
CITY OF BOULDER HISTORIC RESOURCE SURVEY & CONTEXT PLAN



Prepared for

City of Boulder
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Completed by

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10 June 2016
CLG Project #CO-15-012

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Project: City of Boulder
Historic Resource Survey & Context Plan

Dear Ms. Cameron and Mr. Hewat,

Tatanka Historical Associates Inc. has completed the various tasks associated with the preparation of a historic resource survey and context plan for the City of Boulder. This work involved field reconnaissance, meetings with city staff, the Landmarks Board, and area stakeholders, review of past survey reports and site forms, and review of the historic contexts that have been completed. These provided a view of Boulder's accomplishments since the City's preservation program emerged several decades ago. The tasks also served as the basis for analysis of how the community might proceed in the future.

This report is intended to comply with the scope of work detailed in my consulting services proposal, together with the goals and requirements that appear in the City of Boulder's Request for Proposals and the Certified Local Government grant contract. While this is the final draft of this report, it is expected to be a practical, living document that will continue to be refined in the coming years as Boulder implements various program changes.

Sincerely,

Ron Sladek
President

ACKNOWLEDGEMENTS

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EXECUTIVE SUMMARY

Over the past four decades since it launched its historic preservation program in the 1970s, the City of Boulder has had remarkable success in the completion of historic resource surveys and contexts. The nineteen surveys that have taken place documented around 4,000 properties in the city, providing a baseline of understanding and analysis that is still used today. Project reports provided excellent neighborhood histories and analysis of the city's historic building stock. A separate but interrelated process was launched to prepare historic contexts that focused upon various themes or topics. This resulted in the completion of sixteen studies, two of them tied directly to survey projects.

While much has been accomplished, past survey work in Boulder represents a portion of the city's overall building stock. A number of historic resource surveys still need to be completed in the city's post-World War II and late twentieth-century neighborhoods, along with other areas that have yet to be recorded. In addition, as time passes the results of earlier survey projects begin to age and become out of date. Most of these took place in residential neighborhoods, along with the downtown and University Hill commercial areas. Resources in those areas predominantly date from the period prior to World War II.

This underscores the need for ongoing survey and resurvey. In the future, all of this work will take place within defined geographic areas or involving thematic topics across the community. While this report identifies various areas and themes for survey and resurvey, planning staff and the Landmarks Board will have to work with citizens and professional stakeholders to determine which efforts will be prioritized in the coming years.

Historic contexts tell the stories of various themes or topics that have been identified in Boulder. However rather than just providing an interesting narrative, the purpose of a context is to dive deeply into information and analysis that will support the documentation and evaluation of physical historic resources during concurrent or subsequent surveys. Since 2000, the City of Boulder has arranged for two projects to be completed that combined contexts and surveys. This approach is becoming more common nationwide and is likely to continue in the coming years.

The following material presents the results of this intensive look at the City of Boulder's survey and context program, past, present and future. Review of past documentation, meetings with staff and stakeholders, and field reconnaissance were all completed during a very focused effort, and these together inform the analysis that is offered here. While many conclusions are drawn, this study is intended to be a living document and to be refined in the coming years as Boulder takes its survey and context program in new directions. Although the program will evolve, both surveys and contexts will continue to serve as the basis of its preservation program as they have for four decades.

INTRODUCTION TO THE PROJECT

Origins of this Study: In 2012, the City of Boulder engaged Dr. Mary Therese Anstey of HistoryMatters LLC to complete a study of the community's historic preservation program. Her report, entitled *A Sense of Place, A Sense of Purpose: A Plan for the City of Boulder's Historic Preservation Program*, was completed and approved by City Council in October 2013. Among the various topics covered in the document, Dr. Anstey presented the City with discussion of its successes and challenges in the areas of historic resource surveys and contexts. In her analysis, she stated the following:

Boulder is recognized as having one of the most comprehensive historic building survey records in the state. Yet, it is important to realize that survey is never truly complete, with recent past resources and other underrepresented resources requiring documentation, as well as previously documented buildings needing resurvey to reflect current conditions. To remain effective, responsive, and proactive, work is necessary to maintain current records of the aging building stock. Much of Boulder's survey information and contexts is 30 years old and out of date. Identifying areas in need of survey/resurvey should occur. Likewise, priority should be given to developing a citywide context to identify subsequent historic context topics.

In her conclusions, Dr. Anstey recommended that the City focus its efforts upon a few action items related to surveys and contexts. The following tasks relevant to the current study are derived from her report:

Historic Resource Protection

1.1 Develop a Plan to Identify and Prioritize Historic Resources and Implement Strategies for their Protection. The program should continue to encourage the designation of significant resources and areas found eligible for listing. Key action steps include: Maintaining survey records to ensure information is current and accurate; Reassessment of the map of potential historic districts, since many of the identified areas have experienced significant changes since the boundaries were established.

1.2 Develop Additional Historic Context Reports. The 14 existing documents, developed through the historic context project, should continue to be utilized and additional historic context reports should be developed and made available electronically.

