

the Lower Chautauqua Ne

...Wilbur from opposite page

A 25-yard swimming pool was added in the 1980s, and a brick wall was built around the property. A mature landscape beautifully fills out the property.

Former owners include Otis Taylor, who worked with a consultant on forms required to apply for the National Register of Historic Places. An antiques and art dealer who appreciated the modern movement, Taylor recognized the importance of the home as a fine example of Art Deco architecture. (Previous owners had removed the original art deco fireplace in favor of a more traditional style.)

When the historic designation was granted, in 1982, the National Register wasn't known for honoring modernism.

Subsequent owners favored updating the home. Architect Sherwood Roper did a total remodel for clients in 1988. Changes were such that the home had to be taken off the National Register. According to the Colorado Historical Society website, the Wilbur Williams House is the only property in Boulder County ever to be removed from the National Register. A historic survey in 1992 stated, "Alterations have compromised the historic integrity of this structure." The property is no longer eligible for state or national landmarks. Ironically, Historic Boulder featured the de-listed structure in a home tour the following year.

Nevertheless, the Wilbur Williams House remains one of Boulder's most distinctive and interesting homes.



The Wilbur Williams House as it looks today. photo by Jon Hatch

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news & notes...

CCD - Join the Boulder City Improvement Association (BCIA2) and the City of Boulder in helping to beautify Boulder. It's time to register for Boulder's 9th Annual Community Cleanup Day, Saturday, May 14, 2011. You can choose a location or join me and our team at the Skunk Creek Underpass at the lower end of Mariposa Ave. For more info and to register, visit <http://bit.ly/bGYrfG> or call 303-413-7245.

Please Share - A reminder to contact me if there are events or neighbor's stories to share with On the Corner readers.

Bus Pass - Your block may be eligible for RTD Eco Pass. For more info call our Eco Pass coordinator Jim Hartman, 303-448-1823.

July 4th Parade - New leadership opportunity. If any of you wish to organize the annual neighborhood parade this year, I welcome your call or email.

Chautauqua - Become a member & support our local and National Historic Landmark - www.chautauqua.com.

Real Estate - A handsome trend here is evident with very nice sales activity across all price points. In the first quarter this year we saw 5 closed deals. Prices aren't increasing out of control but they are staying stable. There are currently another 6 sales pending in price from \$499K to \$1.3M. In April I had multiple offers within a few weeks of listing properties at 21st and Mariposa and also at 13th and Bluebell. I believe we are in a great place to experience upward momentum with better prices finally. Buyers are coming out of hibernation and as the weather warms and things green up we'll continue to see healthy activity. So if you were thinking about selling this year but feel like the market is off and that buyers can't perform, maybe it's time you reconsider. But as I always say, sellers who want to be in the "Sold" column need to bear in mind that location, condition, timing, competition and of course price are all factors to consider. I said in the last newsletter, "2011 could be a solid year to continue to build on." I think my optimism was on target at least so far.

Please Drive Slow - Remember to drive slowly through our neighborhood especially on 20th street. We have lots of kids outside now with nicer weather.

Neighborhood Beat Reporter - Please join me in welcoming writer Courtney Holden to the OtC staff. Courtney is a journalism graduate student at CU.

Join the Lower Chautauqua Yahoo!group - www.yahogroups.com/group/lowerchautauqua

This newsletter will be distributed quarterly. If you wish not to receive it please let me know and I will remove your name from the mailing list

"On the Corner" newsletters are available to view online at <http://www.jonhatch.net/on-the-corner/>

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This Cooper's hawk was photographed by resident Lynn Karr near the intersection of 19th and Bluebell last year. "They are back again this year," says Karr. "The fun thing about Cooper's hawks is that they have a longer tail and shorter wings so they can maneuver through the trees to hunt. Hawks like red-tails tend to hunt out in the open and have much longer wings and shorter tails," according to Karr.

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Next time you use the Skunk Creek tunnel, under Broadway, at the lower end of Mariposa Ave. please consider pitching any trash you see into the trash container near the stone bench on the east side of the tunnel.

Thanks, on behalf of the Boulder City Improvement Association 2, for pitching in!