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BOULDER SANITARIUM

HISTORICAL ASSESSMENT

I. HISTORIC OVERVIEW



1. Construction on the main building, 1895



2. Looking northwest from Mapleton Avenue, 1896

INTRODUCTION

The Boulder Sanitarium, and later the Boulder Memorial Hospital, were extremely influential as health centers for the growing City of Boulder. The Sanitarium was a renowned facility with ties to John Harvey Kellogg and other notable individuals, and Boulder Memorial Hospital provided health care services for a half century. The site's rich history began in the late 1890's.

EARLY BEGINNINGS

In 1893 John Fulton, an elder in the Seventh Day Adventist Church, was in Boulder seeking to improve his health in the fresh air of the Rocky Mountains (Clemons, 1958). Fulton evidently was so impressed with the health benefits of the area that he contacted fellow church member John Harvey Kellogg, and urged him to establish a sanitarium in Boulder.

In addition to his grain and cereal company, Kellogg was an enthusiastic advocate for healthy living. At the time he received Fulton's letter, he was the superintendent of the Battle Creek Sanitarium in Michigan. Among other treatments for sickly guests at his sanitarium, Kellogg recommended sunlight, fresh air, exercise and healthy eating (Pettem, 2006). Kellogg heeded the advice of Fulton, and in 1894 the Boulder branch of the Sanitarium was established in a house on University Hill, near 13th and Euclid (Austin, 1945). The fledgling Boulder Sanitarium had expanded

to two private homes by 1895. Still, this additional square footage was insufficient for the growing patient demand.

1895-1899

In 1895, the General Conference Association of Seventh Day Adventists appropriated money to purchase and develop roughly 90 acres of land on the Northwest corner of 4th Street and Mapleton Avenue (Clemons, 1958). The first structures on the site were the brick veneer West and East Cottages. The West Cottage was finished in August of 1895, and the East Cottage followed a couple months later. The main five-story brick building was completed in July of 1896, and the powerhouse, laundry and bakery building were completed around the same time (Clemons, 1958). While bricks were sourced from Eugene Austin's Brick Company (near present day Casey Middle School), much of the stone for building foundations was sourced from on-site materials (Austin, 1945). It was quickly discovered that the draft for the powerhouse was insufficient with the original smokestack. So, construction crews built an underground brick flue 62' up the hill to the west of the powerhouse and constructed a new 40' smokestack at the new spot (Austin, 1945). A bakery was also built inside the powerhouse, which soon became the Colorado Food Company. The Food Company manufactured cereals and food for the Sanitarium, and later for commercial sale.

I. HISTORIC OVERVIEW



3. Looking southeast across the complex and early Boulder

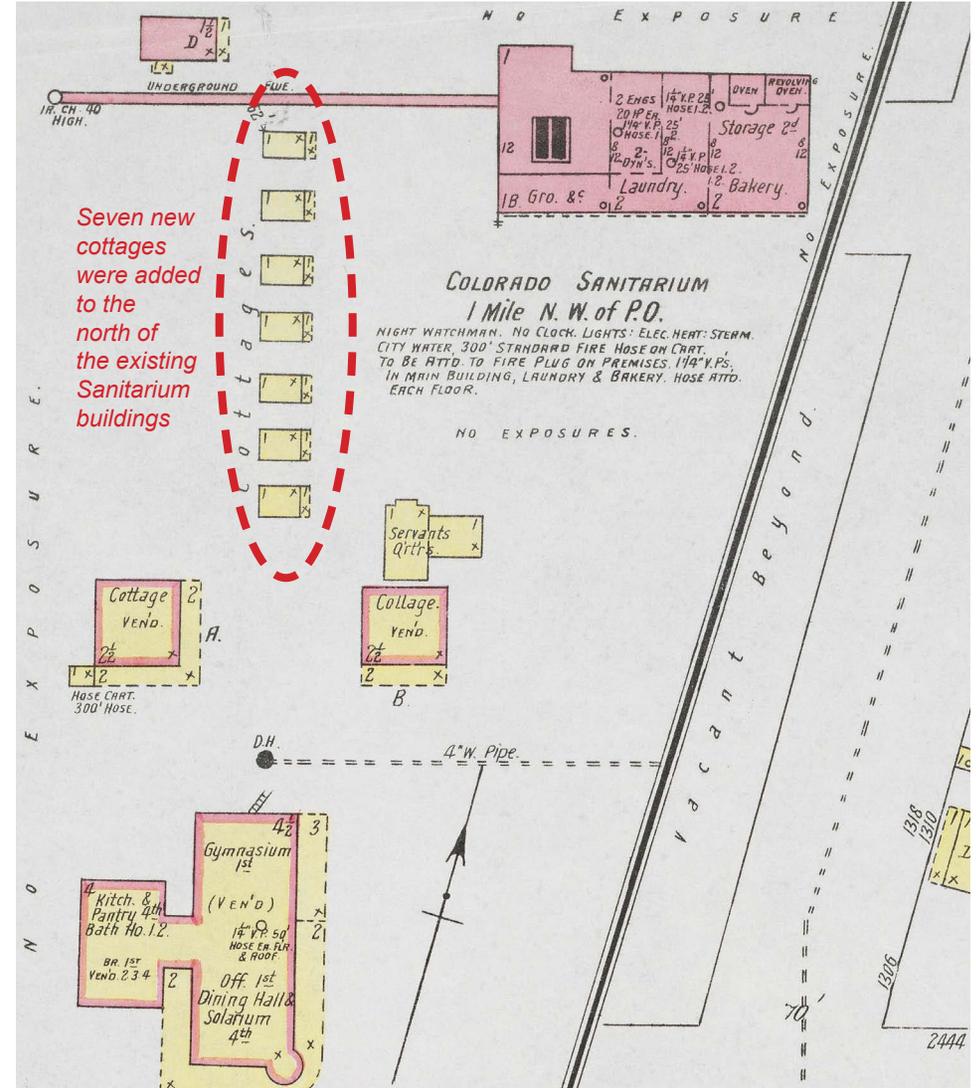
1900-1909

The Boulder Sanitarium became a popular destination to receive treatments that included dieting, exercise, massage, hydrotherapy and electrotherapy (Clemons, 1958). Guests were also encouraged to enjoy the fresh cool climate of Boulder and to hike the trails along the foothills to the west of the Sanitarium.

The facility expanded quickly. By 1906, seven new cottages had been built in a line to the north of the East and West Cottages. A laboratory was also built just to the north of the East Cottage to allow for expanded testing services.

Already it was clear that the Sanitarium leaders desired an orderly development of the site, with buildings framing open space. New structures also tended to follow the topography, ensuring ease of movement between different buildings.

By 1907 Kellogg's influence on the Sanitarium was minimal. He was expelled from the Adventist Church in this year and focused his efforts instead on the Battle Creek Sanitarium while also serving on the Michigan State Board of Health from 1911 to 1917 (Schwartz, 1970).



4. The main building fronted Mapleton Avenue, and additional structures were built northwards following the topography, 1906