In 2015, the City's preservation planning staff took these recommendations and secured a Certified Local Government (CLG) grant for a follow-up study of survey and contexts in Boulder. Matching funds were provided by the City of Boulder and a Request for Proposals (RFP) was issued in early January 2016 to locate a consultant. Following negotiations regarding the scope of work and associated fees, a contract was signed in late February with the historic preservation consulting firm Tatanka Historical Associates Inc. Because the CLG grant imposed a strict deadline, work on the effort commenced in early March and had to be completed by the end of June.

Objectives and Methodology: The City of Boulder defined several objectives and goals in the RFP for the 2016 project, and these informed its scope of work. Rather than expecting an actual survey of historic resources and the preparation of historic contexts, the effort was intended to be a study of the City's survey and context programs and processes. This would require a look at what had already been accomplished in the past, where the City is today, and what efforts and priorities might guide the community in the coming years.

The City defined several goals that were expected to flow from the project:

- Implement the 2013 Historic Preservation Plan's recommendations regarding surveys and contexts.
- Engage the community and promote awareness of the need to protect Boulder's cultural heritage and help establish a community-wide vision for historic preservation.
- Strengthen the program's ability to identify, evaluate, protect and interpret Boulder's historic resources.
- Allow the City's historic preservation program to become more proactive by establishing which building types and areas are most important to preserve.
- Maintain current and accurate records of Boulder's older building stock to assist with historic preservation reviews.
- Identify underrepresented and threatened resources.

To accomplish these goals, the first task was to review the numerous survey projects that have been completed within the city limits since the late 1970s. This involved reading the survey reports and taking a close look at a representative sampling of ten site forms from each project. Also reviewed were the historic contexts that have been prepared on a variety of topics. All of these are discussed in greater detail below. These studies offer a window into what has been accomplished in Boulder so far in the areas of historic resource survey and context preparation. They also provide the basis for understanding where and how the community might focus its efforts as it moves forward.

The second part of the project involved limited field reconnaissance. Due to time and cost constraints, this was not intended to be comprehensive either across the city or in specific locales. Instead, the objective was to visit a variety of areas, neighborhoods and districts to get a sense of the changes that have taken place since previous survey was completed. In addition, this helped to define some of the types and areas of resources that have not yet been surveyed or are in need of resurvey.

Finally, several meetings and public events were held during the short course of the project to gather comments from city staff, the Landmarks Board,

professional stakeholders and the general public. The initial meeting in early March 2016 was with the City's preservation planners, James Hewat and Marcy Cameron. Two weeks later, the consultant and preservation staff met with representatives of History Colorado to discuss the CLG grant and project scope. Around that time, Marcy Cameron and intern William Barnum began providing Ron Sladek of Tatanka Historical Associates Inc. with materials on the previous surveys and contexts that had been completed in Boulder. With this information in hand, the field reconnaissance and review of past surveys and contexts were launched, and this work continued through completion of this report.

Additional stakeholder meetings took place in April and May. The first occurred in early April, when Ron Sladek presented the project at a public meeting of the Landmarks Board. In mid-April and then again in late May, a group of Boulder preservation advocates and professionals convened to provide input on areas and property types in Boulder that should be prioritized for future survey and resurvey, and to offer recommendations for future historic context topics. This group will meet one additional time in late June, after the final draft of the report is completed, to discuss how the City might proceed. Finally, comments on the subjects of the study were solicited from the general public at the May open house for the Boulder Valley Comprehensive Plan.

With the field reconnaissance, document review, and various meetings either completed or well under way, Ron Sladek moved forward with the preparation of this project report.

Essential Questions About Surveys and Contexts

What is a Historic Resource Survey? According to the National Park Service, a historic resource survey is the “process of identifying and gathering data on a community's historic resources. It includes *field survey*, the physical search for and recording of historic resources on the ground, but it also includes *planning* and *background research* before field survey begins, *organization and presentation of survey data* as the survey proceeds, and the development of *inventories*. Survey can be conducted at a variety of scales, producing different kinds of survey data applicable to different needs.” (*Guidelines for Local Surveys: A Basis for Preservation Planning*, National Register Bulletin 24, 1977, revised 1985)

History Colorado provides a more succinct definition: “A cultural resource survey is the collection and analysis of information concerning the physical remains that represent our past. The information characterizes both the resources and their location and becomes the basis for evaluation, planning, and management.” (*Colorado Cultural Resource Survey Manual*, Colorado Historical Society, Office of Archaeology and Historic Preservation, Revised 2007)

Historical resources refer to a broad range of properties and items, including archaeological sites along with historic sites, buildings, structures, objects, districts and landscapes. These definitions offer broad statements about surveys and their uses. However, as with most things the actual work of completing a survey and utilizing its results is much more nuanced and complex.

