauqua Green to the adjacent foothills open space have diminished. The addition of the Ranger Cottage and its associated parking has had a negative impact on the relationship between the Chautauqua Green and the Chautauqua Meadow. The view between the two has been lessened by plantings to screen the parking lot and the sense of a large open space wrapping around the residential neighborhood has been weakened.

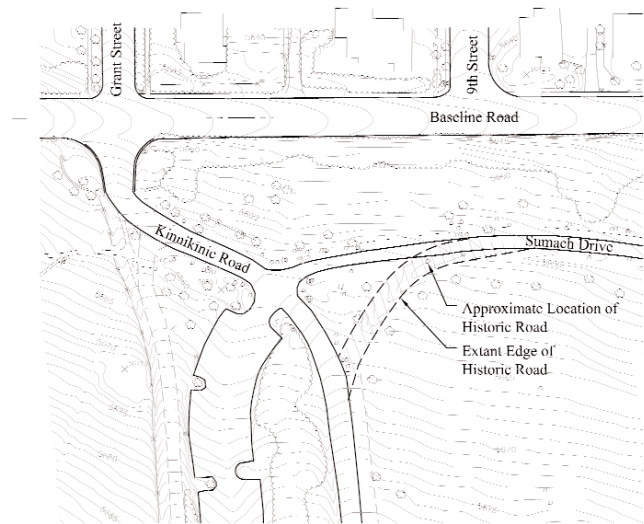
The Arbor is in good condition. It is a contribut-

ing feature to the Chautauqua Park Historic District and has retained its historic integrity. The stone pier walls and benches are as originally constructed. The log beams and rafters that comprise the roof structure have been replaced or restored several times, most recently in 2003.

Planting within the Chautauqua Green is in good condition and contributes to its historical significance. A number of large, mature trees occur within the Chautauqua Green. Comparing the size and species of these trees with historic photographs from the 1940s indicate that they were planted during the original development of the area in the early 1900s. Although no planting design was found during the course of this study, the pattern of the mature trees and shrubs (as well as historic photos) clearly reflects a design intent to define the space and direct views into and across the Chautauqua Green.

Groupings of mature deciduous trees, such as American Elm, Horsechestnut and Kentucky Coffeetree define the northeastern and southwestern edges of the oval, and similar groupings occur along the center portion of Clematis Drive. View corridors are evident with the area directly in front of the route of Garden Place void of any trees, and the only mature trees in front of the Dining Hall is one Blue Spruce. The views

into and across the Chautauqua Green to the Dining Hall are important and it is likely that the original trees were planted to accentuate the views. A formal line of trees was planted between the Shelter House entrance and the Dining Hall in the early years of the chautauqua. This line of trees would have offered shade and respite for visitors walking from Baseline Road to the Auditorium and Dining Hall. Several of these trees remain although the pattern and line has mostly disap-



The form of the original road remains at the northeast corner of Chautauqua Green.



Chautauqua Green from the Dining Hall, 2003.

peared, and they are generally in good health.

Newer trees have been planted within both the oval and the landscape edge. Unfortunately, many of the smaller trees have not been as carefully placed as the original trees were. In particular, several trees near the Dining Hall and even the newest small trees near the entry road obscure the spectacular view to and away from the Dining Hall.

Recommendations

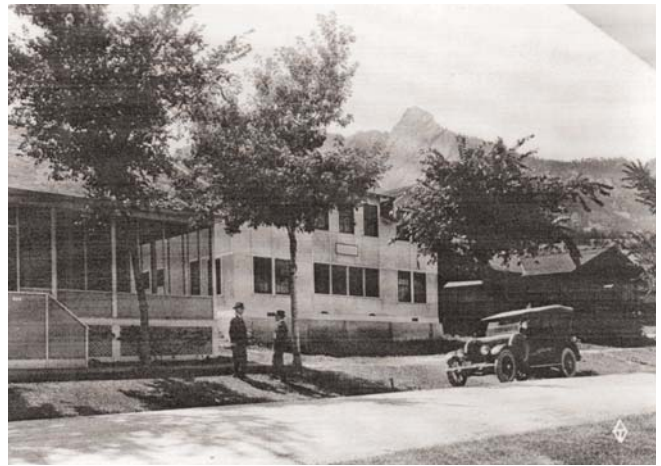
1. The Chautauqua Green should be preserved and restored to reflect its historic form, size and configuration. This area is historically significant in its own right, and is a contributing feature to Chautauqua Park.
 - Preserve the historic patterns, topography, drive and mature trees. The interior of the oval should be preserved with no interruptions made to the interior edge.
 - The circular loop road should be re-configured to re-establish the northwest interior oval edge that has historically defined Chautauqua Green's oval shape.
2. The outer landscape edge of the Chautauqua Green should be restored and maintained as a more naturalistic landscape edge with new plantings of indigenous grasses and forbes.
3. The entry drive from Baseline Road should be reconfigured and rebuilt to improve the aesthetics of the entry sequence into Chautauqua Park and to improve pedestrian and vehicular access. In



Proposed rehabilitation of the Chautauqua Green.

particular, the historic views from the entry road towards the Dining Hall should be restored by either removing trees or relocating trees once they have died.

4. Reconstruct the detached walk along Clematis Drive as a sidewalk and restore the historic street tree pattern (see Roads, Alleys and Walks section).
5. Relocate the Rock Miners Monument (installed in 1985) to a more intimate pedestrian oriented location on the outside edge of the Chautauqua Green.
6. Construct an orientation wayside along Kinnikinic Road on the western edge of the Chautauqua Green to allow visitors to pull off of the main road for visitor drop-off and orientation purposes.
7. Construct a drainage swale along the west side of Kinnikinic Road, behind the wayside to route drainage north to the storm sewer system.
8. Add pedestrian lighting along the east-side of the Chautauqua Green between the Dining Hall and Shelter House. Light standards should be consistent with the approved Chautauqua Park pedestrian pole and luminaire. Provide pools of light and minimize the number of fixtures (four are suggested). Ensure that the lighting meets the requirements of the Boulder Lighting Ordinance.
9. Add pedestrian lighting along Clematis Drive between the Dining Hall and Ranger Cottage. Provide a minimum number of fixtures, four in this area. See Site Lighting Section for further detail.
10. The Arbor should be preserved as a significant component and contributing feature. The relationship between the oval, the drive and the Arbor is equally important and as such it should be preserved.
11. The landscape materials that comprise the Arbor setting could be converted to have a naturalistic landscape character with native grasses. This treatment would be compatible with the rustic character of the Arbor, may enhance its character, and would still be compatible with the historic integrity.



Clematis Drive, early 1900s.



Clematis Drive, looking west, 2002.



Proposed rehabilitation of Clematis Drive with a new walk, grass and street tree planting that re-establishes its historic condition.

Dining Hall

Description

The Dining Hall is one of Chautauqua Park's original buildings. Built in its inaugural year of 1898 by the construction company of W. M. Windham of Denver, the building is sited at the edge of the Chautauqua Green at a location that originally aligned with a boardwalk leading into the site from Baseline Road.

Although the Dining Hall has been modified on several occasions, the building has remained a visual icon and a character-defining feature of Chautauqua Park.

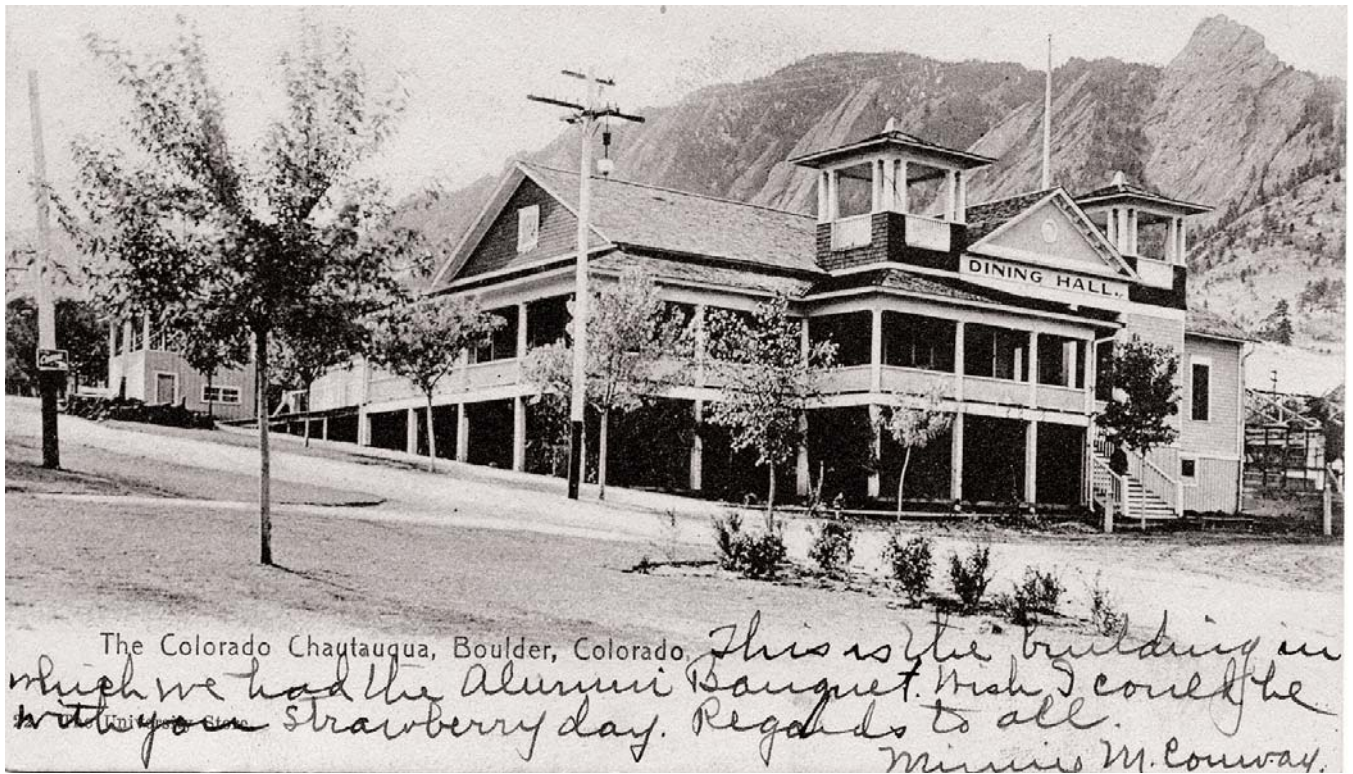
The original building was smaller than the current structure, but its two characteristic shingled towers were early features. Access into the building was originally along a wooden staircase, built to complement the building architecture. The columned porch or veranda was added in 1899, and the building was expanded after 1906. A tent platform was located adjacent to the Dining Hall's west façades and connected the building with Cottage 100, which was the office at the time.

During the early chautauqua years, the Dining Hall site was generally defined by two boardwalks, including the boardwalk that extended from the Baseline Road

entry and continued to the Auditorium. The boardwalk from Baseline Road was a linear path that provided direct access to the site's major buildings for those arriving by trolley. The other boardwalk was built parallel to the Dining Hall's north façade and generally followed a dirt road that is now Clematis Drive. The boardwalk continued to Kinnikinic Road providing access to the cottages along Clematis Drive. The two boardwalks intersected near the northeast corner of the building.



Eastern façade of the Dining Hall, 2002.



Early Dining Hall postcard. Photo courtesy of Leland Rucker and Billie Gutsell

Existing Condition

The Dining Hall setting has changed considerably since its construction in 1898 with most of the changes occurring since the mid-1980s. An elaborate terrace with sandstone walls and planters, red tinted concrete paving and plantings were built at the entry into the Dining Hall in 1987. The boardwalks disappeared years ago and changes to the area east of the Dining Hall have minimized the original connections that existed between the Dining Hall and the Auditorium, and between the Dining Hall and the Shelter House entrance.

A winding concrete path leads from the northeast corner of the Dining Hall south to the Auditorium. The original straighter, linear connection is only slightly visible. The connection was originally wider, open to carriages and cars, and created a grand entry to the Auditorium. While the current concrete path makes the same connection it is not in character with the original scale of the approach. This historic connection between the Dining Hall and Auditorium is important today because the restrooms in the rear and underneath the Dining Hall are used during Auditorium events.

Newer trees have been planted in this area but obscure the historic connections between buildings. The linear walk from the Dining Hall to the west that originally connected the cottages along Clematis Drive no longer exists and the original street trees are gone with the exception of one or two.

The new terrace provides usable space for the busy restaurant at the Dining Hall. However, the massing of the terrace and the extensive use of sandstone detracts from the Dining Hall's historic integrity. The use of red tinted concrete detracts from the historic nature of the Dining Hall and of the entire Chautauqua Park site. There does not appear to be historic precedent for the design or materials.



Dining Hall service area, 2002.



Dining Hall, circa 1905. Photo courtesy of Western History / Genealogy Department, Denver Public Library.



Dining Hall, 2003.



Dining Hall terrace, 2003.



