

Green Grass at Last

Welcome to the fifth edition of "On the Corner." This marks the one year anniversary of the newsletter. It is designed to share some history of the people and events that have shaped this great neighborhood and also to better connect us as neighbors.

I can't thank writer/historian Silvia Pettem enough for her energy and willingness to help share some of the history from this neighborhood. Silvia's pieces are the crown jewel of this newsletter. I know because many of you tell me. And always feel free to follow up with Silvia if you have a good story to share. Thank you Silvia!

Neat news: Our online Yahoo!group community, www.yahogroups.com/group/lowerchautauqua, was recently featured in the Daily Camera. There are a number of members now and the list continues to grow each week. We look forward to you joining us and sharing in the groove.

Who was John Garrey Tippit? Find out in the next "On the Corner."

A reminder to please feel free to contact me if there are events you want neighbors to know about. And if you have a special story to tell about the neighborhood or a resident please contact me and I will share it with readers in the next "On the Corner".

Thanks and have a great day! *Jon Hatch*

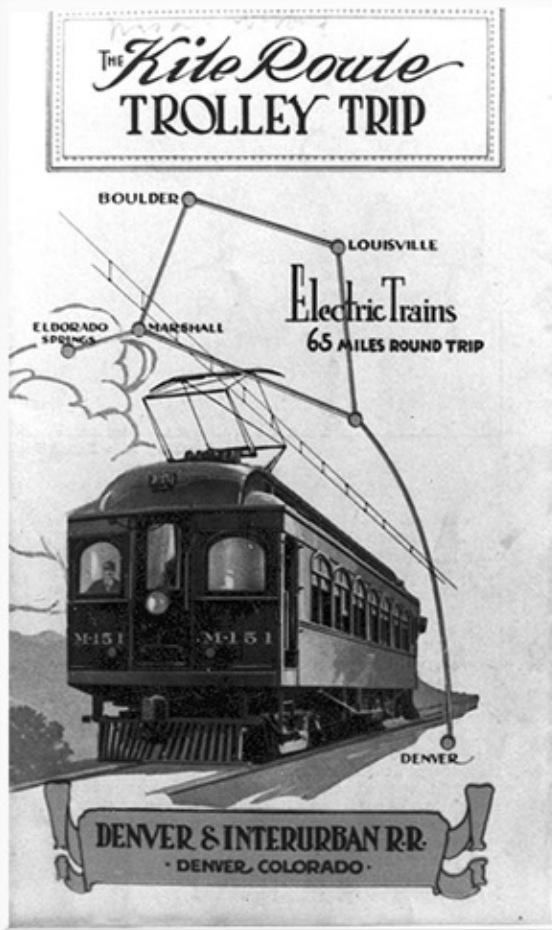
I intend to distribute this newsletter on a quarterly basis. If you do not wish to receive this mailing please let me know and I will respect your request and remove your name from the mailing list.



From left to right, Jenson, dad J.J. and Curran Collier dig themselves out from one of the numerous storms that blanketed Boulder this past winter. *photo provided by Shannon Collier*

Commuter train a selling point for homeowners

By Silvia Pettem



There's a reason why the eastern section of the Lower Chautauqua Neighborhood was originally named Interurban Park. In 1908, when the subdivision was founded, the first of the "Denver & Interurban" commuter trolleys ran on the tracks of the Colorado & Southern Railway. From the north, the tracks came up behind the Boulder High School football field, extended through the University campus, and then went south through the town of Marshall on one lane of today's South Broadway. Before the NIMBY ("not in my backyard") days, this modern form of mass transit was a definite selling point in attracting new homeowners. The state-of-the-art rail line was clean, fast,

and efficient. Unlike the big steam-powered mainline trains, the trolleys ran on electricity. A coal-fired power plant in Lafayette supplied the electricity for the overhead lines. In the early days, the trolleys ran from 6:20 a.m. to well past midnight. With a choice of 16 times a day, neighborhood residents could walk to a depot at the intersection of today's Broadway and Baseline roads and climb aboard for a quick trip to downtown Boulder or Denver. The 55-foot coaches of the Interurban were like large streetcars.

Each "train" of one-to-three cars, cost \$9,000 and had a lavatory and electric dome lights. One reporter compared the comfort of the Interurban to the luxury of a Pullman passenger train.

Nearly everyone, at the time, traveled on some kind of train, trolley, or streetcar. In the then-more developed parts of Boulder, households took Boulder city streetcars to go shopping. All three lines started downtown. One extended up 9th Street to Chautauqua Park and back through University Hill. Another went east on Pearl Street to 23rd Street, and the remaining one ran north to the Boulder-Colorado Sanitarium (at 4th and Mapleton) and on to the Newlands Neighborhood.

The growing popularity of the automobile gradually cut down on the number of passengers and marked the beginning of the end for rail travel. The Interurban had started its service in 1908 and ran uninterrupted until it was replaced by buses in 1926.

please see train next page...

Neighborhood Real Estate Activity

SOLD	SALE PENDING	AVAILABLE
2252 Mariposa \$1,400,000	2132 Bluebell.....\$467,000	517 22nd.....\$499,000
1340 King.....\$2,270,000	602 22nd.....\$549,900	2252 Columbine \$525,000
550 12th.....\$4,000,000	320 20th.....\$610,000	340 21st.....\$725,000
	1380 Bluebell.....\$750,000	285 Fair Pl.....\$750,000
		650 11th.....\$1,595,000
Statistics	1st Qtr 2007	1st Qtr 2006
Average Price/sqft.....	\$404/sqft	\$294/sqft
Average Price.....	\$2,556,666	\$757,777
Median Price.....	\$2,270,000	\$725,000
Avg. Days on Mkt.....	115days	196days
Purchase to List Price.....	96%	93%
Lowest Price.....	\$1,400,000	\$590,000
Highest Price.....	\$4,000,000	\$1,200,000
		1901 Bluebell.....\$1,695,000
		690 11th.....\$2,295,000
		546 14th.....\$2,499,000
		1498 King.....\$3,300,000
		1480 Bellevue.....\$3,350,000



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