I. HISTORIC OVERVIEW

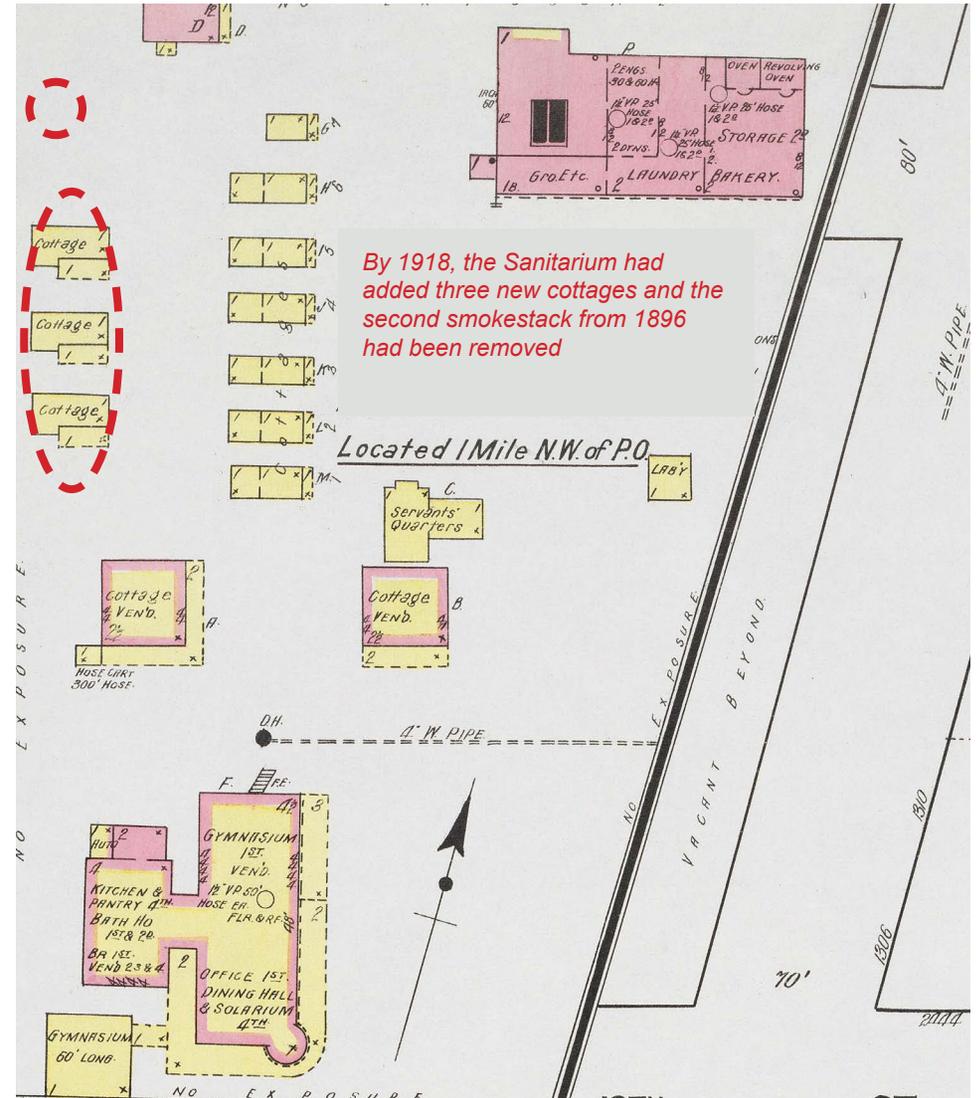


5. Looking northeast from the foothills over the new southern wing addition, 1919

1910-1919

Up until this point, it had been the Boulder Sanitarium's mission to accept all types of patients. As of the late 1900's, however, the Sanitarium began to de-emphasize the treatment of tuberculosis because the presence of the highly contagious patients tended to scare away other potential patrons (Boulder-Colorado Sanitarium, 1939).

Simultaneously, the facility began to take on a greater array of health services. In 1919 a new wing was added to the main building. It extended south and its construction necessitated the removal of two semi-circular porches which had been prominent features on the original building (Clemons, 1958). The new wing housed surgical patients, the operating room, a new laboratory and a pharmacy. Three additional cottages were built to the west of the line of cottages built in 1906. Additionally, it was around this time that the smokestack was torn down and moved near its original location adjacent to the powerhouse.



6. The second row of cottages was built in a way that framed a rectangular open space, 1918

I. HISTORIC OVERVIEW



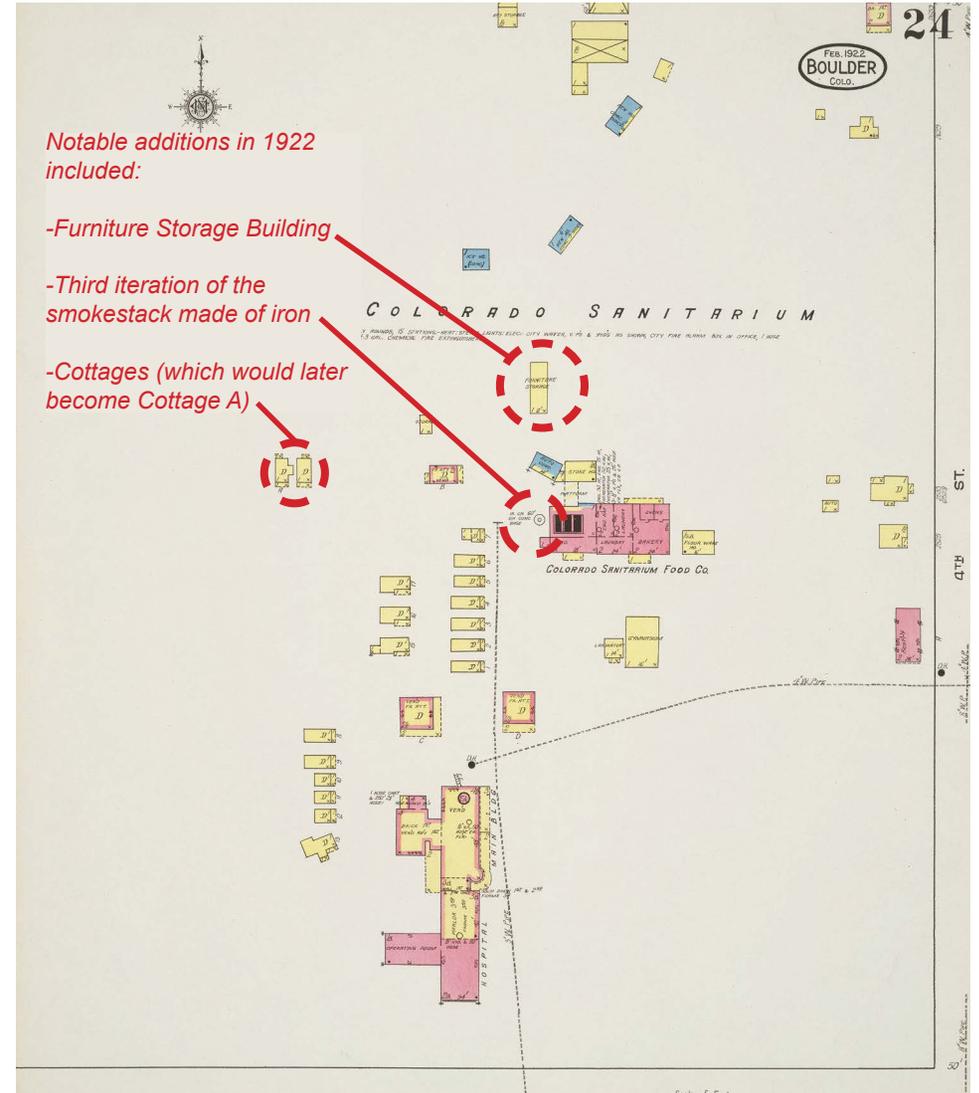
7. Looking northeast from the foothills over the complex, 1927

1920-1929

By 1922, nine additional cottages were added to increase patient capacity, along with a furniture storage building.

The Sanitarium site also expanded significantly northward during this period. Much of this northward expansion was due to the growth of food production on site. Although the Sanitarium generally advocated for a vegetarian diet based on grains, a dairy barn and two hen houses (for eggs) were constructed on the north end of the site as well as a greenhouse and ice house (Sackett, 2005).

Since its creation, the Boulder Sanitarium under the direction of Mr. Kellogg had been manufacturing much of its own cereal and granola products needed for the dietary component of treatments (Pettem, 2010). However, the bakery on the grounds of the Sanitarium became its own distinct entity called the Colorado Sanitarium Food Company as early as 1897 (Shurtleff and Aoyagi, 2014). The Colorado Sanitarium Food Co. experimented with health foods, and even received patents for breakfast cereals in 1913 (US Patent Office, 1913). The Food Company also experimented with peanut butter (Pettem, 2010). By 1912 the Food Company was distributing its food products to a health food store in Denver that also had outlets in other cities (Shurtleff and Aoyagi, 2014).



8. A new row of cottages was built to the west of the main building, and the Colorado Food Company expanded its facilities with a dairy barn and hen houses to the north

I. HISTORIC OVERVIEW

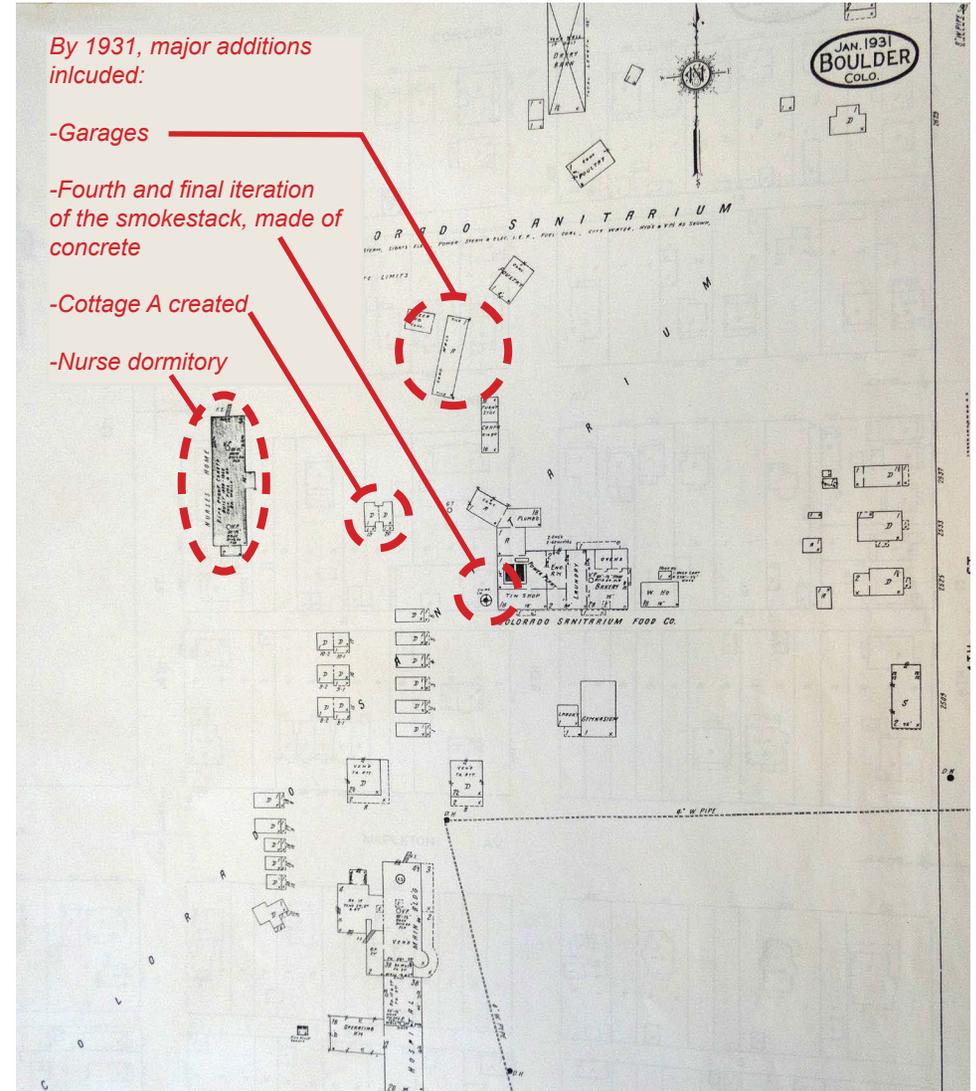


9. Aerial view of the Sanitarium c. 1939

1930-1939

A significant addition to the Sanitarium grounds during this period was a dormitory building for the nurses who worked in the facility. The three-story brick dormitory was built in 1930 up the hill on the west side of the site (Clemons, 1958). Other additions included the garages built to the north of the furniture storage building, and the fourth iteration of the smokestack.

