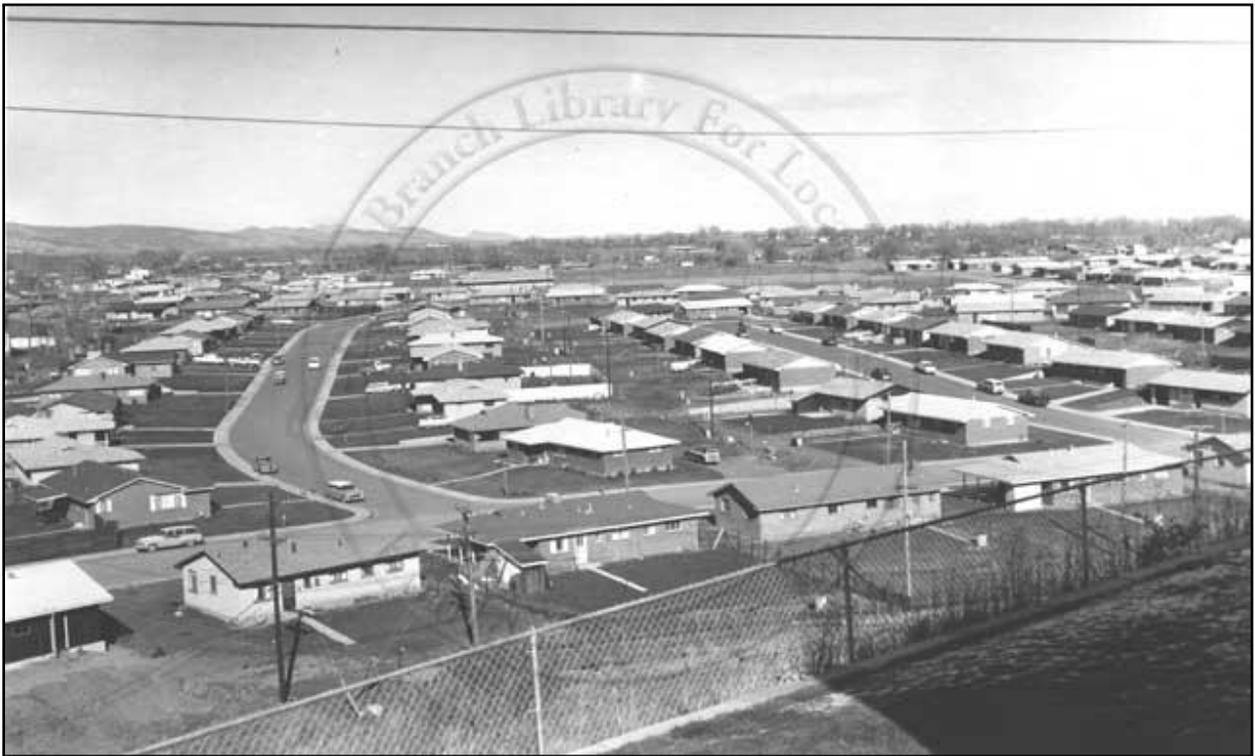


# Historic Context and Survey of Post-World War II Residential Architecture Boulder, Colorado

FINAL



Prepared for the  
City of Boulder, Colorado

In association with the  
State Historical Fund  
Colorado Historical Society

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**Cover:** This circa (ca.) 1953-1956 photograph shows the Edgewood subdivision in north-central Boulder, looking northwest. *From the Carnegie Branch Library of the City of Boulder Public Library.*

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## 1.0 INTRODUCTION

Following World War II, Boulder experienced a population surge that quickly transformed the small university town of 12,958 residents in 1940 to a lively city of 72,000 residents by 1972. With 12 million returning servicemen and women nationwide, the postwar boom caused a desperate housing shortage that initiated a wave of construction that radically impacted every aspect of the nation, including Boulder. Interstate highways, roads, shopping centers, and vast expanses of residential subdivisions altered the landscape and expanded Boulder's city boundaries in all directions. Fueled by urgency and expediency, developers and builders created new housing developments on former farmland on the city's outer fringes. The architecture and design of the new housing and its neighborhoods were markedly different from those built before the war. They emerged in the form of Ranch, Split-Level, and Bi-Level houses set on curving roads and cul de sacs, and provided house-hungry buyers a place to call home and start a family.

Since the end of the postwar era, popular architectural trends in housing have continued to evolve, and now postwar housing stands out for its own architectural merits. House types like the Ranch and the Split-Level are being recognized for their significant departure from prewar housing, while the vast acreage devoted to postwar subdivisions at the outer edges of the cities permanently impacted the American landscape. Today, as many of these houses remain in place and continue to provide housing for Boulder's populace, redevelopment pressures encourage major alterations and demolition. As a result, intact, unaltered postwar houses and subdivisions are becoming a disappearing resource in Boulder.

Few states and cities, including Colorado and its municipal districts, have undertaken historic studies of their postwar housing subdivisions and other residential developments constructed during the late 1940s, 1950s, and 1960s. This is partially due to the relatively recent age of resources built after 1945, and because architectural surveys are typically completed only for buildings and structures that have turned 50 years of age; the threshold in which all buildings are evaluated under standard National Register of Historic Places (National Register) criteria (National Park Service 1997). The City of Boulder has surveyed the majority of its buildings constructed prior to 1947, but has little analysis on its residential subdivisions dating from the postwar years. In 1999-2000, the City of Boulder undertook a city-wide survey of Modern architecture built between 1947 and 1977 to examine its individual, custom-designed residential, commercial, and public buildings that express a variety of Modern architectural styles and building types (Paglia, Segel, and Wray, 2000). This report has a different focus from this previous study by studying only postwar residential subdivisions, which differ from their custom-designed residential counterparts because they are builder-driven, mass-produced groupings of a limited number of house models and often are marketed to a different demographic as well. The

housing types examined here are also not limited to Modern architectural styles or building types, while the previous examined avant garde approaches to the Modern Movement in the city. This study examined a number of additional factors and influences that make postwar residential subdivisions and housing different from other types of architectural resources.

A second reason for the lack of postwar housing inventories is that the vast number of buildings makes intensive survey a daunting prospect to many cities and towns that have literally thousands of these resources. As large-scale building activities met an urgent demand during the early postwar housing crunch, efficient construction methods resulted in uniformity of design, form, and landscape characteristics. Many residential subdivisions contained hundreds of houses built from only a handful of architectural plans or models. This uniformity of design and architectural form, and landscape characteristics requires a different approach from traditional survey methods. It also allows an opportunity to explore more efficient survey methods that emphasize the significance of a subdivision as a whole, as well as the individual components of that subdivision. These considerations informed the approaches and methods of the historic context and survey results presented in this report.

This project constitutes the first in-depth study of postwar housing in Boulder. Informed by primary and secondary research, oral history interviews, field survey, and analysis of historic significance; it consists of a historic context theme and a selective intensive survey of 105 representative housing types in Boulder from the period between 1947 and 1967. The purpose of this study is to identify and evaluate housing types and subdivisions from that period, to educate and inform the community about postwar residential architecture in Boulder, and where appropriate, make recommendations to the City of Boulder for the management of identified potentially significant resources.

This report is organized into eight chapters, including Chapter 1, Introduction. Chapter 2 describes the total acreage and legal locations of the study area and selective survey. It includes one overview map of Boulder and 10 maps depicting each of the ten postwar subdivisions investigated, color-coded by each parcel's approximate date of construction.

The study's Research Design and Methods are presented in Chapter 3. This chapter describes the project's windshield survey and reconnaissance survey that led to the identification of the resources included in the selective survey within each of the ten subdivisions studied. This selective inventory consists of 105 examples of postwar housing types within the subdivisions of Baseline, Edgewood, Flatirons Park, Highland Park, Interurban Park, Martin Acres, Park East, Sunset Hills, Table Mesa, and Wagoner Manor. Chapter 3 also describes the resources and materials used to prepare the historic context of postwar housing in Boulder, and the approaches developed to undertake the intensive survey.

Chapter 4 presents the National Historic Context, which is an essay on the historic background of the architectural, social, and physical environment in which the post-World War II residential neighborhoods unfolded in the United States. While this report focuses on the period of residential construction between the years 1947 and 1967, the historic context encompasses the broader historic setting in which new ideas, construction technology, and architectural types emerged leading up to and encompassing the postwar era of the late 1940s through the 1970s. Examination of national trends concerning urban planning, transportation development, residential construction, and architectural movements illuminates Boulder's relationship with national patterns and influences that impacted the city during this period.

A historic context of Boulder is located in Chapter 5 and focuses on the growth and development of Boulder leading up to and encompassing the postwar period. Included is historic research concerning patterns of development, commonly found housing types, and other influencing factors on residential development unique to Boulder. This context includes a history of each of the ten neighborhoods surveyed during this project.

Architectural descriptions of the housing types that were observed and analyzed during survey and evaluations are presented in Chapter 6. These housing types and/or architectural forms serve as a guide and supplement to the intensive survey analysis, results, and Architectural Inventory Forms completed for the Intensive Selective Survey.

Chapter 7 presents the results of the selective survey of 105 representative housing types in the ten neighborhoods surveyed. Informed by research data and intensive-level fieldwork, evaluations of architectural and historic significance were made for each of the 105 properties in the selective survey. Evaluations were made in accordance with the National Register Criteria for eligibility and with local landmark eligibility criteria set forth by the City of Boulder. These evaluations include historic district eligibility for the National Register and local historic districts, where appropriate. The recommendations presented in Chapter 7 are intended to provide the City of Boulder with suggestions as to how findings of the study may be used to manage buildings and areas of historic, architectural, or environmental significance. This chapter also suggests alternative management techniques and or/criteria for evaluation to preserve the character of identified areas of significance and potential eligibility within the City of Boulder.

All references and citations are included in Chapter 8, Bibliography. The Appendices include copies of the 105 Architectural Inventory Forms, as well as survey databases, historic photographs, and newspaper advertisements to expand on topics of research summarized in the report text.

Appendix A is the Survey Log of the selective intensive survey data and findings, organized both by address and by site number.

Appendix B is a research database of Builders and Models Research Data, Housing Types by Subdivision, City Directory Records, and Subdivision Filing Dates.

Appendix C is a table of black-and-white photographs scanned from the City of Boulder's Assessor Records archived at the Carnegie Branch Library for Local History, of the Boulder County Public Library system. These photographs illustrate the original appearance of many of the properties intensively surveyed in this study.

Appendix D is a compilation of newspaper advertisements scanned from The Daily Camera newspaper. These advertisements are organized by surveyed subdivision (as available) while the remaining ads are grouped by builder, or by other subdivisions noted but not surveyed in this study.

Appendix E is a timeline of the major historical events in Boulder between 1859 and 1971.

TEC Inc. prepared this report under a contract with the City Boulder. Preparers include Jennifer E. Bryant, Historian; and Carrie Schomig, Architectural Historian; with assistance from Marcy Cameron, Field Assistant; Melissa Johnson, GIS Specialist; and Allison Parrish, Field Assistant. Contributors to this effort include the City of Boulder Historic Preservation Planners James Hewat and Chris Meschuk, and Tim Plass, Chair of Boulder's Landmark Preservation Advisory Board. TEC Inc. would also like to thank the librarians and research staff of the Carnegie Branch Library for Local History, of the Boulder County Public Library system.

## 2.0 PROJECT AREA

The project area for the selective intensive survey in this report totals approximately 1,130 discontinuous acres. This total comprises the combined acreage of the parcels within all ten residential subdivisions surveyed in the city of Boulder. The following 11 maps depict the project area.

The city of Boulder, Colorado, is located in Boulder County at the base of the Eastern Slope of the Rocky Mountains. The project area covers four U.S. Geological Survey (USGS) Quadrangles, which are the Boulder Quadrangle, Eldorado Springs Quadrangle, Niwot Quadrangle, and Louisville Quadrangle. The ten subdivisions surveyed encompass the following Quadrangles, Township, Range, and Sections (Table 1).