Since the first survey projects were launched in the 1970s, preservation advocates and professionals have commonly approached the documentation of historic resources through geographic parameters. For example, many surveys have focused upon a rural valley, a downtown commercial district, a residential neighborhood, a college campus, a mining camp, or a particular arterial street. Another approach has been to conduct thematic surveys that, for example, documented all of the historic public schools in a city, post offices in a county, cemeteries in a region, or rail lines and features associated with a particular railroad.

The possibilities for survey are virtually limitless, not only because there are numerous geographic areas that can be defined and documented, but also due to the fact that a large number of options for thematic surveys are available. In addition, while the standard for survey is to document resources that are over fifty years old, sometimes more recent resources are included. As each day passes, additional properties reach the fifty-year mark, resulting in a never-ending number of resources that require attention. Another consideration is that historic resources documentation ages and becomes increasingly less reliable as the years progress. This is because both the resources and our perspectives change over time, underscoring the need to engage in resurvey.

No matter how a survey is defined, they are all completed in much the same way: by conducting field documentation through the collection of photographs and notes, pursuing archival research, preparing a site form for each resource, and writing a project report that presents and analyzes the results. Because there are essentially two different levels at which any survey can be completed, the managers of each project have to determine ahead of time which of these will provide the desired results and fits within budgetary and time constraints.

The lighter, less expensive level of documentation is known as a reconnaissance survey. This involves the collection of a limited amount of material on each historic resource, just enough to determine what is on the property and to allow for basic decision-making to take place. A deeper level of documentation is completed through an intensive-level survey that delves more substantially into the field documentation, archival research, and analysis. While this may be preferable in terms of the resulting depth of information, intensive-level survey is more costly and time consuming. For these reasons, reconnaissance surveys are often used to capture larger numbers of properties. Intensive surveys are often employed when more substantial information is needed, a higher budget is available, or to focus upon specific properties identified and highlighted by reconnaissance survey.

What is a Historic Context? Historic contexts are carefully researched and written studies of topics in history. Each one covers a particular subject of historical interest, and provides the reader with an understanding of how that topic fits into the broad stream of national, state and local history, along with interrelated subjects and subsequent events. While a context can provide much information about a historical topic and be of no further practical use other than as a resource to other historians, in the field of historic preservation a context is most useful when it is related to our understanding of particular built resources and the time in which they emerged and served their intended purpose.

For example, the topic of Italian immigration to Colorado in the early twentieth century is very interesting and can be approached from a variety of perspectives. But when it is applied to the actual neighborhoods where the immigrants settled and the impact they had upon the built environment, the subject becomes much more useful as a context for historic preservation. It provides us with an understanding of why a neighborhood developed the way it did, how particular commercial enterprises and community organizations emerged and occupied certain buildings, why a mine or industry depended upon a certain labor pool, and how a cemetery came to be filled with ethnic names. This is not just history, but history as it relates to historic places.

According to History Colorado's *Cultural Resource Survey Manual*, which serves as the guidebook for conducting survey projects in the state, a context is defined as the following:

The significance of a resource can be defined and explained through evaluation within its prehistoric or historic context. Nothing in history occurs in a vacuum. Everything is a part of larger trends or patterns. Prehistoric or historic contexts define those patterns, themes, or trends by which a specific event, property, or site is understood and its meaning made clear.

The purpose of identifying themes and contexts is to define and characterize the important background of a community or region. The survey process identifies buildings, structures, sites, objects, and districts associated with the contexts. Themes are defined as the broad patterns of history or prehistory. The terms *context* and *theme* are often used interchangeably, but context is composed of three factors: a theme, a place, and a time. A theme might be *railroad transportation* while a context might be *railroad transportation in the Pueblo area from 1870 through 1940*.

What this tells us is that historic contexts are essential to understanding the significance of properties that are documented through the survey process. They provide the framework for determining historical and architectural significance and landmark eligibility. Without a clear sense of context, a historic resource cannot be reasonably evaluated to determine why it exists, how it got there, who was associated with it, what stream of history it relates to, what architectural associations are present, and whether it might be worth preserving.

Why Study Boulder's Surveys and Contexts? In light of the discussion above, it is clear that surveys and contexts are vitally important to Boulder's historic preservation program, and they have been viewed as such since it began in the 1970s. Had surveys not been completed over the past several decades, the community would have little understanding of the historic built environment that is so important to its sense of place and quality of life. Numerous sites, locales and districts such as the Pearl Street Mall, Mapleton Hill, University Hill, Floral Park and Chautauqua would be greatly diminished if the effort that went into surveys over the past few decades had not identified what was important to preserve. The same goes for historic contexts, a number of which have been completed and add to the community's understanding of its heritage.

Four decades since the City of Boulder's preservation program began, its Landmarks Board and preservation planning staff, along with local preservation advocates and professionals have come to realize that the community's surveys and contexts are in need of attention. A number of factors created this need, including the many physical changes that have occurred to historic sites throughout the city, the fact that numerous post-WWII buildings dating from the 1950s and 1960s have passed the fifty-year mark in age, and the need for updating the earlier surveys and contexts that were prepared years ago.