The Sanitarium's trend towards becoming a more modern and mainstream health facility accelerated under the leadership of the medical superintendent Dr. H.A. Green, who served from 1910-1939. In this time period, the Sanitarium gained recognition as a quality health facility from the American Medical Association, the American College of Surgeons, the Colorado State Board of Nurse Examiners and the Educational Department of the General Conference of Seventh-Day Adventists (Boulder-Colorado Sanitarium, 1939). The late 1930's seem to be a time when the Sanitarium was taking on its new identity as a hospital, even before the name change occurred.



10. Numerous additions were made to the Sanitarium site in this time period

I. HISTORIC OVERVIEW



11. New construction replaces the original Sanitarium building, 1957



12. New construction replaces the original Sanitarium building, 1957

1940-1959: A TIME OF CHANGE

By 1957, the Boulder Sanitarium had made a full transition to the Boulder Memorial Hospital. The change in name reflected the complete move away from holistic medicine and health foods towards a modern hospital. One of the most visible aspects of this change was the complete demolition of the original main 1896 Sanitarium building. Only the southern wing that had been added in 1919 was left (Sanborn Map 1962). An entirely new hospital was built during this time period. The remaining southern wing was mirrored with a larger wing to the east, and a central wing connected the whole building together. While many of the other buildings on the site remained at this point, the two original 1895 West and East Cottages were also demolished.

The hospital's change in identity is further evidenced by the closing of the Colorado Sanitarium Food Company around 1945 (Shurtleff and Aoyagi, 2014). The strict vegetarian diet also began to lose emphasis,

and patients were given the choice of what type of meal they wanted to eat (Sackett, 2005). The bakery facility on the site had become a service and maintenance building by 1962. Also, the dairy and poultry facilities were demolished and replaced by the Seventh Day Adventist Boulder Jr. Academy (Sanborn Map, 1962).

I. HISTORIC OVERVIEW

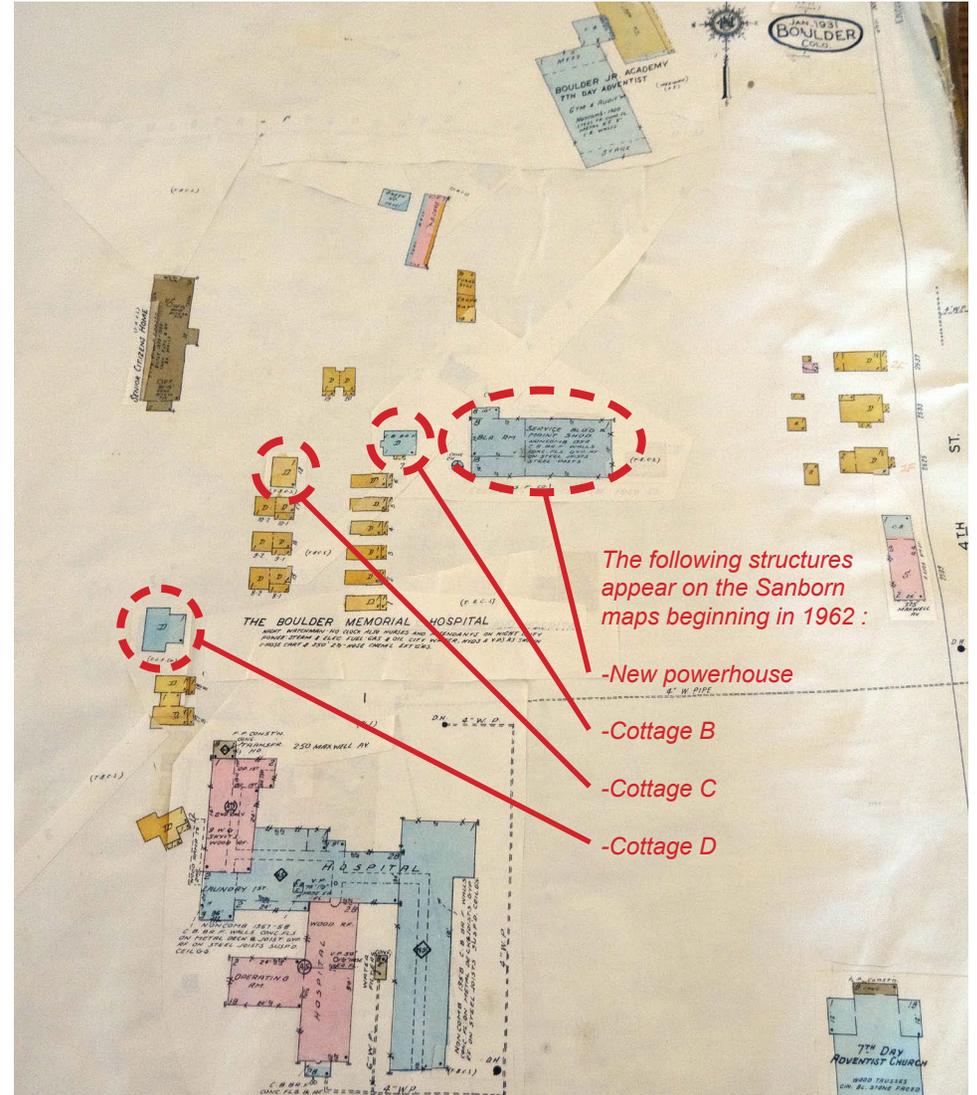


13. Looking southwest at the new hospital wing, c.1969

1960-1979

As Boulder continued to grow, so did the Boulder Memorial Hospital. The main building continually added square footage with additions in 1962, 1967, and 1971. By 1974, however, Boulder Community Hospital had grown to nearly twice the size of Boulder Memorial. And by 1978 Boulder Community had taken over as the principle provider of emergency and obstetric services in Boulder (Boulder Community Health, accessed June 2015).

Even after the demolition of the original cottages and main building, the site still retained its principle southern entrance.



14. The construction of the new hospital facility required a complete demolition of the original main Sanitarium building, 1962

I. HISTORIC OVERVIEW



15. Looking northwest towards the main building



16. Looking south towards the main building

1980-PRESENT

In 1980, Boulder Memorial underwent a significant expansion, which included the demolition of the old southern wing that had existed since 1919. This expansion marks the demise of all historically significant elements of the main building.

Boulder Memorial and Boulder Community functioned for a period of years as a team and the two hospitals shared services. Boulder Memorial focused on rehabilitation and pediatrics, while Boulder Community supplied obstetric and emergency services (Sackett, 2005). Changes in the insurance industry and ever-growing population eventually made competition inevitable and by the mid 1980's the two hospitals no longer shared services.

However, due to in part to its location and facility constraints, Boulder Memorial soon found that it would be better suited moving elsewhere in the county instead of trying to compete with the growing Boulder Community facility (Sackett, 2005). After nearly 100 years as a Seventh-day Adventist health facility, the Boulder Memorial Hospital Campus was sold to Boulder Community Hospital in 1989 and renamed the Mapleton Center. The Boulder Memorial organization then moved to Louisville, where the Avista Adventist Hospital was established in 1990.

The Mapleton Center was operated for a number of years primarily as a

sports medicine facility and an outpatient rehabilitation facility. Following expansions and moves to other locations, Boulder Community Hospital found that they no longer needed the facility. The property was sold to Mapleton Hill Investments, LLC. in 2014. Currently on the property, there are 9 remaining buildings, the smokestack, and a portion of an old stone-wall along the southern portion of the site fronting Mapleton Avenue. These remaining buildings and structures will be discussed further in Section III.

SUMMARY

The Sanitarium site achieved historic significance during its early years as a sanitarium and while it was associated with John Harvey Kellogg. Although Kellogg's influence was minimal after 1907, the period of significance is from 1895 through 1939. It is during this time that it was associated with noteworthy persons and events in the health and nutrition industries.

A second phase, which has some historical interest, dates from 1940 through 1945, at which point the Colorado Sanitarium Food Company ceased operation. But in general this was a time during which the sanitarium functions declined. It is difficult to justify considering this time as historically significant.

