FREDERICK LAW OLMSTED, JR.

MAKER OF PARKS-PLANNER OF CITIES

VISITS-PLANS-SUGGESTIONS-GOALS
FOR
BOULDER, COLORADO 1907-1927

by

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INTRODUCTION

The name Frederick Law Olmsted is legendary with landscape architects, urban planners and fans of American parks. What brought Frederick Law Olmsted, Jr., a man of national stature, to the small western community of Boulder, Colorado in 1908? Who extended the invitation? What did Olmsted have to offer the town? Are the suggestions he made nearly a century ago relevant today?

This article is part of the Boulder Historic Context Project. Boulder, Colorado is in the process of developing a historical context for the geographic area covered by its comprehensive plan. The Olmsted research is one of seventeen historic themes recommended by Dames and Moore for further study. This paper attempts to deal in depth with Frederick Law Olmsted's relationship to Boulder and his impact on its planning.

Both Frederick Law Olmsted Jr. and his father are well known among historians of urban planning, national parks and landscape architecture. In the closing years of the 20th century the Olmsteds, father and son, have gained even more recognition and respect for their original impact on cities and parks. This is the story of Frederick Law Olmsted, Jr.'s visits to Boulder, Colorado in 1908 and 1923, the factors that brought him here, and the results of his recommendations. It is also the story of the personal and professional

histories of both father and son, along with their close relationship and interdependence.

BOULDER'S EARLY PARKS

Boulder, Colorado in the opening years of the twentieth century was not the attractive, landscaped, tree covered municipality of today. The University of Colorado, recently established, sat on a barren mesa. The Colorado and Southern railroad tracks ran through the campus and along Boulder creek. The city served the commercial interests of miners in the mountains and farmers on the plains. In the eastern section of the county a large oil field was operative. Drums Dollar Map of 1908 lists some of the treasures of Boulder: three brick yards, an opera house, six billiard halls, two daily and five weekly newspapers. There were no paved streets and no building regulations.

Prior to 1898 the city had one park, a square on Pearl Street that currently houses county offices, between Thirteenth and Fourteenth Streets. In 1881 a few trees were planted in the park, and a chain was strung on wooden posts around this property to keep out the cows. With maintenance neglected, the city trustees planned to sell it to private land owners to satisfy the town debts.[1] Since 1878 the county commissioners had sought use of the town square for a county courthouse.

The courthouse was built in 1883; it remained on the site until destroyed by fire in 1932. The first of the buildings now on that property was dedicated in 1933 and served as the location for the jail, courts and county offices. By 1992 all court rooms had been transferred to the Justice Center at Sixth and Canyon. The jail was relocated near the Boulder municipal airport

off Valmont Road. Thus by 1992 land given in perpetuity by the city to the county in 1882 for a courthouse contained no active courtrooms. It is still however, the center for voter registration, clerks offices, treasurer headquarters and other county activities.

After competition among Colorado communities, the University of Texas Board of Regents selected Boulder as the location for the Colorado Chautauqua. An April 1898 bond election made possible the purchase of eighty acres at the foot of Green Mountain. The combination of the two state names was used to form Texado Park, now known as Chautauqua Park.[2] The same bond election approved the purchase of eighty acres on the east slope of Flagstaff Mountain known as American Park. Two other parks also were designated in the closing years of the nineteenth century, Valverde, the former city dump east of town (now called Scott Carpenter) and the reservoir in Sunshine Canyon, Washington Park.[3]

Boulder was still struggling to overcome its wild west influence, with farming and mining the main occupations in the area. In 1890 the Boulder Civic Improvement Association (BCIA) was formed to make the city a more beautiful and healthy place to live. It expired from lack of interest and was reestablished in 1904 with five standing committees devoted to:

1. streets, alleys and sidewalks
2. sanitation, drainage, sewers and waste
3. tree planting, tree culture and street paving
4. education, school, window gardening and play grounds
5. parks, lawns and floral culture.[4]

This group, with annual dues of $1.00, met quarterly to discuss the listed subjects. From the beginning, the meetings were erratic and frequently canceled for lack of a quorum. In the minutes for March 12, 1907, Mr. Herbert Shattuck, a Boulder realtor and board member, reported his correspondence

to "certain Eastern landscape architects" about coming to Boulder to make a plan for the city.[5] If the general public expressed an interest in the project, the BCIA would assume responsibility of payment for a written report. The Commercial Association expressed a willingness to cooperate. A front page article in the Boulder Daily Camera for June 13, 1907, declared that the $1,000 subscription drive was meeting with success and that Frederick Law Olmsted, Professor of Landscape Architecture at Harvard University, would be coming to Boulder.

The expert that Boulder engaged to study the city, including the streets, alleys, waterways and parks, was at that time the foremost scholar of the new profession, landscape architecture, that had been established by his late father, Frederick Law Olmsted, Sr. The story of both these men and other members of their family makes fascinating reading not only because of the personalities involved, but as a study of developing American culture and community values between 1850 and 1950.

FREDERICK LAW OLMSTED, SR.

Frederick Law Olmsted, Sr. (FLO) was born in Hartford, Connecticut in 1822, the first son of a prosperous merchant, John Olmsted, and a descendant of a family from the Mayflower period. A second son, John Hull, arrived but by 1826 Charlotte Law, their mother, had died. The Olmsted biographies relate the deep affection the father felt for his two motherless sons.[6] However, he felt inadequate to provide personal guidance for their education and upbringing. At an early age, FLO was sent to a series of less than competent preachers throughout New England for tutoring and care. His

father remarried in 1827, and soon there was another family that eventually included seven half-brothers and sisters.

At age fifteen, FLO's eyes were so severely affected by sumac poisoning he was deprived of the opportunity to attend Yale. At eighteen he signed on to a clipper ship destined for China. The journey was far less romantic than he had hoped, and on his return he spent a year recovering his health.[7]

The long search for an occupation led him to serve as a clerk in a Manhattan dry goods store, as a farmer in New England and as a traveler to Europe. From England he sent home articles that were published in the New Haven press.

From December 1852 to April 1854 he made two trips to the South to evaluate the economic impact of slavery. He talked to everybody he could, male or female, free or slave. In the end he concluded that slavery actually increased the cost of doing business in the South because the slave was not educated, had no financial interest in the success of the crop and required too much supervision. In addition he felt the [illegible] slave master went against the grain of American [illegible] thou[illegible] owners an attitude akin to that of [illegible] nobility.[8]

Another journey to the South was intended to Texas. John Hull, newly married and suffering from tuberculosis, accompanied him. All these adventures increased his desire to write. He traveled again to Europe, this time on behalf of his business venture with Putnam Publishers. Visiting England again he saw the recently created public gardens there and lovely terraces in Italy. Returning home to a bankrupt publishing business he finished his final book detailing slavery. In the years prior to the Civil War

his studies were often quoted and today are considered valuable resource material on the causes of the Civil War.

In 1858, FLO heard of a vacancy for the position of superintendent of labor for the new park being built in Manhattan. Since he knew some of the city's leading citizens, he received the appointment. Despite years of mismanagement, quarrels between city and state, and public as well as private greed, the "central park" of New York City was being cleared. It was an area of rocky ridges far north of the population center, had no public transportation, and was inhabited by squatters and pig farms. An abandoned Catholic convent in the area became FLO's home. The project's workmen, chosen through political patronage, thought Olmsted not up to the dirty, demanding job of earth moving, ditch digging and supervision. He proved them wrong and quickly had the project moving smoothly.

Central Park in New York City was the first major park in the United States. Previous parks had been town squares or plazas, used for commerce or tethering animals. The growing industrial cities had no open areas of trees and grass. Many American families used the weekly visit to the cemetery as a time for picnics and rest under cool trees and gracefully sloped lawns. In Europe parks were reserved for royal hunting parties or casual strolling in formal gardens. Public parks were unknown to most.

It was at this time FLO's life took two dramatic turns. His dear brother John Hull died in 1857, leaving Mary and three children: John Charles, Charlotte and Owen. John's last request was for FLO to see that Mary was never in need. Frederick married his brother's widow in May 1859 and took his new family to live in the abandoned convent.

He was approached by an English transplant, Calvert Vaux, about joining him in the open competition for the final plans of the park. Since they both worked all day they walked the area in the moonlight discussing the possibilities of the terrain. Their plan, the thirty-third and final one submitted, was entitled "Greensward." It won the competition and started FLO's long, albeit intermittent and uneven, relationship with the park that was to span more than twenty years.