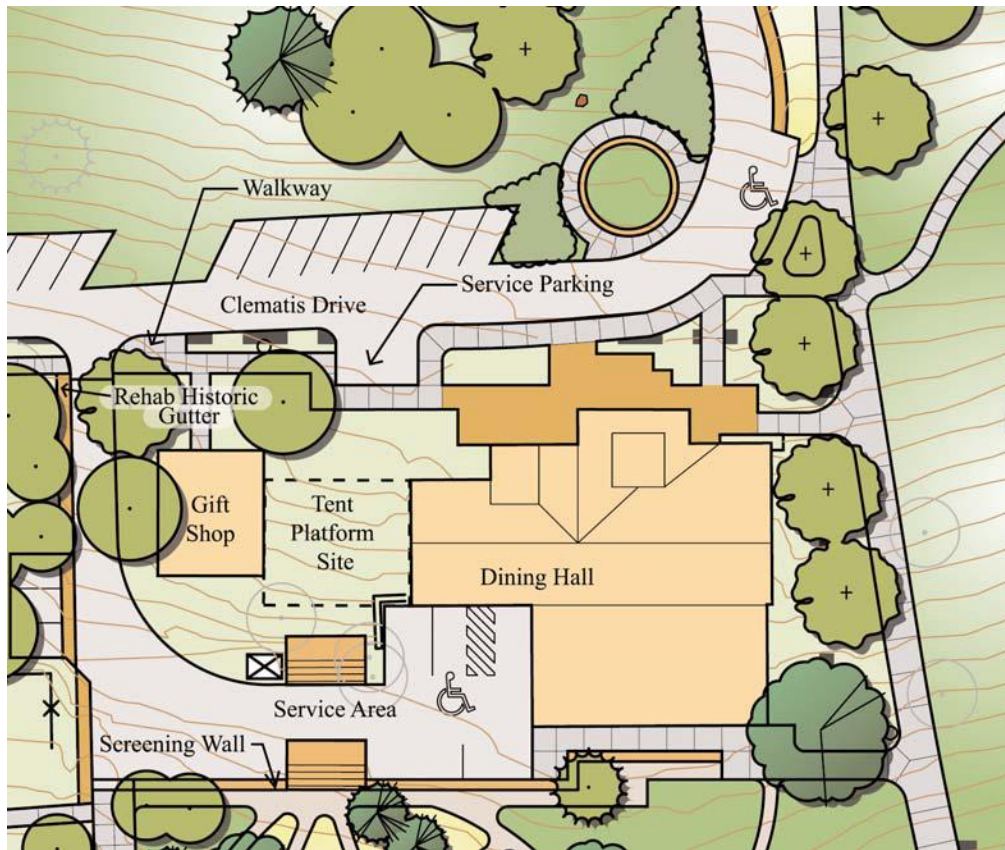
View from the Dining Hall to the north, circa 1900. Photo courtesy of Carnegie Branch Library for Local History, Boulder Public Library.



View from the Dining Hall to the north, 2003.

Recommendations

1. The Dining Hall setting, outside of the area of the terrace, should be restored to reflect its historic form and configuration. The setting provides an important historical connection between Chautauqua Park's most significant buildings and as such it should be restored to reclaim those visual and physical connections.
 - Re-establish the historic views across the Chautauqua Green.
 - Re-establish the connection between the Dining Hall and the Arbor, and between the Dining Hall and the Auditorium, using historic patterns.
2. As maintenance repairs or reconstruction are undertaken to the Dining Hall Terrace, improvements should be made that reestablish the site's historic character.
 - Use materials that are compatible with the historic character of Chautauqua Park and that have a precedent on the site.
 - Do not use colored, stamped concrete.
 - Maintain a visual and physical strong connection with Chautauqua Green.
 - Simplify the Dining Hall setting to be more consistent with its historic appearance.
 - Simplify the plantings to highlight the architecture of the Dining Hall.
3. The walk from the Arbor to the Dining Hall and to the Auditorium should be reconstructed to follow its historic alignment to provide a better connection between these important features and to provide better access to the Auditorium.
4. The service area should be reorganized to more efficiently use the space for the Dining Hall service and to provide more useable accessible parking spaces and accessible building entry.
 - Relocate the CCA maintenance storage areas to another location (See Picnic Pavilion / New Maintenance Site)
 - Relocate employee parking to a new parking area near the tennis court adjacent to the playground.
 - A low stone wall, compatible with stone construction in Chautauqua Park, should be built to replace the cedar fence separating the service area from the Centennial Garden to the south (see Centennial Garden).
 - Restore the historic restroom buildings for storage or another adaptive re-use.



Proposed restoration plan for Dining Hall area.

5. The historic patterns, setbacks, features and vegetation along Clematis Drive should be preserved and restored.
 - A narrow walk should be reconstructed on the south side of Clematis Drive. To respect the original street patterning, the walk should be detached and separated from the road by a narrow tree lawn.
6. Improve ADA accessibility to and around the Dining Hall (see *The Plan*).

Further Study

*Develop a **detailed study of accessibility options** for the **Dining Hall**, that respects its historic features and setting and that meets the needs of the concessionaire, City of Boulder, and CCA. Ensure that accessibility options do not create negative impacts to the setting or building.*

Playground

Description

While Chautauqua Park is best known for its arts, culture and educational programs, the community's recreational activities are also popular as they were historically. In addition to adult recreation such as tennis, the children at Chautauqua Park have had, and continue to have numerous opportunities for activity and play. The playground, located east of the Auditorium, is an area that has served as an informal field for sports (including a few years as a baseball field) and since 1913 it has been the site of Chautauqua Park's only formal playground. The City of Boulder developed the area as a playground in 1913 and added a wading pool in 1915. Prior to its use as an informal field the site was the 'corral area', providing parking for horse and buggies.

Existing Condition

The playground has changed several times since its first swings and slides were built in 1913. The wading pool (1915) fell into disrepair and was removed in the 1930s. During the mid-1980s the current tennis court was added to the eastern edge of the playground. The playground changed again in the mid-1990s when Lois Wolf donated \$50,000 for equipment. An informal gravel parking area is adjacent to the tennis court on the east-side.

The playground site is an important area within Chautauqua Park. The playground components and arrangement has had a large degree of change over the course of Chautauqua Park's history. Most of the original elements of the playground have been replaced with contemporary equipment. Large mature shade trees



Parking area east of Tennis Court, 2002.

enhance the playground setting. Several are significant and likely date from the Chautauqua's earliest years. It is not known if the shape and configuration of the playground was previously similar to what exists today. The location of the playground has remained unchanged. However, overgrown understory shrubs and maturing trees makes the playground seem remote and disconnected from Chautauqua Park, and the area is not readily visible from the Auditorium or from the Dining Hall.

The tennis court was recently resurfaced. The adjacent informal parking area is undefined and fairly hidden from the road. According to field reconnaissance and staff interviews, the parking area is underutilized day-to-day, although it is parked full for Chautauqua Park events. The parking lot is screened from the Auditorium and the Dining Hall, surrounded by a slight topographic rise and native vegetation, screening it visually from adjacent neighbors.



Chautauqua Park playground, circa 1920s. Photo courtesy of Carnegie Branch Library for Local History, Boulder Public Library.

Recommendations

1. The existing playground should remain and the area should be visually reconnected to the Auditorium and to the Dining Hall by selectively thinning the understory vegetation.
2. A walk should be constructed to connect the open space to the north of the Auditorium with the playground.
3. The parking area offers an opportunity to improve Chautauqua Park's parking needs in a manner that respects its historic character. The area should be re-graded and the parking expanded. The grading and site design should be accomplished so that the parking area is not visible from either the Auditorium or from vehicles entering Chautauqua Park via 12th Street. The parking area should be terraced and low berms built at its edges, and a dense planting buffer should be placed on its northern and eastern edges to ensure that it is not visible from the adjacent residences or from the Auditorium. (see Transportation and Parking)
4. A pedestrian walkway and stairs should be built to connect the parking area to the Auditorium, and the playground which will provide access to the Dining Hall.
 - Low level lighting should be provided to increase visibility and safety for evening use. Lighting should be programmed to be illuminated only during events and hours of operation for the Dining Hall.
 - The character of the site improvements such as walls or steps should be compatible with Chautauqua Park's historic features.



Proposed parking improvements and access to the Chautauqua Auditorium and the playground area.

Auditorium

Description

The Chautauqua Park Auditorium was one of the first buildings built for the chautauqua. Designed by Franklin Eugene Kidder and E.R. Rice, the Auditorium was built during Chautauqua Park's inaugural year, 1898. It is an impressive structure and as such it is Chautauqua Park's most significant building. Equally impressive is its siting. Prominently located on a high point on the site's rolling hillside and at its easternmost edge, the Auditorium served as the visual icon of Chautauqua Park for years. At the time of construction and for many years following, the Auditorium was visible from most areas of the city as well as from the hill-sides south of Chautauqua Park.

The greatest change to the Auditorium's setting occurred in 1906 when the stone promenade was built. The promenade consists of sandstone walls, steps and piers that surround the Auditorium on its east, west and north façades, creating a level terrace between the building and the wall.

The promenade is a massive, rustic style structure built of rough cut sandstone with a hammered sandstone cap. It extends out as a half circle on the Auditorium's east façade symmetrically placed on the Auditorium's door providing the main entry. A metal guardrail with thin vertical rails is set on top of the stone promenade. On the north a formal staircase of stone steps, flanked by large vertical piers and metal handrails, connects the Auditorium with the Dining Hall. On this façade, the promenade is skewed and is not parallel to either face of the building. The promenade is centered on the entire building width and not on the width of the façade.

The Auditorium's original setting consisted of indigenous grasses, large rocks and steep slopes. The building appeared to rise out of the natural landscape. During Chautauqua Park's earliest years, a dirt road from the north provided access to the Auditorium and beginning in 1899, a boardwalk connected the Auditorium with the Dining Hall and with Chautauqua Park's entry at Baseline Road. After 1906, a loop road of compacted dirt was built around the Auditorium and remained in place (although portions were closed to vehicular traffic) until 1940.

The Auditorium terrace consists of concrete and sandstone paving, lawns and trees. On the building's east façade, the terrace is at one elevation, which continues to the center portion of the north façade. As the terrace continues around the building towards the west the terrace steps down two staircases. Along the

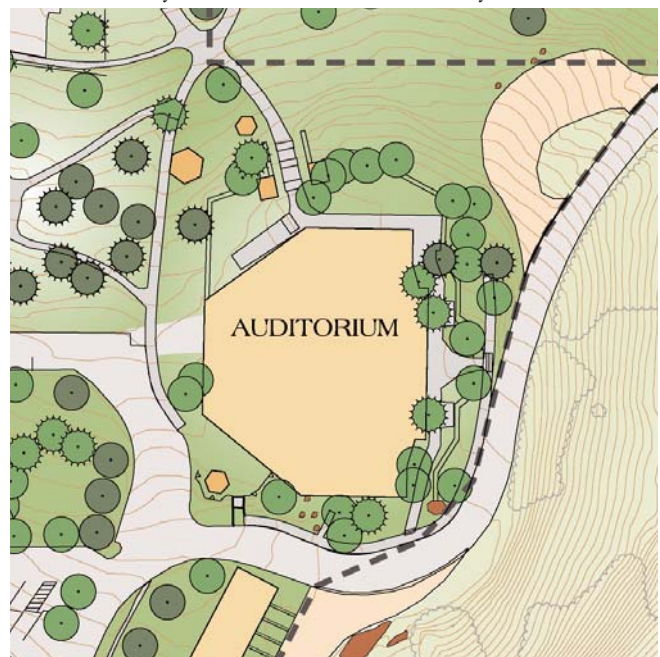
south façade the terrace consists of a mixture of paving and plantings.

On the southwestern corner of the auditorium is a newer terrace. It is set below the 12th Street road grade and is built of cut sandstone pieces of varying sizes that are laid in a random pattern. Steps flanked by two sandstone walls provide access to the sidewalk and the road. A sandstone retaining wall lines the eastern edge with a grassy lawn and a row of juniper shrubs set above the wall. One of three ticket kiosks is located on this terrace as well as a drinking fountain and a stone monument with a commemorative plaque.

Several large trees and a few shrubs are placed haphazardly around the base of the promenade and on the terrace. Two small apple trees flank the promenade entry on the west façade, along with six juniper shrubs that are set fairly symmetrically to either side of the Auditorium doors and adjacent to the building. A number of large trees and shrubs are along the base of the promenade on this façade including a White Pine and an Engelmann Spruce.

Existing Condition

The setting of the Chautauqua Park Auditorium is in fair condition. Two types of modifications to the setting have occurred at different periods in very different ways and each has changed the character of the Auditorium. The most significant modification occurred early in the Auditorium's history when the



Existing Condition Plan for the Auditorium.

stone promenade was built in 1906. Although it was not part of the building's original construction, the promenade was a compatible and sensitive addition that adds to the Auditorium's architectural and historical significance. It is a character-defining feature with the stone walls and piers being its most significant features. The promenade retains the majority of its original form and materials. The exception is the terrace where the historic materials are no longer evident. The stone walls and piers are in good condition.

The second type of change has negatively impacted the setting and its integrity. These include the modification of the north staircase, the addition of the metal guardrail and the removal of the original steps to the west. The promenade originally had two staircases that connected the Auditorium with the Dinning Hall and the Centennial Garden. Sometime during the 1920s the western staircase was removed and the opening filled in with stone masonry. This was a negative impact to the Auditorium setting.

Another early modification was the addition of the metal railing along the top of the stone wall, most likely to improve safety. Another impact to the stone promenade was the 1950 work on the northern staircase that replaced the wooden steps with narrower concrete steps. In the 1990s metal hand rails and stone planters between the steps and the original stone piers were added. The rationale for the improvement was sound, however the design of the handrails is out of scale with the setting and the planters diminish the intended prominence of the original walls. In addition, the handrails do not meet the requirements of the Americans with Disabilities Act. In addition to the changes to the staircase, the walkway between the Auditorium and the Dining Hall was realigned. This disrupted the original connection between the two buildings, diminishing an important spatial connection between the Auditorium and Dining Hall.

As previously mentioned a great impact to the entire Chautauqua Park landscape has been the loss of the views between the Auditorium and its surroundings including views to and from Boulder. The trees on the terrace and along the base of the promenade have become overgrown and currently block significant views from the Auditorium towards the City of Boulder. Likewise, the historic view from the 12th Street entry has been compromised as the Auditorium is only visible through a dense screen of trees. For many years, the Chautauqua Park Auditorium was a visual icon and could be clearly seen from the City of Boulder including from the University of Colorado and Baseline Road.



The Auditorium terrace, 1899. Photo courtesy of Carnegie Branch Library for Local History, Boulder Public Library.



View from Auditorium terrace looking north, 2002.



The west steps of the Auditorium promenade were removed in the 1920s. Photo courtesy of Colorado Chautauqua Association archives.



North entrance of the Auditorium, circa 1920s. Photo courtesy Colorado Chautauqua Cottagers.



North entrance of the Auditorium, 2002.

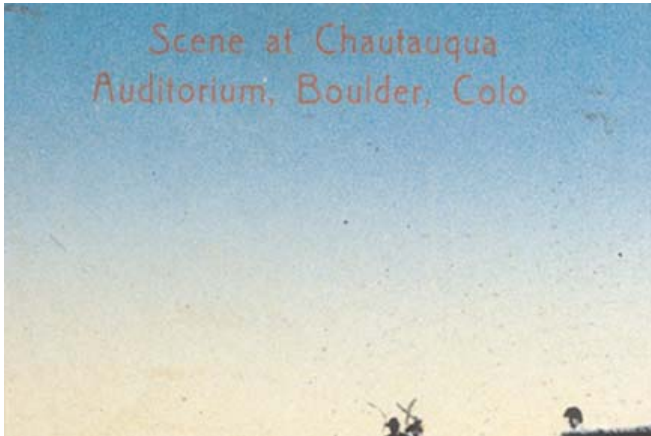


Proposed restoration of the north entrance to the Auditorium to re-establish the original connections and to open up views to the Auditorium.