II. SITE SIGNIFICANCE



17. Looking northeast from the foothills, 1895



18. Colorado Food Company Dairy Barn, 1930

SIGNIFICANCE FOR HEALTH, WELLNESS AND NATURAL FOODS

Since its creation in 1895, the Boulder Sanitarium has always been associated with healthy living. Although the site and its structures have changed constantly over the past century, they have all been oriented towards human wellness.

In the first period of its history, roughly from 1895 to 1939, the Sanitarium was a holistic healing facility. Through these practices and through its patron J.H. Kellogg, the Boulder Sanitarium was closely linked to the holistic health trends of the late 1800's and early 1900's that were popularized and spread in part by the Adventists. The Colorado Food Company that was associated with the Sanitarium was very significant because in addition to simply providing healthy food for the facility, it received patents for multiple breakfast cereal products.

In addition to a healthy diet, doctors at the Sanitarium recommended lots of sunshine, fresh air and exercise to its patients. This is part of the reason

why Boulder was such an ideal site for the Sanitarium.

It's no stretch to say that the values of the Boulder Sanitarium and those who found recovery there are not all that different from the healthy lifestyle values that characterize Boulder today.

As the Sanitarium shifted away from Kellogg's holistic treatments, the built environment had to transition as well. Although the complete demolition of the original Sanitarium building in 1957 was an unfortunate loss of history, the new Boulder Memorial Hospital was needed to accommodate medical services for a growing city. And through its growth and eventual sale to Boulder Community Hospital, the site continued to provide health and wellness services for its community.

Clearly, the Sanitarium had a hugely significant impact on early Boulder's values regarding health and wellness.

II. SITE SIGNIFICANCE

ORGANIZATION OF THE SITE

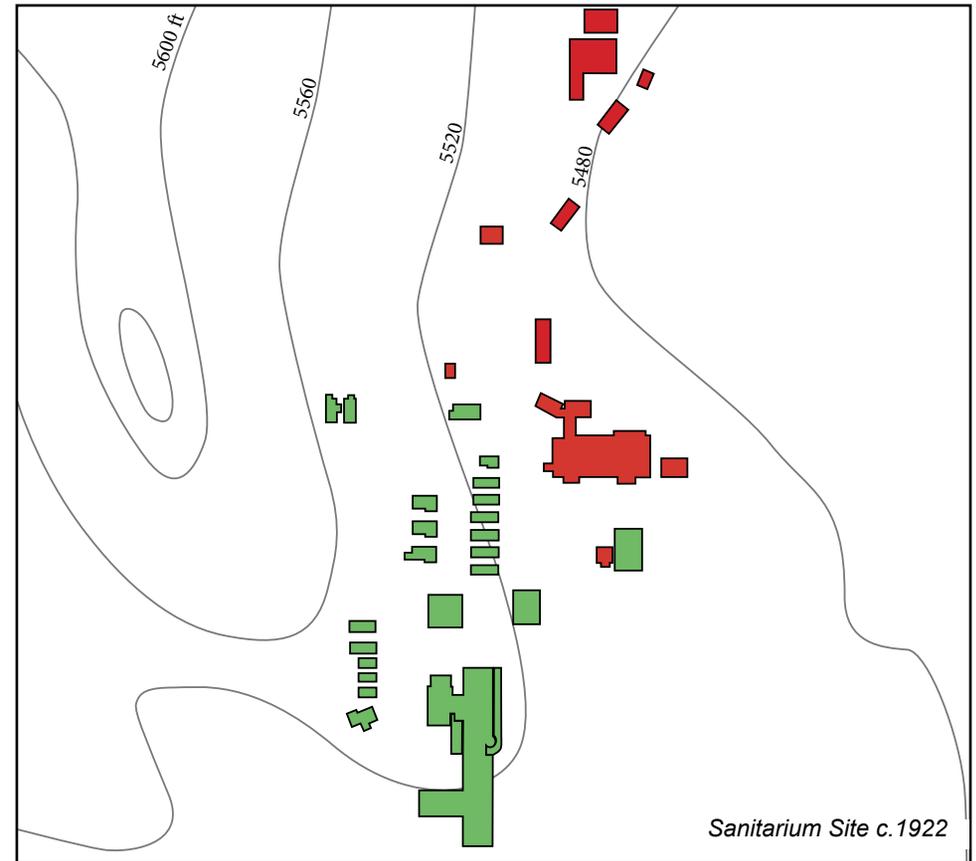
In its early years, the Sanitarium site appears to have reflected an organizational pattern that was influenced by its relationship to the foothills and the general topographic contours descending the hillside. It also was influenced by the connection to the developing Mapleton Hill area, along Mapleton Avenue itself.

The original main building was oriented to face Mapleton Avenue and was connected by a semi-circular driveway, which in time was identified by stone pillars. As new buildings were constructed, they extended the site northward, first with some larger cottages, and then with rows of smaller frame cottages. These appeared to follow contour lines along the hillside, probably to facilitate easy walking between these structures and the main building. As buildings were added, they often formed clusters with informal “courtyards” of outdoor space.

The more utilitarian buildings were located at the northern end of the site. Gardens were located along the northern and eastern edges of the site.

Trees were planted to shade the cottages and a large grove appeared to the south and east of the main building. These probably provided shaded areas for walking and sitting. Some early photographs show some seating and even some shade structures in these areas.

Evidence of these organizational patterns only exists in archival materials. Today, the site is substantially altered and does not convey its character from the period of significance.



■ Buildings occupied by guests and patients

■ Utility and storage buildings

19. Development of the Sanitarium site tended to follow the topography north-south. Generally, buildings that were occupied by guests and patients were farther up the hillside with a better view. Utility and storage buildings were located lower down the hill.

III. STRUCTURES

This section evaluates each structure that remains on the old Sanitarium site. None of them are original to the initial phases of construction in the 1890's.

	STRUCTURE	DATE BUILT	QUICK NOTES
1	Smokestack	1920's	Structure is somewhat deteriorated
2	Stone Wall	1920's	Only a fragment of the wall remains
3	Furniture Storage	c.1922	Building is very deteriorated
4	Cottage A	c.1922; moved in 1931	Building has some alterations
5	Nurse Dormitory	1930	Building has minimal alteration
6	Garage	c.1931	Building is very deteriorated
7	Cottage B	Between 1931 and 1962	Building has some alterations
8	Cottage C	Between 1931 and 1962	Building has substantial alterations
9	Cottage D	c.1940	Building has minor alterations
10	Powerhouse	1957	Building has major alterations
11	Main Building	1957-1984	Building has had over 10 additions since 1957



III. STRUCTURES



20. Looking south at the smokestack.

21. The current smokestack is made of re-enforced concrete and lined with brick

1. SMOKESTACK

The current concrete stack is actually the fourth iteration of the powerhouse smokestack. Originally, the iron smokestack was located adjacent to the powerhouse building but was moved almost immediately in 1896 after the builders found that the original stack did not provide adequate ventilation. It was then moved roughly 60 feet away higher up the hill and was built of iron. By 1922 the second smokestack was demolished and the third iron stack was built back down the hill, adjacent to the powerhouse. Based on the 1931 Sanborn insurance map it appears that this third smokestack was actually demolished sometime in the mid 1920's. The fourth and final iteration of the smokestack was built just south of where the third stack sat. Unlike the previous versions, this smokestack was built of re-enforced concrete and lined with brick.

HISTORICAL SIGNIFICANCE

U.S. Department of Interior Criteria for Evaluation

Association with an event?	Yes, it is associated with the early health, natural foods and wellness movement in the area.
Association with a person?	No, built after Kellogg's period of influence
Embodies distinctive design/construction of the period?	No, the current concrete smokestack does not resemble the original iron stack
Informational potential?	No

City of Boulder Criteria for Evaluation

Historic significance?	Yes, the smokestack was built in mid 1920's during the Sanitarium period
Architectural significance?	No, the current concrete smokestack does not resemble the original iron stack
Environmental significance?	No, surroundings and area have changed greatly

INTEGRITY

U.S. Department of the Interior Criteria for Evaluation

Location?	No, although the current smokestack has existed in its current location since the mid 1920's, this is the fourth different location of the smokestack since 1895
Design?	Yes, structure does retain basic design features
Setting?	No, much of the site around has changed
Materials?	Yes, structure appears to be made of original 1920's concrete with some repairs
Workmanship?	Yes, structure is intact with minor modifications
Feeling?	No, structure does not convey a historical feeling
Association?	No, much of the relationship with the greater site has been lost

III. STRUCTURES



22. A portion of the stone wall appears to be original to the 1920's construction. The left picture dates to c.1929.

2. STONE WALL

A fragment of a stone wall runs along the southern end of the site, fronting Mapleton Avenue. It appears to reflect periods of construction in the late 1920's when the Sanitarium shifted its main entry to allow for easier automobile access. Some portions of the current wall appear to be original to the 1920's construction, but the western-most extension of the wall appears to be more recent and is distinguishable by a change in the rock form, mortar pattern and wall height.