In 1860 when FLO was 38, he and Mary had their own first-born son. In a tragic carriage accident that same year resulted in FLO suffered a severely fractured leg. For a time amputation was considered and his leg was permanently shortened by two inches. When the accident occurred, Mary and the infant were thrown clear, but the baby died two months later, most likely of cholera.[9]

When the Civil War started, FLO was unable to serve because of his crippled leg. He grew weary of the political infighting surrounding the park, and took leave from his duties there to serve as Executive Secretary to the United States Sanitary Commissio. [illegible] volunteers formed to aid the Army Medical Corps [illegible] preparing supplies, improving health practices, raising donations to support programs and providing direct medical aid to the state militias that had joined the Union cause.

Not only did FLO administer the movement of large amounts of supplies, hospital ships, equipment and staff, he himself was in the field giving direct aid to the wounded. A man of immense passion and energy, he frequently wore out those working with him. Often he reached a point of no longer functioning well because of needed rest. He found it difficult to take orders from others because he was accustomed to giving them. By August

1862 he had worked himself into exhaustion, was suffering from jaundice and missed his family who had remained in New York.

While serving as secretary, he was approached by a group of investors who had bought an interest in Mariposa Estates near Yosemite Valley in California. Seeking a new challenge, improvement in his financial status (his father was still providing some money to support his family), and a healthier outdoor life style, he accepted the position as director of the enterprise. He assumed control of the estate that included mines, lumber and cattle. Unknown to him, at the time of purchase the mines were at their apex and California was entering a severe drought. Even though water is essential for placer mining, FLO's Eastern investors were not interested in providing more money for his grand plans to build lakes and dams to supply water for both the stock and the mining interests.

When his family joined him in California, they explored the areas of big trees and camped in the Yosemite Valley. He and Mary brought a breath of civilization to the rough mining camps. He traveled to San Francisco frequently on estate business, meeting influential people. His reputation had preceded him and he was asked to design a grand park for San Francisco, plan a cemetery in Oakland and a campus for the College of California in a new community to be called Berkeley. These plans were either lost or never completed.

In addition to multiple responsibilities at Mariposa and private commissions in the bay area, FLO was asked by the state of California to submit ideas on preserving the redwoods and to develop a road plan for Yosemite Valley. He had been one of the earliest supporters to recommend that this beautiful area be preserved in its natural state as a park for all. It

ultimately moved out of state control and became one of the first National Parks. Throughout FLO's life he maintained an interest in the future of the sequoias.

In 1866 Calvert Vaux asked FLO to return to New York and rejoin him on the continuing development of Central Park. The Civil War was over, the park was in desperate need of their supervision, and the owners of Mariposa were no longer paying his salary. FLO and Mary packed their household and moved across the country. Olmsted and Vaux started their own firm in New York, for the first time using the term, "landscape architect." Olmsted saw their specialty as a social element bringing all classes together while Vaux saw it as a fine art.[10]

Urban growth after the Civil War involved the firm in many significant projects across the nation: parks, communities, private estates, institutions, campuses, environmental projects, regional designs and governmental agencies. Always FLO aspired to bring the rural joys of his childhood to the city. He saw parks as a great democratic influence. In the grand public parks he envisioned there would be a mingling of all classes of society. He became aware of the fragile balance of nature and the destructive power of greed. He was impatient with boards and frustrated by the restrictions imposed on him by budgets and meddlesome laymen. Many plans he submitted were never acted on. He was strong willed, with great imagination and vigor. His concept of a park was not the mere scene of flower gardens and regimented rows of trees. He moved tons of earth and rock to create a pleasing natural appearance. Roads were laid out in a gentle flowing manner, trees planted in clumps as nature might arrange them, lakes and rivers designed to soften and

define the landscape. His ideas are accepted as commonplace today, but he was the originator of many principles of urban design.

FATHER AND SON - IN PASSAGE

In 1870 when FLO was 48 and Mary 41, their final child was born. Although christened Henry Perkins, this lively robust child was referred to as "Boy." From the start there was a strong bond between the father and his only living son. He had lost two sons in infancy; there was one daughter, Marion. When the child was four FLO changed his name to Frederick Law Olmsted, Jr. He was given the nickname "Rick" by the family.[11]

Rick's first memories were in 1873 in the New York City home that was also his father's office. His father traveled extensively. In 1874 FLO was hired to design the western-facing terraces of the United States Capitol building. He brought the structure into proper perspective with its hilltop location and issued recommendations for the "greening" of the District. Eventually the family settled in Brookline on the outskirts of Boston. There the children spent hours exploring the wooded areas near their home.

FLO decided this son was to be the bearer of his name and his profession. The small son was frequently at his father's side observing his father giving orders and planning the landscapes. From 1886 to 1889, Rick traveled with his father to Palo Alto where FLO dealt with Leland Stanford regarding building the university that was to commemorate his deceased only child.[12]

Another grand adventure, and one for which Rick prepared by extensive European travel, was working with his father on development of the Columbian Exhibit of 1893. This gigantic World's Fair was planned along the shores of Lake Michigan on a site selected by FLO. The only portions of the fairgrounds to survive as permanent additions to the city were the water front development and parks laid out by the Olmsted firm. All the rest, mainly white Beaux Arts buildings, were to be razed and removed. When FLO became ill from arsenic poisoning from the Turkey red dye in Mary's bedroom wallpaper, Rick delivered his father's directions, working with architects and artists many years his senior. In his letters FLO urged his son to make good use of his time in Chicago by visiting museums and learning German from a gardener newly arrived from Germany.[13]

In his early years, Rick resisted his father's efforts to direct his future. FLO was aware of his own academic limits and lack of formal education. FLO had never attended a single day of traditional school. The Senior knew what he wanted to achieve with his landscaping but was not schooled in the botanical names of plants. Not having found his own career until nearly forty, the father was anxious that his son prepare for the future in an organized manner. There was great pressure on Rick to succeed. All of the Olmsted sons attended either Yale or Harvard, and Rick continued the tradition, graduating magna cum laude from Harvard in 1894. Along the way, he had attempted to major in zoology over his father's protests.[14]

FLO's last project was to be the Biltmore Estate in Asheville, North Carolina, commissioned by George Vanderbilt. This was envisioned to include not only gardens for an estate but also a national school of forestry (now part of the state university system), an arboretum to rival Kew gardens

(never built), wooded land (to become the first designated National Forest, Pisgah), and areas for farming and hunting. There were over 125,000 acres in the original project and it took many years to complete. FLO had convinced Vanderbilt to place his namesake in charge of the arboretum that would contain plants from around the world. In later years the Vanderbilts' financial reversals ended this aspect of the project. The land occupied by the estate is currently 8,000 acres.

FLO came and went frequently to Asheville, accompanied by Mary and daughter Marion. The Olmsted firm was under the able direction of FLO's eldest step-son, John Charles, in Brookline. Neither of the other two step-children were involved in the firm. Charlotte had married, and after bearing two sons apparently suffered a mental breakdown and spent the rest of her days in a mental hospital. Owen had gone west to ranch in Wyoming. Like his father he suffered from tuberculosis. He died at 24.

In 1894, FLO began forgetting the names of clients and asked his sons to travel with him. He hated train travel, and he had been involved in numerous train accidents that further damaged his leg. For years he suffered from insomnia and stomach problems.[15] Vanderbilt had engaged John Singer Sargent to paint his own portrait and life-size paintings of his Biltmore architect, Richard Morris Hunt, and of his landscape architect. Tired of sitting, FLO left his clothing behind and requested his son to stand in for the final touches on the painting.

It soon became apparent that this giant of a man, who had created a new profession, was on first-name basis with leading industrialists and politicians, had received numerous civic awards and honorary degrees, and one of the most respected men in America, was behaving like a forgetful

child. A diagnosis of senile dementia was made. The untreatable illness we know today as Alzheimer's disease closed in over his mind and personality.

With his family, FLO journeyed to Europe, returned to a desolate cabin in Maine and was finally admitted to McLean Sanitarium, the Waverly, Massachusetts institution grounds he had designed from 1875 to 1886.[16] Frederick Law Olmsted, Jr. was at his father's bedside when FLO died August 23, 1903. The alien personality was gone, the father and husband was at peace. The man they had loved and shared so many adventures with would always be remembered.

At the change of the century, Olmsted Associates was the outstanding firm in the country, not only in landscape architecture but in the new field of urban design. John Charles and Frederick Law Olmsted were two of the eleven founding members of the American Society of Landscape Architects (ASLA). John served as the first president; and later both men took two terms as president. In 1900, when Harvard University established the first curriculum for training landscape architects, Frederick Law Olmsted, Jr. (Olmsted) was chosen to head it. Shortly after his father's illness was diagnosed, he took complete control of the Biltmore Estate grounds.