Recommendations

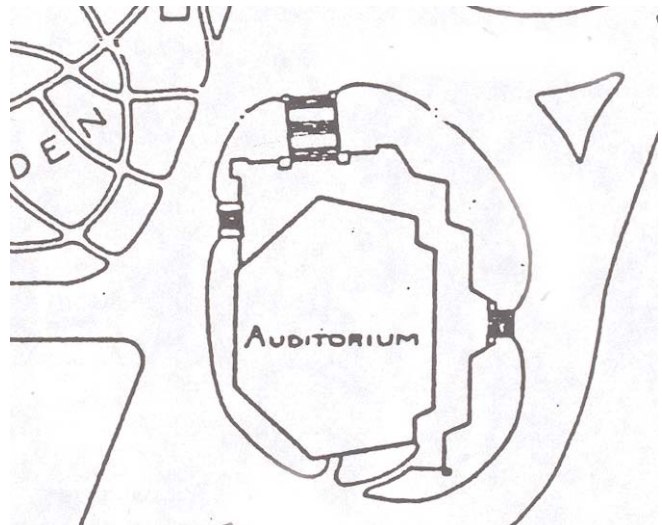
1. The Auditorium setting should be preserved, restored and rehabilitated to reflect its historic patterns, form, materials and character. The setting contributes to the historical significance of the Auditorium, and is a characteristic feature of Chautauqua Park.
2. The significant views to and from the Auditorium should be restored.
 - The views towards the City of Boulder from the east and north terraces should be restored by the removal of overgrown vegetation.
 - New vegetation at the base of the promenade should be of hardy or indigenous plantings that when mature, will remain lower than the top of the wall.
 - The views of the Auditorium from the southern hillside should be restored by selective thinning of the hillside vegetation, including the vegetation on the northern embankment of Bluebell Canyon.
 - On-site views of the Auditorium should be opened to restore its historic presence as the site's most important structure. Clear visual corridors towards the Auditorium should be created including opening up the views from the north by creating a larger open space.
3. The historic patterns of the Auditorium setting should be restored including re-establishment of the Auditorium's relationship to its surroundings such as the Dining Hall and the north lawn.
 - The west staircase should be reconstructed to restore the historic connection between the Auditorium and the Centennial Garden. The reconstruction should follow the historic design including re-establishing the steps to a similar width and alignment.
 - A walkway that follows the historic patterns of the original roads and walks should be built to provide a better entry sequence into the Auditorium and a better circulation system around it.
 - A connection should be made from the Auditorium to the reconstructed parking area (northeast) at the tennis court.
4. The stone walls and piers of the promenade should be preserved. New improvements should be designed to be sensitive to the historic patterns, arrangement and material of the original walls.

5. The existing parking area located just northeast of the Auditorium should be reconstructed to provide a turn-around and drop-off area for visitors and shuttle buses. The new turn-around should be located out of the view plane from 12th Street to the Auditorium.



Postcard of the north entrance to the Auditorium. Photo courtesy of Colorado Chautauqua Association archives.

6. Relocate the existing ticket booth from the north west corner of the Auditorium to its northeast corner to provide better access for drive-up purchases.



Plan of Auditorium, 1915. Map courtesy of Colorado Chautauqua Association archives.



Proposed restoration plan for the Auditorium setting. The proposed walkway around the Auditorium follows the alignment of the original road.

Centennial Garden

Description

The Centennial Garden, located between the Auditorium and the Academic Hall, was originally built in 1907. The designer of the Garden is unknown, but it may have been landscape architect W. W. Parce who was working on plans for the Chautauqua grounds at the time of the Garden's construction. The Garden did not have a name until Chautauqua Park celebrated its 100-year anniversary in 1998, the year the Garden was renovated and named the Centennial Garden.

Prior to its use as a Garden, the area was divided in two segments by a dirt road that was most likely a remnant of the Bachelder Ranch. Early in Chautauqua Park's history, the site supported a bandstand for concerts, an ice cream parlor, and tents that were used for events. The ice cream parlor was gone by the time the Garden was constructed but the bandstand remained, and became an integral part of the Garden until sometime after 1941.

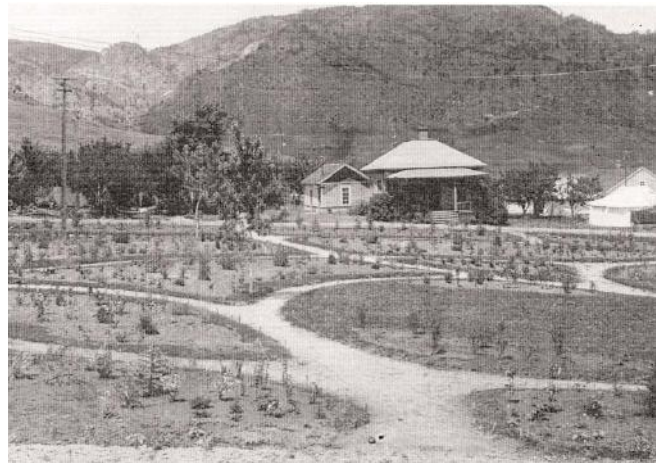
The original Garden was an elaborate labyrinth of looping circular paths separated by planted beds. Historic photographs indicate that early plantings consisted of shrubs and flowers as well as the towering evergreens that remain today. A sundial was added to the Garden in 1915, a donation from Mrs. James Cowie, and has since been moved to the landscape area adjacent to the Community House.

The Centennial Garden is a very important Chautauqua Park space, linking the Auditorium, the Academic Hall, the Community House and the Dining Hall. It is also a beloved garden of residents and benefactors as seen in the brick pavers that have been added over the last several years to provide funding as well as to commemorate family and friends.

The most characteristic features of the Garden are the numerous large evergreen trees that include Blue Spruce, White Pine, Concolor Fir and Eastern Arborvitae. The 1998 changes included the addition of a central water feature with lights, pedestrian lights, the removal of most of the looping paths, except for four paths that radiate from the center, and the addition of a wooden privacy fence.

Existing Condition

The Centennial Garden has changed significantly from its original design of 1907. Most of the changes are likely tied to the years during the 1960s when maintenance ceased and the planting beds and paths fell into



The original Garden looking west, circa 1907. Photo courtesy of Carnegie Branch Library for Local History, Boulder Public Library.



Centennial Garden looking west, 2003.

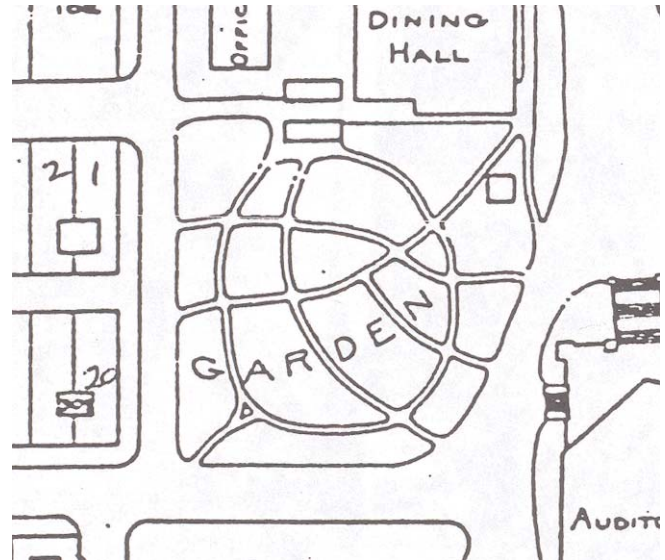
disrepair. The large mature evergreen trees are remnants of the original design and the four paths generally follow the alignment of the original paths.

The Garden's size, shape and configuration is very similar to the original although it has been reduced in size on its north edge. The Garden originally extended all the way to the stone building (former restroom). This area is now used for maintenance activities and a wood privacy fence currently separates the Garden from the maintenance area. The central water feature is a new addition as are the pedestrian lights.

Many of the trees in the Garden, particularly the evergreens, are reaching the end of their lifespan and will need to be removed in the next few years.

Recommendations

1. The existing mature trees should be protected and preserved for as long as possible.
2. As additions, repairs and maintenance are undertaken, the Garden's historic patterns should be restored.
 - New additions should be accomplished by interpreting the concept of the original 1915 design. New Garden features should resemble the historic patterns of the original Garden while retaining existing walks, bricks, and fountain. For example, new walks should follow the historic walk patterns and planting beds should reflect the historic shape and size.
 - The original size of the Garden should be restored by removing the privacy fence and extending the Garden north to the historic stone buildings, which would become the Garden's northern edge (see Dining Hall section).
 - The historic connection between the Garden and the Auditorium should be re-established by reconstructing the Auditorium's west steps (see Auditorium section).
 - The western edge of the Garden should be re-established through the reconstruction of Garden Place (see Urban Form section).
2. As the large, mature trees are lost, the Garden should be re-planted to more closely interpret the historic plantings.
 - The northern edge should be re-established as a strong, definitive edge to separate it from the Dining Hall's activities. A low stone wall should be built to separate the uses and could also serve as a means of commemoration and recognition of contributions to Chautauqua Park.



Plan for Garden, 1915. Map courtesy of Colorado Chautauqua Association archives.



Restoration plan for the Centennial Garden.

Academic Hall and Waterwise Garden

Description

The Academic Hall is one of Chautauqua Park's earliest buildings, built in 1900 to serve as the school building for six to eight hundred students. It was Colorado's first building constructed for the sole purpose of housing a summer school.

The Academic Hall is sited to the west of the Auditorium and just south of the Dining Hall. The building was originally set in a large, triangular-shaped meadow that sloped to the north with its front, or north, façade facing Dallas Avenue (later renamed Morning Glory Drive). The triangular shape is defined by Chautauqua Park's characteristic grid, particularly by three streets, Morning Glory Drive to the north, Wildrose Road on the west and Golden Rod Drive on the east. The Academic Hall is aligned with the street grid, but is set further away from the road than the original tents, and later cottages that are located to just west of Wildrose Road. Tree planting began at Chautauqua Park during 1899 and during this planting the road in front of the Academic Hall (now Morning Glory Drive) was lined with a straight row of shade trees.

The grassy triangle has had a transitional history. It has a long history of use for public activities, particularly as a setting for events that required large tents. For a short time, the Art Hall was also located on the site, as were a pavilion and a cottage. Primrose Road was extended across the grassy slope after 1919 and a small parking area was added along the road after 1977. For a brief period between 1945 and 1970, Astor Lane



Existing parking area south of Academic Hall, 2002.



Academic Hall, circa 1900. Photo courtesy of Colorado Chautauqua Association archives.

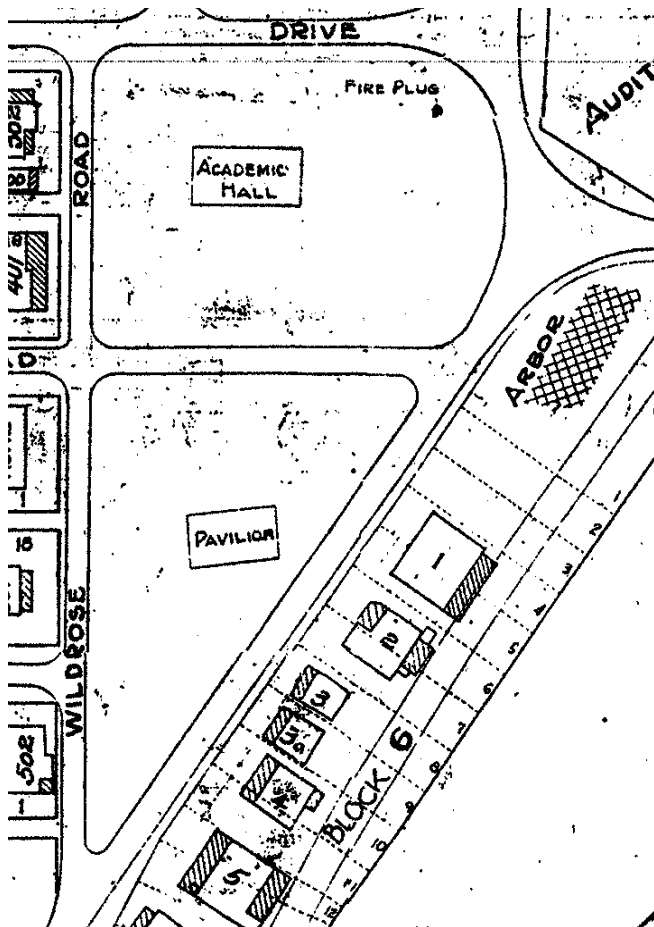
was extended across the southern end of the triangle. The area remained unimproved for many years, providing an informal recreation site for residents. At times it also served as a large unimproved parking area, as is seen in historic photographs from the 1940s. In 1993, this area became the Waterwise Garden, a gift of Wren and Tim Wirth that was designed and built by Robert Howard Associates, Inc.

The primary vegetation pattern is a linear street tree planting on those streets that define the triangle. Street trees originally lined Golden Rod Drive, Wildrose Road and Morning Glory Drive.

Existing Condition

The form and scale of the Academic Hall setting has remained very similar to its original construction. However, the site has endured many changes. Though extensive, the only changes that have impacted the site's historical integrity have been the development of a parking lot on the south side of the Academic Hall and in the 1980s, the paving of the lot and the closing of Primrose Road between Wildrose Road and Golden Rod Drive. These changes disrupted Chautauqua Park's urban form that defines the site as well as disrupting traffic flow.

Other changes to the setting include the loss of the pedestrian walks and the linear street trees around the Academic Hall and its triangular site. Newer plantings, particularly those located adjacent to the building, detract from its historic setting. In contrast to the original linear pattern, several trees are randomly sited and are becoming overgrown, which interferes with pedestrian circulation. A curving walk of arbitrary sandstone pavers set in concrete is located on the north side of the building. Originally the walk was linear and directly linked the Academic Hall with the walk along Morning Glory Drive.