HISTORICAL SIGNIFICANCE

U.S. Department of Interior Criteria for Evaluation

Association with an event?	Yes, it is associated with the early health, natural foods and wellness movement in the area
Association with a person?	No, built after Kellogg's period of influence
Embodies distinctive design/construction of the period?	No, stone work is distinctive but does not exemplify any particular style
Informational potential?	No

City of Boulder Criteria for Evaluation

Historic significance?	Yes, the wall was built during the Sanitarium period
Architectural significance?	No, the wall is only a fragment of its original extent
Environmental significance?	No, the wall is only a fragment of its original extent and has lost its association with the rest of the site

INTEGRITY

U.S. Department of the Interior Criteria for Evaluation

Location?	Yes, structure is in original location
Design?	No. As a fragment of the original design, character is not retained
Setting?	No, much of the site around has changed
Materials?	Yes, structure retains most original materials
Workmanship?	Yes, structure is original with minor changes
Feeling?	No, structure is only a fragment of the original wall
Association?	No, structure is only a fragment of the original wall and has lost the relationship with the greater site

III. STRUCTURES



23. The furniture storage building has been substantially changed since its original construction.

3. FURNITURE STORAGE BUILDING

The small storage building to the northwest of the powerhouse was constructed c.1922 for the purpose of storing unused furniture. The building has substantially deteriorated and is currently used for storage and as a workshop.

HISTORICAL SIGNIFICANCE

U.S. Department of Interior Criteria for Evaluation

Association with an event?	No, it is not particularly relevant to the overall Sanitarium history
Association with a person?	No, built after Kellogg's period of influence and not particularly relevant to the overall Sanitarium history
Embodies distinctive design/construction of the period?	No
Informational potential?	No

City of Boulder Criteria for Evaluation

Historic significance?	No, although date of construction is c.1922, the building is not particularly associated with events on the site
Architectural significance?	No, does not exemplify any particular architectural style and does not have artistic merit
Environmental significance?	No, surroundings and area have changed greatly

INTEGRITY

U.S. Department of the Interior Criteria for Evaluation

Location?	Yes, building is in original location
Design?	No, building does not retain basic design features
Setting?	No, much of the site around has changed
Materials?	No, building retains almost no original materials
Workmanship?	No, building structure has had additions and modifications
Feeling?	No, building does not convey a historical feeling
Association?	No, much of the relationship with the greater site has been lost

III. STRUCTURES



24. The two ends of cottage A were most likely built separately around 1922 and moved to their current location and connected around 1931. However, they clearly resemble the cottages built on the Sanitarium site in 1906.

4. COTTAGE A

The cottage building that sits in between the nurse dormitory and the powerhouse was most likely constructed as two separate buildings, but connected and moved to its present site around 1931. The two cottages that make up the ends of the buildings were likely built around 1922. They do, however, bear a striking resemblance to the cottages built around 1906. The roofing, windows and doors appear to have been replaced fairly recently. However, the siding and window details appear to be original.

HISTORICAL SIGNIFICANCE

U.S. Department of Interior Criteria for Evaluation

Association with an event?	Yes, it is associated with the early health, natural foods and wellness movement in the area
Association with a person?	No, these cottages were built after Kellogg's period of influence
Embodies distinctive design/construction of the period?	Yes, although the building does not exemplify any particular architectural style, it is consistent with early Sanitarium cottages
Informational potential?	No

City of Boulder Criteria for Evaluation

Historic significance?	Yes, the two original cottages are the same design as those built in 1906
Architectural significance?	Yes, the two original cottages have a unique architectural style that was found in early Sanitarium cottages
Environmental significance?	No, surroundings and area have changed greatly

INTEGRITY

U.S. Department of the Interior Criteria for Evaluation

Location?	No, buildings are not in original location
Design?	Yes, building retains basic design features
Setting?	No, much of the site around has changed
Materials?	Yes, building retains some original materials
Workmanship?	Yes, although building has been added to
Feeling?	Yes, building conveys a historical feeling
Association?	No, much of the relationship with the greater site has been lost

III. STRUCTURES



25. The nurse dormitory retains its original brick and architectural features. The only major change is the addition of the elevator shaft which can be seen as the slightly redder brick tower feature.

5. NURSE DORMITORY

The nurse dormitory was built in 1930 to house nurses who had previously been living in other buildings on-site or off-site in the surrounding neighborhoods. The three-story brick building stands intact today and is by far the best preserved building on the site. The only major change to the building is the addition of an elevator shaft on the front of the building. The building retains most of its original construction materials except for doors and the addition of storm windows.

HISTORICAL SIGNIFICANCE

U.S. Department of Interior Criteria for Evaluation

Association with an event?	Yes, it is associated with the early health, natural foods and wellness movement in the area
Association with a person?	No, built after Kellogg's period of influence
Embodies distinctive design/ construction of the period?	No
Informational potential?	No

City of Boulder Criteria for Evaluation

Historic significance?	Yes, associated with historic events, has distinction in the development of the community of Boulder
Architectural significance?	No, does not exemplify any particular architectural style
Environmental significance?	No, immediate site is relatively intact but greater site has changed greatly

INTEGRITY

U.S. Department of the Interior Criteria for Evaluation

Location?	Yes, building is in original location
Design?	Yes, building retains basic design features
Setting?	No, immediate site is relatively intact but greater site has changed greatly
Materials?	Yes, building retains most original materials
Workmanship?	Yes, building structure is original
Feeling?	Yes, building conveys a historical feeling
Association?	No, much of the relationship with the greater site has been lost

III. STRUCTURES



26. The garages have deteriorated greatly and have not retained their original building materials.

6. GARAGE

The garage building to the northwest of the furniture storage building was constructed c.1931. The building still has the 8 separate garage bays it was built with, but the building has deteriorated substantially.

HISTORICAL SIGNIFICANCE

U.S. Department of Interior Criteria for Evaluation

Association with an event?	No, it is not particularly relevant to the overall Sanitarium history
Association with a person?	No, built after Kellogg's period of influence and not particularly relevant to the overall Sanitarium history
Embodies distinctive design/construction of the period?	No
Informational potential?	No

City of Boulder Criteria for Evaluation

Historic significance?	No, although date of construction is c.1931, the building is not particularly associated with events on the site
Architectural significance?	No, does not exemplify any particular architectural style and does not have artistic merit
Environmental significance?	No, surroundings and area have changed greatly

INTEGRITY

U.S. Department of the Interior Criteria for Evaluation

Location?	Yes, building is in original location
Design?	Yes, building retains basic design features
Setting?	No, much of the site around has changed
Materials?	No, building has lost most original materials
Workmanship?	No, building structure has changed
Feeling?	No, building does not convey a historical feeling
Association?	No, much of the relationship with the greater site has been lost

III. STRUCTURES



27. Cottage B resembles a 1950's single-family home built in the post-WWII modern architectural style.

7. COTTAGE B

Cottage B is located directly southeast of Cottage A. The building was constructed in the 1950's. The brick work and architectural style are reminiscent of post-WWII modern architecture for single family homes. The front porch has been altered more recently to accommodate wheelchair access.

HISTORICAL SIGNIFICANCE

U.S. Department of Interior Criteria for Evaluation

Association with an event?	No, built after the Sanitarium time period
Association with a person?	No, built after Kellogg's influence
Embodies distinctive design/ construction of the period?	No, brick work and architectural details are somewhat characteristic of the 1950's but do not exemplify any particular design style
Informational potential?	No

City of Boulder Criteria for Evaluation

Historic significance?	No, the building is not associated with the Sanitarium period
Architectural significance?	No, does not exemplify any particular architectural style and does not have artistic merit
Environmental significance?	No, surroundings and area have changed greatly

INTEGRITY

U.S. Department of the Interior Criteria for Evaluation

Location?	Yes, building is in original location
Design?	Yes, building retains basic design features
Setting?	No, much of the site around has changed
Materials?	Yes, building retains most original materials
Workmanship?	Yes, building structure is original with minor changes
Feeling?	No, building does not convey a historical feeling
Association?	No, much of the relationship with the greater site has been lost

III. STRUCTURES



28. Cottage C appears to have newer windows and roofing materials.

8. COTTAGE C

Cottage C is located just to the west of Cottage B, and was also constructed between 1931 and 1962. The building somewhat resembles a simple and boxy post-WWII style and was most likely built in the 1940's. The windows and roofing appear to have been replaced more recently.

HISTORICAL SIGNIFICANCE

U.S. Department of Interior Criteria for Evaluation

Association with an event?	No, built after the Sanitarium time period
Association with a person?	No, built after Kellogg's influence
Embodies distinctive design/construction of the period?	Yes, architectural details are characteristic of post WWII modern style
Informational potential?	No

City of Boulder Criteria for Evaluation

Historic significance?	No, the building is not particularly associated with the Sanitarium
Architectural significance?	No, the building does not strongly exemplify any architectural style
Environmental significance?	No, surroundings and area have changed greatly

INTEGRITY

U.S. Department of the Interior Criteria for Evaluation

Location?	Yes, building is in original location
Design?	Yes, building retains basic design features
Setting?	No, much of the site around has changed
Materials?	No, windows are replaced
Workmanship?	Yes, building is mostly intact
Feeling?	No, building does not convey a historical feeling
Association?	No, much of the relationship with the greater site has been lost

III. STRUCTURES



29. Cottage D has a unique flagstone construction with interesting variations in parapet height.

9. COTTAGE D

Directly northwest of the main building, Cottage D is a small flagstone building constructed in 1940. The roof line features an interesting variation in parapet heights. The windows appear to be original, although the awnings and porch are newer.