In 1901 Olmsted was one of four men appointed to the McMillan Commission to redefine the plan for the District of Columbia. All four of the original members had worked together in Chicago on the Columbian exhibit a decade before. L'Enfant's plan for a capitol was slowly being whittled away. President Cassatt (Mary Cassatt's brother) of the Pennsylvania Railroad was planning a station between the capitol and the Washington monument. The red "castle" of the Smithsonian already had been built forward of the original sight lines.[17]

Appointed by Teddy Roosevelt, Olmsted was the youngest and most industrious member of the commission. Serving as design secretary on the commission he traveled to Europe to measure and photograph and to Williamsburg to study maps and charts to determine best how the original designs for the nation's capitol could be adjusted to meet the needs of a new century. The commission was able to convince the railroad to swap land for the location of Union Station, where it stands today in its restored glory.

The commission recommended an integrated parkway system for the whole district. It was Olmsted's idea to plant a double row of trees on each side of the mall, extending west from his father's terraces at the Capitol to the Washington Monument. Thus he concealed the encroachment by the Smithsonian. Not all of the Commissions' recommendations were acted on, but for Olmsted, it was the beginning of a long-term association with those directing the physical growth of Washington D.C. More than any other person, Olmsted was responsible for today's magnificent appearance of the nation's capitol, especially for the coherent quality of the monuments. In years to come, the Olmsted Brothers firm would be engaged to do the grounds of the White House, the National Arboretum, Washington Cathedral, Rock Creek Park, and the Lincoln and Jefferson Memorials, to name just a few of the many projects undertaken there.[18]

In 1907 when the small group of Boulder citizens became interested in making the town more liveable, they sought the best. Frederick Law Olmsted, Jr., bearer of a proud name, president of ASLA, professor and holder of the Elliot chair of Landscape Architecture at Harvard, and designer of the Washington Mall, again headed West. He had previously served in Colorado with the U. S. Geodetic Survey in 1894, the year he graduated from Harvard.

OLMSTED IN BOULDER : 1908

In March 1907, Herbert Shattuck wrote to Olmsted Brothers (the firm had taken that name after the death of FLO) about the thriving little community's need for not only landscape services but general advice on city planning. In the first of hundreds of letters that Olmsted would exchange with Boulder people over four decades, he declared that no two towns were alike and that the needs of the populace should be carefully considered. It was essential that the community as a whole had the willingness to engage in public improvement and to plan for the future. He enclosed for consideration a series of recommendations that he had recently made for Seattle, Portland, Detroit and Baltimore. He closed by saying that his brother, John Charles, was in Seattle and would be able to come more quickly. Olmsted himself might be able to come to Boulder for a $700 fee plus traveling expenses if combined with another trip.[19]

After Shattuck's first letter in 1907, Dr. William Baird, as secretary of the BCIA, began his extensive correspondence with the professor. Baird's more than 200 handwritten letters have been preserved and were placed on microfilm from the Olmsted Archives by the Library of Congress in 1991. On March 30, 1907, Olmsted was informed that only his services and not those of his brother, John Charles, were requested. The BCIA, not the city, agreed to pay his fee.[21]

W.W. Parce was an Eastern landscape architect who had come west seeking a cure for tuberculosis. He had settled in Boulder by the creek. Perhaps he had even been treated by Dr. Baird, whose medical specialty was tuberculosis. Parce had been paid a $500 fee by the BCIA in 1904 and had assisted in the landscaping of Texado Park. He also had a private landscaping practice in Denver. It was he who suggested Olmsted's name to the BCIA. Parce was also anxious for Olmsted to meet some of his influential Denver friends for possible commissions in that city. Parce also hoped that his connection with Olmsted might lead to further commissions for him as well.

It was finally settled that Olmsted would come to Boulder in May 1908 after a trip to Chicago. His fee had been raised by public subscription. He was invited to stay with Dr. Baird and his wife at their home and office, 2133 13th Street, between Spruce and Pine, near the Boulderado Hotel then under construction. He arrived during one of Colorado's frequent, untimely spring snow storms. During the first week of May 1908 there was rain, low clouds, and snow. This visit was not only to include an observation of the city and environs but public relations as well. Since the money for the improvements would come from the business community, Olmsted spoke to the Real Estate Exchange and to university authorities. He gave an illustrative lecture at CU on landscape and park matters. He took one day to go to Denver and speak with business interests there. During his eight days he bicycled around town, drove up Flag Staff and Boulder Canon, visited the mountain reservation, climbed Mt. Sanitas and the low hog back, scrambled through the brush along Boulder Creek and tramped the irrigation ditches. In addition, he shared noon and evening meals with his hosts. He consulted with Flora McHarg, a member of BCIA, about her personal landscape requirements. Although a

vigorous 38-year-old, the expert must have been glad to be back on the train headed to his next destination, Lynn, Massachusetts, close to his Brookline home and office.

The details of Olmsted's visit were presented in his final written report to the BCIA. It was first issued in 1910 and republished in 1967. It is available in the Boulder Public Library. Although his name is connected to the development of the Boulder park system, it was his intention to evaluate the factors that would provide Boulder "physical improvements within the reach of the city that will help to make it increasingly convenient, agreeable and generally satisfactory as a place in which to live and work."[21] This report was to be one of the earliest by the pioneer of city planning. Between 1905 and 1915 Olmsted produced city planning reports for seven cities, including Boulder, while turning down requests for many more.[22]

Olmsted's report on Boulder focused on four main areas: streets, waterways, open space and location of public buildings. Although this paper is not intended as a detailed study of Olmsted's report, a summary will be given. At the time he visited in 1908, the city's population was just under 10,000. He wrote that the citizens of Boulder should not have to simply endure working in a community in order to move elsewhere for recreation and beauty. Recreation and beauty were already present if the people had the good sense to use them properly. Many people came to Boulder for health and pleasure, some bringing funds accumulated from other places. He saw the University as always attracting people, but recommended that heavy manufacturing should be discouraged.[23] This latter opinion would cause business interests in Boulder to be less than supportive of his recommendations.

On the subject of streets, Olmsted recommended planning for a limited number of 80-foot-wide streets, such as where Broadway, Folsom and 28th are today. He also suggested, as an adornment to the city, a wide boulevard just below the foothills, where Fourth Street is today. Secondary streets should be arranged to provide coziness: " [T]he homeowner wants assurances that his home will retain its character." Monotony should be avoided. Variety is essential. "All ladies would not wish to appear wearing the same dress."[24] The planner went into a detailed discussion of the various materials that could be used to cover the surfaces of Boulder streets and sidewalks as well as sources for their purchase.

Trees were discussed in the section covering streets. He criticized the multitudinous planting of cottonwoods and silver maples and recommended that varieties such as honey locust, red oak, white oak, ash and linden be planted instead. He also discussed tree maintenance, the style of street lights and the necessity of confining power lines to alleys, or better yet, burying them. One of the first references to the need for a professional planner in a community was his suggestion that the city engineer have an eye for the artistic and the ability to plan for the future.[25]

In analyzing the waterways, Olmsted reminded the citizens that Boulder Creek was for storms and they best not forget it, "Only so many peaches can fill a bowl before it starts to overflow."[26] Building close to the creek should not be permitted. The city was blessed with an excellent climate and beautiful views.

After climbing in and out of the thick undergrowth along the creek and ditches, he chastised the citizens for their habit of throwing tin cans and trash into the water. He encouraged planting trees to screen against the "rather

unattractive class of occupants" that resided along the creek, west of Twelfth Street (Broadway).[27] Would it be possible for residents to conceive of Boulder Creek as a "pretty, shady spot with a clean park path running beside the murmuring water?"[28] Such an idea was certainly attainable.

Misuse of the irrigation ditches was especially tragic to Olmsted. "Boulder has what seems to be a veritable treasure of municipal decoration, now for the most part neglected and defaced, but all retaining their essential elements unspoiled and ready to shed beauty all about them if only given the proper setting."[29] The ditches were clean, sparkling and close to the surface. He recommended walkways, removal of ugliness, control of light and shade by plantings and the manipulation of the channel along the Farmers' and Beasley ditches. Alas, the neglect continued and the extraordinary opportunity for civic beauty was lost, buried under concrete for the most part.

According to Olmsted the eastern part of the city, adjoining what is now 28th street, would most likely be used for moderate-priced housing. The standard city lot at that time was 150x50 feet, built along the same grid pattern devised by New York City. Olmsted recommended that 25 feet be taken from the back of each lot to create city parks. No citizen should be further than one-fourth of a mile from a park. The city should control the expansion of utilities to developers in exchange for open space. Boulder would be less attractive to investors without open space. Ten to twenty percent of the city should be parks.[30]

Olmsted made many specific recommendation for parks. His first was south and east of Broadway and Arapahoe. The site is currently Christen Recht field used by both Fairview and Boulder high schools for football games and the nearby Andrews Arboretum (named for D.M. Andrews, the first

Boulder arborculturist, who oversaw the planting of the many early cottonwoods and silver maples).