The information collected during each survey remains current and reliable to a point. However, as time passes the information becomes outdated and resurvey is increasingly necessary. How to go about that from a practical perspective, especially as the number of historic buildings increases each year, is one of the major challenges faced by every community in the nation. The purpose of this study is to guide the City of Boulder in its management of surveys and contexts as its preservation program plans for the future.

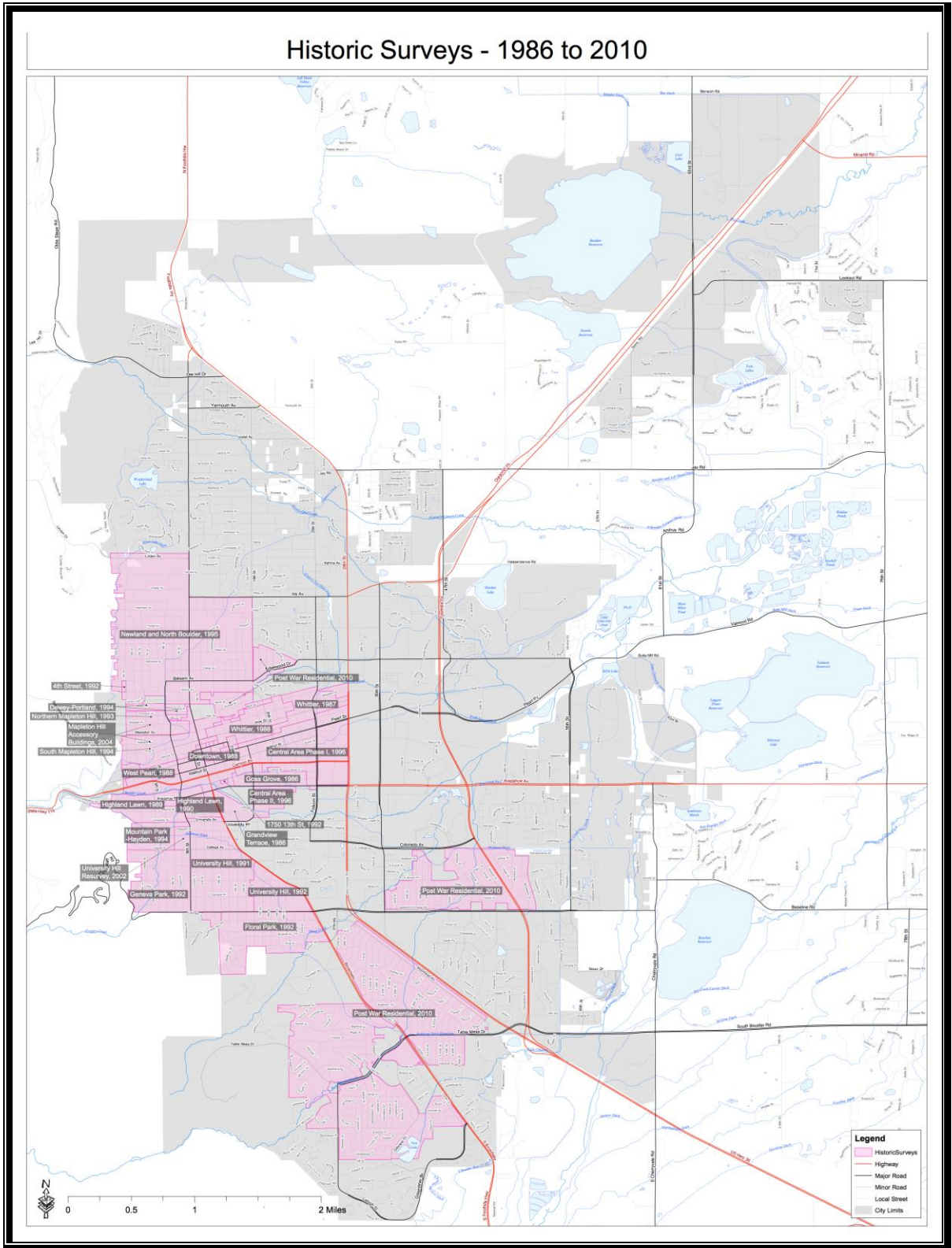
Boulder's Completed Survey Projects: 1977-2010

Boulder's History of Survey Projects: Historic resource surveys have been completed for just four decades in Colorado, with most of the state's larger communities launching efforts in the mid-1970s to document their buildings. The City of Boulder completed its first survey in 1977, not long after the national bicentennial and Colorado centennial celebrations heightened awareness and interest in heritage and the built environment. That year, Susan B. Baldwin, who worked for the Boulder Planning Department, completed an inventory of 130 of the community's most important historic places, launching an ongoing process that continues to this day. Eighteen additional surveys have now been completed across the city, as shown on the table and map below.