HISTORICAL SIGNIFICANCE

U.S. Department of Interior Criteria for Evaluation

Association with an event?	No, built after the original Sanitarium and Colorado Food Company time period
Association with a person?	No, built after Kellogg's period of influence
Embodies distinctive design/construction of the period?	Yes, stone work and architectural details are distinctive
Informational potential?	No

City of Boulder Criteria for Evaluation

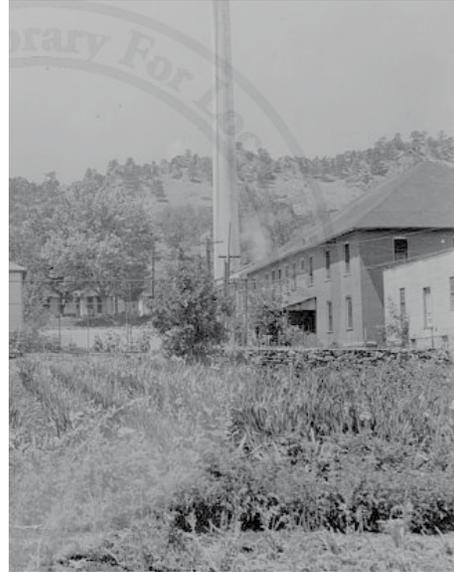
Historic significance?	No, the building is not particularly associated with events on the site
Architectural significance?	Yes, the building has a unique flagstone construction and has interesting variations in parapet height.
Environmental significance?	No, surroundings and area have changed greatly

INTEGRITY

U.S. Department of the Interior Criteria for Evaluation

Location?	Yes, building is in original location
Design?	Yes, building retains basic design features
Setting?	No, much of the site around has changed
Materials?	Yes, building retains most original materials
Workmanship?	Yes, building structure is original with minor changes
Feeling?	No, building does not impress a historical feeling
Association?	No, much of the relationship with the greater site has been lost

III. STRUCTURES



30. The current powerhouse building is completely different than the original structure. The walls openings, roof and materials are all different.

10. POWERHOUSE

Although some of the foundation of the powerhouse building may be original from the initial construction in 1896, the current powerhouse only dates back to 1957. Various additions and demolitions have taken place and the current structure bears little resemblance to the 1896 powerhouse. The old stone foundation is only visible on the northeast corner of the building.



31. A part of an older stone foundation is still exposed on the northeast corner of the building.

HISTORICAL SIGNIFICANCE

U.S. Department of Interior Criteria for Evaluation

Association with an event?	No, built after the original Sanitarium and Colorado Food Company time period
Association with a person?	No, current iteration of powerhouse was built after Kellogg's period of influence
Embodies distinctive design/construction of the period?	No, the building does not exemplify any particular architectural style or building period
Informational potential?	No

City of Boulder Criteria for Evaluation

Historic significance?	No, the current iteration of the powerhouse is very different from the early sanitarium iterations, and no longer has any of the food company facilities
Architectural significance?	No, the building does not strongly exemplify any architectural style
Environmental significance?	No, surroundings and area have changed greatly

INTEGRITY

U.S. Department of the Interior Criteria for Evaluation

Location?	Yes, building is roughly in the original location
Design?	No, building does not retain basic design features
Setting?	No, much of the site around has changed
Materials?	No, building retains only some original materials
Workmanship?	No, building structure has been changed and added to
Feeling?	No, building does not impress a historical feeling
Association?	No, much of the relationship with the greater site has been lost

III. STRUCTURES



32. The main building exemplifies the constant change that has taken place on the Sanitarium site. The current building has had more than 10 additions just since 1957. None of the original Victorian-style Sanitarium building remains.

11. MAIN BUILDING

The main building has undergone massive changes and numerous additions since its original form in 1896. Nothing remains of that original Victorian Style building. The current structure dates primarily from 1957-1984, although there have been a few minor additions since. The building had to change continuously to evolve with the changes in the medical services the facility provided.

HISTORICAL SIGNIFICANCE

U.S. Department of Interior Criteria for Evaluation

Association with an event?	No, retains no association with the original sanitarium
Association with a person?	No, built after Kellogg's period of influence
Embodies distinctive design/ construction of the period?	No, current building is a patchwork of different architectural styles
Informational potential?	No

City of Boulder Criteria for Evaluation

Historic significance?	No, the current hospital building bears no resemblance to the original sanitarium
Architectural significance?	No, the building does not strongly exemplify any architectural style
Environmental significance?	No, surroundings and area have changed greatly

INTEGRITY

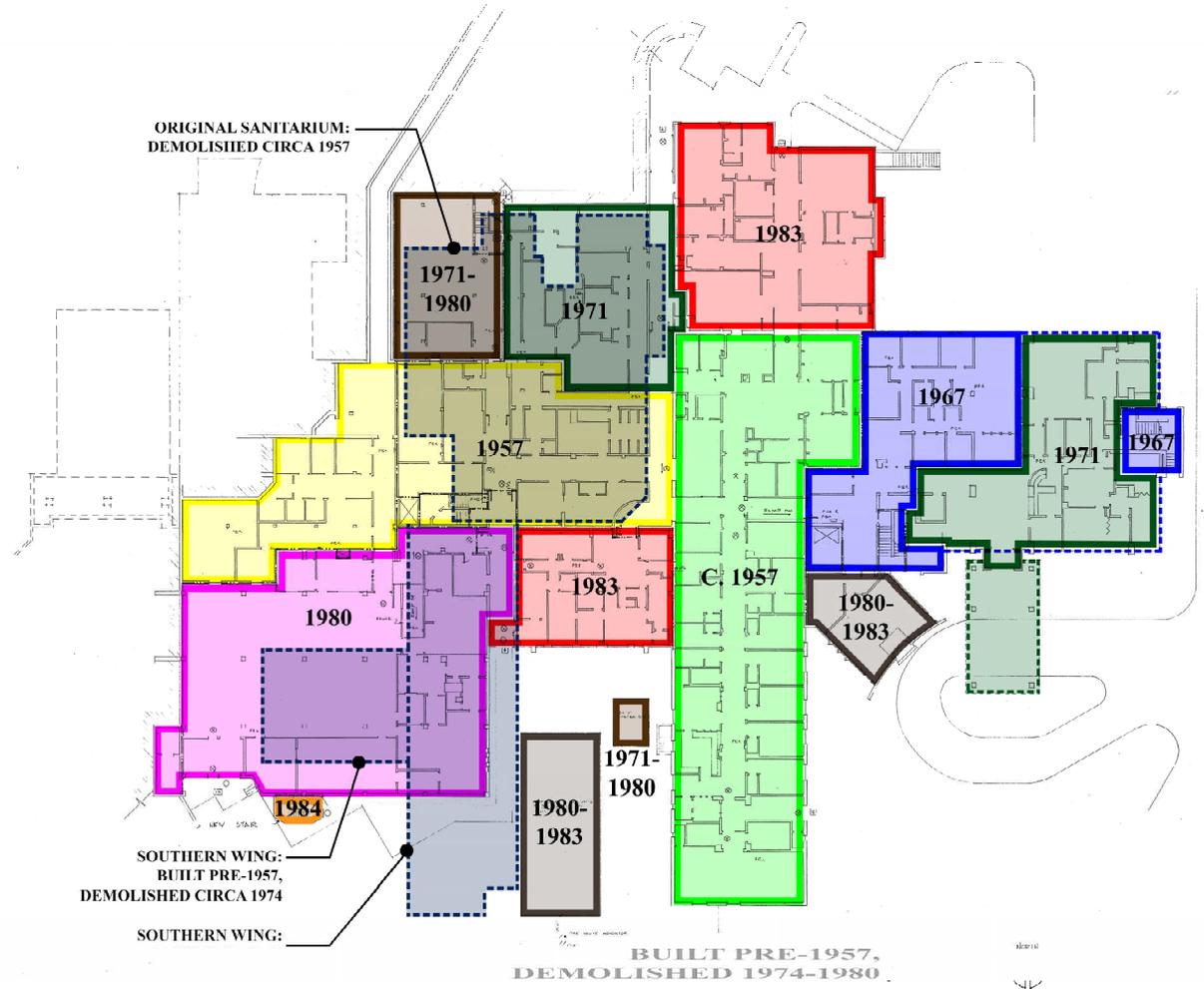
U.S. Department of the Interior Criteria for Evaluation

Location?	No, building is not in original location
Design?	No, building is a patchwork of different architectural styles and currently the oldest section of the building only dates back to 1957
Setting?	No, much of the site around has changed
Materials?	No, building retains only some original materials
Workmanship?	No, structure has been added to
Feeling?	No, building does not impress a historical feeling
Association?	No, much of the relationship with the greater site has been lost