Another recommended park was a large, open, grassy field, near Folsom, now occupied by married student housing and university parking which Olmsted saw as a potential flood plain. The third is where Canyon Park is crossed by Beasley Ditch, along Canyon Boulevard, between Nineteenth and Twentieth Streets.

The fourth drew his greatest praise for a "view that cannot be matched for many thousands of miles of travel,"[31] especially at sunset. This was Lovers' Hill, where he planned a wide promenade, clusters of trees and a fountain on the lower levels, while the top would be left open, providing a wide field with a clear line of sight from which all could enjoy the spectacular scenery. Today we know it as Sunset Hill, starting at Casey Junior High, with the Boulder Terrace Heights nursing home on the south side and private homes along the ridge. The north side that once held the brickyard and later a trout farm most recently has become the site of a large apartment development and the Unity church.

By the early 1920s, when the Boulder Brick Company was preparing to sell the north side of the property, Olmsted conceded his first plan was unrealistic for Boulder. He suggested that the developer make good use of the views available for the homes to be built there. An opportunity lost, it is hoped that those who reside there appreciate "a view that cannot be matched."

His fifth selection for a park was a piece of "wretched land" that has proved to be a challenging site for the Boulder Parks Department to develop. It is now known as North Boulder Park, along Ninth Street, just west of

Community Hospital. It has been difficult to grow trees there because of poor subsoil, but today its open expanse makes it a great area for playing ball and flying kites.

Chautauqua Park was the sixth site he evaluated. Charmed by the area, he dealt with problems facing the park at the time. He recommended against placing the tennis courts directly in front of the dining hall and also discouraged houses along Park Road (Baseline) because they would obstruct the view. His father had discouraged the building of private homes backing on to Central Park as well. Fortunately this counsel was followed.

His strongest praise was for the City Forest (an area known as Boulder's Mountain Parks), a "priceless possession."[32] Citizens of Boulder have "within two hours of leisurely walking or driving a beautiful, wild refreshing scenery as any that thousands upon thousands of busy, hard working Americans spend dearly of their money and time to enjoy by traveling thousands of miles from home."[33] This statement is as true at the close of the century as it was at the start. He recommended that all signs of human control except for paths and roads be avoided and that all the land from South Boulder Peak to Two Mile Canyon be secured from the federal government to keep as a park. He saw its use as a source of timber and cattle grazing to protect against the danger of fire. He closed this recommendation with the tantalizing statement that the proposed amusement park should not be built on the top of Flagstaff Mountain.[34] (Research has not found any other reference to this use of the site.)

Olmsted's closing recommendations on making Boulder a more pleasant place to live were directed toward the location of public buildings. His suggestions included the area immediately behind the courthouse, along

Boulder Creek, or nestled a few blocks north under Lovers Hill. He concluded with a stern warning to regulate billboards in the city.

Olmsted said of the Boulder resident: "If he fails to make intelligent use of the opportunities which Boulder presents for the enjoyment of life, it is due mainly to his own lack of appreciation and initiative."[35] Lots with permanent views will always bring a premium in price. He noted that people had not yet thought much about the basic physical advantages which made Boulder a better place to live in than other cities of the same size and tax rate. They must think about them and preserve them if they would not "kill the goose that lays their golden egg."[36] During this time he was also engaged by both Pittsburgh and New Haven to offer plans for urban design. This no doubt influenced his appraisal of the advantage of Boulder's location.

Olmsted sent portions of the report to Boulder as it was finished. By July 7, 1908, the initial recommendations were read, discussed and approved. A month later the BCIA accepted his plan to improve University Avenue. Growing more bold, the association recommended to the City Council that there be no new additions to the city unless ten percent of the land was dedicated for parks and open space.

Olmsted's $700 fee was paid, along with the $79 charged for expenses. A commission was established to determine the cost of purchasing the property for the parks suggested by Olmsted's report.[37]

There followed from 1908 to 1931 a long series of letters, mainly between Baird and Olmsted, about the development of Boulder. Almost immediately Olmsted's advice was sought on making University Avenue a grand promenade to serve as an entrance worthy of the state university. Baird sought advice about a subway under 17th Street below the railroad tracks at

Water Street (now Canyon Boulevard). Always there was pressure on Olmsted Brothers to provide written reports so public financial support would continue for the hoped for improvements. What surface should be used on the streets? Soon there was a request for "fatherly advice" about the municipal government; should a city manager be hired? Did Olmsted know of someone suitable? Please give advice about storm and sanitary sewers. What is the proper grade for sidewalks? How about the proper construction and decoration for bridges? Is there a way to make bridges attractive, especially for tourists? How should the mountain springs be beautified? What advice did he have on plantings around Whittier and State Preparatory Schools? Would the firm like to design a playing field and gardens to memorialize Boulder military men killed during the late great war?

Early on, Olmsted's advice was sought on an assistant to the city engineer, Mr. Fair. A former student of Olmsted's from Harvard, Laurie Davidson Cox, came to Boulder in January 1909 to accept the job and almost immediately had misgivings about his decision. Writing his mentor in March of that year, he reported that Dr. Baird was working diligently with the state legislature to get a bill passed that would permit local park boards to hold elections to establish mill levys. He believed Baird was too optimistic for its success (he was, and the bill failed).

Cox had contact with Parce who expressed resentment toward Olmsted and his plans. Parce was also jealous of Cox and said there was not enough practice for two landscapers in Colorado. Tenth Street was the first Boulder street paved with macadam and had been an "utter failure" (City Engineer Fair was soon fired as a result of this failure). "Winds here are frequent and the most powerful I have ever seen," Cox wrote. He had received an offer

from an East Coast firm at an increase in salary and wondered if he should accept it. He was fearful a forthcoming municipal election might sweep out the city engineer's office.[38] Cox did return east, much to the disappointment of the citizenry.

Parce wrote a scathing letter to Olmsted the same month. He objected mightily to the University Avenue plan that would come within twenty feet of his house, near the creek at 1210 17th Street. He also contended that he was the landscape architect for the Park Board and understood Olmsted was to be a consultant only. He resented Cox undertaking planning that might otherwise be his. He hoped Olmsted would not send another student west until his (Parce's) bills had been satisfied by the city.[39]

Baird wrote Olmsted saying Parce was merely venting his spleen and he, Baird, had taken to returning his insulting letters unopened. He noted that Parce had been engaged by the Park Board on a job-by-job basis. Olmsted's fees were being paid by the BCIA, not the city. To all of this Olmsted responded in a courteous matter, expressing apologies to all concerned for causing discord, especially to a fellow member of ASLA.

Although Olmsted had described Dr. Baird as slow moving and slow thinking, he also saw in him a kindly man of great public spirit.[40] William Baird (1861-1934) was a physician, specializing in the treatment of tuberculosis. After arriving in Boulder from Alabama in 1894, he took classes at the university and later taught there as well. He was a colorful character. He and his wife gave Baird Park, at the entrance to Gregory Canyon, to the city. Olmsted sent Baird postcards from Europe and suggested readings in German about city planning. Baird read them eagerly and requested more, either in French or Italian which both he and his wife could read. In the

correspondence it is apparent that Baird saw it as his personal responsibility to see that the 1910 plan be carried out to the letter. In a postscript to a letter of July 25, 1914, he added that the Boulder citizens wanted the park work to be the best possible, even if it took twenty-five years to complete. Baird continued to ask for specific responses to each stage of the development. During the years of World War I, John Charles Olmsted wrote and reminded the doctor that his brother was engaged in important work for the government and therefore not able to answer each letter personally.

Baird saw World War I as no excuse to let up on Boulder's plans, and even wrote a letter praising what he thought were public improvements being made by the German government. This prompted a letter to Olmsted on January 21,1918 from Clair Mann, a civil engineer and a new councilman under the recently approved city charter. Mann stated the people of Boulder were weary of Baird's remarks about the wonderful things the Germans were doing during wartime. He was concerned that Professor Olmsted's plan seemed to have become Dr. Baird's plan. The doctor maintained the decade-old plan was a detailed one and no local authorities were capable of doing minor planning. Baird's "meddlesome" attitude discouraged the professionals in the city from following Olmsted's recommendations. Did not Olmsted believe that local authorities were capable of handling the details?[41] This letter was marked for destruction in the Olmsted files after all bills were paid.