Year	Title of Survey Project	Authors/Consultants
1977	Boulder Inventory of Historic Places	Susan B. Baldwin City of Boulder, Planning Department
1985-86	Boulder Survey of Historic Places: Goss-Grove Neighborhood, History and Survey Results, Update of the 1977 Survey	Christine Whitacre R. Laurie Simmons
1987	Boulder Survey of Historic Places: Whittier Neighborhood	Christine Whitacre R. Laurie Simmons
1988	Boulder Survey of Historic Places: Whittier, West Pearl, Downtown	Christine Whitacre R. Laurie Simmons
1989	Boulder Survey of Historic Places: Highland Lawn	Front Range Research Associates, Inc.
1990	Boulder Survey of Historic Places: Highland Lawn and University Hill	Front Range Research Associates, Inc.
1991	Boulder Survey of Historic Places: University Hill	Front Range Research Associates, Inc.
1992	Boulder Survey of Historic Places: University Hill, Geneva Park, Grandview Terrace, Floral Park, 4 th Street	Front Range Research Associates, Inc.
1993	Boulder Survey of Historic Places: Northern Mapleton Hill	Front Range Research Associates, Inc.
1994	Boulder Survey of Historic Places: Southern Mapleton Hill, Mountain Park- Hayden, Dewey Avenue-Portland Place, Scattered Buildings Around Downtown	Front Range Research Associates, Inc.
1994	University Hill Commercial District: Historic Overview and Historic District Evaluation	Front Range Research Associates, Inc.
1995	Boulder Survey of Historic Places: Newland Addition and North Boulder	Front Range Research Associates, Inc.
1995	Boulder Survey of Historic Resources: Scattered Resources	Front Range Research Associates, Inc.
1996	Boulder Survey of Historic Places: Central Area	Front Range Research Associates, Inc.
2000	Historic Context and Survey of Modern Architecture in Boulder, Colorado, 1947-1977	Michael Paglia, Leonard Segel, Diane Wray
2001-02	Boulder Survey of Historic Places: University Hill Resurvey	Kathryn H. Barth and Lara Ramsey Ramsey Planning & Preservation
2004-05	Boulder Survey of Historic Places: Mapleton Hill Accessory Buildings	Kathryn H. Barth and Lara Ramsey Ramsey Planning & Preservation
2008	University Hill Commercial District Resurvey	Front Range Research Associates, Inc.
2010	Historic Context and Survey of Post-World War II Residential Architecture, Boulder, Colorado	Jennifer Bryant & Carrie Schomig TEC, Inc.

Together, these projects resulted in the documentation of about 4,000 properties, resulting in the collection of a large amount of data and photographs. They also led to the designation of 10 historic districts and 175 individually landmarked properties. The survey records and their associated project reports have been scanned and are available on the Carnegie Branch Library's website at <https://boulderlibrary.org/services/local-history/>.

Map of Completed Surveys



Following the 1977 survey, a gap of about eight years occurred before the City began to take advantage of grant funding and launched a more regular program of documentation. From 1985 to 1996, at least one survey (sometimes two) was completed each year. Following a four-year hiatus, another five projects took place between 2000 and 2010. The frequency and sheer volume of work that occurred during this 33-year period is a remarkable achievement. Today the City of Boulder is recognized as having one of the most complete survey records of any sizable community in Colorado. This is something that Boulder's citizenry should look back upon with pride as it now turns to consider the future of survey and historic preservation.

Analysis of Past Survey Records: Starting in 1985 and continuing through the present time, professional historical consultants have completed all of Boulder's survey projects. This is how they are typically handled throughout the United States, largely because each community's planning staff would be overwhelmed by the amount of work involved. Surveys also require a strong background in architectural documentation and evaluation, along with experience in historical research and writing. The two primary grant sources in Colorado, the CLG program and State Historical Fund, both require that consultants working on such projects meet stringent professional qualifications that are defined by the U.S. Secretary of the Interior (www.nps.gov/history/local-law/arch_stnds_9.htm).

Among Boulder's nineteen completed surveys, the same set of consultants worked on fourteen of the projects. The nature of these early projects required the consultant to take on the documentation of huge numbers of properties for what were essentially modest fees. It wasn't until 2000 that the City started to reach out to other firms and change its approach to survey efforts.

Most of the surveys completed in Boulder have involved clearly defined areas within the city limits. Because of this approach, they might be termed geographic surveys. This method of delineating project boundaries by a neighborhood, a commercial district, a factory or mine site, or an addition to the city, has been employed throughout Colorado and nationwide. Although each of these may sound like a compact undertaking, the number of properties involved can be daunting. For example, the 1987 survey of Boulder's Whittier Neighborhood included 350 residential properties. The following year, a second phase of work was completed there to document an additional 219 properties. Between 1990 and 1995, approximately 800 properties were documented in University Hill.

In several cases, surveys were completed that did not follow the typical pattern of looking at geographically defined areas. The initial survey completed in 1977 involved historic buildings that were scattered throughout the city. While the 1994 survey covered several neighborhoods, it also included a number of individual sites around downtown. The following year, the city undertook a sizable survey of 600 unrelated resources across the community. Modern architecture was the focus of the 2000 survey, involving 66 properties in various locations.