Plan of Academic Hall from the 1928 Chautauqua Park map. Map courtesy of Colorado Chautauqua Association archives.

Recommendations

1. Restore the historic patterns of the Academic Hall setting including the road and circulation patterns, pedestrian walks and the street tree planting.
 - Restore the alignment of Primrose Road across the site by removing the existing parking area south of Academic Hall and redistributing the required parking on the site. Ensure that the proposed redistribution results in no net loss of parking spaces from the area immediately adjacent to the Academic Hall.
 - The original pedestrian circulation patterns should be restored by reconstructing the linear walks according to the historic pattern, including the walks on the west and south sides of the building.
 - The original street tree patterns should be re-established, including the linear row of trees that occurred historically along Golden Rod Drive, Wildrose Road and Morning Glory Drive.
2. Restore the immediate setting of the Academic Hall by selective removal of the overgrown trees, particularly those that are immediately adjacent to the building. If removal is not desired, the trees should not be replaced should they die.
3. Restore the visual connection between Academic Hall and the Waterwise Garden.
4. Preserve the Waterwise Garden as a community area with street trees, intimate edge gardens and a grassy open area.
 - Rehabilitate the existing Gardens in the area with new plant material reflecting the original 1993 planting intentions.



Proposed restoration plan for the Academic Hall.



Picnic pavilion, 2002.

Picnic Pavilion / Maintenance Building Site

Description

Directly south of the Auditorium is the site of the picnic pavilion. The area is at the beginning of the limited access dirt road that travels up Bluebell Canyon. The Boulder Mountain Parks McClintock Nature Trail also begins at this area. This site is currently used for individual picnics, group picnics, school group activities and trailhead access to open space. The area immediately south of the pavilion is undeveloped and the area immediately east of the pavilion accommodates parking for approximately seven vehicles.

Several different structures have existed on the current pavilion site. Originally, a tent platform was located in the area with a bathhouse and water closet located on the edge of Bluebell Canyon. The first shelter structure was a simple wood structure covered with vines. This structure was replaced in the period between 1919 and 1940 with a structure similar to the current shelter. It is thought that the second structure was renovated or replaced sometime in the 1960s.

Existing Condition

The picnic shelter has been replaced or rebuilt several times in Chautauqua Park's history. The bathhouse and water closets were removed sometime between 1919 and 1940. The undeveloped area south of the existing shelter has effectively buffered the 1928 Galey Cottage (Cottage 1) from public activities. The site is primarily used for picnics, parking and trailhead access today.

Recommendations

This area is one of the few parcels of undeveloped land within the Chautauqua Park Historic District. The Colorado Chautauqua Association has a pressing need for a small maintenance office and facility.

1. A new maintenance facility would allow for at least three maintenance sites currently being used by the CCA to be consolidated. In turn, the consolidation would increase efficiency and improve the condition of the Chautauqua Park grounds, including the service area at the Dining Hall, the alley behind Columbine Lodge and the current grounds office and storage area on Bogess Circle.
 - The proposed maintenance facility should be compatible with Chautauqua Park's historic character. It should comply with the Chautauqua Park Design guidelines.
 - The Building should be sited to align with the cottages along Golden Rod Drive.
 - The building should provide a visual terminus when looking east along Primrose Road.
 - Maintenance vehicle access and a small storage yard should be located on the east side of the building, which would be at the elevation of the road to Bluebell Canyon.
2. The northern portion of the building should include public restrooms for use during Auditorium events, and on a day-to-day basis. Currently, the Auditorium visitors must use the Dining Hall restrooms during events. These facilities would be closer to the south entry and more visible to visitors.



Proposed maintenance / office facility with public restrooms on the north façade.

Upper Tennis Court

Description

Recreational activities were key in the early years of the chautauqua and have remained an important part of the community. Oral histories conducted during the summer of 2002 confirm that the Upper Tennis Court has been a focus of regular summer activities for the last 50 years. Tennis matches and annual tournaments have continued to be highlights of the chautauqua experience.

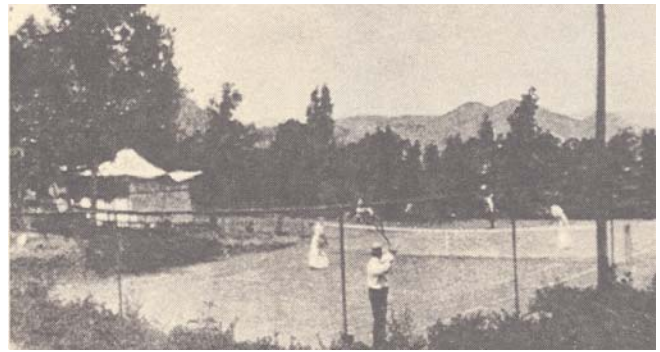
Tennis became a part of Chautauqua Park in the early 1900s when the area now known as the Chautauqua Green was designed as a “Tennis Park.” There is no evidence that the tennis courts were ever built in the Chautauqua Green, but were instead accommodated at the southern end of the chautauqua, tucked into the residential neighborhood. The Upper Tennis Court, located on Lupine Lane, pre-dates the cottages along this street and was built in 1912 as a “clay” (gravel) court. During the same year, a croquet court and horseshoe pits were built immediately west of the tennis court.

The Upper Tennis Court consists of the rectangular tennis court and the site to the west where croquet was originally played. The rectangular court is an asphalt surface court and is defined by sandstone walls and steps surrounded by a chain link fence. The walls are retaining walls, as the level of the court is approximately five feet below Lupine Lane and five feet above the alley to the north. The walls that wrap around the court on the south and west are stepped to meet grade and are built of fieldstone with a sandstone cap.

A series of sandstone steps leads into the tennis court from the west, ending in a sandstone terrace that has two sandstone benches. The croquet court and horseshoe pits are long gone and have been replaced by an asphalt court. The area is defined by a concrete block retaining wall and a chainlink fence and is paved with asphalt.

Existing Condition

The Upper Tennis Court is in good condition. The site is a character defining feature of Chautauqua Park and contributes to its historical significance. The courts were recently resurfaced and are in good condition. At the time of the re-surfacing, the stone benches were re-constructed and moved away from the edge of the courts to provide for better play. The re-constructed benches were set on the sandstone terrace. The fieldstone walls and sandstone steps and paving are in



Early view of tennis court, circa 1915. Photo courtesy of Carnegie Branch Library for Local History, Boulder Public Library.



Historic walls at the Upper Tennis Court.



Upper tennis court, 2002.

good condition.

Recommendations

1. Preserve the Upper Tennis Court and its features as a character-defining feature of Chautauqua Park.
2. The fieldstone walls should be preserved and protected along the alley when improving the alley (see Streets, Alleys and Walks section).
3. The parking area on the east should be better defined to maximize usage and to prevent further damage to landscaped areas and Kinnickinick Road.

Neighborhood and Cottage Landscapes

Description

The arrangement and scale of the cottages in the Chautauqua Park Historic District resembles the formal arrangement and feeling of the early residential tents. The front façades of the cottages and the community buildings face the street. Individual cottages are of a consistent scale, are similar in architectural character, and are placed away from the street edge along a fairly uniform setback of 15 feet from the road edge. A uniform five-foot setback generally separates each cottage from its neighbor. Interwoven within the dense grid of cottages, which are generally one story structures, are a number of public spaces and buildings. Chautauqua Park's camp-like character is partly derived from the openness of the cottage landscapes. The lack of fencing and property line plantings expands the perception of public space within the neighborhood. The streets and setback areas are for the most part uninterrupted by driveways and landscaping. The alleys in Chautauqua Park follow a similar pattern and landscape composition. Although clearly more utilitarian in their use they are composed in the camp-like manner.

Existing Condition

The landscape character of the residential area is in good condition and is a character-defining feature of Chautauqua Park. The landscape in Chautauqua Park has evolved from foothills grasses to a forested residential district. Each cottage landscape has developed individual characteristics and in places the camp character has eroded. The most significant impacts to the character are incompatible driveways, extensive plantings that diminish the original open character and incompatible retaining walls and patio additions.

Recommendations

1. Preserve and restore the historic character of the Chautauqua Park residential area including its historic circulation patterns and plantings.
 - Preserve and restore historic sidewalks in the residential area. Minimize interruptions of side walks with driveways or additional walks.
2. The cottage landscapes should consist primarily of low turf or groundcover and trees. Shrub masses should be kept to a minimum.
3. Fences shall not be allowed in the setback.
4. Parking should remain on the street rather than in the setback.
5. Restore the historic street tree pattern by planting new trees, removing trees, and not replacing existing trees that do not meet the historic pattern when they die. (see Streets, Alleys and Walks).
6. Mechanical or electrical additions, such as air conditioning condensers, should be located so as to be unnoticeable from any public view. If this is not possible, they should be screened with materials compatible with each individual cottage.
7. Refer to the Chautauqua Design Guidelines which discuss many important aspects of this character and identify several guidelines to preserve it.



Cottages along Wildrose Road, circa 1900. Photo courtesy of Colorado Chautauqua Association archives.



Cottages along Primrose Road, 2002.



Chautauqua Park Plan

E. The Plan

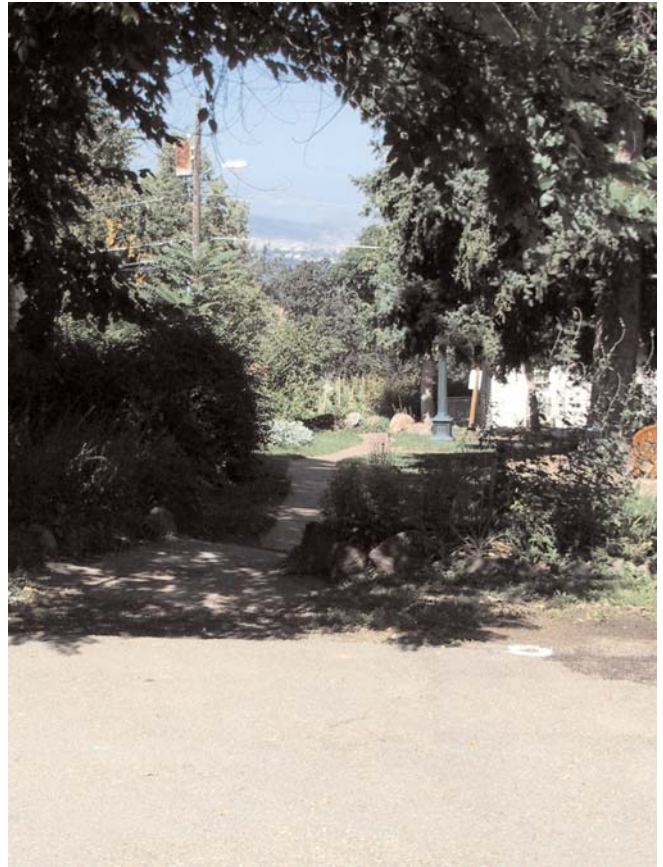
Purpose of the Plan

The Chautauqua Park Historic District is one of Boulder's most significant historic landscapes. The site is listed on the National Register of Historic Places and is a City of Boulder Landmark. Chautauqua Park is a special place of unparalleled natural and historic character that continues to evolve. As a popular destination it is also subject to continual pressure from increasing use.

Since its beginnings in 1898, Chautauqua Park has served as an educational and cultural retreat offering programs and accommodations in a camp setting. But it has not been a static experience. Over its 106 year history, Chautauqua Park has grown from a city of tents on dirt roads to a well-established neighborhood. Its use has evolved as well, from summer enrichment to a year-round experience. Summer residents still flock to Chautauqua Park, but in smaller numbers. Its historic lodges and cottages now accommodate overnight guests along with year-round residents. Programs and activities are still a fundamental chautauqua experience and include the Colorado Music Festival. The Colorado Chautauqua Association (CCA) and the City of Boulder also sponsor numerous events. The Chautauqua Green remains a favorite Boulder park.

As uses have evolved, so has Chautauqua Park. But even as roads were paved and cottages built, it has remained intact and recognizable. Original roads, building relationships and key spaces such as the Chautauqua Green continue to create its unique character. However, there have been detrimental impacts. Many resulted from incremental changes and others that were created without respect to Chautauqua Park's significant historic character. Increasing use, the challenge of accommodating circulation and parking, and the need for restoration of significant features are issues facing Chautauqua Park. If left unchecked they could threaten the integrity of Chautauqua Park.

As a historically significant landscape, Chautauqua Park and its character-defining features should be carefully restored and rehabilitated, and should be cared for in a sensitive manner. The purpose of *The Plan* is to guide the efforts of CCA



Garden Place, 2002.

staff, city staff and the community in preserving Chautauqua Park. *The Plan* is a series of strategies and tasks that provide a direction for holistically managing change at Chautauqua Park to ensure that it continues to evolve in a manner that is in keeping with its historic character.



Tree planting, circa 1916. Photo courtesy of Carnegie Branch Library for Local History, Boulder Public Library.

Planning and Design Approach

The primary treatment for Chautauqua Park is preservation. To ensure that it is preserved and continues to evolve in respect to its historical significance requires that physical improvements be made and that management be improved. This dual approach will ensure that issues related to managing contemporary use such as traffic, parking, site drainage and accessibility are addressed in concert with the restoration and rehabilitation of Chautauqua Park's physical components. Four goals guide the planning process: preserve historic patterns, features, structures, and vegetation; restore and rehabilitate significant features; integrate new facilities within the historic patterns and character of the site; balance new uses with the site's ability to accommodate them.

The Plan, is a summary of the recommendations for the physical improvements that are necessary to preserve and fully rehabilitate Chautauqua Park. While these are critical, equally valuable are the recommendations for improving management.

Chautauqua Park has a number of site-wide issues, such as parking and site drainage that impact its use and historic character. *The Plan* begins with

Goals

1. *Preserve historic site patterns, site features, structures, site remnants and vegetation.*
2. *Restore and rehabilitate significant site features.*
3. *Integrate new facilities within the historic patterns and character of the site.*
4. *Balance new uses with the ability of the site to accommodate them.*

these. Each issue is described and evaluated. The evaluation is followed by recommendations that address both physical improvements and management modifications. Following the site-wide issues is a summary of the recommendations for each individual area, which is based on the detailed description in the *Condition Assessment*. An Implementation Strategy (in the Appendix) outlines *The Plan* recommendations (priorities, potential partners and in some cases potential funding.)