Olmsted had been stressing local control and local action for years but all this fell on deaf ears. As the 1920s came in, Baird wrote Olmsted as if he had just been to Boulder, ignoring the fact that Olmsted's only visit had been in 1908. While in Denver for consultation about its Civic Center in 1913, he

did not visit Boulder. In those years Olmsted was residing in Redondo Beach, California, planning Palos Verdes Estates. Baird wrote him at the western office.

LATER PLANS FOR BOULDER

In addition to the famous 1910 plan for the beautification of Boulder, Olmsted made two other detailed reports, both available on microfilm from the Library of Congress. In a detailed thirty-six page report in 1914 on sidewalks, gutters and streets, Olmsted showed interest in paving Boulder's streets. Blowing dust in the city was of particular concern. Olmsted found the dusty streets particularly unpleasant and reminded the city that while residents were no doubt accustomed to it, the street dust had a very negative affect on visitors and was harmful to health.

In 1911 he suggested a traffic count to determine the most appropriate type of street covering. Baird sent a chart covering each hour for Saturday, October 21, 1911, at the corner of 12th and Pearl. His totals were 443 passengers (he must have been referring to pedestrians), 459 light horse vehicles (one horse), 228 heavy horse vehicles (2 or more horses) and 147 automobiles.

The firm reminded the city repeatedly to plan for sewers, utilities and flood control. It assisted the city in engaging the engineering firm of Metcalf and Eddy of Boston to lay out the sewers.

For years after 1910 there was talk of developing Boulder Creek. The citizens wanted instant beauty. Olmsted Brothers kept requesting detailed

topographical maps which the city was slow to provide. Once sent, the maps were often incomplete. The firm opined that to beautify the creek, especially around Twelfth Street, would do little good without flood control measures further west. This was borne out by the destruction of the Twelfth Street bridge by a flood in June 1914. On September 10, 1914, Baird reported that the city had bought land along the creek, and Olmsted suggested plants and a path running under the bridge at Twelfth Street.

In 1917 Olmsted telegraphed Baird that Boulder should create a city planning department to create a comprehensive city plan and thus control the city's future physical development. In April 1920 he wrote again of his personal interest in Boulder and its city planning problems. His correspondence with Baird continued to emphasize the importance of good planning on all levels to improve Boulder.

Shortly after this time there was added the request for the War Memorial Garden. Would the Olmsted Brothers be interested in doing the job? One hundred thousand dollars had been voted in a 1919 bond issue for the project. The plan included playing fields, bleachers, swimming pool, bandstand, flag poles and other improvements to memorialize those Boulder men killed in the World War. Olmsted wrote and apologized for putting off Boulder. He was not sure the money would do the job, and he was very involved in California work. He suggested Boulder should find someone local to complete the project, but said he would be happy to consult by correspondence.[42]

In what seems almost a desperate attempt to secure Olmsted's approval, Baird wrote him of his grand plan for the Baird Foundation. His plans were for five hundred, ten million dollars ($510,000,000.00) to be

donated with the income only to be used for the good of humanity, a hospital and a medical school, an art museum, a natural history museum, a symphony, a library, schools and general taxes, all for Boulder. The income from not less than $10,000,000 was to be used for parks, squares, open space, and monuments in Boulder.[43] This money was to be available in 300 years. The amount would grow from $300 Baird would donate. (Unfortunately after his death it was discovered that the money had been long spent and the possibility of Boulder's future fortune was gone.[44]) Olmsted wrote a subdued letter of congratulation on Baird's generosity. All this time the difficulty of raising consulting fees for the firm was under discussion in their correspondence.

In May 1923,Professor Olmsted finally returned to Boulder for three days with his wife, Sarah , and daughter, Charlotte. A lead article in the Boulder Daily Camera for May 8, 1923, reports his support of the Memorial Gardens and Playing Fields for youth. He repeated the need for flood protection and beautification. On May 10th, he carried his message to the Boulder Kiwanis Club luncheon.

After this visit, Olmsted Brothers issued a detailed report on the "Improvement of Boulder Creek." Dated September 1923, it was nineteen pages plus one map and two exhibits. This, the third detailed report prepared by the firm for the city, had two distinct classifications. Since no chain can be stronger than its weakest link, Olmsted noted, flood protection along the creek, especially in the foothills, must be given priority. Specifics for preparing the creek against mountain floods were provided.

Recognizing that his flood control recommendations might not meet with strong public support, Olmsted offered four suggestions on civic

improvement not dependent on completion of the flood protection measures. They were: improvements in the six-block area on both sides of Twelfth Street from Water to Marine, an athletic field for the youth, establishment of a Central Park at Twelfth Street at the creek and lastly, a dignified War Memorial.

Olmsted must have felt discouraged after his second visit to the city. He wrote that it was essential that Twelfth (Broadway) from Water (Canyon) to Marine be upgraded. He stated, "[N]o one can deny that the present appearance of this important link is upon the whole shabby, disappointing, and thoroughly unworthy of a city so generally attractive as Boulder."[45] No doubt he was referring to the trolley tracks running along the dusty street, separate poles for electrical and telephone line hanging above the street, as well as lumberyards and all manner of business signs obscuring the view of the nearby foothills.

He supported the plan for the memorial garden and playing fields. The previous bond issue vote had been invalidated by the Colorado Supreme Court, and a new election was scheduled for November 1923. At Dr. Baird's urging, Olmsted used his considerable influence to encourage the electorate to vote for the bond issue. This 1923 proposal also covered detailed plantings, land acquisition and improvement of areas around the lumber yards, garages and railroads abutting the creek. Olmsted strongly urged the city to acquire all land along the creek as it became available. Boulder was advised to purchase the railroad property on the west side of Twelfth Street and build a city hall. In 1952, the current municipal building was placed on the site he suggested.

A representative of Public Service Company of Colorado wrote Olmsted about planned improvements on the southwest corner of Twelfth

and Arapahoe (where Alfalfa's Market is now located). The improvements were to include a new fence and a "lighted de-luxe sign board" that would be used not only for advertising but the listing of municipal announcements by the Chamber of Commerce.[46] A bemused Olmsted responded that this was not the kind of municipal improvements he had envisioned.[47]

It became Baird's sad duty to report that the re-vote on the bonds for the memorial garden had failed. Olmsted's plans would have to be scaled back. In January 1924 Olmsted wrote that his expenses were much higher than anticipated, but owing to the failure of the bond issue and his own limitations he would not ask for more than his original bid.[48] "Nonsense," replied Baird, a check for the original fee of $918.33 was on the way. An additional demand for fees would be honored, and oh, by the way, would it be possible to do more drawings for the creek area?[49]

The Boulder Civic Improvement Association continued to contribute money for plantings in order to retain the influence of Olmsted. Baird wrote Olmsted in 1924 that more streets were being paved and the street debris was being thrown into the creek. Trees along the bank were being cut to allow this.[50] The Boulder Planning and Park Commission would continue to accept Olmsted's recommendations on creek improvements if the BCIA would pay his fees. It is very likely that most of Olmsted's fees were coming from Baird's own resources. During that decade the Olmsted firm continued to send specific recommendations for plantings along Boulder Creek, especially around Central Park and near the Arapahoe Street Bridge. Olmsted said more than once that he had many demands for his work and did not wish to work where he was not welcome. He also stated in his gentle way that Boulder was

not located near the vast majority of his work, and he was not keen on an isolated professional job west of the Mississippi.

As the decade closed, the goal of the park people was to get the railroad out of the campus and the city. Thus the depot would move east, away from the center of the community. If this succeeded, the railroad land around the creek would become available for the long hoped-for park. Baird continued to keep Olmsted advised of this progress. Baird's last note was a postcard and newspaper clipping in 1931 telling of the progress which was soon to be successful.

BCIA ceased functioning in February 1934. Noting the recent passing of Dr. William Baird and the years of inactivity, the members voted to give the $98.87 bank balance to the Boulder Parks and Planning Commission. The funds were to be donated toward the continuing improvement of Central Park on the creek. It was requested the money be spent on a specific improvement, such as a bird bath or sundial in Baird's memory.[50]

In that decade, parks and open space were not of great community interest; economic development was the vital concern. It would appear that the depression years of the 1930s and the war years of the 1940s put park development out of Boulder's consciousness. The reawakening of interest in open space was first evidenced in the preservation of the city's mountain back drop. The 1910 Olmsted report was rediscovered and 500 copies were reprinted in 1967 by Thorne Ecological Foundation to be used in promoting future park bond issues. Olmsted was rediscovered by Boulder, this time not to be forgotten.

