

M E M O R A N D U M

September 21, 1977

TO: Landmarks Preservation Advisory Board  
FROM: Planning Department  
SUBJECT: Public hearing and consideration of the designation of Block 17,  
Floral Park Addition, as an Historic District, #HD-77-1

STATISTICS

1. Site: The block bounded by 15th Street, Mariposa Avenue, 16th Street and Bluebell Avenue
2. Land Area: 81,225 square feet
3. Zoning: LR-E (Low Density Residential-Established)
4. Property Owners: Henry and Gertrude Pettit - 1500 Mariposa Avenue  
Hunter and Irene Rawlings - 1510 Mariposa Avenue  
David and Ruthann Gross - 1512 Mariposa Avenue  
Raymond and Camilla Auger - 419 - 16th Street  
Francis and Evelyn Geck - 407 - 16th Street  
Karl and Norma Wood - 1511 Bluebell Avenue  
Lucien and Raecheal O'Kelley - 1507 Bluebell Avenue  
Morris and Colleen Garnsey - 1505 Bluebell Avenue
5. Applicant: Initiated by Landmarks Board

Attached to this memorandum is a summary of the research compiled by Susan Baldwin. The research in its entirety is available for examination in the Planning Department. Based on an analysis of that research, it is the opinion of the Planning Department that the following Significance Criteria for an Historic District are applicable:

HISTORICAL SIGNIFICANCE

1. Date of Construction: Constructed in 1939-1940, the concept behind this development is a novelty for its time and preceded other similar developments by 30 years.
2. Association with Historical Persons or Events: Not applicable
3. Distinction in the Development of the Community of Boulder: Not applicable
4. Recognition by Authorities: Photographs, Daily Camera, Paddock Collection

Memo to Landmarks Board - 9/21/77  
Re: Floral Park

5. Other: An unusual feature of this development is the orientation of the homes with the open space. Today, such a project would be called a planned unit development. The City's P.U.D. ordinance, however, was enacted 30 years after the houses were constructed. In addition, the original property owners established, amongst themselves, a forerunner of the popular homeowner association. Rules were established through a gentlemen's agreement, regarding the maintenance of the properties. These rules have been observed through the years even with the change of ownership.

#### ARCHITECTURAL SIGNIFICANCE

1. Recognized Period/Style: Monterey Style  
Houses: The Illustrated Guide to Construction Design and Systems, Henry S. Harrison  
Images of American Living, Alan Gowan, J.B. Lippincott, 1964  
History of Notable American Houses, American Publishing Company, 1971
2. Architect or Builder of Prominence: James Hunter
3. Artistic Merit: Not applicable
4. Examples of the Uncommon: Common courtyard, shared garage facilities and the use of red shingle roofing materials were unusual building practices at the time of construction.
5. Indigenous Qualities: Not applicable
6. Architectural Identity: Although the floor plan of each of the eight houses differ, the exterior detailing displays a great deal of continuity. The exterior similarities identify these houses as a distinguishable entity.

#### ENVIRONMENTAL SIGNIFICANCE

1. Site Characteristics: The extremely mature planned landscaping scheme adds a strong visual quality to the block of houses.
2. Geographic Importance: Not applicable.
3. Compatibility with Site: Even though this development has unique qualities differentiating it from the surrounding residences, the homes blend in well with the other houses in the immediate vicinity.