The other type of project that can be undertaken is what is known as a thematic survey. These approach documentation from the perspective of certain themes or property types with shared commonalities rather than geographic location. To list a few examples, one could conduct a community-wide survey of schools, irrigation ditches, Quonset buildings, the use of locally quarried stone, buildings designed by a particular architect, landscaped sites, or properties associated with the civil rights movement. Refinement can occur by limiting the themes or property types to certain time periods. In Boulder, this approach has been taken on just a few occasions. These include the 2000 survey of Modern architecture, the 2004-05 accessory buildings survey in Mapleton Hill, and the 2010 survey of post-WWII residential architecture.

In most cases, the City's completed surveys have focused upon properties that were developed more than fifty years before each project took place. In other words, a survey completed in 1990 only looked at sites dating from prior to 1940. The two exceptions to this were the 2000 survey of Modern architecture that covered the time period between 1947 and 1977, and the 2010 survey of post-WWII residential architecture that ran from 1947 to 1967. Unless the surveys that focused exclusively upon properties older than fifty years have been updated, most of these areas will contain undocumented buildings waiting to be surveyed for the first time.

Some updates have taken place. These include a 1985-86 update of the original 1977 survey; a 1988 update of the 1977 survey of selected downtown buildings; a 2001-02 update of the 1990-92 survey of University Hill; and a 2008 resurvey of the University Hill Commercial District. This underscores the fact that survey records have a limited shelf life as some of the information they contain ages and begins to diverge from the reality of what remains on each site. Alterations and demolitions occur, buildings sustain various forms of damage, owners come and go, and perspectives begin to change. A resource determined to be insignificant at one point in time may be viewed differently as the years pass, and the reverse can also be true. This again highlights the need for ongoing survey and resurvey in any community.

Project reports were completed for the surveys, with the exception of the initial 1977 study. Each report includes a high quality footnoted neighborhood history that is just as relevant and useful today as when they were initially prepared. The reports also provide detailed information and analysis regarding building types, materials, architectural styles and periods of construction. Condition, alterations and threatened resources were also typically discussed. Starting in the early 1990s, and especially from 2000 on, the project reports became more sophisticated as the field of historic preservation matured and the authors began to employ new archival sources and historic contexts in their analysis.

Each of the survey forms for the approximately 4,000 properties documented in Boulder provides fields for the inclusion of various types of information. These evolved over time as the field of historic preservation also matured, and it wasn't

until the 1987 Whittier Neighborhood survey that a standard format required by the Colorado Historical Society was first employed. Included on these forms are fields for the site's name and owners, location, architectural description, construction history, historical background, bibliography, site sketch, and an assessment of integrity, significance and eligibility for landmark designation.

Intensive-level documentation typically involves the substantial completion of all of these fields, including full architectural and site descriptions, research-based historical narratives, and complete discussion of the nuances of integrity, significance and eligibility. During the course of a reconnaissance survey, only the basics of each site are recorded. Both of these types of surveys include photographs of each property.

While more specific comments might be made about the strengths and weaknesses of each of the completed surveys in Boulder, some broad observations emerge from review of the records. First of all, the surveys conducted between the mid-1980s and mid-1990s, which included most of the 4,000 recorded properties, resulted in a reconnaissance level of documentation. A large percentage of the site forms include limited architectural descriptions, very short site histories, little mention of noted alterations, and scant information regarding construction history. On many forms, some of these fields were left blank and accessory buildings and site features are missing from the descriptions. Statements regarding integrity, significance and eligibility are brief and not tied to National Register or City of Boulder criteria. Site or plan sketches are either absent or very simple. Very few historical sources were consulted.

In some cases, those working on the survey projects put more effort into prominent buildings as they came across them. For example, in 1990 additional research and writing took place during recordation of commercial buildings, along with fraternity and sorority houses, in the University Hill area. Other projects resulted in less information being provided in certain fields. For example, the 2000 survey of Modern architecture provided more complete architectural descriptions, statements of significance, and discussion of designers, while producing very little about the individual sites and their owners.

Other variations in completeness and continuity were noted. No forms were produced during the course of the 1994 University Hill Commercial District survey or the 1996 Central Area survey. In their 2000 survey of Modern architecture, the authors deconstructed the formatting of the Colorado site form, deviating from the rest of the projects. The 2001-02 resurvey of University Hill resulted in site forms that contain an absolute minimum of information and these have limited utility today. The three surveys completed since 2004 are more thorough than those that came before, with the 2010 project on post-WWII residential architecture the first to be completed at a truly intensive level.

Boulder's Completed Context Projects: 1992-2010

Boulder's History of Context Projects: In 1989, the City of Boulder secured CLG and Colorado State Historical Fund grants that funded a historic context study. The Denver consulting firm of Dames & Moore was engaged to undertake the project, with Paul D. Friedman managing the effort and preparation of the written guidance document. Since it was completed, this study has provided the City with information and analysis on the subject of citywide historic contexts, including the identification of a number of historical themes and sub-themes that were developed to guide more intensive, subject-specific studies.