**Table 1. Legal Locations of 10 Subdivisions Surveyed**

Subdivision	U.S.G.S. Quadrangle	Township	Range	Section
Baseline	Boulder	1N	70W	32
	Niwot	1N	70W	32
Edgewood	Boulder	1N	70W	19, 30
Flatirons Park	Boulder	1N	71W	36
Highland Park	Eldorado Springs	1S	70W	5, 6
Interurban Park	Eldorado Springs	1S	70W	6
Martin Acres	Eldorado Springs	1S	70W	5
	Louisville	1S	70W	4, 5, 8
Park East	Niwot	1N	70W	33
Sunset Hills	Boulder	1N	70W	30
Table Mesa	Eldorado Springs	1S	70W	7, 8
	Louisville	1S	70W	8
Wagoner Manor	Niwot	1N	70W	33

Figure 1 is a USGS Map showing the location of all ten subdivisions within the Boulder, Eldorado Springs, Louisville, and Niwot U.S.G.S. Quadrangles. Figures 2 through 11 below include an overview map of all ten subdivisions relative to each other in the City of Boulder and ten maps depicting each subdivision studied in this report. Each subdivision map is color-coded according to the City of Boulder’s estimated dates of construction for each parcel.

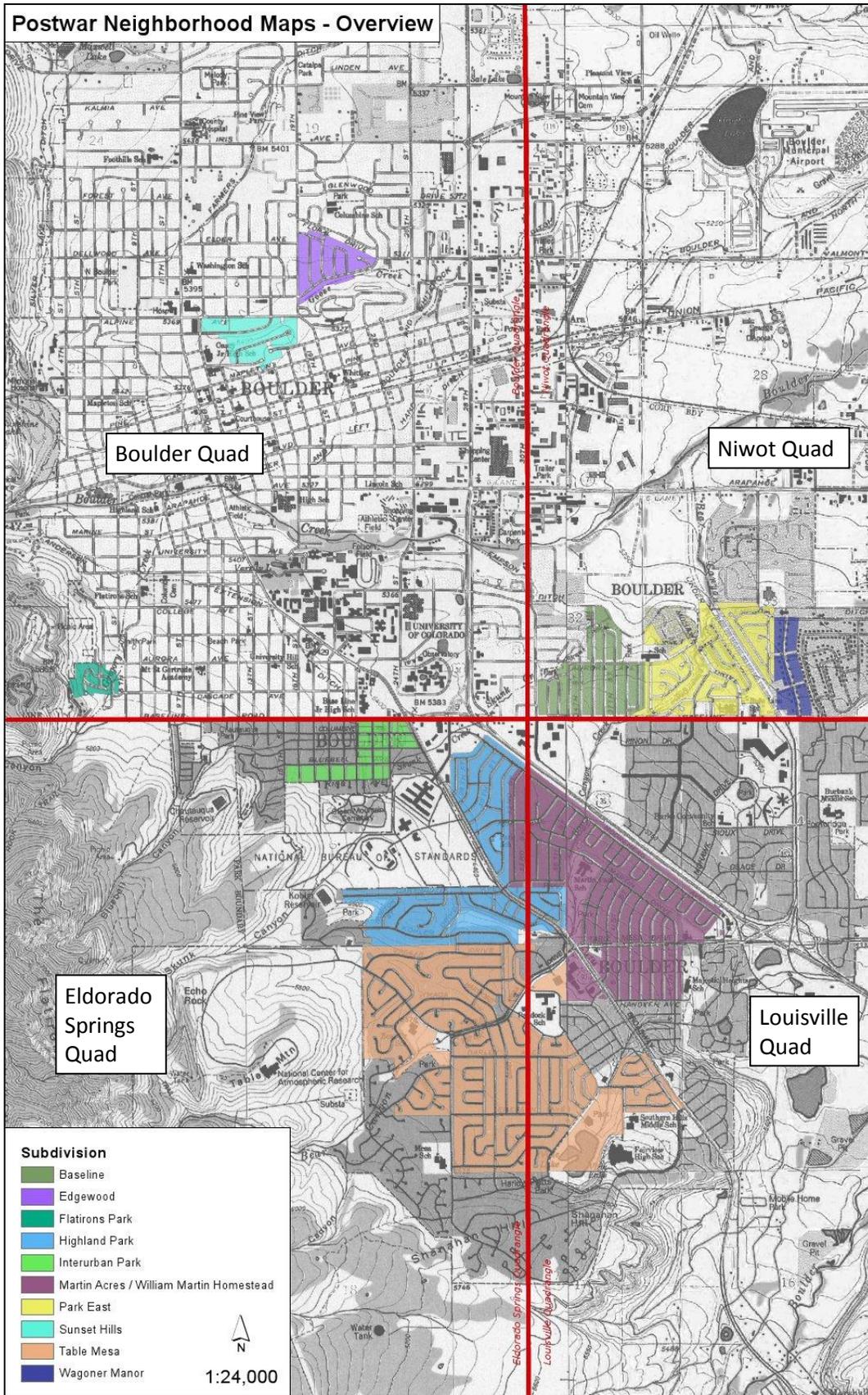


Figure 1. USGS Location Map of 10 subdivisions

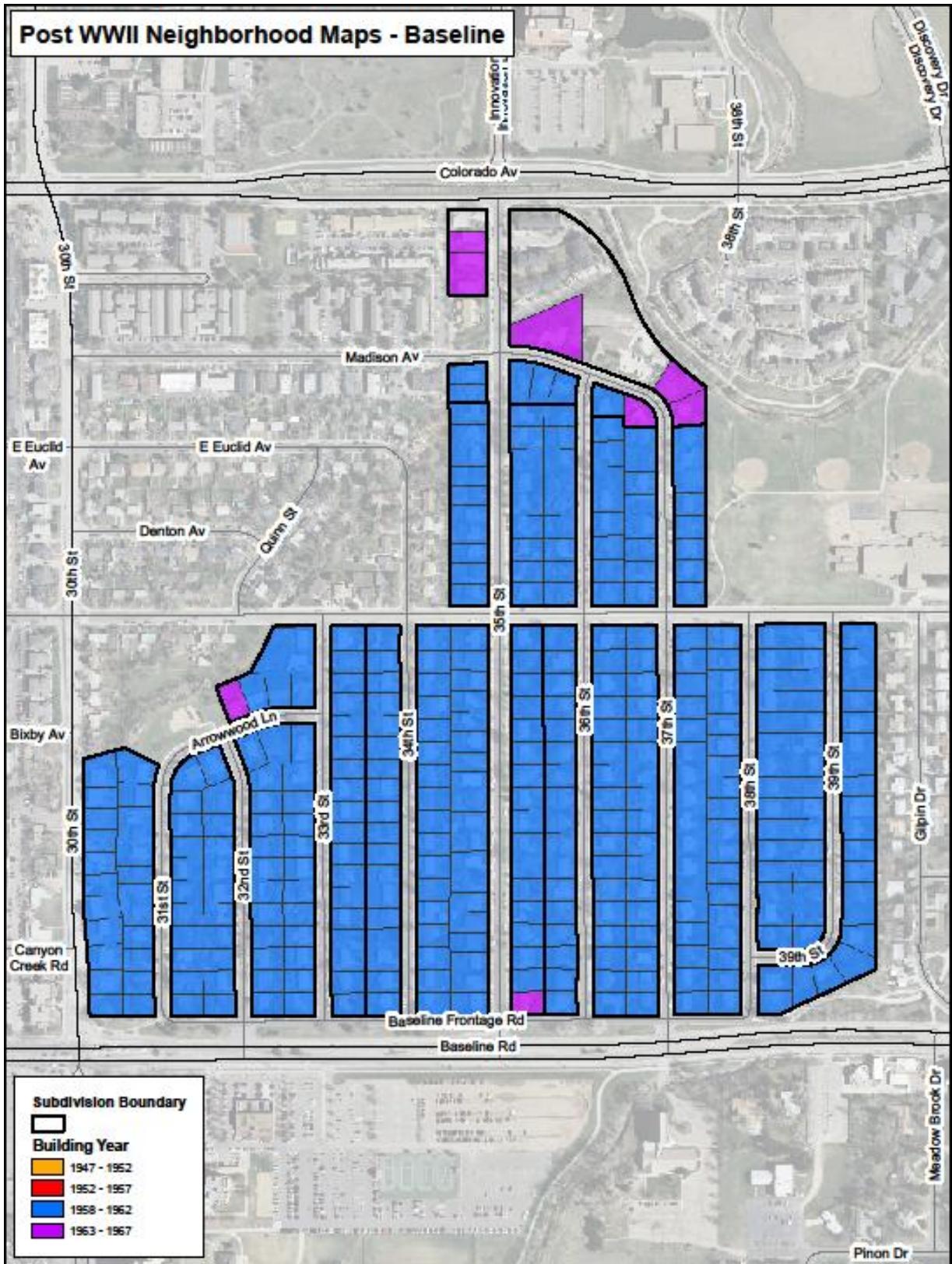


Figure 2. Baseline Subdivision



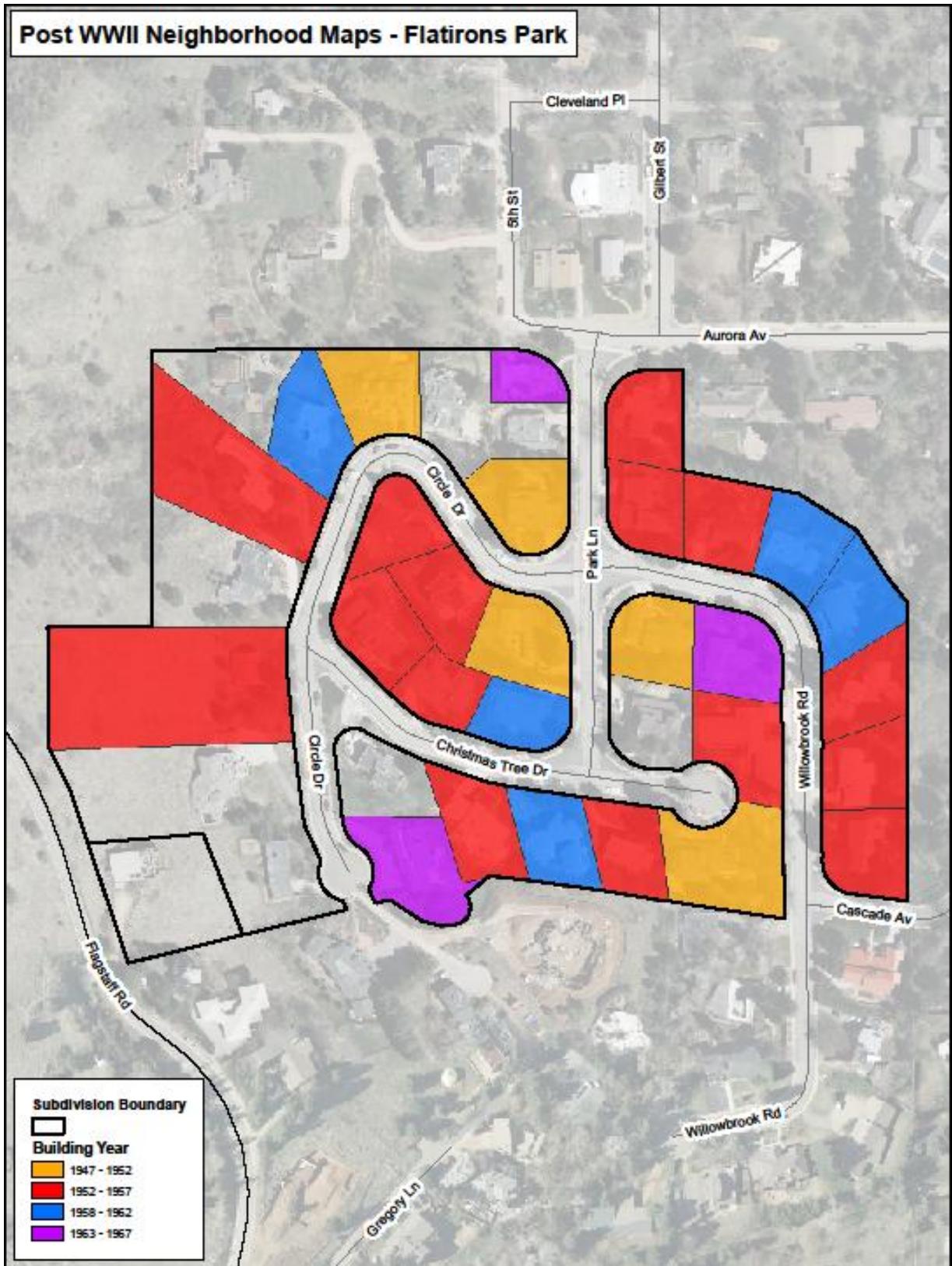


Figure 4. Flatirons Park Subdivision

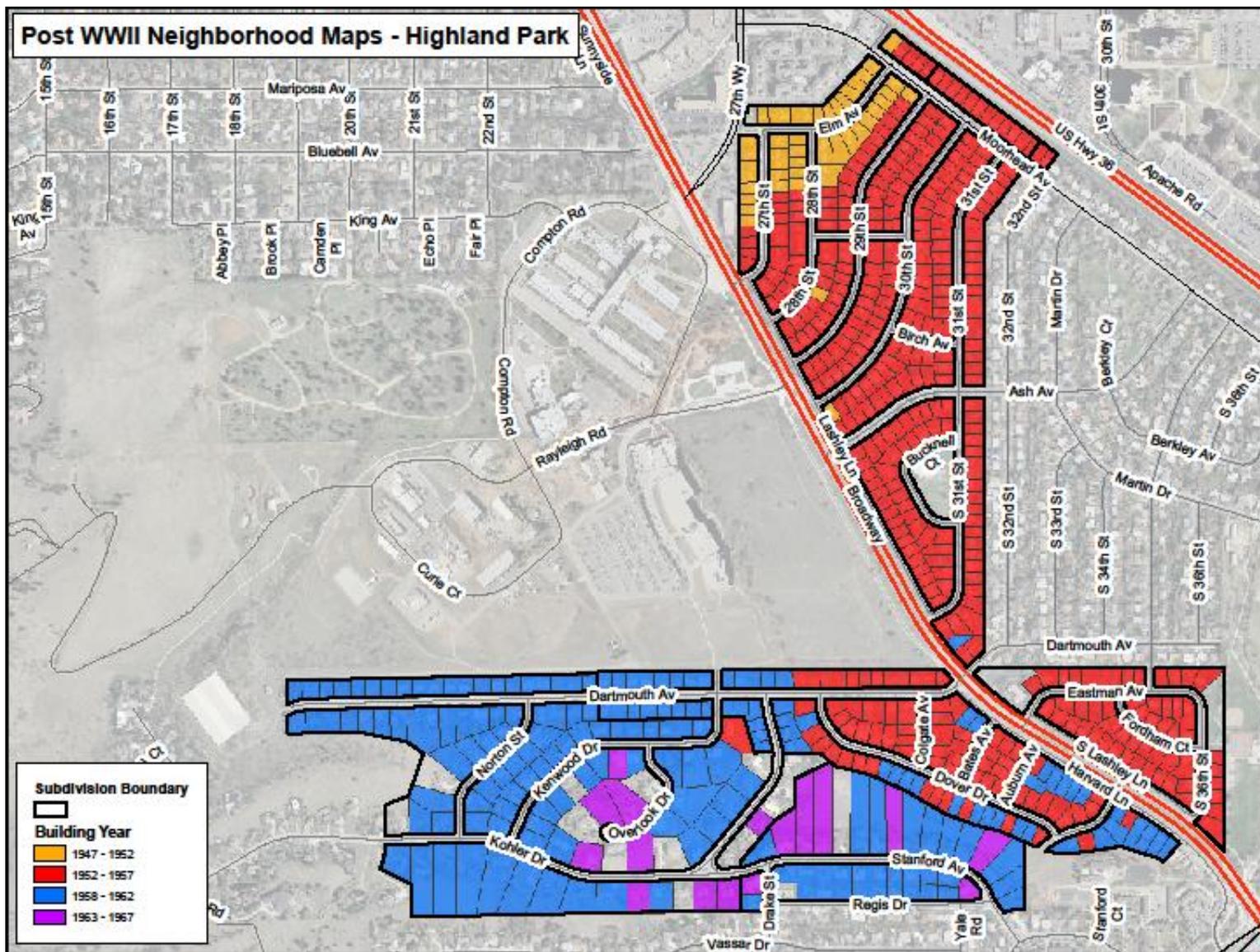


Figure 5. Highland Park Subdivision

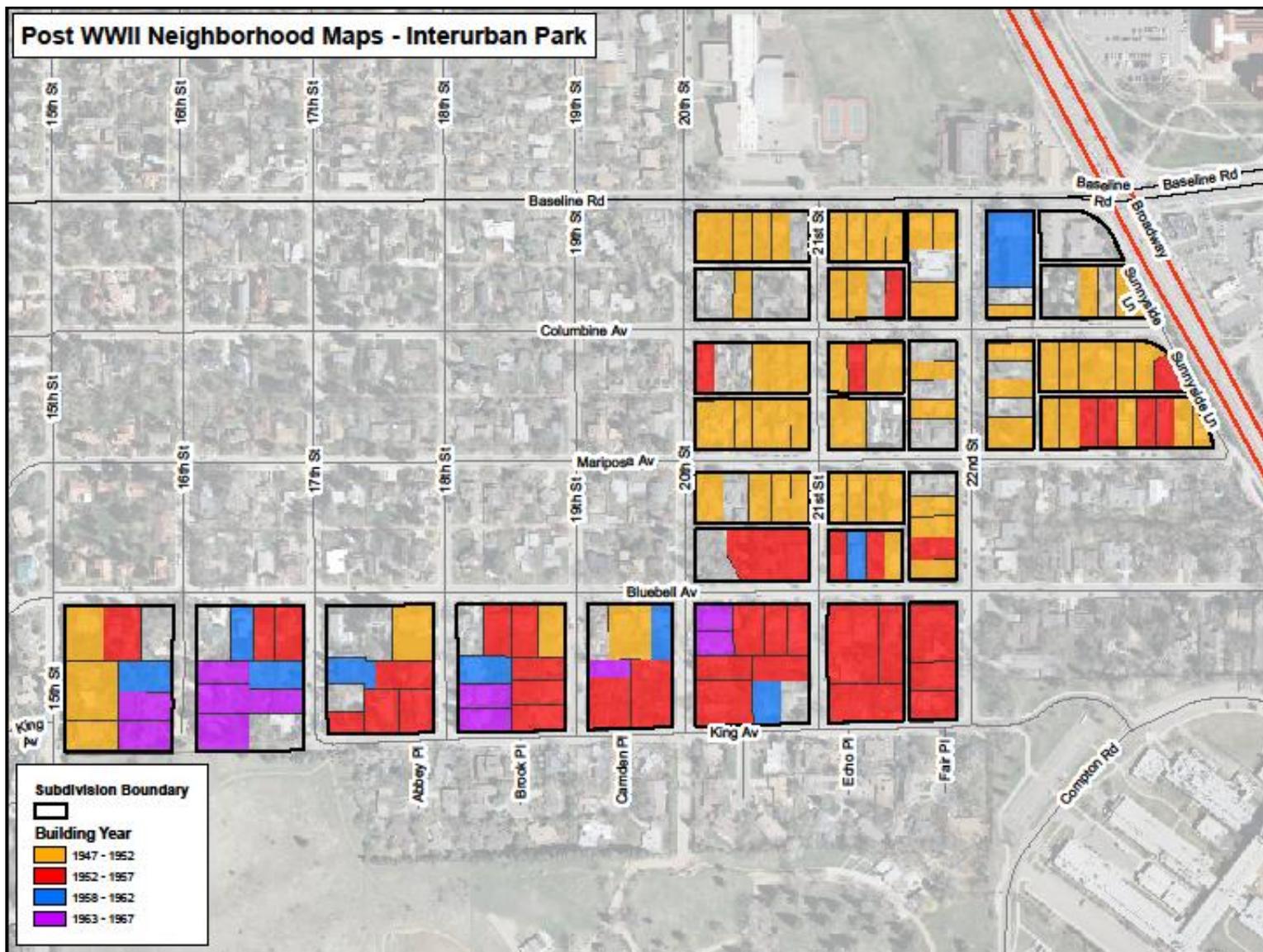


Figure 6. Interurban Park Subdivision



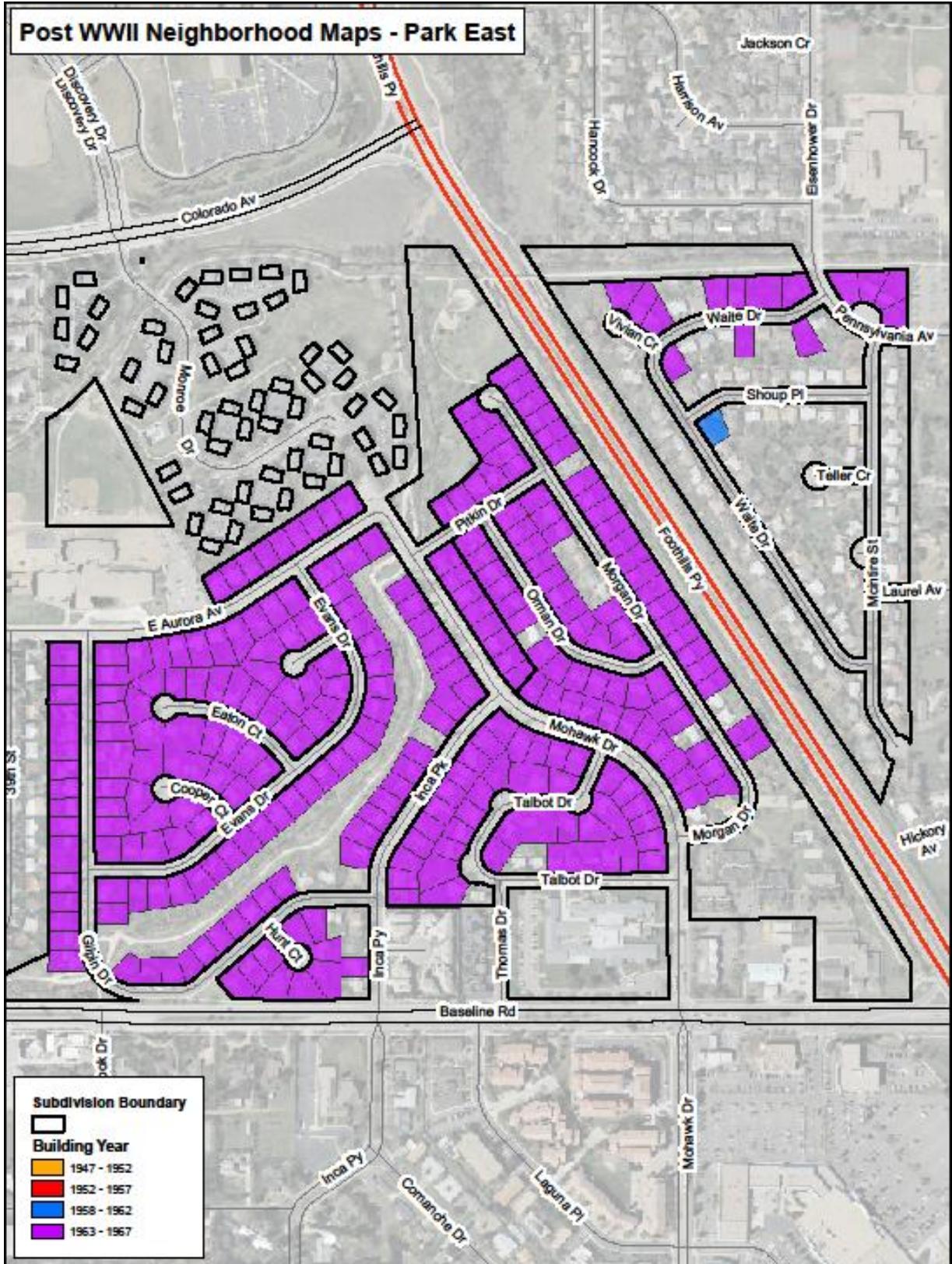


Figure 8. Park East Subdivision

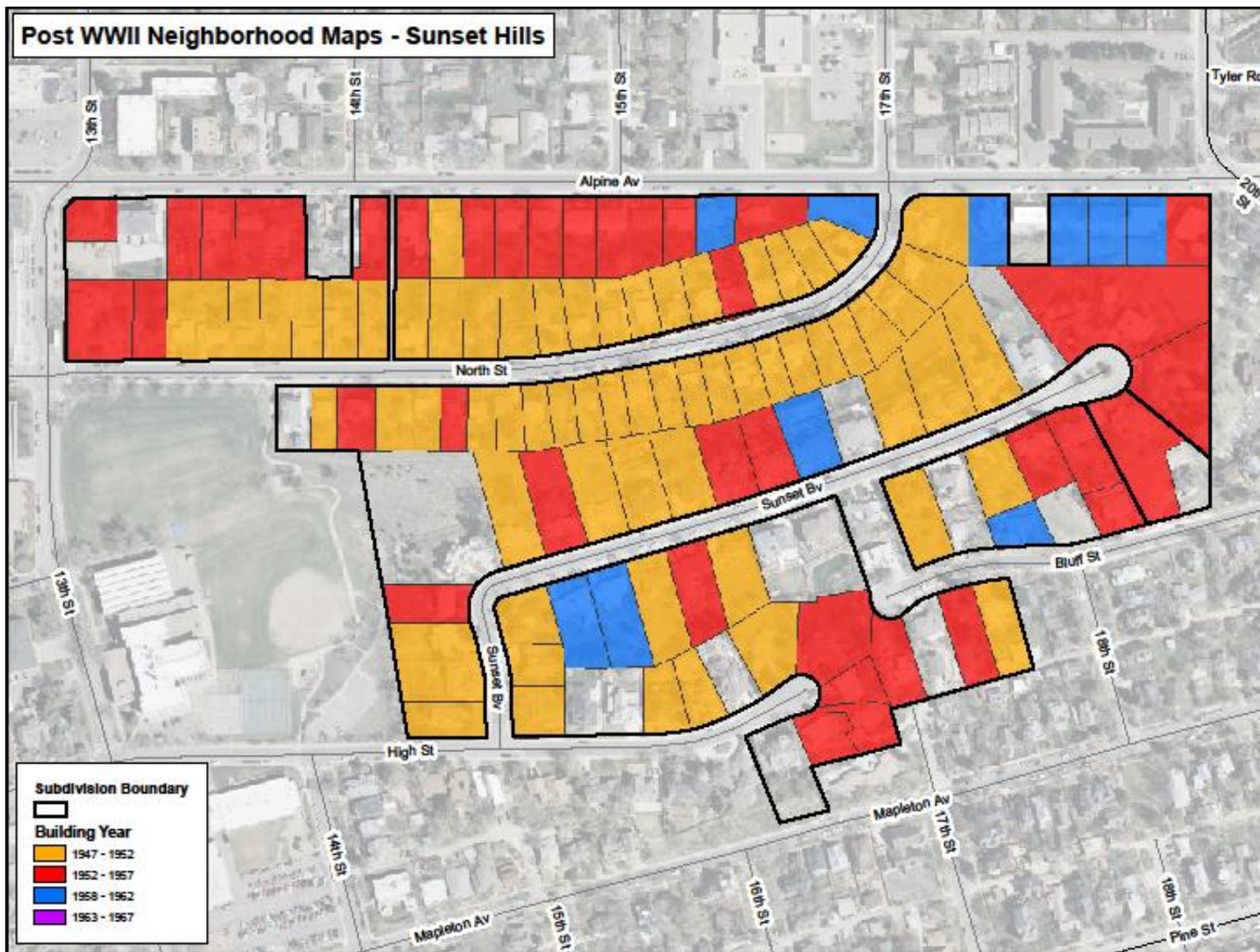


Figure 9. Sunset Hills Subdivision

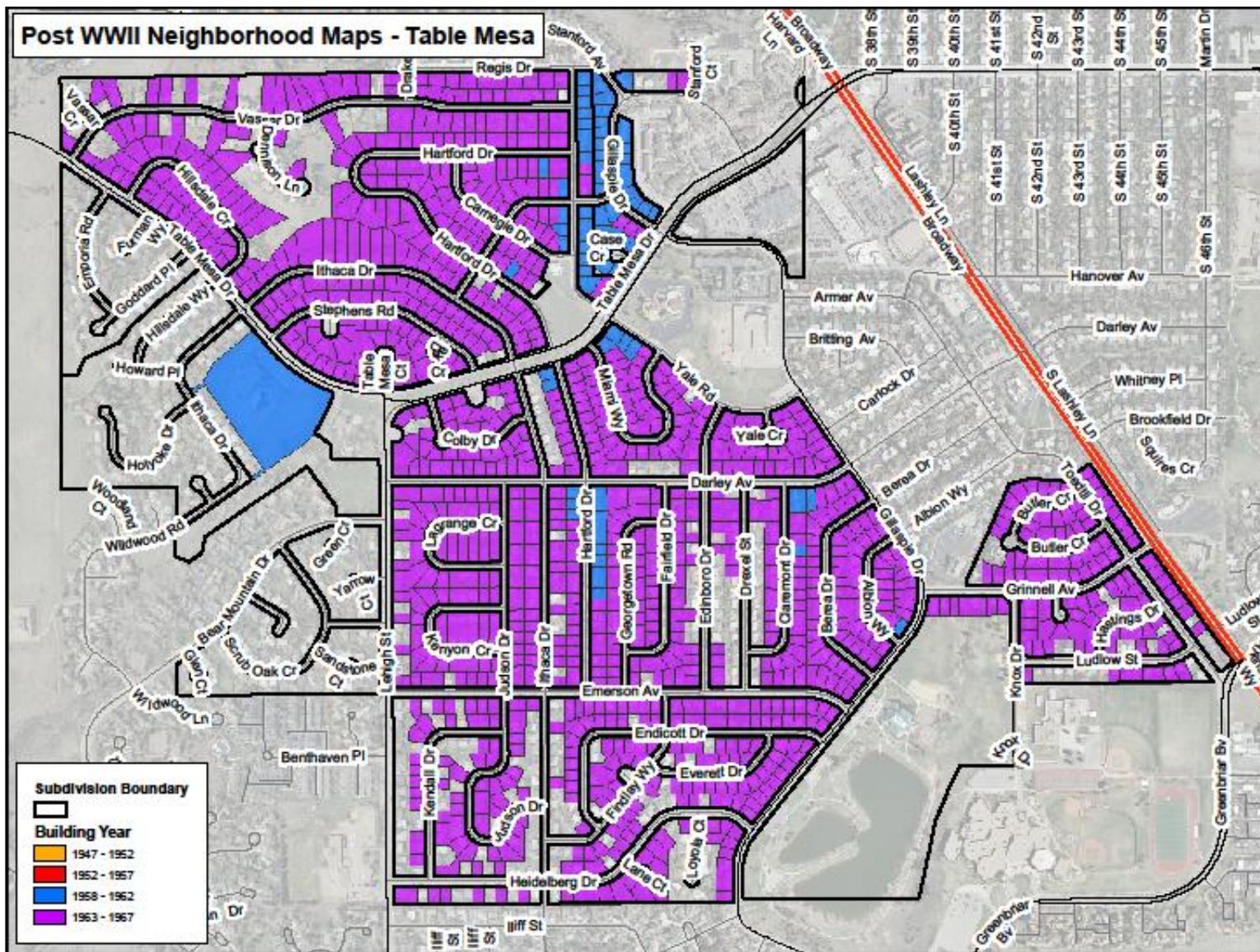


Figure 10. Table Mesa Subdivision

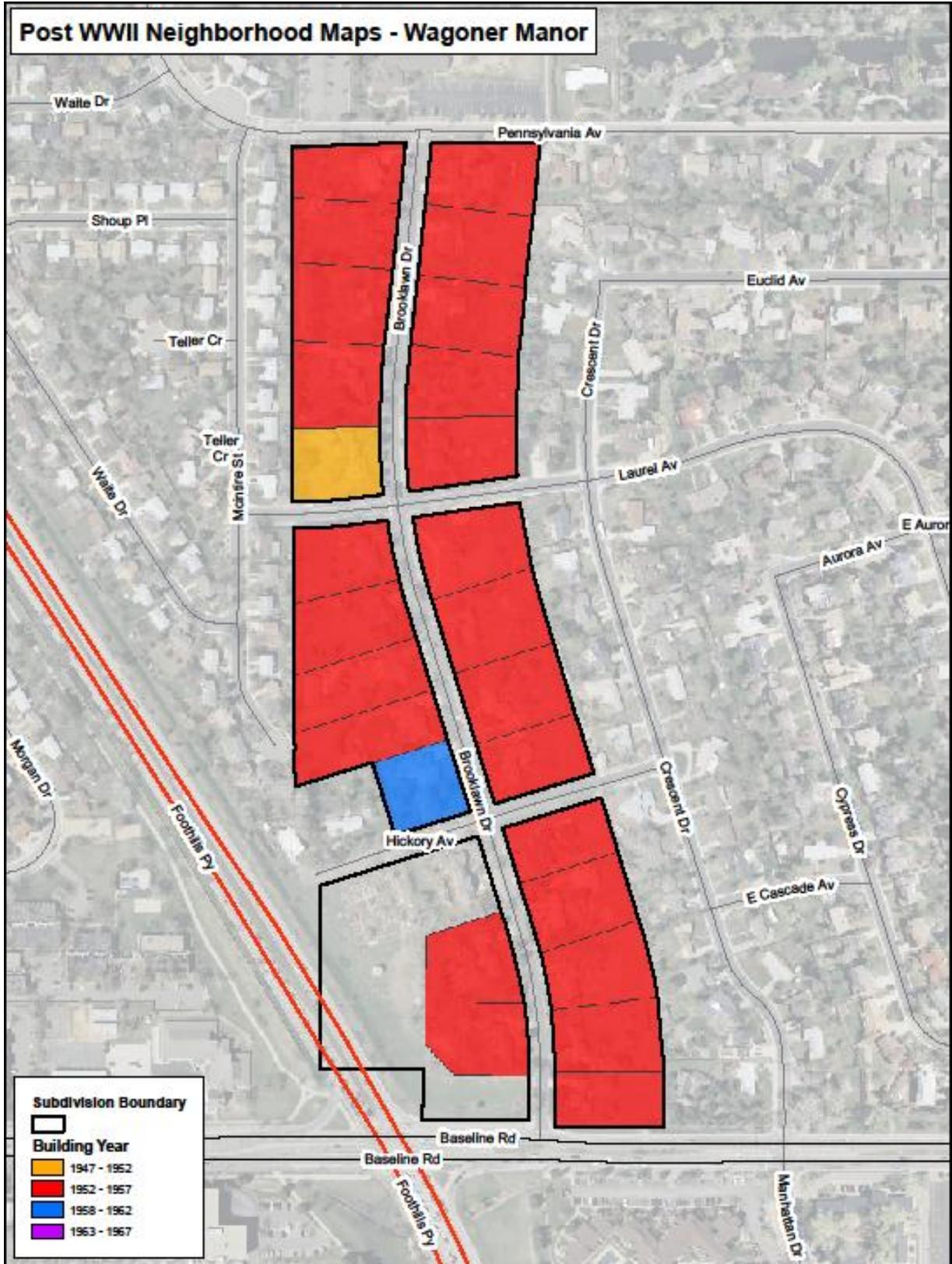


Figure 11. Wagoner Manor Subdivision

### 3.0 RESEARCH DESIGN AND METHODS

The uniformity of postwar housing's architectural design, building form, and landscape characteristics requires a different approach from traditional survey methods. These differences also allow an opportunity to explore more efficient survey methods that emphasize the subdivision as a whole, while regarding the individual houses as components of that subdivision. These characteristics informed this study's research design, which consists of a phased approach that is driven by the historic context, a reconnaissance survey of ten subdivisions, and a selective sampling of representative housing types for intensive survey. The overall approach was to gain a baseline understanding of the ten subdivisions and their representative housing types.