Chautauqua Design Guidelines and Design Review

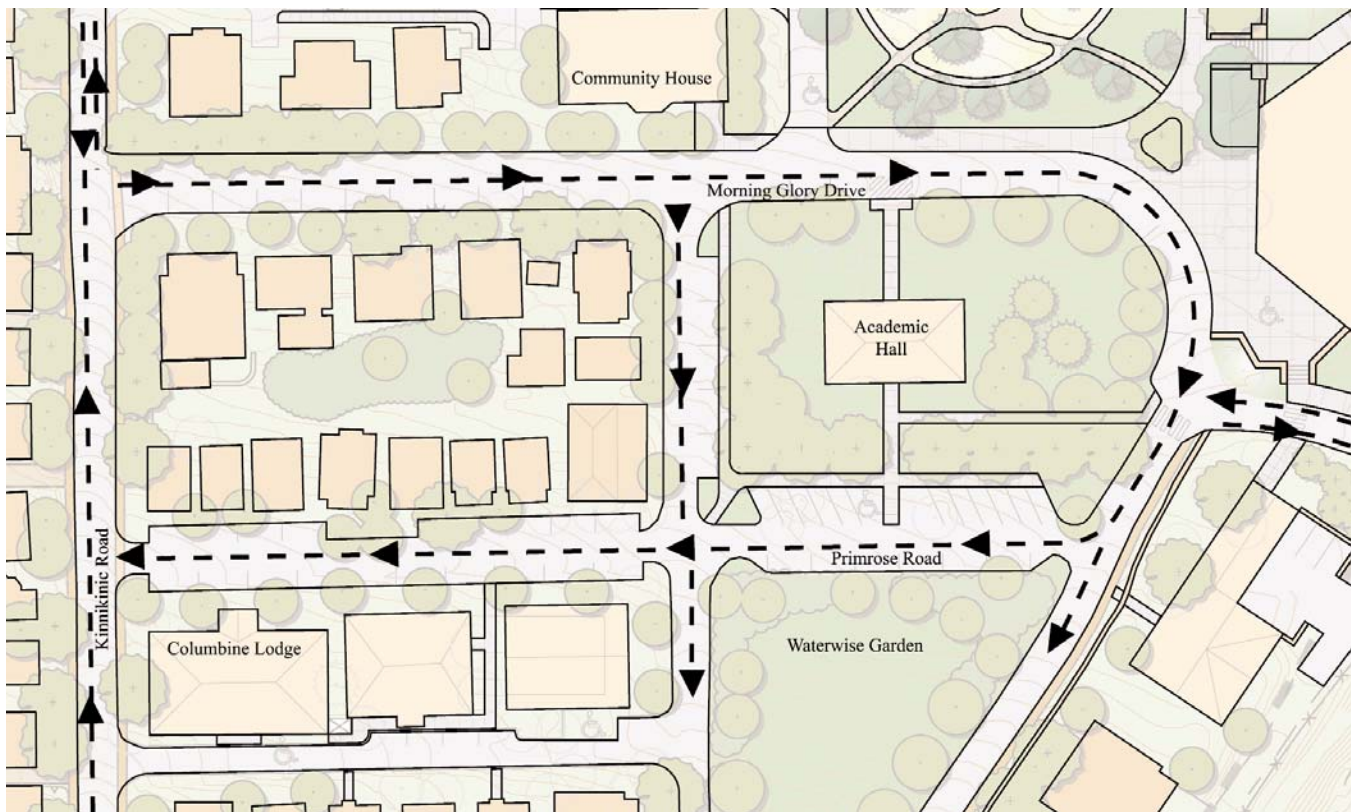
The recommendations provided in *The Plan* are intended to work in concert with the existing Chautauqua Design Guidelines. The current Chautauqua Design Guidelines are more focused towards architectural treatments but have several sections with specific direction regarding alterations to site features. However, with the development of *The Plan* additional historical information related to the site was uncovered and a broader understanding of Chautauqua Park's landscape characteristics were revealed. For example, the assessment revealed that concrete and gravel materials were historically used as pavements and edges, and that sandstone was originally only used in the historic sandstone gutters. This additional documentation is not only valuable in the understanding of Chautauqua Park's evolution, it is also valuable in creating design guidelines that are based on preserving the actual historic features of Chautauqua Park.

The Plan and the Chautauqua Design Guidelines should provide a uniform approach to the evolution of Chautauqua Park. In some instances the recommendations in *The Plan* conflict with the current Chautauqua Design Guidelines. To this end, it is recommended that the current Chautauqua Design Guidelines be updated to provide greater detail in guiding alterations to site features. It is recommended that the update include the use of historic data to determine the pattern, form and proposed alteration. It is also recommended that the historic data revealed by the Cultural Landscape Assessment and Plan be used in updating design guidelines. For example, historic documentation revealed that concrete and gravel materials were key features of the utilitarian character of Chautauqua Park, these materials should continue to be used.

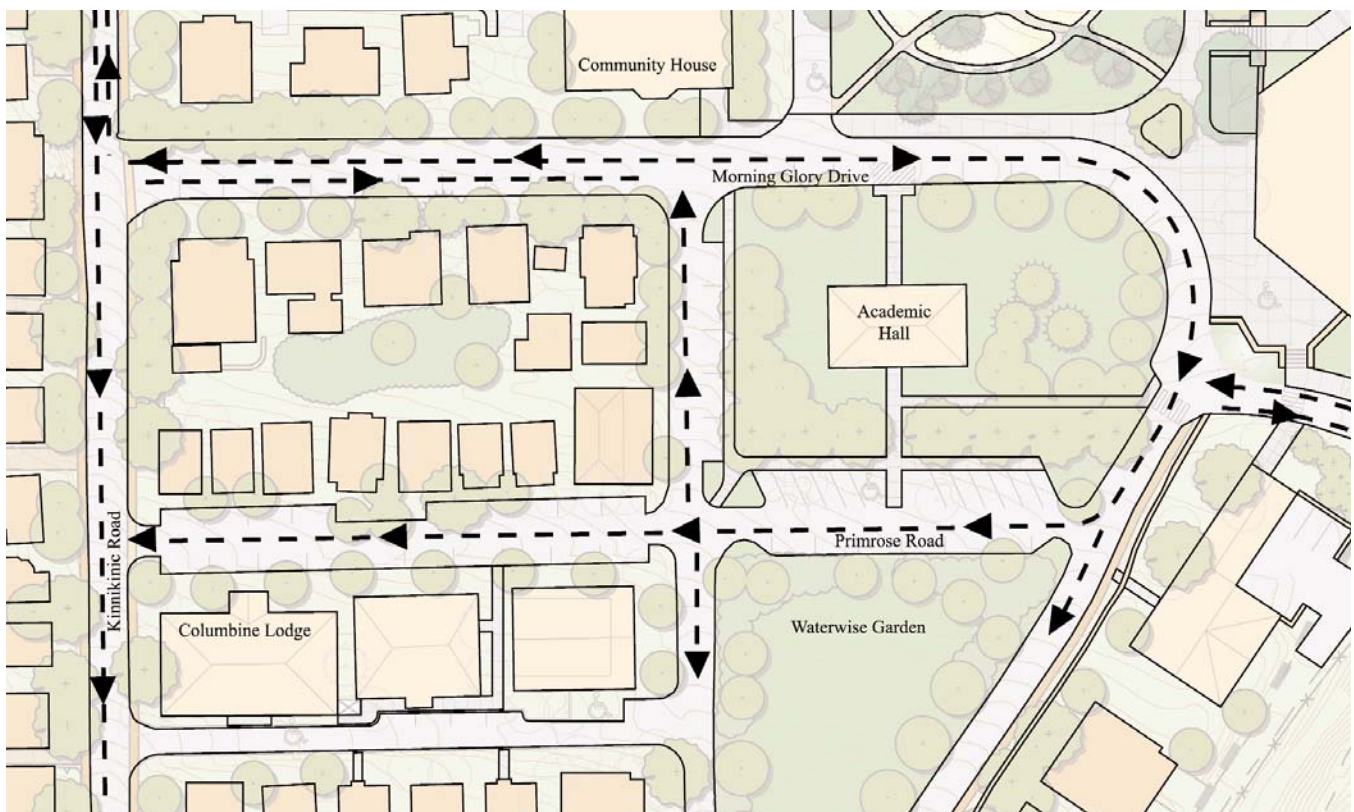
Further Study

*"The general recommendations found in **The Plan** are supported by the detailed design evidenced by those plans. While a decision on the appropriateness of those plans is not required at this time, they do nonetheless help us to understand how general recommendations can translate into specific designs. All applications for alterations will require similarly detailed information to allow the Landmarks Board to make informed decisions on the appropriateness of every proposal, including scaled drawings calling out details such as material, colors and finishes."*

-LPAB Staff



Plan (option 1) of circulation changes in the Chautauqua Park Historic District.



Plan (option 2) of circulation changes in the Chautauqua Park Historic District.

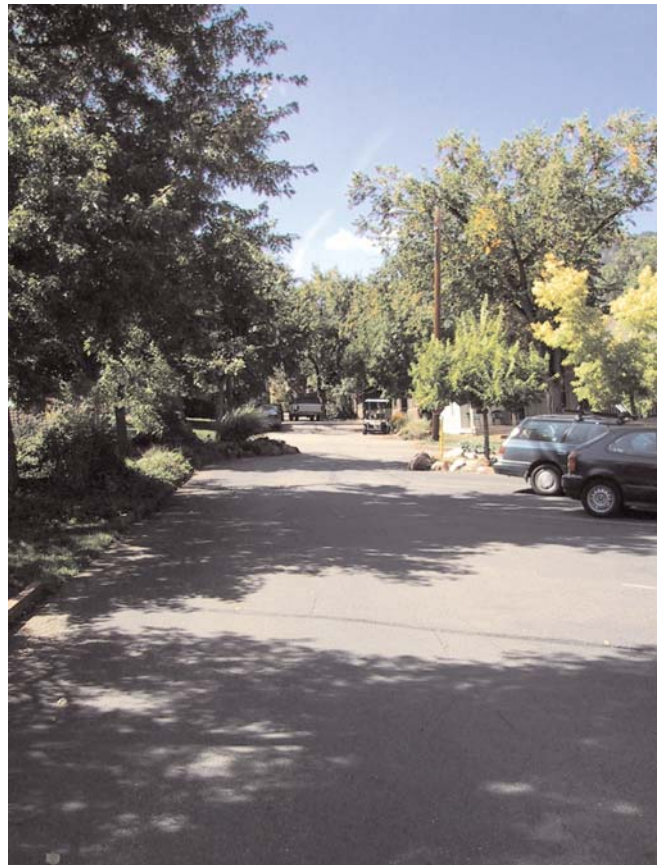
Circulation and Parking

An analysis of Chautauqua Park's parking and circulation conditions (see Appendix) revealed that most of its challenging contemporary issues relate to vehicular access, parking capacity and distribution, and circulation. These issues are also the most threatening to Chautauqua Park's historic character.

The analysis of the current circulation and parking conditions included an inventory of existing facilities, collection of parking utilization data and an evaluation of circulation and parking. The analysis revealed that parking is not adequately distributed and that parking for events and summer day use was slightly inadequate. Circulation, especially for first time visitors, was noted as being difficult as is bus circulation, parking and drop-off. Other issues include conflicts and noise associated with delivery vehicles, lack of public transit to Chautauqua Park, and unsafe access along Baseline Road. Working with CCA staff, the Advisory Committee, Chautauqua Park residents and neighbors a series of transportation and circulation issues and challenges were outlined. They include: improve vehicle access and protocol for deliveries to the Dining Hall and Auditorium; manage speeding within the neighborhood; improve parking capacity and management for events; improve vehicular circulation; improve pedestrian safety and connections; manage the impacts of school and tour buses (access and parking); increase the efficiency of event shuttle buses; provide and protect resident parking.

To address the circulation and parking issues, a three pronged approach was taken. First, physical improvements will be necessary to improve circulation. Secondly, management and monitoring techniques will be necessary to ensure uses are appropriate and well planned. Thirdly, there is need for further study. To resolve the circulation and parking issues the following tenets were followed.

- 1) Combine physical improvements with management recommendations to resolve issues.
- 2) Think regionally. Transportation issues are regional issues that will require working with others. Continue to work closely with the City of Boulder Transportation Department, the Regional Transportation District (RTD), neighborhood groups and other entities to solve transportation issues.



Primrose Road, 2002.

- 3) Protect the historic integrity of Chautauqua Park.
- 4) Meet the parking needs of the Chautauqua Park neighborhood, Chautauqua Green and the Chautauqua Auditorium. The parking needs for the Boulder Parks Open Space were not addressed.

Circulation and Parking Recommendations

Vehicular Circulation

1. Revise vehicular circulation to better serve the core community buildings - Community House, Auditorium, Academic Hall, Missions House, Columbine Lodge. Provide better access to these destinations along Morning Glory Drive and Primrose Road. Provide a smoother movement pattern through Chautauqua Park allowing vehicles to more easily move through the area.

Service Access

1. Improve the efficiency of, and access to the Dining Hall's service area.
 - Improve accessible parking and building access to the Dining Hall. (see Accessibility section).
 - Relocate the CCA maintenance area on the south-side of the Dining Hall to the proposed new maintenance facility.
 - Relocate employee parking to the proposed northeast parking area to free space for accessible parking, deliveries and maneuvering.
 - Regulate the size of delivery vehicles that are allowed to access Chautauqua Park.
 - Regulate the hours of delivery to avoid early mornings or late night.
 - Coordinate the timing of deliveries to reduce idling. Do not allow parked idling vehicles.
 - After Garden Place is restored as a through route (primarily to improve site-drainage and to allow pedestrian access) allow delivery trucks to use the stretch from Morning Glory Drive south to the dining hall on a trial basis. Prepare a more detailed study of turning radii and the size, number and frequency of vehicles accessing the Dining Hall. Develop criteria to evaluate the trial. Work closely with the Dining Hall concessionaire, Chautauqua Park residents and delivery companies. After a 60 day evaluation period the delivery route trial should be assessed.



Summer traffic on Primrose Road, 2002.