According to Dames & Moore's *Boulder Historic Context Project*, "The historic context makes it possible for preservation planning to take into consideration a variety of sites that may be important for different cultural or historical reasons, and that represent a wide array of past events, processes, and behavioral patterns. They can be as narrow as a single property type (i.e., bridges in Boulder) or as broad as a major research topic (i.e., the social history of Boulder). A context should be viewed as malleable...and capable of expansion or revision. Contexts may overlap in terms of geographic boundaries, historical activities, and property types." This document provides excellent guidance and remains as relevant today as when it was completed twenty-seven years ago.

In 1990, Nore Winter of Winter & Company established a detailed work program with practical guidance for the historic context studies. The following year, Cynthia Shaw McLaughlin developed an outreach program known as the Historic Context Community Resource Program, which was designed to recruit volunteers for the completion of historic contexts. During the seven-year period between 1992 and 1999, fourteen historic contexts were prepared by a number of different authors (these can be found on the Carnegie Branch Library's website at <https://boulderlibrary.org/services/local-history/>). These were intended to assist the City in its survey work and preservation planning, providing framework for the evaluation of individual properties and even entire areas in association with broader topics and historical trends in Boulder history.

As the context program developed, a question arose about who should author the studies. A few options were available: engaging community volunteers, recruiting volunteers with particular educational or professional backgrounds, or hiring professional historians. A combination of these approaches was eventually employed, resulting in several excellent studies but an inconsistent level of thoroughness. Avocational historians and graduate students from the University of Colorado prepared several of the contexts. A few prominent local authors and professionals completed the others. In 2000 and 2010, professional consultants prepared higher quality contexts that were tied to survey projects on Modern architecture and post-WWII residential subdivisions.

Year	Title of Context	Current Themes	Author
1990	Foreign Born Immigrants in Boulder, Colorado, 1859-1884	Ethnic & Cultural Groups	Lysa Wegman-French
1992	Boulder County Burial Sites	Community Development	Katherine Lukoskie
1992	Boulder County, Colorado: Major Transportation Routes, Pre-1860 to 1920	Transportation	Lara Juliusson
1992	Frederick Law Olmstead, Jr. Maker of Parks-Planner of Cities	Landscape	Beverly Halpin Carrigan
1992	History of the Boulder County Poor Farm and Hospital	Community Development	Anne Quinby Dyni
1992	The Grange Movement in Boulder County	Agriculture	Anne Dyni
1992	The Development of Boulder's University Hill Neighborhood in Relation to Economic Factors	Community Development	E. Merle Adams
1993	Sacred Places in Downtown Boulder	Religion	Marilee Dunn
1993	Northern Lights: Boulder's Swedish Heritage	Ethnic & Cultural Groups	Cynthia Shaw McLaughlin
1996	Roads of the Mountains and Plains	Transportation	Silvia Pettem
1996	The Black Community in Boulder, Colorado	Ethnic & Cultural Groups	Dan W. Corson
1996	Tracking Down Boulder, Colorado's Railroads and Roads of the Mountains and Plains	Transportation	Silvia Pettem
1999	Use of Native Stone in Boulder Construction	Mining, Minerals & Extractive Industries	Silvia Pettem Ed Raines

1999	The Automobile Era in Boulder	Transportation	Silvia Pettem
2000	Historic Context and Survey of Modern Architecture in Boulder, Colorado, 1947-1977	Community Development	Michael Paglia, Leonard Segel, Diane Wray
2010	Historic Context and Survey of Post-World War II Residential Architecture, Boulder, Colorado	Community Development	Jennifer Bryant, Carrie Schomig TEC, Inc.

Analysis of Past Context Projects: After the initial period of intensive context writing ended in 2000, the initiative came to a halt. This was in large part due to a lack of staff time to devote to the effort. In addition, the completed studies were not being used outside of City planning efforts and were not making their way to the public. The other concern that seems to have arisen was the variable quality of the results, with some studies of higher quality than others.

Because of the way the effort had been structured, the City was dependent upon individuals coming forward with topics they were interested in researching and writing about. This led to haphazard results in terms of what themes were covered and the thoroughness and quality of writing. Among the fourteen contexts dating from 1990 through 1999, four focused upon transportation, three upon ethnic and cultural groups, three upon community development, and one each upon landscape, agriculture, religion, and mining, minerals and extractive industries. The two contexts completed in 2000 and 2010 in association with survey projects addressed community development as it related to post-WWII Modernist architecture and residential neighborhood design and construction.

In terms of the quality of work, some of the contexts are excellent and others are somewhat less so. The study of Boulder County Burial Sites is simply a list of cemeteries and burial grounds, with no discussion of the topics of death, burial practices and cemetery design. Others are project reports, some of them more substantial than others. What seem to distinguish these from one another are the authors' backgrounds. Authors range from avocational to professional, volunteer to paid consultant and experienced local author to graduate student, thus effecting the final product of each context.