III. STRUCTURES



33. The current hospital is a patchwork of different construction



34. Since 1957, the main building has had over 10 major additions

11. MAIN BUILDING CONTD.

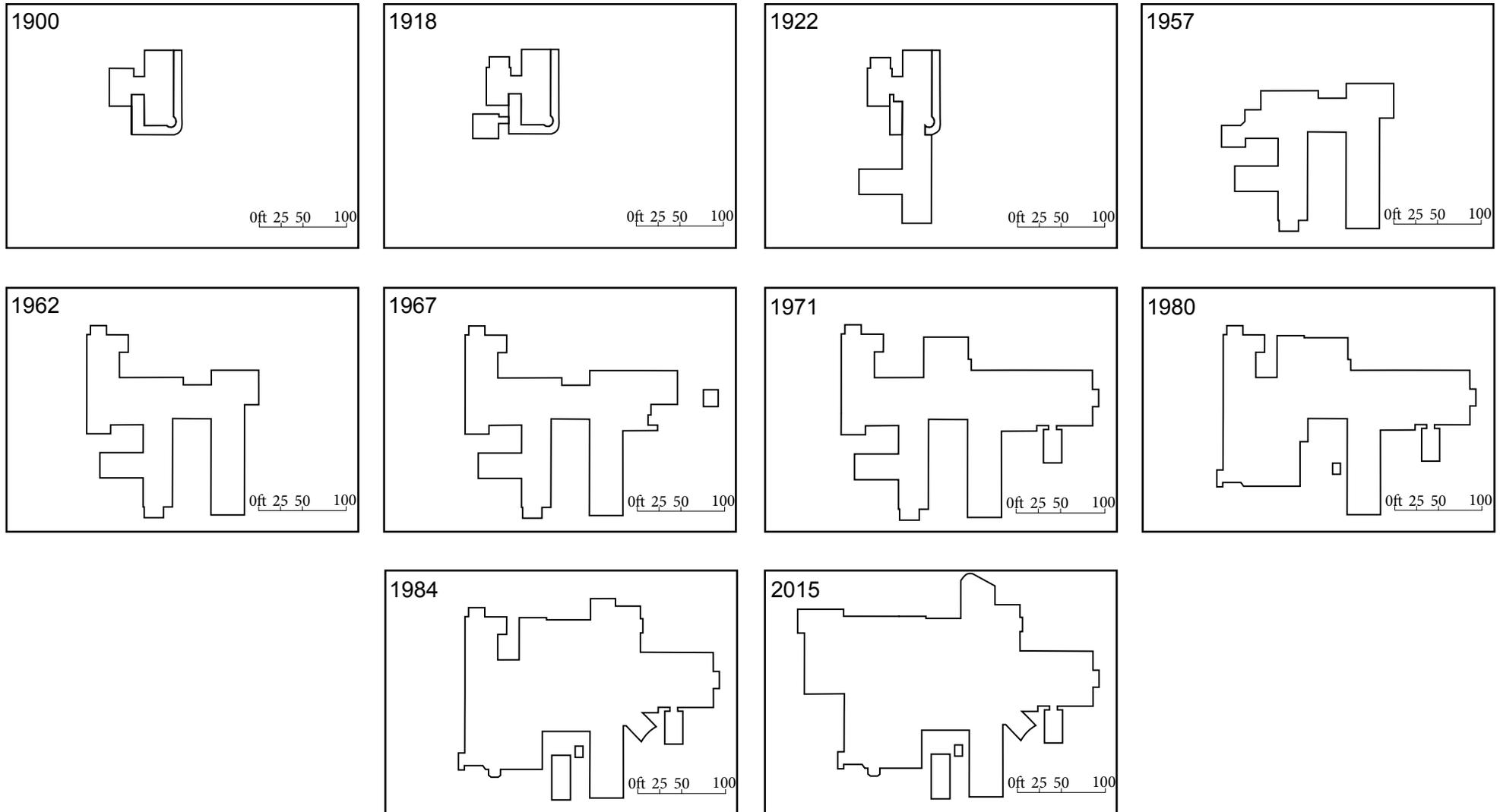
The additions and changes to the main Sanitarium/Hospital building are a perfect reflection of the changes in the health care services provided by the facility over the years. The original building had an expansive wrap-around porch/balcony and early additions gave the building a gymnasium and worship space. By the 1920's, the Sanitarium was beginning its transition to a more traditional hospital with the southern wing addition that created

space for an operating room and surgical patient beds. By 1957, the transition to Boulder Memorial Hospital was essentially complete with the demolition of the rest of the original Sanitarium building. Through the 1980's the changes and additions have been nearly constant.

III. STRUCTURES

11. MAIN BUILDING CONTD.

The following graphics show the evolution of the main building. The graphics are based on historical Sanborn insurance maps and building plans.

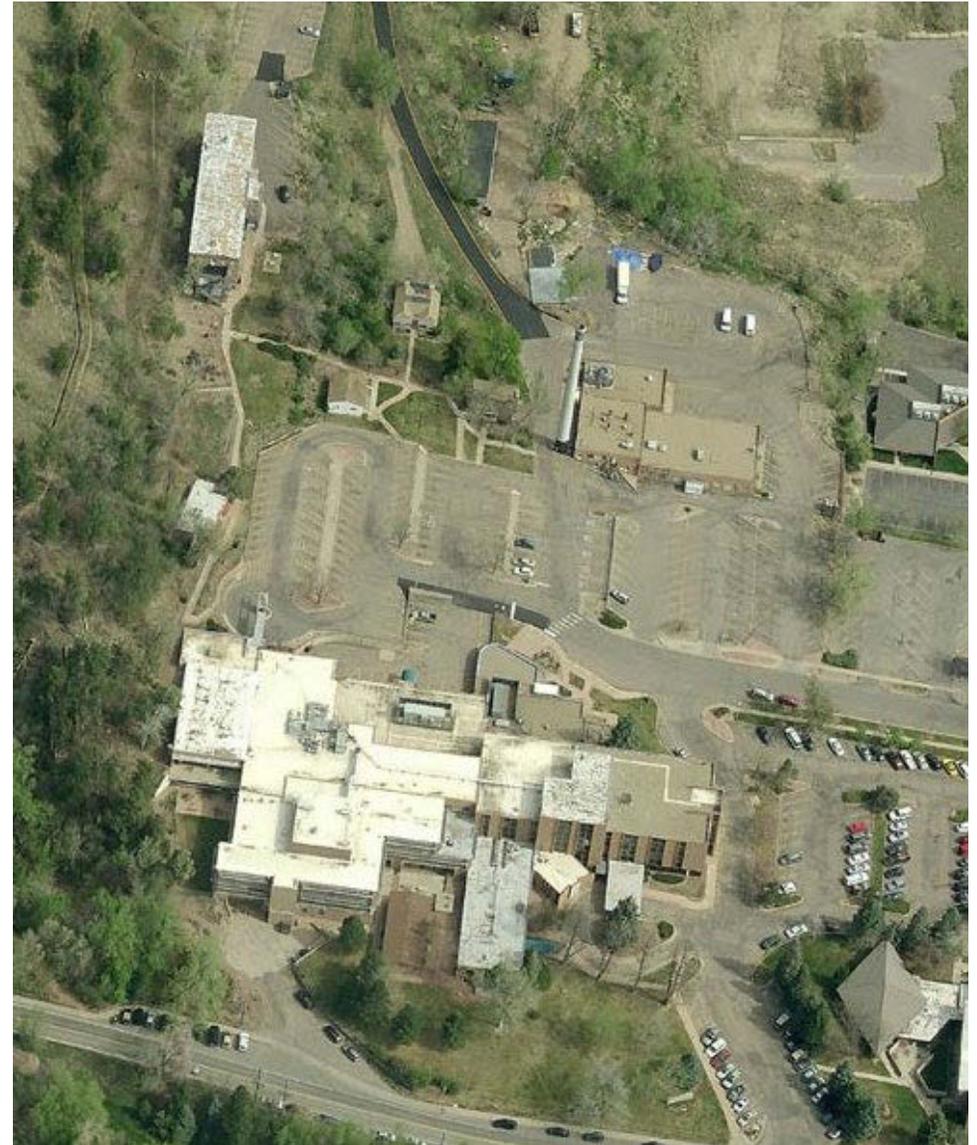


III. STRUCTURES

GENERAL CONCLUSIONS

The Sanitarium site has existed as a health care facility for more than a century. However, the remaining buildings on the site do not hold a strong association with each other or with the historical Sanitarium period. More than anything, the Sanitarium's history is characterized by constant change and evolution that was necessary to accommodate changing health services. Because of this history, the current Sanitarium site is a patchwork of different building styles and materials from many different decades of construction. Additionally, many of the structures that once gave the Sanitarium site an orderly development pattern along its north-south axis have been lost.

While some individual resources might have enough historical significance and integrity to warrant being retained, they all lack integrity of setting. Thus, the current site and buildings have very little relation to the general place characteristics of the historic site.



IV. RECOMMENDATIONS



CONSIDERATIONS OF HISTORIC SIGNIFICANCE AT THE SANITARIUM

In considering the potential for landmarking of individual features at the Sanitarium site, it is important to apply best practices in evaluating them for significance. This includes applying the “criteria for significance,” AND considerations of the seven aspects of “integrity,” as defined by the National Park Service. The concept is that, while many properties may have historical or environmental associations, they will not always retain sufficient integrity to convey that significance. This is a fundamental principle, which is important to uphold in a local preservation program, to assure that the program is perceived to operate at an objective and professional level and that it draws “...a reasonable balance between private property rights and the public interest...”

- 9-11-1. - *Purpose and Legislative Intent, Historic Preservation, Boulder Municipal Code*

It is with this consideration in mind that these recommendations are put forward.

GENERAL RECOMMENDATIONS

We do not recommend establishing a historic district or nominating resources as historic landmarks. However, some resources could be retained on the site as feasible, and could be candidates for adaptive reuse.

An interpretive program would be the most effective way to convey the history of the site. A combination of fixed signage and mobile technology could be used to allow the public access to historic photos, oral histories and other information.