Buses

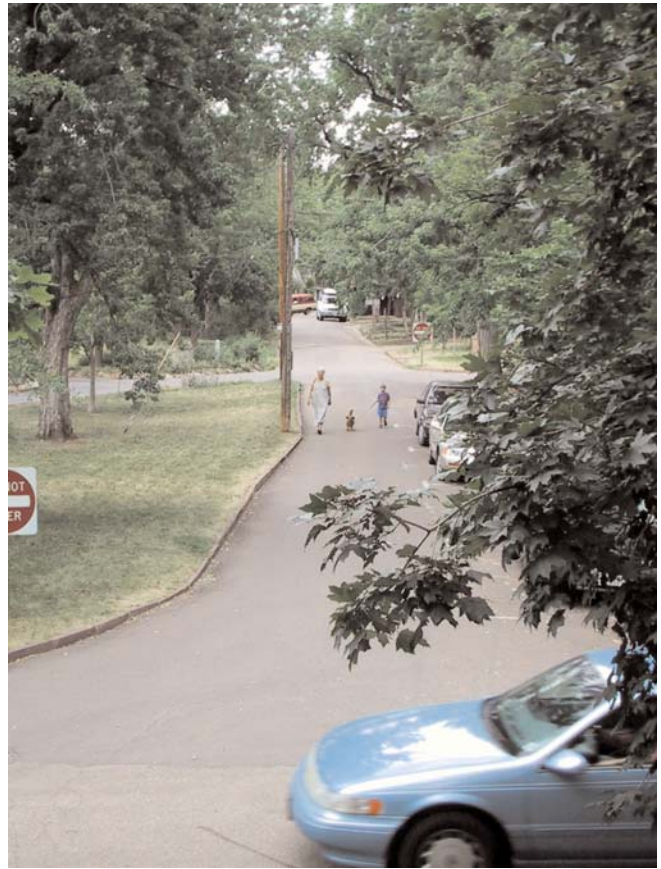
1. Prepare a route for all buses to use to access and circulate within Chautauqua Park.
2. Provide two pull-off areas near the entrances into Chautauqua Park to accommodate bus and shuttle loading and unloading.
 - Provide a pull-off on Kinnikinic Road for access to Chautauqua Green and the Ranger Cottage.
 - Provide a pull-off at the Auditorium.
3. Designate areas for bus parking, on or off site, and monitor their use.
 - Consider allowing bus parking along Baseline Road.
 - Work with nearby schools or others with large parking areas.
3. Do not allow parked, idling buses within Chautauqua Park.
4. Prepare and distribute information related to the acceptable route, pull-offs and bus parking to schools, tour bus operators and others.
5. Develop a permitting process to regulate group activities at the Chautauqua Green.

Pedestrian Circulation

1. Preserve the pedestrian character of Chautauqua Park streets and alleys.
2. Reconstruct pedestrian walks along historic alignments, such as Garden Place (see [Condition Assessment](#) for individual areas).
3. Improve pedestrian safety and access along Baseline Road by adding a walk and a new entrance into Chautauqua Park (see [Condition Assessment](#) for Baseline Road)
4. Improve accessibility into the core community buildings in Chautauqua Park (see Accessibility section).
5. Provide bicycle parking facilities on-site to promote bicycle use to, from and within the site.

Parking

1. Increase parking efficiency and utilization for day use for Chautauqua Park, including the Chautauqua Green and the neighborhood; and for special events associated with the Chautauqua Auditorium. This study focused on meeting or reducing the parking requirements for use in the Chautauqua Park neighborhood, event parking and average use of the Chautauqua Green. Much of the parking demand at Chautauqua is focused around access of the adjacent open space properties. It was clearly recognized that providing parking for this use and preserving the historic fabric of Chautauqua Park would not be possible.
2. Expand the existing parking capacity by 8 - 10% to meet the daily needs for Chautauqua Park and to meet the need for event parking at the Chautauqua Auditorium.
 - Expand the existing northeast parking area near the tennis court by 15-20 spaces, or upgrade and delineate the existing parking lot and open it for daily use.
 - Convert the parallel parking on the north side of the Chautauqua Green to diagonal parking (15 additional spaces).
3. Promote multi-modal transportation to Chautauqua Park, including special events (evening and weekends).
 - Work with the City of Boulder and RTD to provide more frequent transit service on weekends and evenings.
 - Improve the event shuttle service. Prepare and distribute information related to the shuttle route, pull-offs and parking. Work with Boulder Schools or others to use existing parking areas, such as Baseline Middle School, for shuttle parking.



Pedestrians at Chautauqua Park, 2002.

Accessibility

Compliance with the intent of the Americans with Disabilities Act (ADA) is desirable for all physical improvements to restore and rehabilitate Chautauqua Park. Although meeting the requirements of the ADA design guidelines, particularly the slope guidelines, may not always be feasible due to the site's steep terrain.

ADA issues should be addressed for individual projects on buildings and grounds with public access. It is recommended that ADA access to all core community facilities - Auditorium, Dining Hall, Community House, Picnic Shelter - be provided. General recommendations are as follows.

- *Accessible Parking* - Provide accessible parking spaces that meet ADA requirements in all parking areas - Academic Hall, Ranger Cottage, Northeast Lot - and in close proximity to all core community buildings - Auditorium, Dining Hall, Community House, Missions House, Columbine Lodge.
- *Accessible Routes on the Site* - (not associated with buildings) Provide accessible routes into and on Chautauqua Park, meeting the ADA accessibility guidelines for trails where possible. Accessible routes should include curb ramps, clear travel ways with appropriate surfaces and handrails at steps and ramps. The current Americans with Disabilities Act (ADA) requires that trails are accessible, but does not specify how.
- *Access to Buildings* - Provide at least one accessible route from a site access point to an accessible building entrance.



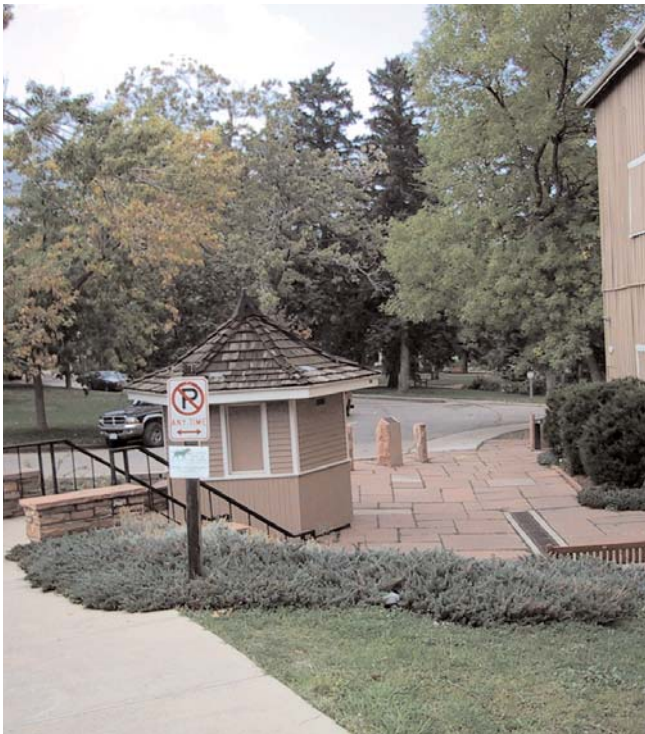
Accessible parking at the rear of the Dining Hall.

- *Paths and Walks* - The final report of the Regulatory Negotiation Committee on Accessibility Guidelines for Outdoor Developed Areas includes soon to be proposed ADA Accessibility Guidelines (ADAAG) for trails, outdoor recreational access routes and picnic facilities. The proposed accessibility guidelines address special circumstances where accessibility may not be possible and will encourage that access is provided to the greatest extent possible.
- *Departures* - Ensure that accessibility improvements do not negatively impact the historic fabric or character of Chautauqua Park. In the proposed guidelines departures from specific accessibility guidelines would be permitted for any portion of the trail where compliance would:
 - cause substantial harm to cultural, historic, religious, or significant natural features or characteristics.
 - substantially alter the nature of the setting or the purpose.

Proposed ADA Accessibility Guidelines (ADAAG) for Trails

New regulations to the ADA Act are currently being developed for trails. These guidelines differ from the current ADA guidelines. Under the proposed guidelines, an accessible trail would need to meet these minimum technical provisions:

- *Clear tread width: 36" minimum*
- *Tread Obstacles: 2" high maximum (up to 3" high where running and cross slopes are 5% or less)*
- *Cross Slope: 5% max.*
- *Running slope (trail grade) meets one or more of the following:*
 - *5% or less for any distance.*
 - *up to 8.33% for 200' max. Resting intervals no more than 200' apart.*
 - *up to 10% for 30' max. Resting intervals 30'.*
 - *up to 12.5% for 10' max. Resting intervals 10'.*
- *No more than 30% of the total trail length may exceed a running slope of 8.33%.*
- *Passing Space: provided at least every 1000' where trail width is less than 60"*
- *Signs: shall be provided indicating the length of the accessible trail segment.*



South terrace of the Auditorium.



Accessible parking at the front of the Dining Hall.

Specific areas where accessibility should be accomplished include:

- **Dining Hall** - There are currently two accessible entrances to the Dining Hall. One is located at the rear of the building where two accessible parking spaces are also provided. While this entrance is accessible, it is not adequately signed nor is it well used. The second entrance is located on the southeast corner of the dining porch, and can be accessed from the Auditorium along a steep path or from the accessible parking spaces in front of the Dining Hall, also along a steep path. The steep nature of the paths and the need for restaurant customers to move tables and chairs to accommodate the accessible route makes this an undesirable entrance. Consideration should be given to providing an accessible lift near the front building entry and by providing better signage and access along the rear (south side) of the structure.
- **Auditorium** - The Auditorium is currently accessible at its southwest entrance. The east entrance could also be used as an accessible drop-off although the east doors are seldom used for events. The north entrance currently requires stair access. The proposed plan for the Auditorium recommends ramp improvements at the east-side of the Auditorium to allow for an accessible entry on the east. A pull-off at the northeast corner of the Auditorium is proposed to provide for an accessible route around the Auditorium to the south-west entry. These improvements would create accessible entrances on the east and west sides of the Auditorium. A walk is proposed to circle the building to allow for better access and circulation. Due to the steep terrain of the area, pieces of the walk may exceed ADA slope guidelines but stairs should not be required.
- **Grant Street Entry** - Provide curb ramps and walks of a suitable width and surface to enhance the pedestrian access into Chautauqua Park.
- **Shelter House Entry** - Provide an accessible ramp as part of the new sidewalk that would be built along the south side of Baseline Road. Do not modify the existing terrace.

Site Drainage and Utilities

Site Drainage

Chautauqua Park is located on a steeply sloped hillside with an average grade of 10 percent. Site drainage is surface flow that is accommodated on the streets and in stone gutters. Runoff travels across the site in a northeasterly direction toward Baseline Road. Overall, the storm water system consists of stone gutters, a few culverts and inlets (with short outlet pipes) that divert storm water around buildings, and an underground storm sewer system within the Chautauqua Green.

One of Chautauqua Park's most distinctive features is the stone gutters along Kinnikinic Road and Golden Rod Drive. These gutters are a character-defining feature of the historic landscape and are in fair to good condition. In places, the stone gutters have deteriorated due to high traffic or have been paved over with asphalt.

Site drainage problems include flooding, especially near the Dining Hall, and erosion. These site drainage problems have primarily been caused by an interruption of the south to north flow of storm water runoff. The deterioration and surfacing of the stone gutters has moved stormwater from the historic route along Kinnikinic Road and Golden Rod to the alleys and streets that run east-west. The closure of Garden Place on the northern edge of the residential area created a new path resulting in flooding at the Dining Hall.

To solve the site drainage problem requires that a holistic approach be followed. This approach includes physical improvements to the stormwater system and modifications to streamline maintenance and service operations while preserving the historic character of the site.

Site Drainage Recommendations

1. Restore the historic drainage patterns of Chautauqua Park (see *Condition Assessment, Streets, Alleys and Walks*)
 - Restore damaged, or covered stone gutters to their original condition. Provide a concrete base for the stone gutter.
 - Reconstruct missing stone gutters along Kinnikinic Road and Golden Rod Drive.
 - Reconstruct Garden Place and return storm water to surface runoff where possible.



Stone gutter, 2002.

- Reconstruct historic stone gutters at alley and road intersections with a concrete base to keep storm water flowing north. Provide a concrete pan base so gutters can withstand heavy loads from delivery and trash trucks.
- Remove and replace the culvert at the north end of the site, near the Grant Street Entry. Size the culvert to better accommodate surface flows.
- Replace the inlet at the end of the site near the Grant Street Entry, connect to the city storm sewer system that is located north of Sumach Drive. Provide a standard area inlet and regrade.
- Replace the undersized pipes in the storm sewer system along the north side of Sumach Drive.
- Install runoff spreaders and erosion protection where the Kinnikinic Road and Garden Place runoff enters the Chautauqua Green.

Utilities

Electricity was brought to Chautauqua Park on wooden power poles early in its history. This method is still in place with electricity, telephone and cable t.v. having been added to the poles. Historic photographs show that electric power poles were neatly aligned, painted and treated more carefully than today. Over time the novelty of electricity reduced the poles to their current purely utilitarian use. As the number and length of the utilities have increased the additional poles and wires have negatively impacted the site compromising important views and cluttering the grounds.

Utility Recommendations

1. Underground utilities (electric, telephone, cable) to reduce visual clutter and preserve the historic character of the Chautauqua Park grounds.

Waste Disposal

Waste disposal at Chautauqua Park has evolved from a system of individual trash containers for each cottage to a centralized dumpster and recycling system. The current system eliminates the clutter of trash receptacles along the streets, and streamlines pick-up and reduces the impacts of waste removal vehicles. Recommendations for waste disposal are currently being implemented in the Chautauqua Park neighborhood.

1. Continue the centralized system by expanding the neighborhood trash and recycling pickups to six locations.
2. Provide trash enclosures that are compatible with Chautauqua Park's historic architecture.
3. Provide a centralized dumpster, with compatible screening in an unobtrusive location in the Chautauqua Green.



Dumpster, 2002.