OLMSTED'S CAREER

During these decades of contact with Boulder, Olmsted was in great demand, traveling across the country. He created the first course in landscape architecture in an American university, lecturing at Harvard from 1900 to 1914. In addition to being a founding member of the American Society of Landscape Architects, he was elected chairman of the National Conference of City Planning from 1910 to 1919. He was an original member of the national Commission of Fine Arts, 1910 to 1918. Like his father he provided important civilian service to his country during war time. He served as manager of town planning for the U.S. Housing Corporation during WWI, leading a program to provide housing for war-time workers. His dedication to the national capitol continued with his interest in the development of its parks and road systems.

Olmsted appreciated more the increasing complexity of good urban planning and the necessity of developing a group of professional urban planners who would aid communities in making complex choices. Like his father, he saw urban planning as a marriage of physical and social reform. His first effort in this area was in Detroit in 1905. Boulder came early in his career in 1908. He saw his reports to communities as a basis for future development. Cities were growing entities, whose plans must be adapted to changing needs.[52]

In 1912 Denver employed his services. Olmsted Brothers laid out the Civic Center between the Denver City and County building and the State

Capitol. The firm also developed roadways and designs for several urban parks and the city's mountain parks. Unfortunately, he was dismissed when some of his suggestions were opposed by Denver real estate interests. He also consulted on projects in Colorado Springs. His firm was engaged in extensive urban planning efforts for Forest Hills, New York, and for the thousands of acres that became Palos Verdes Estates, California, where he purchased lots for his own use.

Following his war service, he continued in private practice until 1949. The focus of those years was on the development of state and national parks. In 1929 he completed the exhaustive report that was used as the basis for establishing the California State Park System. In 1944 he was a founder of the Save-the-Redwoods League. Ultimately Olmsted Redwood Grove in Prairie Creek Redwoods State Park, Humboldt County, California was purchased in 1953 by his many friends and former students as a birthday gift and dedicated to him. [53]

Olmsted was instrumental in establishing the National Park Service in 1916. From 1928 to 1956 he served on the Committee of Experts to advise on policy relating to Yosemite National Park. In the 1930s, as a spokesman for protection of the national parks, Olmsted joined in the protest of the Big Thompson project that would bring water from Colorado's western slope to the front range, through Rocky Mountain National Park. Although Boulder was to be the beneficiary of some of this water, Olmsted was outraged at such use of the national parks.[54] At 71, he was appointed to study the Colorado River Basin for scenic, scientific and recreational potentials. He helped preserved Colorado's Dinosaur National Park by speaking out against the flooding of the area by the Bureau of Reclamation.[55]

Olmsted never wrote a book, but he contributed generously to his profession and gave freely of his time to students and colleagues. The portrait one gleans from the numerous articles written about and by him, as well as his own letters is one of a generous, self-effacing gentleman. His later pictures show a thin, almost pixie-like face; a man wearing a bow tie and peering over half glasses with a slight smile. He was a man who enjoyed nature, could out-hike younger companions, and frequently became so lost in his work that he would step into a pool or forget to eat. He could be oblivious to his surroundings, be they populated by noisy grandchildren or rattlesnakes. He wanted to see the land for himself and was not content with maps; he climbed trees and waded swamps. He had a genius for solutions, which frequently resulted from his extensive travel and ability to adopt foreign scenery to local principles.[56]

He had a grasp not only of landscape architecture but of many other arts and crafts. He dealt with architecture, fine arts, horticulture, forestry, botany, urban planning, engineering, flood control, zoning and mathematics. He lived a long life, and by the time of his death at 87 in his Malibu home on Christmas Day 1957, his name had far eclipsed that of his father.

Frederick Law Olmsted, Jr. was the heir not only of a name but of a genius as well. Shortly after his father's death he had dropped the Junior and because of that there is often confusion about which man performed which project. Many are not even aware that they are reading about or admiring the projects of more than one man. It is generally safe to attribute work from the nineteenth century to the Senior and the twentieth to the Junior.

FATHER AND SON- IN UNION

The similarities and contrasts between father and son bear some discussion. FLO Sr.(1844-1903) was never enrolled in formal school. FLO Jr. (1870-1957) attended Roxbury Latin School and graduated magna cum laude from Harvard. "Boy" received his name from his father at the age of four and was by his side while the "white city" was being built along the shores of Lake Michigan. There and at the Biltmore he took over from an ailing parent. At the Biltmore, the son donned the father's cape and stood among the greenery, staff in hand to serve as model for his father's final portrait.

FLO Sr. developed terraces and gardens surrounding the United States Capitol. His son continued to face westward and planned not only the mall but major monuments, parkways and gardens in the District of Columbia. While the father developed the first conceptual plan for roadways and use of Yosemite Valley, the son served on the board to protect and expand the plan.

The Senior traveled extensively and wrote numerous books. His subjects covered such matters as English farmers and Southern slavery. His son never wrote a book but contributed generously to journals, boards, seminars and professional organizations. Both married late: FLO Sr. was 37 and FLO Jr. was 41. The Senior was stepfather to three children and had four more, only two of whom survived to adulthood. Junior had one daughter. The elder did not settle into his profession until nearly 40, while the son was directed into the field while still in his teens.

Frederick Law Olmsted, Sr. was a genius, a literary man who created a new profession. He served his country in a dramatic way during the Civil War, laying out the foundation for the American Red Cross. He wrote the first definition of "park" for a dictionary and created the first public park in this country. The first American planned community, Riverside, near Chicago was his. Campuses, state parks, estates, and institutions bear his mark. His was the idea of a natural setting that would encourage the visitor to think the park had been shaped by nature, not by man. At the close of the twentieth century, he has been rediscovered and is celebrated not only in scholarly journals and classrooms but by the public as well. He was one of the great men of the nineteenth century and ranks with famous poets, philosophers and artists.

It would not be fair to measure the son by the same standards as the father. His was a different century and the stresses and demands on land use were more complex. Frederick Law Olmsted, Jr. took up the cause of his father, making it his own. He established educational programs that prepared many generations of landscape architects. At the time of his death in 1957, he was the preeminent landscape architect in America. He was a true public servant as shown by his devotion to protecting the nation's public lands.

Boulder was indeed fortunate to have had a handful of interested citizens contact a "landscaper from the East": a dedicated man who climbed up our mountains and down our ditches and presented plans that would improve with the passage of years. The parkways, open spaces and ribbon of green along Boulder Creek are all elements of a lifestyle that draws visitors and citizens alike and serves as living testimony to a man with a vision. If only he could visit us now!

RESOURCES

The office/home complex of the Olmsteds in Brookline, Massachusetts is currently administered as a National Historic Site by the National Park Service. The Frederick Law Olmsted National Historic Site, 99 Warren Street, Brookline, Massachusetts 02146, holds approximately 150,000 drawings with 40,000 project photographs. This collection, acquired in 1980, is currently being inventoried. The blueprints are in very fragile condition; many uninventoried drawings are within each roll. The NPS plans to preserve these drawings and make them available to scholars.

Other surviving records of the Olmsted firm from 1858 to 1950 are in the Manuscript Division, Library of Congress, Washington, D.C. 20540. These papers document 5000 jobs conducted by the firm, each of which was given a specific job number. The papers are currently being transferred to microfilm. The Boulder files were given the numbers 3300 through 3309, although not all files were filled. Microfilm rolls 185 and 186 contain the Boulder information. These may be secured by inter-library loan through the Boulder Public Library at no cost.

The National Association for Olmsted Parks was founded in 1980. This private non-profit group represents park advocates, planners, historians, conservationists, landscape architects and civic leaders. The NAOP is committed to preservation and promotion of the Olmsted legacy. The address is 7315 Wisconsin Avenue, Suite 504-E Bethesda, Maryland 20814.

Minutes of the Boulder Civic Improvement Association from 1904 to 1917 are in the Carnegie Branch Library for Local History, 1125 Pine Street,

Boulder, Colorado 80302. An original of the 1910 report and map is also available.

Much has been written about FLO Sr., including two biographies used in the preparation of this paper and listed in the bibliography. The reader is encouraged to further study this man; his is a fascinating story. His personal papers are at American University in Washington D.C. His writings about the South as well as his own stories about Central Park, the Sanitary Commission and the Mariposa Estate are available for study.

No biography has been done on FLO Jr. nor his half-brother, John Charles (1852-1920). Their mother Mary Perkins (1830-1921), married two Olmsted brothers, bore seven children, managed the home without assistance from her husbands, traveled extensively, and dealt with numerous domestic tragedies. She certainly deserves to have her story told as well.

NOTES

[1] Lynn Perrigo, A Municipal History of Boulder 1871-1946 (1947; Boulder Public Library Foundation, 1986), pp. 213-214.

