

Lower Chautauqua Newsletter

Subdivision Developer Also a Good Promoter

By Silvia Pettem

Slightly more than a century ago, real estate developer (and former county treasurer) David Dobbins purchased a 160-acre parcel of land south of the city of Boulder. The land had been homesteaded in 1874, but its owner lost title due to unpaid taxes. Although the property was as barren as Rocky Flats, Dobbins envisioned the settled neighborhood it would one day become. The far-sighted developer set aside 40 acres for Green Mountain Cemetery. Then, in 1905, he platted the subdivision of Floral Park, from 15th to 20th streets and between Baseline and Bluebell. To encourage residential development, he built four almost identical brick bungalows on the southeast corners of Bluebell Avenue and 15th, 16th, 17th, and 19th streets. Dobbins printed brochures to advertise his new subdivision to prospective investors and home-seekers. In order to give an idea of how it would look once settled, he published a photo of houses on University Avenue. Also, he wrote, "As the ground has a gradual slope to the east, every lot in the [Floral Park] Addition prevents a fine view of our beautiful and fertile Boulder Valley while to the north may be seen hundreds of elegant homes, the State University buildings, and the business portion of the city. To the west are the pine-covered foothills of the grand old Rockies." Fifty-by-135-foot lots sold, at the time, for \$150 to \$350, with a five-percent discount to anyone who began construction of a home within 60 days of the date of purchase. Twentieth Street (named "South Broadway") was extended across Baseline Road (then called "Park Avenue"). The rest of the numbered streets were extended, as well.

Continued on opposite page, see "Developer"...

Howdy, Neighbors!

By Jon Hatch

Welcome to the commencement edition of "On the Corner," a community newsletter designed to share the history of the people and events that shaped this neighborhood. Silvia Pettem, a local writer and historian, will deliver a perspective of the rich history in each edition of the newsletter.

In addition to the history of the neighborhood I want to share stories and profiles of those who live here today and through this be able to build connections as neighbors.

I also want to help inform you of upcoming events and happenings that you might not be aware of. I may ask for your help identifying some of these events.

Unofficially named by the City of Boulder as East Chautauqua Neighborhood, we are bordered by Baseline Road to the north, Broadway to the east, King Avenue to the south, and Chautauqua Park to the west. Our neighborhood is one of about 36 named in the city. There are a number of subdivisions within our neighborhood. Can you name them all? Find the answer in the next edition scheduled for May/June 2006.

If you have a special story to tell about the neighborhood or about a special neighbor or local events please contact me and I will share it with readers in an upcoming issue of "On the Corner". I intend to distribute these newsletters on a quarterly basis. If you would not like to receive this newsletter please tell me and I will remove you from the mailing list.

Have a great day! *Jon Hatch*



This map from 1926 shows David Dobbins' subdivisions of Floral Park and Interurban Park when Baseline Road was "Park Avenue," 20th Street was "South Broadway," King Avenue was "Chautauqua Avenue," and a frontage road ("Broadway Boulevard") paralleled the tracks of the Colorado & Southern and the Interurban railroads.



MOCK
REALTY **R**

Exclusive Realtor for
moxie
moms
Friends, Fun & Fitness
www.moxie-moms.com