Materials

Chautauqua Park's original materials reflected the utilitarian nature of its setting and philosophy. Some of these materials such as the stone gutters remain, but many have been lost. In 1900 wood boardwalks became gravel paths, ultimately evolving into concrete (1905) and sandstone walks (1990s). Streets began as dirt evolving into gravel (1910s) and finally to asphalt paving (1940s). One of the most important methods in preserving Chautauqua Park is to provide a clear reading of its historic character. To do so requires that historic materials be restricted and that new materials be compatible with the historic. Adding new materials evokes a false sense of history that is inappropriate.

New materials should respect the extant original materials, should clearly be of their time period and should be subordinate to the historic materials. For example, while sandstone may be considered a richer material than concrete it was only used in the historic stone gutters and the walk along Golden Rod Drive. The use of sandstone may not be appropriate for a setting such as an alley and may detract from the significance of its use in other areas. While colored, stamped concrete may be a more detailed and expensive material it may visually distract from other more important aspects of the setting and landscape. The following are recommendations for specific materials that are important components of the Chautauqua landscape.

Street Paving

Chautauqua Park's street surfaces began as dirt roads, evolving to gravel and finally to a chipseal asphalt. The streets should remain as asphalt paving with a chipseal surface as they have been since the late 1940s. See Streets, Alleys and Walks for more specific recommendations

Street Gutters

The historic stone gutters (e.g. along Kinnikinic Road) are one of the few materials that are original to Chautauqua Park and that function as originally intended. The stone gutters should be restored, rehabilitated or reconstructed. If additional gutters are required in areas that did not historically have stone gutters the new gutter should be concrete material that is compatible with Chautauqua Park's utilitarian character.



Stone gutter, 2002.



Concrete Curb on Morning Glory Drive, 2002



Concrete paving at the Shelter House, circa 1920. Photo courtesy of Colorado Chautauqua Association archives.

Sidewalks

Sidewalks at Chautauqua Park have evolved through its history. Many of the prominent walks were originally boardwalks, then graveled and finally paved with concrete. There are several instances of sandstone walks that were installed in isolated areas (e.g. Golden Rod Drive) on the grounds.

New walks at Chautauqua Park should be concrete or a gravel/crusher fines material. Concrete mixes should be designed to respect the existing historic concrete curb and paving. A small aggregate mix with a sandblasted finish will allow the concrete to have a subtle look, unique to Chautauqua Park. Colored concrete not allowed.

Street Curbs

Many of the streets in Chautauqua Park lack formal curb edges. This lack of formality contributes to the historic character of the site. For utilitarian reasons, both concrete and stone curbs have been incrementally added in various locations throughout the site. The installation of new curbs should be studied carefully. If new curbs are required for drainage or maintenance purposes the new material should be concrete, as it is a utilitarian material and has been used on site since the early 1900s. Sandstone curbing tends to portray a false sense of history as it is often assumed to be of an earlier era. Concrete curbs will blend into the adjacent landscape while providing a maintainable edge.

Alley Paving and Curbs

Most of the alleys were added to Chautauqua Park after 1940 and were originally a gravel or soft surface material. It is important to Chautauqua's urban form and functionality to preserve the differentiation between alleys and streets. Alleys should remain as a gravel surface.

Historically the alleys have not had formal edges or curbs. Where curbs exist in alleys they are typically a concrete curb that has a fine aggregate finish. The lack of curbing in the alleys has led to deterioration of the adjacent landscape from wayward parking and drainage problems due to uncontrolled storm water flow.

Alley edges should be constructed of concrete. Concrete curbing is appropriate for the alley location and utilitarian use. Concrete curbs will blend into the adjacent landscape and provide a maintainable edge.



Dining Hall, circa 1905. Photo courtesy of Western History / Genealogy Department, Denver Public Library.

Identification Signs

Identification Signs may include building signs, park entry signs, garden signs, historic district markers. Identification signs should be consistently related in form, color, materials and type-face. Specific signs in this category include:

- *Entry Sign - Grant Street entry to Chautauqua Park*
- *Building Signage (Core Community Buildings) - Dining Hall, Academic Hall, Community House, Auditorium, Columbine Lodge, Missions House, Ranger Cottage*
- *Building Signage (secondary) - Office, Laundromat, Maintenance Building*
- *Site Signage - Centennial Garden*
- *Historic District Signage*

Informational Signs

Informational Signs include interpretive panels, historical information, site maps and directories. Informational signs should be consistently related in form, color, materials and type-face. Specific signs in this category include:

- *Chautauqua Green - directory and site map at proposed pull-off.*
- *Auditorium - directory and site map at proposed pull-off.*
- *Rules and Regulations - signs conveying rules and regulations should be carefully considered as this type of signage often contributes to incremental, visual clutter on the Chautauqua Park grounds.*
- *Guide signs - signs conveying directions and routes to be taken by visitors and service vehicles.*
- *Interpretive Signage - interpretive signs should be minimized on the Chautauqua Park Grounds.*
- *Donor Acknowledgements - acknowledgement of donor contributions is important to Chautauqua Park residents, staff and visitors. Donor acknowledgements should not be placed on specific objects or site elements but should be consolidated into one specific area such as the Centennial Garden walk or a donor memorial wall. This approach will offer a respite and will reduce the visual clutter of brass plaques attached to benches, light poles and other memorial objects.*

Regulatory and Traffic Signs

Regulatory and Traffic Signs include speed limit signs, parking signs and street signs. Most are standards as required by the City of Boulder and the Manual of Uniform Traffic Control Devices. Regulatory signs should be placed only where absolutely needed as they frequently contribute to visual, incremental clutter. Regulatory and traffic signs have less flexibility than other signs but can be related to the sign system by unique, consistent pole treatments. Custom pole treatments should be reviewed with the City of Boulder. Specific signs in this category include:

- *Street Signs - should be standard City of Boulder signs on poles unique to Chautauqua Park. Speed limit and other traffic Signs (one way, no parking) - should be standard City of Boulder signs on poles unique to Chautauqua Park.*
- *Accessible Parking and Accessible Route Signs - should be standard City of Boulder signs on poles unique to Chautauqua Park.*

Signage

Description

Site signage at Chautauqua Park consists of many individual signs of several different types. These include signs at entries and buildings and regulatory and traffic signs. Signs at Chautauqua Park were historically very simple. They were often located on the face of buildings and built of wood.

As the use of Chautauqua Park has diversified the number of signs has multiplied. Signs have been added on an incremental basis during the last twenty years, resulting in an excess of signs that are in a variety of designs, and are placed haphazardly. While many signs are compatible with Chautauqua Park's historic character, and they do not relate to each other. The incremental addition of signs, particularly regulatory and traffic signs, have resulted in areas with extreme visual clutter. One resident summarized the situation as follows "...from my front porch, I can count twenty one signs telling people what they can't do, it's visual pollution at its worst.."

Recommendations

This section is a supplement to the Sign Guidelines established in the Chautauqua Park Design Guidelines. The intent of these recommendations is to:

- Create a consistent organization for all signs that is compatible with the historic character of Chautauqua Park.
- Minimize the number of signs placed on the site and consolidate locations where possible.
- Sensitive site signs to minimize visual intrusions and to complement the site and buildings.

A cohesive sign system should be developed for Chautauqua Park, include identification signs, informational signs and regulatory and guide signs. The sign system should have characteristics in common, such as form, materials, color, type-face, post, or location.



Further Study

Develop a site sign plan that includes an inventory of existing signs, identifies a specific design for each sign type and defines the proposed locations for all signs.

Site Lighting

Description

An important part of Chautauqua Park's character is its rural atmosphere set within the confines of the City of Boulder. A part of this character is the night atmosphere with low levels of light and an open starry sky. In the oral history workshops conducted in 2002, participants continually expressed their desire to keep supplemental site lighting at Chautauqua Park to a minimum.

Historically, lighting at Chautauqua Park has been very utilitarian and consisted of lighting on buildings and cottages, and street arc lights on utility poles. Stone lanterns were designed into the Shelter House entrance along Baseline Road, although evidence does not exist that they were functional site lights. Pedestrian scale lights were introduced at the Auditorium, Dining Hall and Centennial Garden in the late 1990s.

Site lighting at Chautauqua Park has generally kept to the historic precedent of being utilitarian with a minimum number of fixtures. The historic arc lights on utility poles have been replaced by modern 'cobra head' lights and the installation of pedestrian lights has been restrained. The fixtures added are standard historical reproductions with fluted poles and acorn shaped or globe luminaries. The foundation of site lighting at Chautauqua Park continues to be provided by street lighting primarily lighting street intersections.

The change in event programming at Chautauqua Park from summer only to year round has increased the need for site lighting in certain areas. There is a need to improve lighting along the primary pedestrian routes used after the conclusion of evening events at the Auditorium.

Recommendations

1. Preserve existing street lighting as primary source of supplemental lighting throughout the grounds.
2. Add pedestrian scale lighting in the following areas.
 - Portions of the proposed parking lot near the playground to increase visibility and safety.
 - Add pedestrian lighting along the south side of Clematis Drive between the Dining Hall and Ranger Cottage. Provide a minimum number of fixtures, four in this area.
 - Add pedestrian lighting along the east side of the Chautauqua Green between the Dining Hall and Shelter House. Provide a minimum number of fixtures, four in this area suggested.
 - All lighting shall meet the requirements of the Boulder Lighting Ordinance.



Existing lighting in Centennial Garden, 2002.

Summary of Recommendations

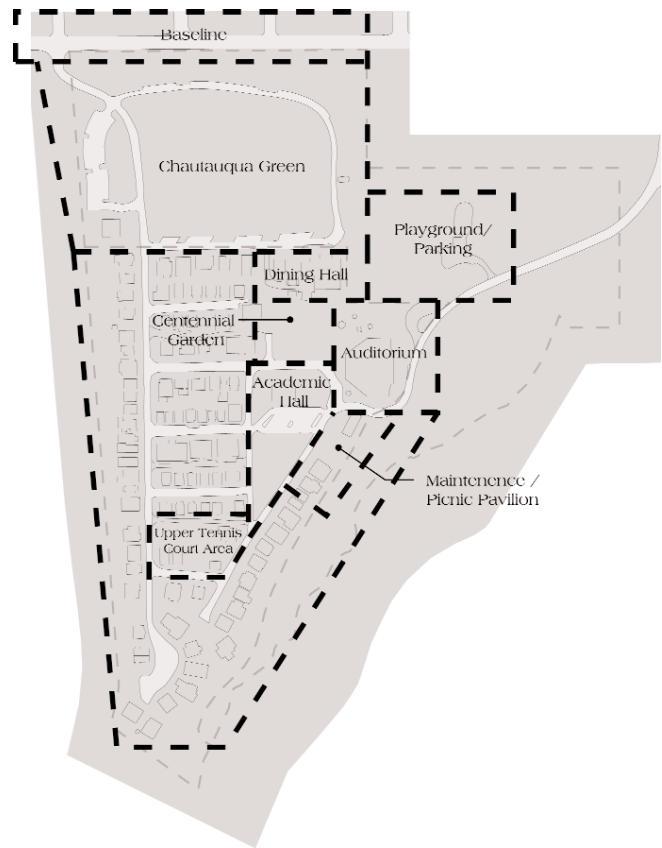
This section of *The Plan* presents a summary of the recommendations presented in the *Condition Assessment*. The recommendations are organized by areas, working from north to south across the site. For further detail on individual recommendations see the *Condition Assessment*.

Baseline Road

As the northern boundary of Chautauqua Green, Baseline Road is historically significant and contributes to Chautauqua Park. Baseline Road is the primary access to Chautauqua Park and its edge is Chautauqua Park's front porch and contains important entrances, both pedestrian and vehicle.

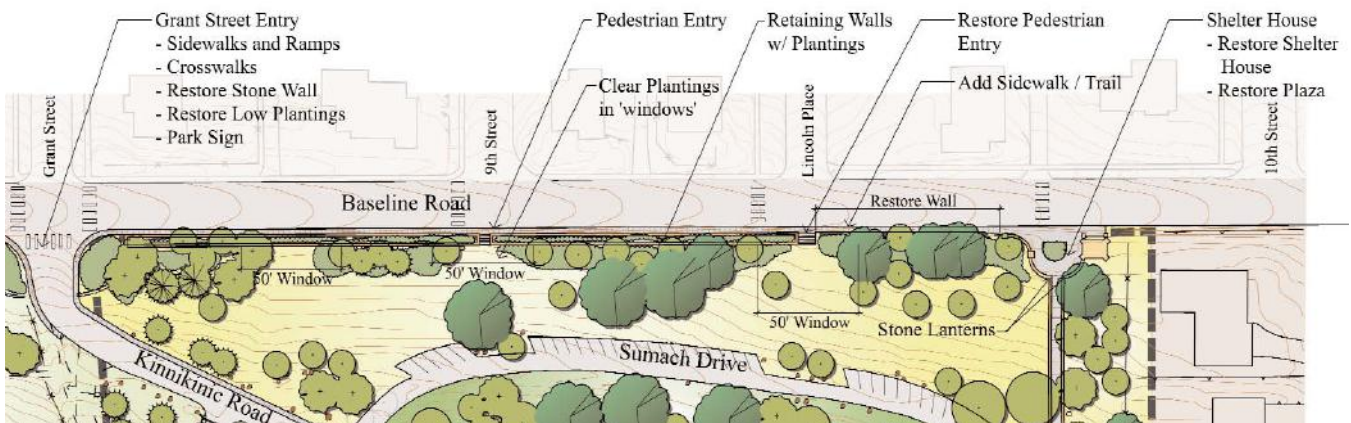
Physical improvements to Baseline Road are recommended to re-establish its visual connection to Chautauqua Park and to restore its prominence as the 'front door'. Specific improvements should include selective thinning to open views into and from the Chautauqua Green; restoration of the historic walls and the addition of a pedestrian walk and new walls (compatible with Chautauqua Park's historic character) along Baseline Road.

Three original entrances still exist along Baseline Road, and each should be restored or rehabilitated. The main vehicular entrance at Grant Street should be improved with new crosswalks, curb ramps and sidewalks. Its stone entry walls and planting areas should be restored and replanted with historically compatible materials. The historic pedestrian entrance at Lincoln Place should be rehabilitated as pedestrian access to the Chautauqua Green, and it should be connected to a new pedestrian walk along Baseline Road. The Shelter House entrance near 10th Street is the original vehicular and pedestrian entrance for Chautauqua



Park. This important feature should be preserved, and its features restored including the Shelter House structure, stone walls, benches, steps and concrete terrace. An accessible walk, located west of this area, should be included as part of the new walk along Baseline Road.