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[3] Perrigo, p. 215.

[4] Boulder Civic Improvement Association, Minutes 1904-1917 Carnegie Branch Library for Local History, Boulder.

[5] BCIA Minutes, 1908.

[6] Elizabeth Stevenson, Park Maker: A Life of Frederick Law Olmsted (New York: Macmillan Publishing Co., Inc. 1977) pp. 1-8.

[7] Laura Wood Roper, FLO: A Biography of Frederick Law Olmsted (Baltimore: Johns Hopkins University Press, 1973) pp.20-34.

[8] Stevenson, p. 87.

[9] Roper, p. 150.

[10] Stevenson, pp. 282-283.

[11] Stevenson, p. 308.

[12] Roper, p. 347.

[13] Roper, pp. 430-431.

[14] Roper, p. 461.

[15] Roper, p. 422.

[16] Roper, p. 474.

[17] Norman T. Newton, Design on the Land: The Development of Landscape Architecture (Cambridge: Harvard University Press, 1971) pp. 406.

[18] Dictionary of American Biography, ed. John Garraty, supplement six (New York: Charles Scribner's Sons, 1956-1960) pp. 485-486.

[19] Herbert Shattuck, letter to Frederick Law Olmsted, Jr., 15 March 1907, Olmsted Archives, Series B, Manuscript Division, Library of Congress, Washington, D.C.

[20] William J. Baird, letter to FLO, Jr., 30 March 1907, Olmsted Archives.

[21] Frederick Law Olmsted, Jr., The Improvement of Boulder, Colorado (1910; Boulder: Thorne Ecological Institute, 1967) p. 1.

[22] Susan Klaus, "Efficiency, Economy, Beauty: The City Planning Reports of Frederick Law Olmsted, Jr., 1905-1915," Journal of the American Planning Association 57 (1991): 456.

[23] Olmsted, p. 5.

[24] Olmsted, p. 7.

[25] Olmsted, p. 55.

[26] Olmsted, p. 58.

[27] Olmsted, p. 68.

[28] Olmsted, p. 76.

[29] Olmsted, p. 87.

[30] Olmsted, p. 90.

[31] Olmsted, p. 97.

[32] Olmsted, p. 97.

[33] Olmsted, p. 100.

[34] Olmsted, p. 100.

[35] Olmsted, p. 81.

[36] Olmsted, p, 80.

[37] BCIA Minutes, 1908.

[38] Laurie Davidson Cox, letter to FLO, Jr., 13 March 1909, Olmsted Archives.

[39] W. W. Parce, letter to FLO, Jr., 21 March 1909, Olmsted Archives.

[40] FLO, Jr., letter to A.H. Field, 22 October 1908, Olmsted Archives.

[41] Clair Mann, letter to FLO, Jr., 21 November 1918, Olmsted Archives.

[42] FLO, Jr., letter to Wm. Baird, 21 November 1922, Olmsted Archives.

[43] Wm. Baird, letter to FLO, Jr., 18 April 1921, Olmsted Archives.

[44] Peter Goter, "No Taxes?-A Dream," The Boulder Daily Camera, 31 Oct. 1971, Focus, p. 3.

[45] Frederick Law Olmsted, Jr., "Improvement of Boulder Creek," September 1923, Olmsted Archives.

[46] F. S. Henderson, letter to FLO, Jr., 2 November 1925, Olmsted Archives.

[47] FLO, Jr., letter to Wm. Baird, 25 November 1925, Olmsted Archives.

[48] FLO. Jr., letter to Wm. Baird, 12 January 1924, Olmsted Archives.

[49] Wm. Baird, letter to FLO, Jr., 15 June 1924, Olmsted Archives.

[50] BCIA, Minutes, 24 February 1934.

[51] Wm. Baird, letter to FLO, Jr., 24 May 1924, Olmsted Archives.

[52] Klaus, p. 462.

[53] Landscape Architecture XLIV (1953): 38.

[54] Robert Athearn, The Coloradan's (Alburquerque: University of New Mexico Press, 1976) p. 286.

[55] Newton, p. 549.

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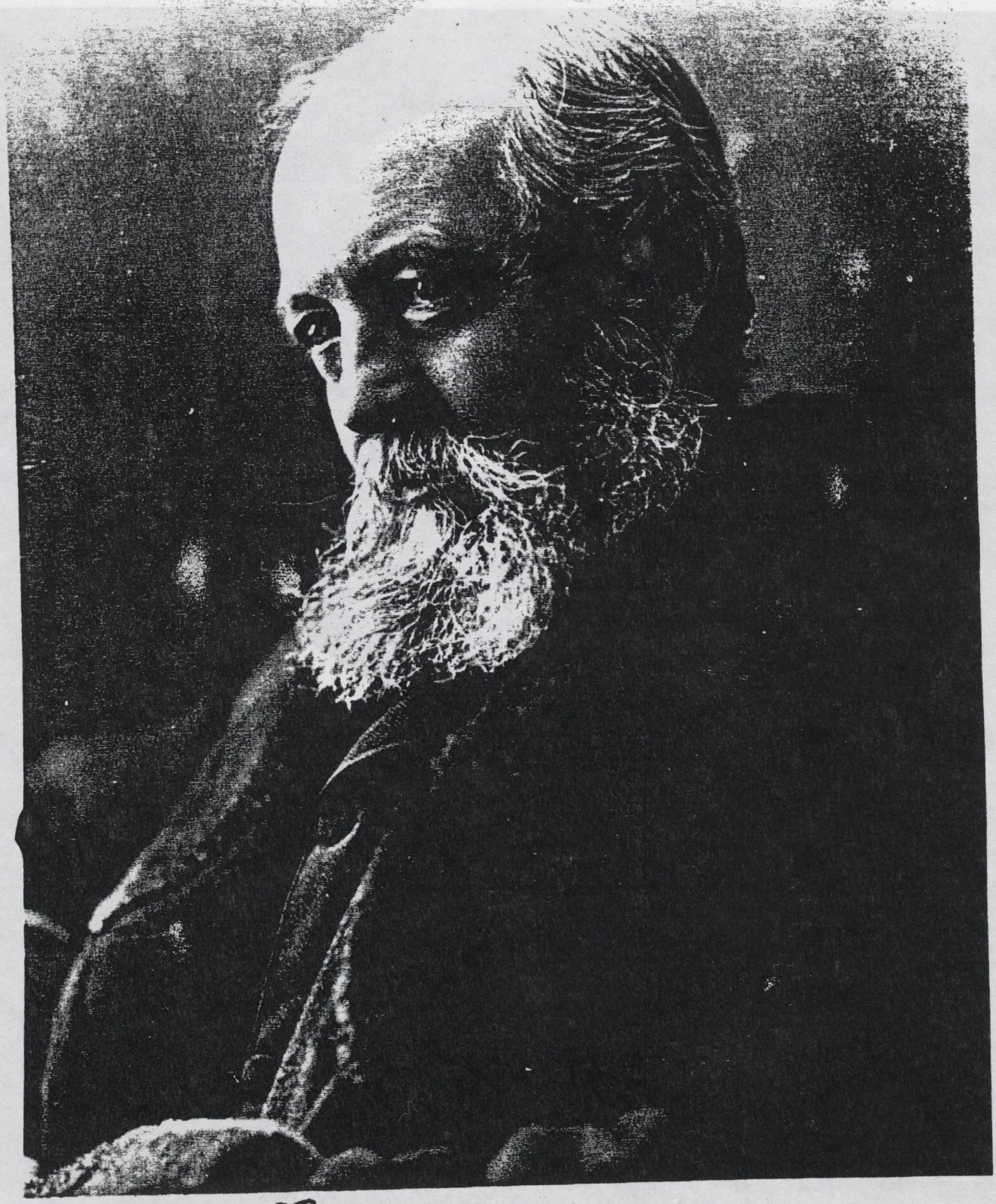
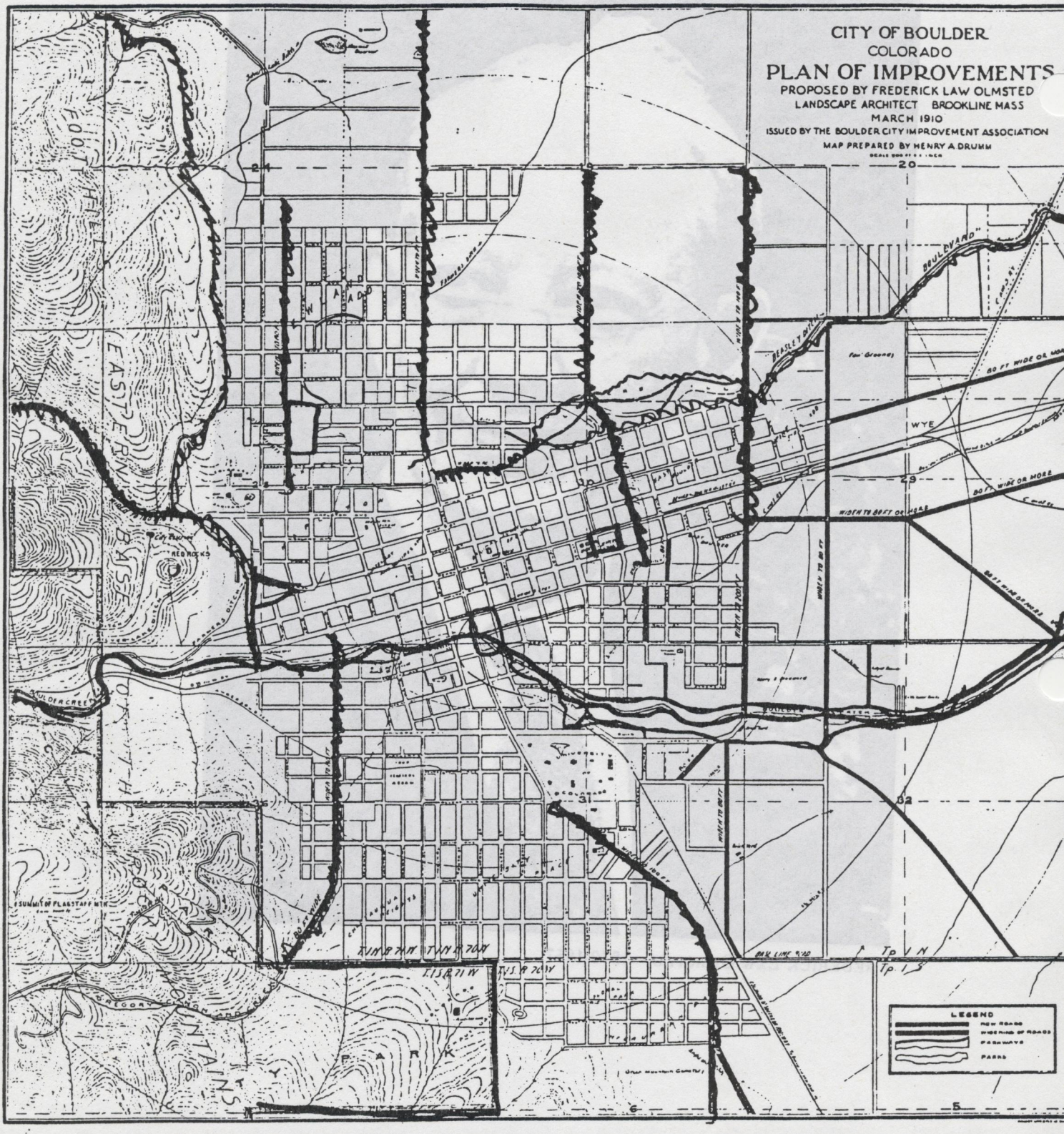
Frederick Law Olmsted Jr. c. 1908 Courtesy National Park Service