In light of the large number of postwar houses in Boulder, a variety of approaches were used to complete the survey. The City and TEC's approach to this project was divided into four phases consisting of the following:

1. Historic Context Development
2. Windshield Survey of Ten Selected Subdivisions
3. Reconnaissance Survey of Ten Selected Subdivisions
4. Intensive Selective Survey and Evaluations

TEC began the project with the development of a Historic Context to provide a baseline understanding of the history of the development of the postwar subdivisions in Boulder. This historic background constantly informed the other three steps, which involved a variety of fieldwork and additional research. The second phase involved a windshield survey, which was an automobile tour of the subdivisions proposed for inclusion in this study, to gain a cursory visual assessment of each subdivision's existing conditions. This information, combined with the historic research and city data, identified the ten postwar subdivisions subsequently studied in this project. The third step consisted of a reconnaissance survey to collect baseline information for every parcel within each of the ten subdivisions. Unlike the windshield survey, which can be undertaken quickly from an automobile in order to gain an overall impression of a neighborhood, the reconnaissance survey involved precursory field data collection and photography of every parcel. This information was used to identify the 105 properties for intensive selective survey, the project's final phase. Only the best representatives of each housing type within each subdivision were intensively surveyed in order to gain a cross-section of the architectural variations of each neighborhood. Both the intensively surveyed properties and the housing subdivision as a whole were then evaluated for historic significance under National Register and the City of Boulder's Significance Criteria.

### 3.1 Background Research and Historic Context Development

In order to determine if any postwar housing had been previously surveyed in Boulder, TEC conducted a file search using the Colorado Historical Society's Office of Archaeology and Historic Preservation's (OAHP) Compass online cultural resource database in July 2008 and again in February 2010. The file search results indicated that no housing subdivisions within the City limits had been previously surveyed. Three single-family residences (5BL.833, 5BL.2108, and 5BL.10102) and one multiple-family residence (5BL.8673) built during the 1947-1967 period had been previously surveyed for a variety of compliance surveys within the city. None of these buildings were found to be field-eligible or officially eligible for inclusion in the National Register. Additionally, the Compass search identified 27 postwar residences that were recorded as part of a survey on individual, architect-designed buildings of the Modern Movement in Boulder in the report, *Historic Context and Survey of Modern Architecture in Boulder, Colorado, 1947 – 1977* (Paglia, Segel, and Wray), conducted for the City of Boulder in 2000. The locations of these 27 residences are spread throughout the city. The report recommended that all 27 residences surveyed be individually eligible for inclusion in the National Register; however, the OAHP's official determinations of the report's findings have not yet occurred. Because the report's historic context and survey focused on one-of-a-kind buildings that express the Modern architectural movement in Boulder, it did not examine the developer-driven, large-scale residential subdivisions that were built at the same time. Thus, although the report highlighted themes that carried over to the historic context of postwar subdivision development, such as architectural changes and postwar growth, the custom-designed houses examined in this report are different from the mass-produced houses of subdivisions examined here, and conversely, many postwar subdivisions did not feature Modern architecture. Rather, this postwar housing survey set out to examine housing for the masses in response to the overwhelming population growth that occurred during the postwar period.

TEC developed a historic context in order to inform the other three steps in the project. The preparation of the Historic Context was accomplished by conducting research using archival, primary, and secondary sources.. Preliminary research identified a two-decade period within the postwar era, 1947 through 1967, that was in need of in-depth study. For the study period between 1947 and 1967, the year 1947 was selected because few neighborhoods were built in Boulder during the very early postwar period between 1945 and 1947. This delay was common nationwide as the country struggled to redirect funding and materials to domestic building in the wake of the monumental war-mobilization effort. The 20-year study period is bracketed by the end-year of 1967. While the end of the postwar era is generally recognized to have occurred between 1965 and 1970, 1967 was chosen as a result of the major planning policies that emerged from the City of Boulder. These policies include the establishment of the city's open-space program that helped curtail late-postwar subdivision development at the city's outer edges.

Utilizing this information, TEC and the City of Boulder narrowed down a list of postwar neighborhoods that would benefit from in-depth study.

### **3.2 Windshield Survey and Selected Subdivisions**

In an effort to identify ten residential subdivisions in which to focus this study, TEC and the City of Boulder staff conducted a windshield survey of the postwar subdivisions within the city limits. The goal of the windshield survey was to identify the most intact neighborhoods that collectively represent a diverse range of qualities and characteristics of subdivisions in Boulder. Key considerations included a subdivision's period of construction, geography, housing types, landscape design, builders or developers, and socioeconomics. The team also looked for the level of alterations to individual houses. The windshield survey was thus a key component of the project's early stages because it provided an on-the-ground understanding of each subdivision's existing conditions. This information supplemented the research data, which consisted of the City building records and the information gleaned from the historic context.

The combined results of the windshield survey and the research data allowed the team to narrow the list of subdivisions to those primarily established during the postwar period between 1947 and 1967. The team began with the City's color-coded maps that show each parcel's date of construction. These maps identified concentrated areas of postwar suburban growth along major transportation routes that emerged during this period. The maps indicated a concentration of postwar subdivisions located on the east side of Boulder, north of Baseline Road including the subdivisions of Baseline, Park East, and Wagoner Manor. On the north side of Boulder, the Sunset Hills and Carolyn Heights subdivisions were chosen to represent development on lands that served as farmland prior to World War II. Mapping and housing construction dates identified a vast number of postwar housing and growth in south Boulder, south of Baseline and to the east and west of Broadway. These areas were dominated by the Interurban Park, Highland Park, Martin Acres, and Table Mesa subdivisions, which appeared to represent a variety of large-scale building approaches.

After selecting nine neighborhoods, including Baseline, Park East, Wagoner Manor, Carolyn Heights, Sunset Hills, Highland Park, Martin Acres, Interurban Park, and Table Mesa, TEC and the City undertook the automobile tour—or windshield survey—of these neighborhoods. The windshield survey revealed that the Carolyn Heights subdivision in north Boulder possessed considerable demolition and total remodeling of the majority of the houses that was not reflected in the research data. These alterations have caused a cumulative impact to the neighborhood as a whole, and as a result, the Carolyn Heights neighborhood no longer conveys its original character as a 1950s-60s residential development. At the same time, the windshield survey identified the Edgewood subdivision in north-central Boulder as an intact grouping of postwar houses with fewer alterations. This discovery led to the replacement of

Carolyn Heights with the Edgewood subdivision for further study in this project. The windshield survey also identified Flatirons Park at the west end of Boulder as a subdivision that stood out for its larger, semi-custom-designed postwar housing types and for its conformity to the subdivision's hillside topography. Although the windshield survey revealed that many houses in Flatirons Park have been remodeled or otherwise dramatically altered, the subdivision's unique setting prompted interest in further research of its historic context and of the remaining intact houses. Finally, the windshield survey confirmed that all of the neighborhoods in east and south Boulder identified using mapping and city building records would benefit from further study and inclusion in the project as representatives of larger-scale postwar housing developments. Information from the windshield survey was further informed by historic research that was undertaken concurrently for the development of the historic context. Neighborhood-specific research resulted in the final list of the ten subdivisions included in this study, which are: Baseline, Edgewood, Flatirons Park, Highland Park, Interurban Park, Martin Acres, Park East, Sunset Hills, Table Mesa, and Wagoner Manor. Each is divided geographically as follows:

- North Boulder
  - Edgewood
  - Sunset Hills
- East Boulder
  - Baseline
  - Park East
  - Wagoner Manor
- West Boulder
  - Flatirons Park
- South Boulder
  - Interurban Park
  - Highland Park
  - Martin Acres
  - Table Mesa

These subdivisions are described as follows, and their locations are illustrated in Figure 12, below.

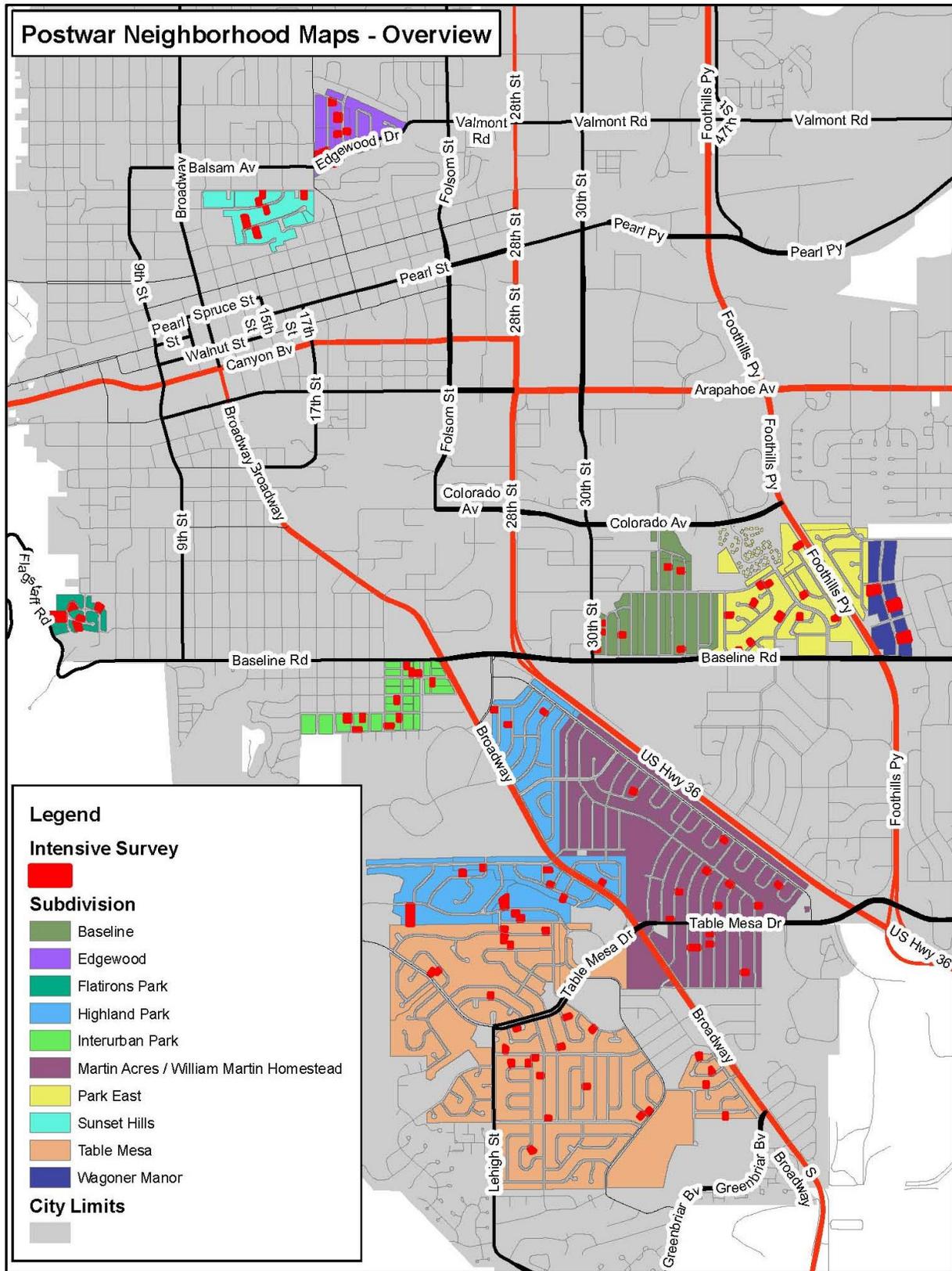


Figure 12. Ten Subdivisions Selected for Survey in Boulder

**Baseline:** The Baseline subdivision in east Boulder is located between 30th Street to the west, 40th Street to the east, Baseline Road to the south, and Colorado Avenue at its northern extension. The subdivision consists of 345 houses constructed between 1958 and 1967. Baseline is included in this survey project as an example of a relatively intact, late-era postwar subdivision that developed in the eastern area of Boulder.

**Edgewood:** The Edgewood subdivision is located in north-central Boulder (Edgewood Drive becomes Balsam Avenue to the west and Valmont Road to the east) and consists of 159 single-family houses built ca. 1953-59. It is bounded by 19th Street to the west, Edgewood Drive to the south, Floral Drive to the north, and 23rd Street to the east. Edgewood is included in this survey as an example of a middle-era postwar subdivision that developed in the north-central area of Boulder.