One additional pedestrian entrance is recommended at 9th Street. This entrance should be similar to the scale of the Lincoln Place entrance and should be built of compatible materials. A more detailed study of this entrance should be done at the time that the physical improvements to Baseline Road are addressed.



Proposed Baseline Road rehabilitation and the edge of Chautauqua Green.

Chautauqua Green

The Chautauqua Green is the historic centerpiece of Chautauqua Park and as such it should be preserved and restored to reflect its historic form, size and configuration. The Chautauqua Green is historically significant in its own right, and is a contributing feature to Chautauqua Park.

Physical improvements are needed to re-create Chautauqua Green's original form. These include reconfiguring the entrance road from Grant Street, re-establishing the corners of the Chautauqua Green and restoring significant views by selectively thinning existing trees. The pedestrian walk along the south side of Clematis Drive should be reconstructed and the historic street tree pattern should be restored. The Arbor is a character-defining feature of the Chautauqua Green and should be restored.

A pull-off for buses and orientation of visitors is proposed along the western edge of the Chautauqua Green. The pull-off is intended to improve wayfinding and vehicular circulation at Chautauqua Park and to allow for better management of buses and service vehicles. The pull-off is sensitively sited to reduce visual clutter to the Chautauqua Green. A more detailed study of this area should be done at the time physical improvements are contemplated.

It is recommended that the night-time safety of

pedestrians be improved in the Chautauqua Green by the careful siting of pedestrian scale lighting along the southern and eastern edges of the Chautauqua Green. A detailed study of compatible light fixtures and light levels should be done prior to any lighting improvements. All lighting shall meet the requirements of the Boulder Lighting Ordinance.

Additional water conservation is desired in the Chautauqua Green and could be accomplished by returning some of the areas along the outside of the loop road to a more naturalistic condition consisting of low water-use indigenous grasses. This should be undertaken on an incremental basis with a clear understanding of the commitment of dollars and resources needed to establish indigenous grasses.



Chautauqua Green, 2003.



Proposed rehabilitation of the Chautauqua Green.

Dining Hall

The Dining Hall setting should be restored to reflect its historic form and configuration. The Dining Hall and its setting provides an important historical and visual connection between Chautauqua Park's most significant buildings. As such it should be restored to reclaim those visual and physical connections.

Recommendations for physical improvements include reconstructing the walk from the Arbor to the Dining Hall and from the Dining Hall to the Auditorium to re-establish historic patterns.

As maintenance, repairs or reconstruction become necessary at the Dining Hall Terrace, consider restoring it to more closely resemble its historic condition. The setting for the Dining hall originally was very simple. The restoration should be in keeping with the Dining Hall's historic character and its architecture. A detailed plan should be prepared at the time when modifications are contemplated, restoration should carefully consider the historic materials that were used at the dining hall, and use the same or compatible materials. Colored, stamped concrete is not appropriate. Care should also be taken in selecting plant material. Plantings should reinforce the historic views to and from the dining hall and should include simple plantings that highlight its architecture.

One of the most important modifications that should be undertaken at Chautauqua Park is improving the service access to the Dining Hall and improving how it is managed. The service area behind the Dining Hall should be improved and reconfigured to more efficiently use the space for Dining Hall service and to provide improved accessible parking and building access. The CCA maintenance storage areas should be relocated to provide more space for Dining Hall activities. The historic restroom buildings should be restored for storage or adaptive re-use.

Playground

The current playground is located on the historic Chautauqua Park playground site, in addition to the play area, the playground site includes the paths and the parking area east of the tennis courts.

It is recommended that the site and setting of the existing playground be preserved. The configuration of the playground and its elements have changed several times over the course of Chautauqua Park's history but its location has remained the same. The playground area should improved by providing a better



Proposed restoration plan for Dining Hall area.



Dining Hall terrace, 2003.

visual connection the Dining Hall area and lawn area north of the Auditorium by selectively thinning vegetation. A walk connecting the playground to the Auditorium lawn should also be provided.

The parking lot east of the tennis court provides an opportunity to improve parking capacity and efficiency at Chautauqua Park. The existing lot should be upgraded or expanded (as outlined in the *Condition Assessment*) to provide additional parking to meet the needs of day use for Chautauqua Park and to meet the needs for events at the Auditorium. As a part of the parking improvements pedestrian connections to the Auditorium should be established and pedestrian lighting should be added to the parking area. Further study and additional public input will be required to advance any planning or design of the parking lot.

Auditorium

The Chautauqua Park Auditorium, built in 1898, is the most significant building at Chautauqua Park. The setting of the Auditorium contributes to its historical significance, and is a contributing feature of Chautauqua Park. The Auditorium setting should be restored to reflect its historic patterns, form, materials and character. This restoration should be undertaken for the promenade, north lawn area, terraces and connections to the Dining Hall, Centennial Garden and other sites. Views to and from the Auditorium should be restored and enhanced by selectively thinning vegetation around the promenade and on the adjacent hill-sides.

Recommendations for physical improvements include the restoration of historic circulation patterns. Original patterns should be restored by building new pedestrian walks that follow the historic road patterns. The Auditorium promenade should be restored to its original grandeur. Restoration should include



North entrance of the Auditorium, circa 1920s. Photo courtesy Colorado Chautauqua Cottagers.

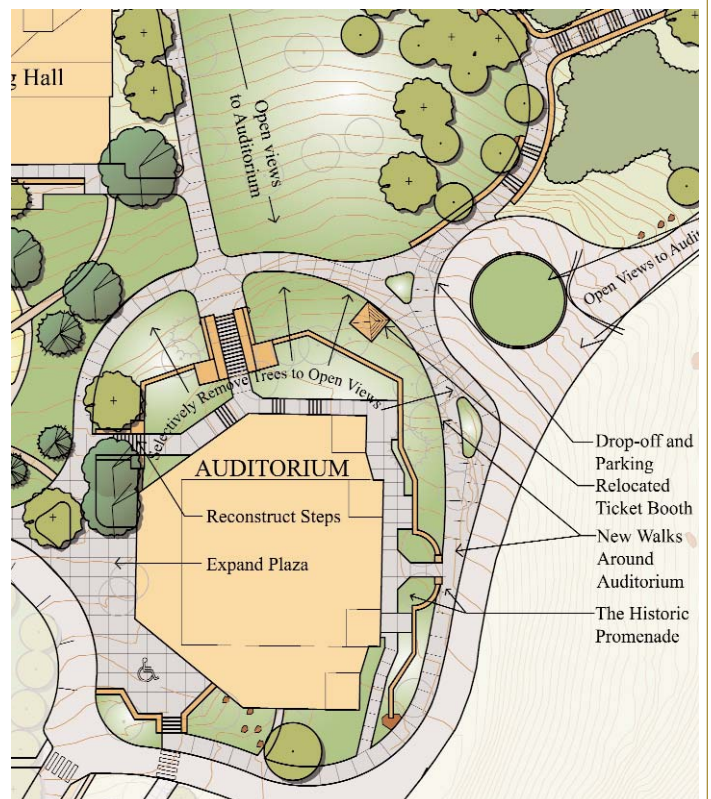


North entrance of the Auditorium, 2002.

reconstructing the west staircase that connects the promenade to the Centennial Garden and re-establishing the small plaza at the bottom of the north staircase.

Vehicular access should be improved at the Auditorium by providing a turn around and pull-off for visitors and shuttle buses directly northeast of the Auditorium. This area should include the ticket booth (relocated from the southwest corner) to provide better accessibility for ticket purchases.

The Auditorium promenade and its features should be preserved and new improvements should be sympathetic to the historic patterns, arrangement and materials.



Proposed restoration plan for the Auditorium setting. The proposed walkway around the Auditorium follows the alignment of the original road.

Centennial Garden

The Centennial Garden, built in 1907 is similar in size, shape and form to the original construction, however it has changed considerably. Trees have grown, paths have been removed and new features such as lights have been added. As a significant feature, the Centennial Garden should be restored.

Recommendations for the physical improvements for the Centennial Garden include additional walks, planting beds and plant material that restore its historic patterns. The Garden was once an elaborate labyrinth but deteriorated during the mid-1900s. The Garden has since been re-established and continues to be an important part of the Chautauqua Park core. Physical improvements should be accomplished by interpreting the concept of the original 1907 design, using the existing garden framework. Recommended additions include establishing a stone screen wall between the rear of the Dining Hall and the Centennial Garden in place of the wood fence and enlarging the Garden to more closely resemble its original size.



Centennial Garden looking west, 2003.



Centennial Garden, 2003.



Restoration plan for the Centennial Garden.

Academic Hall and Waterwise Garden

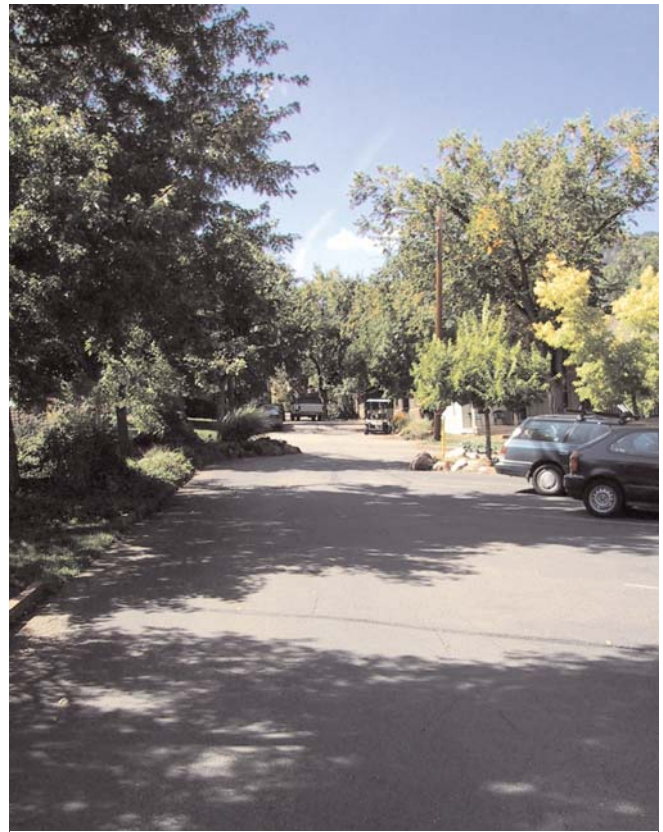
The Academic Hall setting and Waterwise Garden create an important and historically significant outdoor space in Chautauqua Park. This area has been negatively impacted by circulation and parking and the incremental addition of plant material.

Recommendations for physical improvements the Academic Hall setting are closely tied to the circulation and parking recommendations (presented in *The Plan*). Specifically restoring the alignment of Primrose Road. Other recommendations include restoring the historic pattern of linear pedestrian walks and street trees, and selectively thinning plant material around the Academic Hall.

The Waterwise Garden should be preserved and restored as an important community contemplative space. The visual and pedestrian connection between the Waterwise Garden and Academic Hall should be restored.



Proposed restoration plan for the Academic Hall.

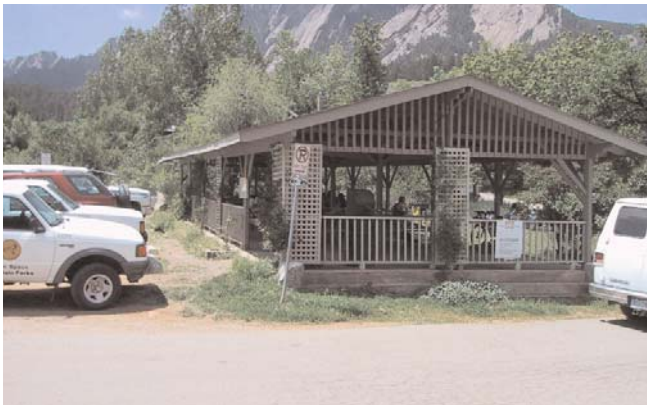


Primrose Road with the Waterwise Garden to the left, 2002.

Picnic Pavilion / Maintenance Area

The picnic pavilion is located just south of the Auditorium and has traditionally been used for picnics and special events. The picnic shelter has been replaced or rebuilt several times in Chautauqua Park's history. This area is one of the few parcels of open land within the Chautauqua Park Historic District. The Colorado Chautauqua Association has a pressing need for a small grounds maintenance office and facility. This maintenance facility would allow the consolidation of at least three maintenance sites being used today by the CCA. Consolidating the maintenance sites would improve other areas of Chautauqua Park including the service area at the Dining Hall, the alley south of Columbine Lodge and the current grounds office and a storage area on Bogess Circle.

A new maintenance facility is recommended. To ensure that a new facility is compatible with Chautauqua Park's historic character it is recommended that it be architecturally compatible and meet all architectural design guidelines for Chautauqua Park and that it be cited in alignment with the cottages along Golden Rod Drive. Maintenance vehicle access and a small storage yard would be located on the east side of the building along the dirt road to Bluebell Canyon, well away from the neighborhood. The



Picnic pavilion, 2002.



Historic walls at the Upper Tennis Court.



Cottage landscape, 2002.

northern portion of the building should provide public restrooms for day use and use during Auditorium events. The Auditorium visitors currently use the Dining Hall restrooms. These new facilities would be closer to the south entry and more visible to visitors.

Upper Tennis Court Area

The Upper Tennis Court area has long been a gathering place and community focus for Chautauqua Park residents. The tennis court area should be preserved and its features should be restored as a character-defining feature of Chautauqua.

Neighborhood and Cottage Landscapes

Chautauqua Park's residential neighborhood has a distinctive camp-like feeling that should be preserved. The historic character of Chautauqua Park is largely derived from this camp atmosphere that is a result of cottages that are similar in scale and architecture and that are set at a consistent distance from adjacent roads. The landscapes of the individual cottages in Chautauqua Park contributes to its historic character. These landscapes create a camp feeling by using a philosophy of a shared landscape rather than a divisive one. The Chautauqua Park Design Guidelines discuss many important aspects of this character and identify several guidelines to preserve it. These guidelines are intended to supplement them.

To retain the camp quality of Chautauqua Park, it is recommended that the building setbacks be preserved and that the landscape character of turf and trees within setbacks be preserved. Restoration should include restoring street tree patterns, and restoring sidewalks where appropriated. Parking should be accommodated on the street rather than in the building setback area.