Frederick Law Olmsted.

C1893 National Park Service

FREDERICK LAW OLMSTED—1870-1957



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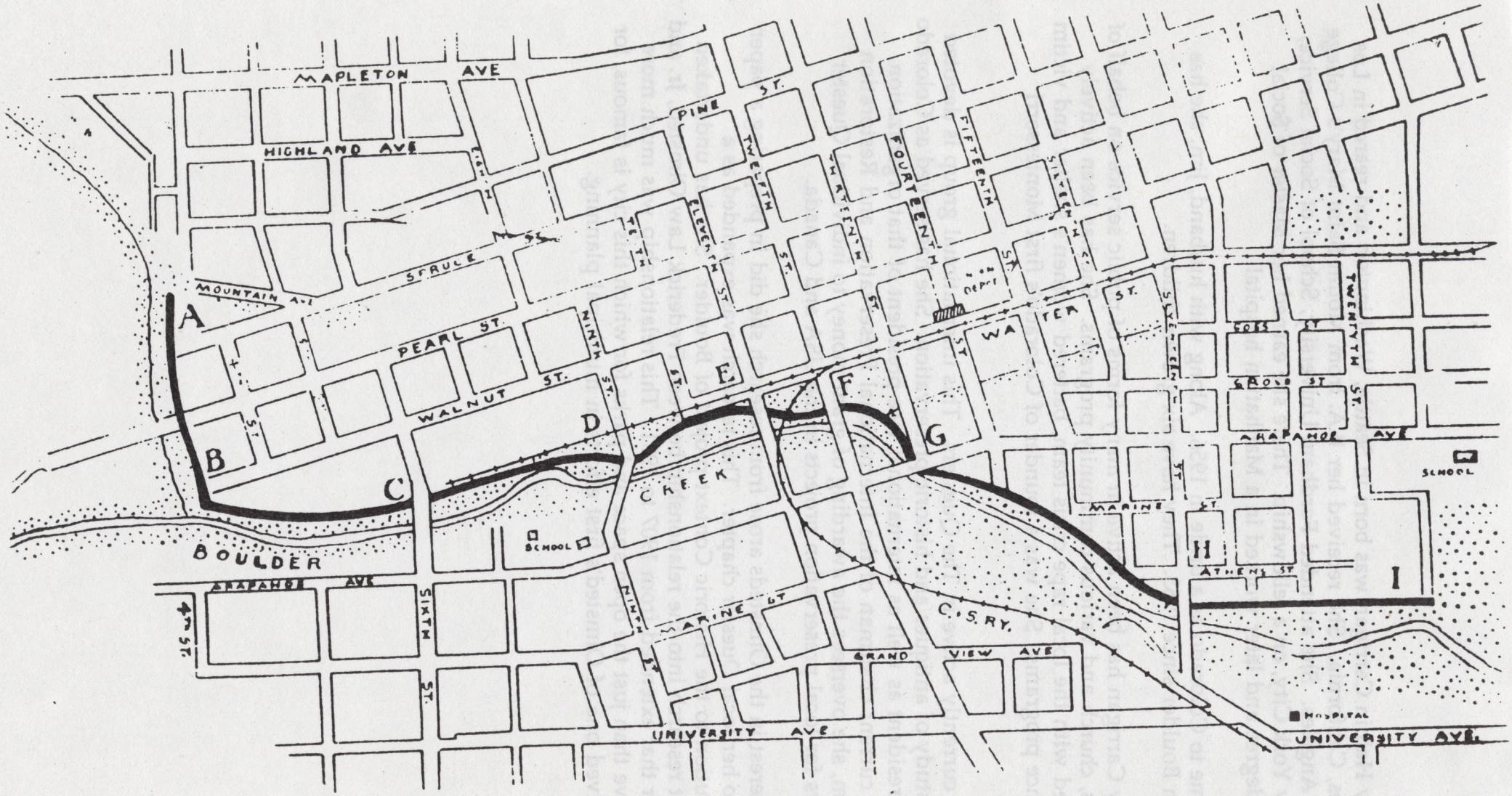

BOULDER CREEK IMPROVEMENTS

KEY MAP TO ACCOMPANY

REPORT OF OLMSTED BROTHERS ..... SEPTEMBER 1923

Beverly Halpin Carrigan was born in Seattle, Washington and reared in Los Angeles, California. She received her B.A. from Mount Saint Mary's College in Los Angeles. She attended Fordham University, School of Social Service, in New York City, on a fellowship. There she earned her Master of Social Work degree and later worked in a Manhattan hospital.

She came to Colorado as a bride in 1956. Along with husband, Jim, she has lived in Boulder since 1963. They have six grown children.

Beverly Carrigan has been active in many forms of public service on behalf of schools, church and various community programs. She has been actively involved with the local rape crisis team, battered women's shelter and victim assistance programs. She was a founder of Colorado's first Montessorri school.

She is currently active in The Questers. This international group is devoted to the study of antiques and historic preservation. She has served as Colorado State President as well as international vice-president of that organization. As the current chairman of the International Preservation and Restoration program, she oversees the awarding of grant money to individual Quester chapters for local preservation projects in the USA and Canada.

Her interest in the Olmsteds arose from research she did in preparing a paper given to her local Quester chapter. This research was expanded as a contribution to the Historic Context project of Boulder. She has undertaken the first research into the relationship between Frederick Law Olmsted, Jr. and Boulder that extended from 1907 to 1931. This relationship was much more extensive than just the open space and parks for which this city is famous, for it involved one of Olmsted's first efforts in municipal planning.