**Flatirons Park:** The Flatirons Park subdivision is located along the west edge of Boulder against the foothills of Flagstaff Mountain. It is a small subdivision of 29 properties that backs up to Flagstaff Road at its west edge, with Aurora Avenue forming its north edge, and includes Circle Drive, Christmas Tree Drive, and Willow Brook Road. Flatirons Park's first generation of development consisted of houses built between 1947 and 1967. Flatirons Park is included in this survey as an example of a postwar subdivision that conformed to a hilly landscape in west Boulder, and for its atypical examples of semi-custom and custom-designed houses built during its first era of postwar development.

**Highland Park:** The Highland Park subdivision is located south of Boulder, south of Baseline Road. Broadway divides the subdivision into two sections. The larger section east of Broadway is bounded by US 36 to the east, Dartmouth Avenue to the south, and Elm Avenue to the north. The smaller western extension of the neighborhood at the west side of Broadway is bounded by Regis Drive to Dartmouth Avenue between Eastman Avenue and Moorhead. Highland Park is included in this survey project as an example of a relatively intact, early postwar subdivision in south Boulder.

**Interurban Park:** The Interurban Park subdivision is located in south Boulder between 15th Street to the east, Sunnyside Lane to the west, King Avenue to the south, and Baseline Road to the north. The Interurban Park subdivision contains 135 houses constructed between 1947 and 1967. Interurban Park is included in this survey project as an example of a postwar subdivision in south Boulder along Baseline Road that began to develop as early as 1908, but whose primary development occurred throughout the postwar era.

**Martin Acres:** The Martin Acres subdivision is located in south Boulder between Broadway to the west, US 36 to the east, and from Hanover Avenue at the south to Moorhead Avenue, which runs parallel to

US 36 at a northwest angle. The subdivision contains 1,200 houses. Martin Acres is included in this survey project as an example of a relatively intact, early postwar subdivision in south Boulder.

**Park East:** The Park East subdivision is located in east Boulder between 39th Street to the west, McIntire Street to the east, Baseline Road to the south, and Colorado Avenue to the north. The subdivision has two parts that are located east and west of Foothills Parkway in east Boulder. Developed from 1963 into the early 1970s, it consists of 289 properties; however, only 16 houses were built prior to 1967 east of Foothills Parkway, with the majority of houses built in 1968 through 1970. Park East is included in this survey project as an example of a relatively intact, late postwar subdivision in east Boulder.

**Sunset Hills:** The Sunset Hills subdivision is located in north-central Boulder between 13th Street to the west and 19th Street to the east, High Street to the south, and Alpine Avenue to the north. It consists of 113 properties developed between 1947 and 1962, with the majority of the original houses built before 1952. Sunset Hills is included in this survey project as an example of an early-to-middle-era postwar subdivision in north-central Boulder.

**Table Mesa:** The Table Mesa subdivision is located in south Boulder along Table Mesa Drive west of Broadway. Approximate subdivision boundaries are Regis and Vassar Drives to the north, Heidelberg Drive to the south, Emporia Road to the west, and Gillaspie Drive to the east. Table Mesa contains 1,270 residential houses built between 1962 and 1967. The subdivision is included in this survey project as an example of an intact and large-scale, late-postwar subdivision in south Boulder.

**Wagoner Manor:**

The Wagoner Manor subdivision is located in east Boulder between Foothills Parkway to the west, Crescent Drive to the east, Baseline Road to the south, and Pennsylvania Avenue to the north. The neighborhood contains 28 houses built between 1954 and 1962 along Brooklawn Drive. Wagoner Manor is included in this survey project as an example of a middle-era postwar subdivision in east Boulder, and for its distinctive property types.

### **3.3 Reconnaissance Survey**

The reconnaissance survey identified the various housing types within the ten subdivisions and confirmed preliminary information yielded from the windshield survey. Historic Preservation Planning interns with the City of Boulder's Community Planning and Sustainability Department conducted the reconnaissance survey fieldwork, with oversight from TEC and City staff. From November 2008 through January 2009, all 5,144 individual properties within the ten subdivisions identified above were digitally

photographed and documented for levels of alteration. For the purposes of the reconnaissance survey, one of three levels of alteration—unchanged, moderate changes, or major changes—was identified for each house recorded. The three levels are described as follows:

- **Unchanged**  
Unaltered houses are those that have not sustained any alterations. These houses include their original siding, windows, and doors, and have no additions to the exterior. The house appears as it did when it was first built.
- **Moderate changes**  
Moderate-level alterations include houses with new windows, new doors, or the addition of vinyl siding over the original siding. Small additions may have been added at the rear of the house, but they are not visible at the front of the house.
- **Major changes**  
Major changes include houses with substantial alterations, such as large additions that are clearly visible from the front of the house; or an accumulation of many smaller alterations, such as new siding *and* new windows *and* a small addition or porch. These cumulative changes can result in a substantial alteration overall. A common example of a major change to a postwar house is a two-story addition to a one-story house.

For the purposes of this study, minor or moderate changes do not necessarily mean that a property is historically significant, only that it is relatively intact with regard to the 1947-1967 period.

The City of Boulder entered all reconnaissance survey fieldwork data into a searchable database that is linked to the city's GIS mapping system. This database allowed the results of the preliminary integrity analysis to be shown on subdivision maps which color-coded each property according to its level of integrity. An example of this color-coding is shown for Martin Acres (Figure 13). The mapped results identified areas where numerous properties with each level of change existed in the subdivision. This information aided in the analysis of how geographic relationships and adjacencies may or may not have affected the way in which neighborhoods around Boulder have changed.

The goal of the intensive survey was not to record all of the buildings within each of the subdivisions selected, but instead, to record a representative sampling of the most intact examples of each house type or model within a subdivision. Because these representative examples were identified from the results of the reconnaissance survey, the results of the reconnaissance survey were a critical component of this project in selecting which buildings were included in the intensive selective survey. Using the

reconnaissance database, representative examples of each housing type within each neighborhood were chosen for intensive survey. The goal of this selection was to identify and categorize housing types that were intact examples of certain house models or housing types within the neighborhood or subdivision studied. In light of the relative uniformity of tract postwar housing, the selection of the intensively surveyed properties focused on a property's ability to represent common housing types, of which there could be numerous other similar examples. Contrary to traditional survey methods, individual properties in this study were not inventoried because they stood out within their neighborhood due to unusual form or ornamentation, for example, but rather for their ability to serve an intact example of many other similar housing types. Additionally, properties were not chosen due to their association with any person or event of significance within Boulder due to the nature of this survey.

It is also important to emphasize that the intent of examining the individual representative properties was to study the parts that comprise the subdivisions as a whole, rather than focus on the individual significance of these properties on their own, separate from their larger context. The emphasis of the intensive selective survey was therefore to represent each subdivision in its entirety.

The process of identifying these representative properties first resulted in more housing types than were permitted under the parameters of the project, which was to intensively survey no more than 105 individual properties. In an effort to cull the list of housing types, which initially exceeded 130, outliers—i.e. odd housing types that were not common within their neighborhood—were removed from the intensive survey list. These outliers were not part of the original subdivision plan, were usually located at the edges of subdivisions, and were often built outside of the 1947-1967 postwar period. Furthermore, housing types that were very similar to one another and displayed only subtle differences were combined as one housing type. The final list of properties comprised 105 of the most intact representative properties of their respective neighborhood.

Photographs and the reconnaissance survey data were used to identify the most intact examples of each property type in each subdivision. In cases where no intact example of a housing type was identified, a house with a moderate level of change was alternatively chosen as the most intact example. Alterations to these houses were noted in the intensive survey results and on the OAHF Architectural Inventory Forms.

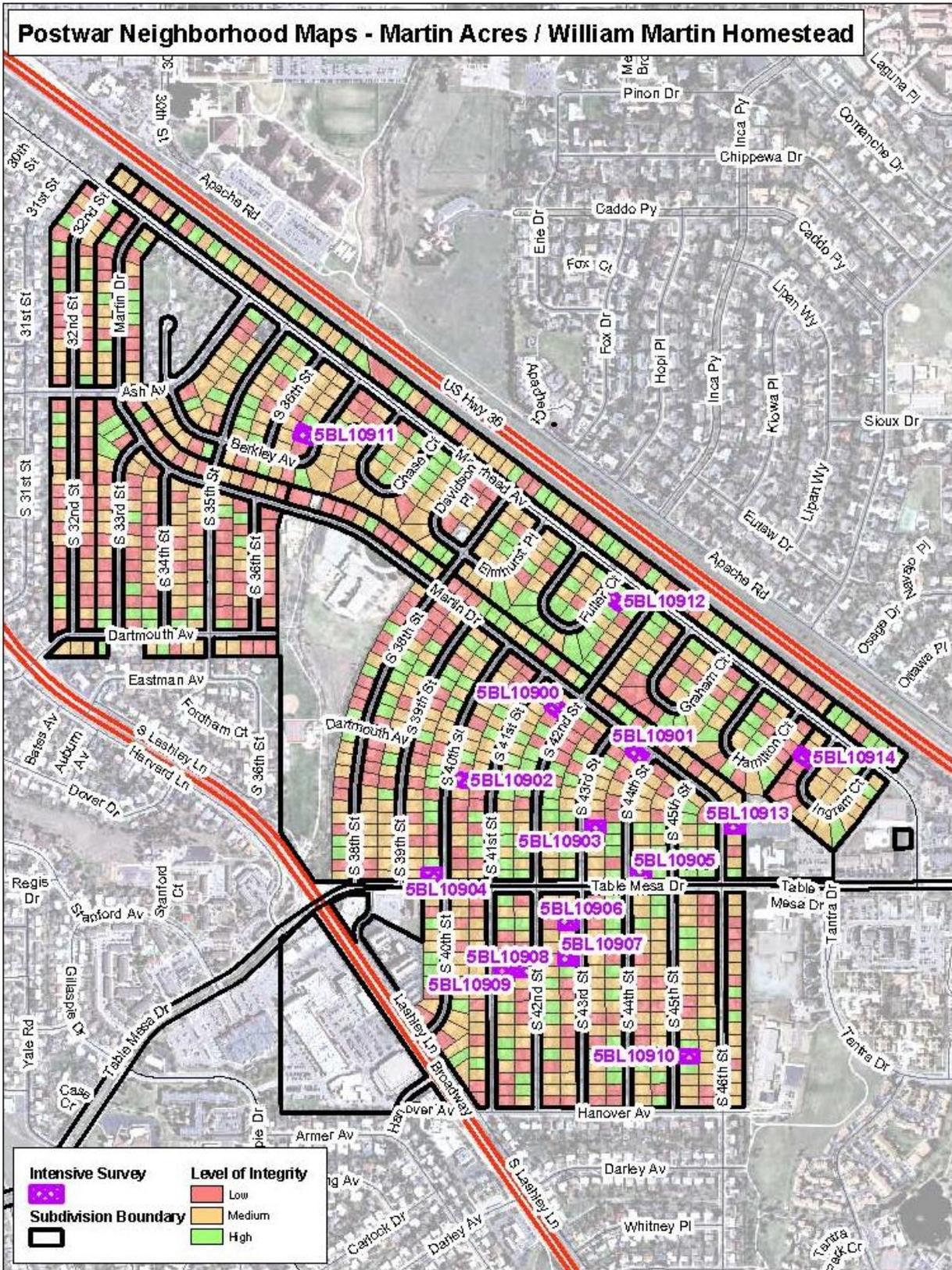


Figure 13. Example of the reconnaissance survey results, showing Martin Acres

As anticipated, the neighborhoods with the largest variety of housing types, such as Interurban Park and Table Mesa, resulted in larger numbers of property type categories due to the nature of the neighborhood’s diversity. At the same time, some smaller neighborhoods with more uniformity of housing types and fewer models resulted in fewer properties that required intensive survey. The final selection of 105 properties for intensive survey was approved by the City of Boulder in February 2009. Each property was assigned a site number issued by the OAHF that identifies it as a discrete property within the OAHF Compass database. These are listed in Table 2, below:

**Table 2. Intensively Surveyed Properties by Subdivision**

<b>OAHF Site Number</b>	<b>Address</b>	<b>Construction Date</b>
<b><i>Baseline Subdivision</i></b>		
5BL10856	710 30th Street	1961
5BL10857	715 37th Street	1961
5BL10858	750 32nd Street	1961
5BL10859	755 31st Street	1961
5BL10860	785 31st Street	1961
5BL10861	965 37th Street	1961
5BL10862	975 36th Street	1961
5BL10863	1980 Edgewood Drive	1958
5BL10864	2811 20th Street	1956
<b><i>Edgewood Subdivision</i></b>		
5BL10865	2247 Edgewood Drive	1957
5BL10866	2840 19th Street	1956
5BL10867	2840 21st Street	1955
5BL10868	2841 21st Street	1955
5BL10869	2901 21st Street	1956
5BL10870	2921 21st Street	1957
5BL10871	2990 20th Street	1956
<b><i>Flatirons Park Subdivision</i></b>		
5BL10872	412 Christmas Tree Drive	1956
5BL10873	425 Christmas Tree Drive	1960
5BL10874	850 Circle Drive	1954
5BL10875	825 Circle Drive	1956
5BL10876	870 Willow Brook Road	1959
<b><i>Highland Park Subdivision</i></b>		
5BL10877	2605 Stanford Avenue	1963

<b>OAHF Site Number</b>	<b>Address</b>	<b>Construction Date</b>
5BL10878	2795 Regis Drive	1962
5BL10879	320 Colgate Avenue	1957
5BL10880	345 28th Street	1954
5BL10881	365 30th Street	1954
5BL10882	375 Bates Avenue	1957
5BL10883	395 27th Street	1952
5BL10884	464 South Lashley Lane	1956
5BL10885	2180 Kohler Drive	1961
5BL10886	2475 Kenwood Drive	1961
5BL10887	2590 Dartmouth Avenue	1958
5BL10888	2710 Stanford Avenue	1960
5BL10889	3190 Dover Drive	1958
<b><i>Interurban Park Subdivision</i></b>		
5BL10890	350 20th Street	1954
5BL10891	385 21st Street	1954
5BL10892	1770 Bluebell Avenue	1951
5BL10893	1805 King Avenue	1967
5BL10894	1860 Bluebell Avenue	1951
5BL10895	2032 Mariposa Avenue	1951
5BL10896	2110 Baseline Road	1948
5BL10897	2147-2149 Columbine Avenue	1950
5BL10898	2220 Columbine Avenue	1950
5BL10899	2231 Columbine Avenue	1945
<b><i>Martin Acres Subdivision</i></b>		
5BL10900	305 South 42nd Street	1956
5BL10901	345 South 44th Street	1957
5BL10902	370 South 40th Street	1956
5BL10903	430 South 43rd Street	1957
5BL10904	465 South 40th Street	1956
5BL10905	470 South 44th Street	1957
5BL10906	525 South 43rd Street	1959
5BL10907	555 South 43rd Street	1959
5BL10908	605 South 42nd Street	1958
5BL10909	610 South 41st Street	1960

<b>OAHF Site Number</b>	<b>Address</b>	<b>Construction Date</b>
5BL10910	730 South 45th Street	1959
5BL10911	3625 Berkley Avenue	1961
5BL10912	3992 Fuller Court	1960
5BL10913	4550 Martin Drive	1957
5BL10914	4658 Ingram Court	1961
<b><i>Park East Subdivision</i></b>		
5BL10915	735 Morgan Drive	1967
5BL10916	820 Gilpin Drive	1965
5BL10917	825 Orman Drive	1967
5BL10918	845 Inca Parkway	1965
5BL10919	851 Inca Parkway	1965
5BL10920	990 Morgan Drive	1966
5BL10921	4055 Gilpin Drive	1965
5BL10922	4145 Gilpin Drive	1967
5BL10923	4160 East Aurora Avenue	1965
5BL10924	4280 Evans Drive	1965
5BL10925	4281 Eaton Court	1966
5BL10926	4621 Talbot Drive	1966
<b><i>Sunset Hills Subdivision</i></b>		
5BL10927	1500 Alpine Street	1957
5BL10928	1505 Sunset Boulevard	1950
5BL10929	1526 Sunset Boulevard	1954-1958
5BL10930	1547 North Street	1952
5BL10931	1584 North Street	1950
5BL10932	1840 Alpine Avenue	1958
<b><i>Table Mesa Subdivision</i></b>		
5BL10933	2605 Vassar Drive	1963
5BL10934	2820 Table Mesa Drive	1967
5BL10935	3005 Vassar Drive	1965
5BL10936	609 Hartford Drive	1963
5BL10937	930 Miami Way	1966
5BL10938	985 Yale Road	1966
5BL10939	1070 Harford Drive	1964
5BL10940	1110 Judson Drive	1966

<b>OAHN Site Number</b>	<b>Address</b>	<b>Construction Date</b>
5BL10941	1195 Ithaca Drive	1965
5BL10942	1240 Fairfield Drive	1965
5BL10943	1290 Berea Drive	1964
5BL10944	1295 Berea Drive	1964
5BL10945	1390 Ithaca Drive	1966
5BL10946	1470 Judson Drive	1967
5BL10947	2165 Table Mesa Drive	1966
5BL10948	2220 Hillsdale Circle	1966
5BL10949	2650 Vassar Drive	1963
5BL10950	2695 Stephens Road	1963
5BL10951	2765 Darley Avenue	1967
5BL10952	2805 Lagrange Court	1966
5BL10953	2825 Lagrange Court	1966
5BL10954	4317 Butler Circle	1966
5BL10955	4380 Butler Circle	1965
5BL10956	4395 Grinnell Avenue	1966
5BL10957	4420 Ludlow Street	1967
<b><i>Wagoner Manor Subdivision</i></b>		
5BL10958	704 Brooklawn Drive	1955
5BL10959	802 Brooklawn Drive	1955
5BL10960	809 Brooklawn Drive	1956

### 3.4 Intensive Selective Survey and Evaluations

TEC conducted a comprehensive architectural intensive survey to record all 105 representative housing types using OAHN Architectural Inventory Forms and digital photography. Prior to the field effort, the City of Boulder notified each property owner with a letter mailed to the property address.

Following state and federal policies and regulations, properties chosen for intensive survey were surveyed and inventoried to assist in the evaluation of significance and to identify potentially eligible National Register Historic Districts and/or local historic districts under Boulder’s Significance Criteria. This investigation followed the OAHN guidelines for conducting cultural resource inventories in Colorado (*Colorado Cultural Resource Survey Manual*, Revised 2007).

**National Register of Historic Places Criteria for Evaluation**

The criteria for evaluating cultural resources in terms of their potential eligibility to the National Register provide a systematic, definable means to evaluate historic and cultural properties. The criteria specified in 36 CFR 60.4 are as follows:

*The quality of significance in American history, architecture, archaeology, engineering, and culture is present in districts, sites, buildings, structures, and objects that possess integrity of location, design, setting, materials, workmanship, feeling, and association, and:*

- A. *That are associated with events that have made a significant contribution to the broad patterns of our history; or*
- B. *That are associated with the lives of persons significant in our past; or*
- C. *That embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or*
- D. *That have yielded or may be likely to yield information important in prehistory or history.*

National Register Criteria Considerations were also applied to the properties within the project area. These are:

- a. *Religious properties;*
- b. *Moved properties;*
- c. *Birthplace or grave of a person significant in our past;*
- d. *Cemeteries;*
- e. *Reconstructed buildings;*
- f. *Commemorative properties;*
- g. *Properties of exceptional importance achieving significance within the past 50 years*

To better define a property's significance, the National Register developed the concept of "areas of significance," which are general categories that help describe a property's place in American history. Areas of significance include, but are not limited to, categories such as architecture, archaeology, commerce, ethnic heritage, industry, the military, politics/government, and social history. Properties that have been altered over the course of time may still be included in the National Register, but they must retain integrity of location, design, setting, materials, workmanship, feeling, and association in order to be considered significant according to National Register standards. Some property types (religious properties, cemeteries, birthplaces and graves of important historic figures, moved or

reconstructed properties, and commemorative properties) are not usually included in the National Register unless certain standards are met. Generally, properties must be at least 50 years old to be considered historically significant under National Register Criteria unless they are exceptionally important. Further, a period of significance must be defined for each identified potentially eligible property. The National Register defines the period of significance as “the length of time when a property was associated with important events, activities, or persons or attained the characteristics which qualify it for National Register listing.” However, in instances where the building or structure is identified potentially not eligible for inclusion in the National Register, a period of significance does not apply.

Buildings and structures less than 50 years of age were evaluated both under regular National Register Criteria and according to National Register Criteria Consideration G, which states that these properties may be considered eligible by “achieving significance within the past 50 years if it is of exceptional importance,” or “if they are integral parts of districts that do meet the [National Register] criteria” (National Park Service, 1997). Exceptional importance may reflect, for example, the extraordinary impact of a political or social event, resources so fragile that survivors of any age are unusual, a building or structure whose developmental or design value is quickly recognized as historically significant by the architectural or engineering profession, etc. In this study, neighborhoods with properties less than 50 years of age include those with houses built in 1960 or later. This characterizes eight of the ten postwar subdivisions examined. In order to extend the longevity of this report, these eight neighborhoods were evaluated under both standard National Register Criteria as well as National Register Criteria Consideration G for exceptional significance. Recommendations to re-survey when properties aged further in order to gain a greater historic perspective through the passing of time were noted in the findings, if deemed necessary or beneficial.

Each property was also evaluated for historic physical integrity as defined according to the National Register’s aspects of integrity. Evaluating a property’s level of integrity involved an assessment of the impact of any alterations to the location, setting, design, materials, workmanship, feeling, and association of the house, the lot, and its surroundings, or rather, the street or neighborhood as a whole. The definitions of the seven aspects of integrity as defined by the National Register are described below (National Park Service, 1997).

- Location: The place where the historic property was constructed or the place where the historic event occurred
- Design: The combination of elements that create the form, plan, space, structure, and style of a property
- Setting: The physical environment of a historic property

- **Materials:** The physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property (i.e. the materials used to construct a house)
- **Workmanship:** The physical evidence of the crafts of a particular culture or people during any given period in history or prehistory
- **Feeling:** The property's expression of the aesthetic or historic sense of a particular period of time
- **Association:** The direct link between an important historic event or person and a historic property

### **Significance Criteria for Local Landmarks**

Intensive-level survey and evaluations also applied the City of Boulder's Significance Criteria for Local Landmarks and Historic Districts, as outlined in Ordinance #4000 (Landmark Preservation Advisory Board, 1975). The city's Landmark Preservation Advisory Board has adopted following Significance Criteria to evaluate historic resources in a consistent and equitable manner. These Significance Criteria are divided into three overall categories of Historic Significance, Architectural Significance, and Environmental Significance, as follows:

#### **Historic Significance**

The place (building, site, area) should show character, interest or value as part of the development, heritage, or cultural characteristics of the community, state or nation; be the site of a historic, or prehistoric event that had an effect upon society; or exemplify the cultural, political, economic, or social heritage of the community.

1. **Date of Construction:** This area of consideration places particular importance on the age of the structure.
2. **Association with Historical Persons or Events:** This association could be national, state, or local.
3. **Distinction in the Development of the Community of Boulder:** This is most applicable to an institution (religious, educational, civic, etc) or business structure, though in some cases residences might qualify. It stresses the importance of preserving those places which demonstrate the growth during different time spans in the history of Boulder, in order to maintain an awareness of our cultural, economic, social or political heritage.
4. **Recognition by Authorities:** If it is recognized by Historic Boulder, Inc., the Boulder Historical Society, local historians (Barker, Crossen, Frink, Gladden, Paddock, Schooland, etc.), the State Historical Society, The Improvement of

Boulder, Colorado by F.L. Olmsted, or others in published form as having historical interest and value.

5. Other, if applicable.

### **Architectural Significance**

The place should embody those distinguishing characteristics of an architectural type specimen, a good example of the common; be the work of an architect or master builder, known nationally, state-wide, or locally, and perhaps whose work has influenced later development; contain elements of architectural design, detail, materials or craftsmanship which represent a significant innovation; or be a fine example of the uncommon. This significance criteria was taken directly from the City of Boulder's standards, City of Boulder Criteria for Individual Landmark Designation ([http://www.bouldercolorado.gov/index.php?option=com\\_content&task=view&id=3516&Itemid=490](http://www.bouldercolorado.gov/index.php?option=com_content&task=view&id=3516&Itemid=490)).