The interpretive plan could also utilize a “healthy heritage walk” component that would incorporate the nearby network of hiking trails. Because the trails were always part of the healthy lifestyle promoted by the Sanitarium doctors, users could exercise while also learning about the site’s history. Markers could be placed on these trails to help people visualize how the site evolved.

In summary, an interpretive program would allow the site flexibility to continue evolving to suit its planned new uses, while celebrating the heritage of the Sanitarium period.

IV. RECOMMENDATIONS

SPECIFIC RECOMMENDATIONS FOR TREATMENT OF EXISTING SITE RESOURCES

		Resource	Is it Significant?	Recommended Treatment for the Resource
1		Smokestack	No	Consider removal. Although visually prominent, it has lost all surrounding context and the structure may be a long-term maintenance liability with no re-use potential.
2		Stone Wall	No	Although it is only a fragment of the original stone wall, and does not retain integrity as a historic resource, consider incorporating it into a new landscape design.
3		Furniture Storage Building	No	Lacks integrity. Document building and remove.
4		Cottage A	Yes	Retains integrity. Consider for adaptive re-use. Relocation is an option because the structure has been moved before.
5		Nurse Dormitory	Yes	Retains integrity. Consider for adaptive re-use in place

IV. RECOMMENDATIONS

6		Garages	No	Lacks integrity. Document building and remove.
7		Cottage B	No	Lacks significance. Document building and remove.
8		Cottage C	No	Lacks significance. Document building and remove.
9		Cottage D	Yes	Consider for adaptive re-use in place
10		Powerhouse	No	Lacks significance. Document building and remove.

IV. RECOMMENDATIONS

11		Main Building	No	Lacks significance. Document building and remove.
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V. REFERENCES

HISTORICAL INFORMATION

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HISTORICAL PHOTOGRAPHS

All historical photos are from the Boulder Public Library Carnegie Branch for Local History, except for the photo with caption number 13:

"Boulder Memorial Hospital Opens New Section." (April 8, 1969). *Central Union Reaper, Lincoln, Nebraska*. vol.38, no.14.



Attachment D - Historic Assessment by Applicant and City Staff Historic Preservation Brochure Link
The Boulder-Colorado Sanitarium was founded in 1893 after John Fulton urged Dr. J. H. Kellogg, superintendent of the Battle Creek Sanitarium in Michigan, to open a location out west. Three additional cottages, each with a side porch, were constructed west of the row of small cottages.

In 1895, construction began on the Sanitarium site. A grand, five story brick building with multi-story wrap-around porches had 60 patient beds. Two “cottages” were built north of the main building, and had 14 rooms each. The same year, the powerhouse, bakery, laundry building and barn was built. The brick came from the Austin’s Brick Company, which was located near Casey Jr. High.

John Fulton was the first superintendent of the Sanitarium. Dr. Katherine Lindsay was a consulting doctor. A Nurse’s School operated at the Sanitarium from 1896 until 1945.

The Sanitarium promoted health and well-being, and stressed health education, natural remedies, hydrotherapy, massage, rest, exercise, diet, electric treatment and spiritual guidance for mental health. The Sanitarium initially welcomed all patients, but did not accept tubercular patients due to fears of contagious diseases.

Meals were strictly regulated and served in Dining Hall, which was located on the 4th floor of the main building. The room, which could accommodate 100 people, was ornately finished, with oil paintings decorating the ceiling and walls and had expansive views of the Flatirons. Much of the food was ground and made on site. Dr. Kellogg, of the Kellogg brand, promoted whole grains and a variety of cereals.

1900s: Between 1900 and 1904, seven frame cottages were building in a row. The cottages housed nurses and later maternity patients. Additions to six of the seven cottages were constructed between 1910 and 1918.

In 1919, a three story wing was added to the south-

In 1930, the Nurses’ Home was constructed on the northwest portion of the site. The three-story, brick building provided year-round housing for staff, who had previously lived off-grounds during the winter months. The building was later used as a Senior Center.

The bakery continued to produce food through the 1960s, and the building next to the smokestack also housed a grocery. The landscaped gardens allowed patients to spend hours outdoors, as prescribed by their physician.

In the 1940s, two additional dwellings were constructed: a stone duplex and a Minimal Traditional frame cottage. In 1945, the Nurses’ School closed, and was absorbed by Union College in Nebraska and Porter Hospital in Denver.

In the 1950s, the Sanitarium expanded and became the Boulder Memorial Hospital. At that time, the main building, powerplant/bakery, and the majority of the cottages were razed. The new building boasted the most modern medical facilities, “Surge-o-Matic” operating tables, push button self-service, and pillow speakers that could pipe in services from the near-by church. The brochure also notes the construction of a tunnel between the main building and powerhouse, 16 ft underground and several hundred feet long that can also be used as a shelter in case of civil defense emergency.”

In 1989, the facility became the Mapleton Center of the Boulder Community Hospital.

City of Boulder, Historic Preservation Program, 2014.
Information compiled from the Cornerstone Dedication Ceremony speech by Mrs. J.H. Clemons given March 4, 1958; Sanborn Fire Insurance Maps; photographs; Newsletters from the Carnegie Library for Local History.

The Boulder-Colorado Sanitarium





Nurses' Home, 1930



Frame Duplex, 1900s

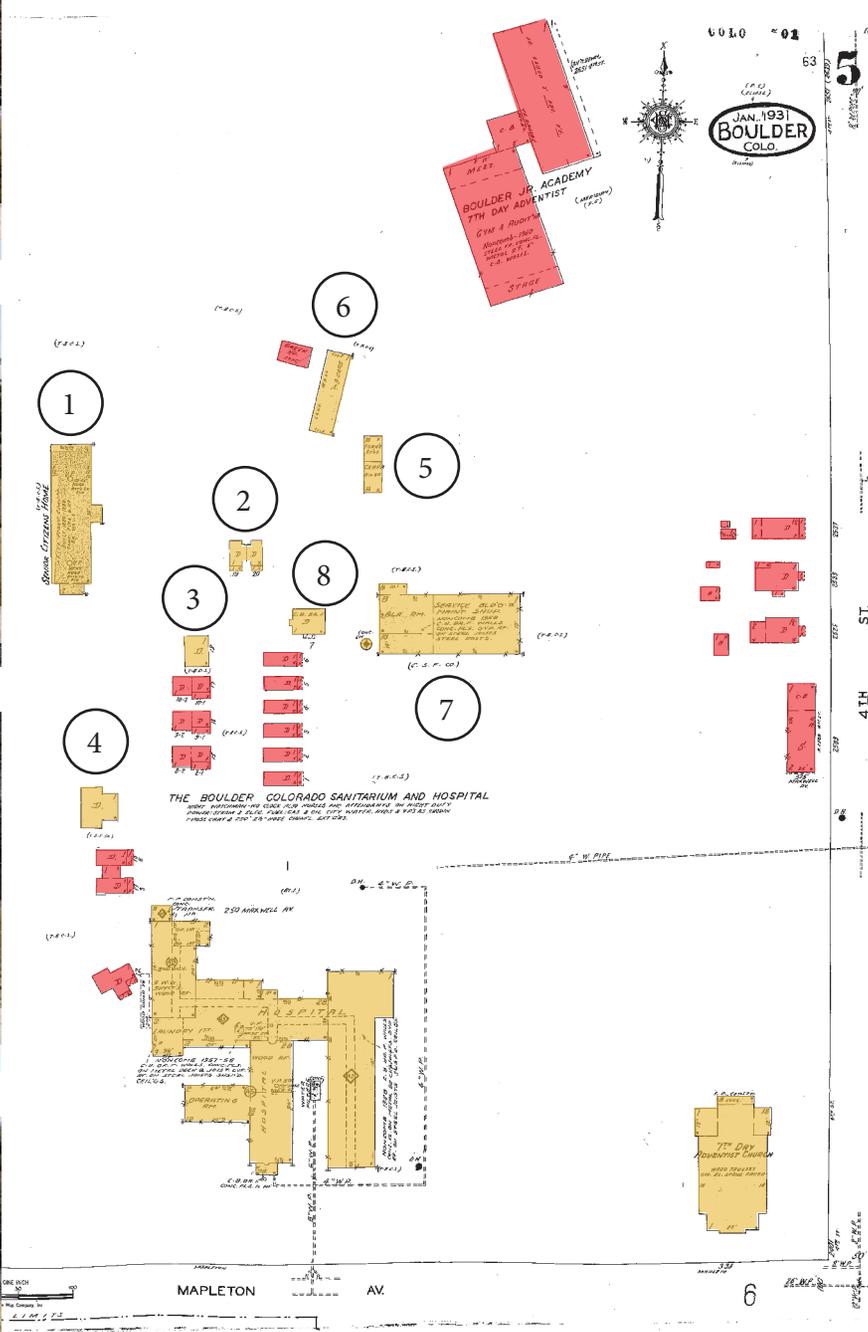


Frame Dwelling, 1940s



Item 5B - 311 Mapleton
Stone Duplex, 1940

Attachment D - Historic Assessment by Applicant and City Staff
Boulder Community Hospital - Mapleton Center
Former Boulder-Colorado Sanitarium Site



Sanborn Fire Insurance Map, c.1959



Brick Dwelling, 1950s



Storage, 1920s



Storage, 1920s



Smokestack, 1920s//Powerhouse, 1957