1. Recognized Period/Style: It should exemplify specific elements of an architectural period/style, i.e.: Victorian, Revival styles, such as described by Historic American Building Survey criteria, *Gingerbread Age* (Maass), *76 Boulder Homes* (Barkar), *The History of Architectural Style* (Marcus/Wiffin), *Architecture in San Francisco* (Gebhard et al. ), *History of Architecture* (Fletcher), *Architecture/Colorado*, and any other published source of universal or local analysis of a style.
2. Architect or Builder of Prominence: A good example of the work of an architect or builder who is recognized for expertise in his field nationally, state-wide, or locally.
3. Artistic Merit: A skillful integration of design, material, and color which is of excellent visual quality and/or demonstrates superior craftsmanship.
4. Example of the Uncommon: Elements of architectural design, details, or craftsmanship that are representative of a significant innovation.
5. Indigenous Qualities: A style or material that is particularly associated with the Boulder area.
6. Other, if applicable.

### **Environmental Significance**

The place should enhance the variety, interest, and sense of identity of the community by the protection of the unique natural and man-made environment.

1. Site Characteristics: It should be of high quality in terms of planned or natural vegetation.

2. Compatibility with Site: Consideration will be given to scale, massing placement, or other qualities of design with respect to its site.
3. Geographic Importance: Due to its unique location or singular physical characteristics, it represents an established and familiar visual feature of the community.
4. Environmental Appropriateness: The surroundings are complementary and/or it is situated in a manner particularly suited to its function.
5. Area Integrity: Places which provide historical, architectural, or environmental importance and continuity of an existing condition, although taken singularly or out of context might not qualify under other criteria.
6. Other, if applicable.

Although the National Register Criteria and Boulder's Significance Criteria are very similar, Boulder's Significance Criteria are applied slightly differently. The Significance Criteria are more inclusive of a broader range of historical and environmental considerations. The criteria focus more on the local significance of a resource and as a result, more properties may be potentially eligible as a local historic district than for the National Register Criteria, which has a slightly stricter set of criteria that accounts for local, state, and national significance. Additionally, Boulder's Significance Criteria do not explicitly address a property's historic physical integrity. Although the criteria do not mention integrity, a property's current condition and the presence of non-historic alterations are undoubtedly an important consideration in an analysis of how a property with historic significance physically conveys that significance. As such, in this study, if a property was found to possess significance under any of Boulder's Significance Criteria, the ability of that property to physically convey its significance was considered as part of the overall evaluation of a subdivision or an individual property. For example, if more than half of the houses in a subdivision have had major alterations, these changes could negatively impact how the subdivision conveys its historic significance from its period of significance.

Boulder's Significance Criteria also differ from National Register Criteria through the addition of Environmental Significance. It states that "the place should enhance the variety, interest, and sense of identity of the community by the protection of the unique natural and man-made environment." Environmental factors considered include a property's compatibility with its site or its environmental appropriateness. Although these physical characteristics can be addressed within the open-ended nature of National Register Criteria, environmental factors and natural resources themselves are not emphasized as important considerations in National Register Criteria to the same extent that they are in Boulder's Significance Criteria. As such, this study put additional emphasis on a subdivision's or property's environmental significance when applying Boulder's Significance Criteria.

Evaluations for both National Register Criteria and Boulder's Significance Criteria were similarly applied with regard to the unique nature of postwar subdivisions. With guidance from National Park Service Bulletin *Historic Residential Suburbs: Guidelines for Evaluation and Documentation for the National Register of Historic Places* (Ames and McClelland, 2002), evaluations gave special consideration for the themes that were developed from the historic context of this report in order to identify significant individual resources as well as significant subdivisions in Boulder. These themes include, but are not limited to city planning, population growth, transportation, federal, state, and local government, local history, social history, landscape architecture, and residential architecture. These themes were applied using the following questions for consideration as an initial framework for evaluations of subdivisions as a whole.

Application of National Register Criterion A and the City of Boulder criterion for Historic and Environmental Significance:

1. Is the subdivision important to the development of the City of Boulder, either as a trendsetting response to growth and development in Boulder, or as a precedent established in community or neighborhood planning in Boulder?
2. Does the subdivision have a housing model, type, or particular style that can be considered locally innovative?
3. Did an important local or regional trend or house building technique originate in the subdivision?
4. Did the subdivision become favored among a particular group of people or demographic in the postwar era? Examples include GIs, University of Colorado students, scientists working in local research laboratories, IBM, or at the Rocky Flats Nuclear Plant, among other employment centers.
5. Was the neighborhood associated with locally or regionally important industries that are known to play a role in emerging events or activities that have played a role in the suburban growth of Boulder?
6. Does the subdivision exemplify the role that a prominent developer or builder may have played in the growth and development of Boulder or the Front Range?
7. Is the subdivision the earliest, most successful, largest, finest, or an influential example locally? Does it stand out as a good example of a particular type of neighborhood subdivision?

Application of National Register Criterion B and the City of Boulder criterion for Historic and Architectural significance:

1. Is the subdivision closely associated with the life or work of an individual who made important contributions to the history of Boulder or the region?
2. Did an important developer, designer, or builder live in the subdivision he/she created?

Application of National Register Criterion C and the City of Boulder criterion for Architectural and Environmental significance:

1. Does the subdivision apply postwar distinctive design elements or neighborhood planning features? Examples include curvilinear streets and cul-de-sacs, common spaces such as parks, and uniform landscaping and setbacks.
2. Does the subdivision possess a high degree of historic physical integrity in the subdivision plan, landscape architecture, or housing overall?
3. Does the neighborhood reflect important advances, established principles, or popular trends in residential construction and development that is distinctive to its period, between 1947 and 1967?
4. Does the neighborhood feature locally important or distinctive housing types or models?
5. Is the subdivision an award-winning neighborhood recognized by professional, trade, architectural, popular, or housing research organizations?
6. Did the subdivision introduce patterns of subdivision design, housing, financing, or building practices that became influential in the local community, metro area, or elsewhere?

OAHP Architectural Inventory Forms were completed using both fieldwork data and photography, and historic research on property ownership and architectural histories for each house for the historic significance for every neighborhood as well as an individual property's relationship to its larger subdivision. The physical and architectural descriptions of the landscape features, buildings, and/or structures conform to OAHP guidelines and nomenclature, including description of styles or types, materials, alterations and integrity, and defining architectural elements. Architectural elements were elaborated to expand definitions of postwar residential architectural by identifying sub-types of broader OAHP building types. These architectural sub-types are described in Chapter 5 of this report. All housing types and their identifying data included in the OAHP Architectural Inventory Forms, described by subdivision, are listed in Appendix B.

Digital photographs, site sketch maps, and site location maps were included in the site forms in accordance with the Colorado Cultural Resource Survey Manual (Office of Archaeology and Historic Preservation, 2007). Per the parameters of the contract, the City of Boulder provided printed black-and-white archival photographs using the digital image files supplied by TEC, and annotated and attached the prints to the OAHP forms in archival sleeves, per OAHP requirements.

### **3.5 Historic Research**

All of the historic information presented in this report is the result of both primary and secondary research. Many of the primary source materials, which are original documents such as autobiographies,

diaries, interviews, letters, official records, photographs, or other raw research data were found at the City of Boulder's Carnegie Branch Library for Local History. Resources included vertical files containing newspaper articles and interviews organized by subject, historic photographs of neighborhoods and individual houses, and City Directories that contained information about early residents. City of Boulder and Boulder County Property Records were consulted for property ownership, subdivision additions, and dates of construction. The archives of *The Daily Camera*, Boulder's local newspaper, were researched for additional period articles and for period advertisements. Secondary research was conducted at the Boulder County Public Library, Jefferson County Public Library, Denver County Public Library, and the University of Colorado libraries.

City of Boulder Tax Assessor Records proved useful for this project since each included a photograph that was taken shortly after a house was built (usually within the same year of construction). Each property within the city limits when constructed included an appraisal card and a black-and-white photograph of the house. Information on the card usually included a simple sketch of the house's footprint and the name of the property owner at that time. In a few cases the card identified the builder, but this level of detail was not typical, and appeared for houses in neighborhoods with numerous builders, namely Table Mesa. Subdivisions originally located outside the city boundaries, Baseline, Park East, and Wagoner Manor, were not included in these assessments. For the properties included in the city tax assessments, the attached photographs proved to be incomparably useful in determining changes to the houses since their original construction. These appraiser cards are archived at the Carnegie Branch Library for Local History.

The local Boulder newspaper, *The Daily Camera*, was consulted for period articles on housing and development, city planning, important residents within the subdivisions, and for advertisements for the sale of the houses with each neighborhood. These advertisements often touted the attributes of certain houses within each neighborhood, and this information added to the historic context of each subdivision examined. Also consulted was the database of the *Denver Parade of Homes*, an annual housing campaign organized by the Denver Association of Home Builders to sell house models in new subdivisions in Denver and the Denver Metro Area. It often included subdivisions in Boulder. Scanned copies of these advertisements are included in Appendix D of this report.

Archival research and secondary source materials were found in the City of Boulder Carnegie Branch Library and Archives, Boulder County Library, Denver Public Library and its local branches, Jefferson County Public Library and its local branches, Prospector interlibrary loan service, and the University of Colorado campuses (Boulder and Denver). Similar surveys on postwar residential architecture from other areas of Colorado, Arizona, and California were consulted prior to and during this project. These surveys included:

- *Post World War II Residential Development Abutting the US 36 Highway Corridor Addendum Report*, Prepared by Dianna Litvak, Colorado Department of Transportation Region 6, December 2008.
- *City of Grand Junction Phase Three Historic Survey, Survey Report*, Prepared by Suzannah Reid, AIA, and Lydia Herron, Prepared for the Grand Junction Community Development Department, May 1, 2006.
- *Tucson Post World War II Residential Subdivision Development, 1945-1973*, Prepared by Arkos, Inc., Wilson Preservation, Coffman Studios, LLC, HDR, Prepared for the City of Tucson, October 2007.
- *Cultural Resources of the Recent Past Historic Context Report*, Prepared by Historic Resources Group and Pasadena Heritage, Prepared for City of Pasadena, October 2007.
- *Introduction to PostWar Modern Housing Architectural Styles*, Prepared by the City of Scottsdale Historic Preservation Program, ca. 2004.
- *Post World War II Subdivisions, Tempe, Arizona, 1945-1960*, Prepared by Scott Solliday, Prepared for the Tempe Historic Preservation Commission, December 14, 2001.
- *Historic Context of Littleton, Colorado, 1949-1967*, Prepared by Diane Wray Tomasso, Prepared for the Office of Community Development, Littleton, Colorado.
- *Evaluating the Significance of San Lorenzo Village, A Mid-20th Century Suburban Community*, Prepared by Andrew Hope, Prepared for CRM Journal, Summer 2006.
- *Historic context and Survey of Modern Architecture in Boulder, Colorado, 1947-1977*, Prepared by Michael Paglia, Leonard Segel, and Diane Wray, Prepared for the City of Boulder, June 1, 2000.

Additional guidance on historic research methods were set forth by the OAHP's *Camera and Clipboard* newsletters, especially those pertaining to the documentation of postwar resources.

### **Oral Histories**

Much of the historic information not included in the written record to date came from oral histories conducted by volunteers and TEC. These interviews were recorded on video in collaboration with the City of Boulder Carnegie Branch Library as part of its Maria Rogers Oral History Program. TEC Inc., City of Boulder staff, and volunteers selected most of the interview candidates. They primarily consisted of long-time property owners who were encountered through the project fieldwork and word of mouth. The recordings are housed at the Carnegie Branch Library, and are expected to be available online in their audio-visual format. More about the program is available online:

<http://www.boulder.lib.co.us/carnegie/collections/mroh.html>.

The information provided in these oral histories helped inform this report's historic research, the development of the local context, and evaluations of historic significance.