Dames & Moore's 1989 historic context guidance provided a list of recommended themes and sub-themes that were to be employed during the course of Boulder's ongoing efforts. Only a few of these were touched upon, sometimes repeatedly. For example, no contexts have been prepared on important topics such as local government and public works, air transportation, tourism, engineering, water resources, health, recreation and education. Until the program is restructured and revitalized, these themes and others will go uncovered and future survey work will lack the context that they might provide.

Results of the Field Reconnaissance

Purpose and Limitations: Field reconnaissance for this project was completed by car and might also be defined as a windshield survey. It was limited by time and cost constraints, and was not intended to result in the documentation of specific historic resources. Instead, the purpose of this exercise was to take a brief look at various areas of the city to gain a sense of the changes that have taken place in recent decades, help define overlooked resource types, identify underrepresented survey areas, uncover new contextual themes, and to highlight the need for survey or resurvey. The results of this work informed several sections of this report, but are most evident in the following observations, along with the conclusions and discussion of future priorities.

Observations from the Field: Several days of field reconnaissance, completed by driving the city, took place in Boulder during the months of March and April 2016. Some of this involved looking at the core historic areas. Other visits focused upon outlying areas within the city limits to the north, east and south. Because the long north-south base of the foothills defines the western extent of the city limits, no reconnaissance was completed in that direction. This resulted in a number of broad observations that can be made about the current state of Boulder's historic resources and future priorities.

The central area of the city with downtown at its core consists of the early commercial district and surrounding residential neighborhoods that evoke what most people think of as "historic Boulder." Buildings, street and alley patterns, mature landscaping, and related features dating from the late-19th and early 20th-centuries dominate these areas, providing them with their historic character. The downtown commercial district features numerous stately business blocks, most of them one- to three-stories in height. Also present are churches and important individual sites such as the Boulder County Courthouse, Boulderado Hotel, and the US Post Office. In a few cases, some of these historic buildings reach to around four stories.

Substantial changes to the historic character of Pearl Street were sparked by its 1970s conversion into an outdoor pedestrian mall. Although the street no longer carries automobile traffic, most of the historic buildings there were restored or rehabilitated within a decade or two following establishment of the mall. A few of them could still greatly benefit from façade restoration efforts to address alterations that have diminished their architectural integrity. New commercial buildings were also constructed in locations where opportunities for infill or replacement arose, such as on the northeast corner of 14th Street and Pearl Street. Overall, the street's conversion away from serving as a traffic thoroughfare resulted in preservation and renewal rather than degradation of the historic downtown core.

Surrounding the Pearl Street Mall, a number of redevelopment projects of greater height and massing than the historic buildings have come to dominate sizable areas of downtown in recent decades. Much of this appears to be taking place along Pearl Street to the east, as well as to the south along Walnut Street and Canyon Boulevard. These areas have seen the introduction of new office buildings, banks, condos/apartments, a hotel, and a few parking garages. Step-backs to the top floors of the mostly three- to four-story buildings have allowed them to appear somewhat shorter from the pedestrian level along the adjacent sidewalks. However, they are still much larger than the historic buildings in length, height and massing. The net effect has been a densification of the downtown district, which has impacted the historic core by causing the historic buildings to recede into the background.

The older residential areas surrounding downtown Boulder include Mapleton Hill, with its mature landscaping and rich array of high style residential architecture, along with the more modest neighborhoods of West Pearl, Whittier, Goss-Grove, and Highland Lawn. To the south in the vicinity of the University of Colorado and Baseline Road are the historic neighborhoods of University Hill, Chautauqua and Floral Park, all of which are well documented and noted for their architecture and history. These neighborhoods also retain a reasonably high degree of historic architectural and neighborhood integrity.

Despite this, the neighborhoods that predominantly consist of smaller working-class and middle-class residences seem to have experienced a greater variety of non-historic changes over the past several decades. These include the construction of new single-family homes along with apartment and condominium buildings of varying sizes that likely replaced earlier residences. This trend has been ongoing in neighborhoods such as Whittier and Goss-Grove since the 1970s, and is likely to continue in the future.

Reconnaissance of the city for the purpose of observing its historic resources gives the impression that to a certain degree the architectural cohesiveness of its older areas tends to decline as distance increases from the historic core. This can be seen venturing north along Broadway toward the Newland and North Boulder neighborhoods, to the east along the eastern margins of Whittier and Goss-Grove, and to the south along Broadway toward Table Mesa and Majestic Heights. To some extent, it appears that many of the alterations and additions to older buildings in recent decades have been taking place in the post-World War II neighborhoods that were originally developed in the 1950s and 1960s.

A good example of this trend is apparent in Majestic Heights, a middle-class neighborhood that stretches along the east side of South Broadway, from Table Mesa Drive south to the city limits. Occupied by 1950s and 1960s ranch homes and split-levels that form a planned residential subdivision with a repeating variety of house styles, this is a good example of a formerly intact historic neighborhood that has been substantially diminished in recent years. This is the result of some redevelopment combined with more extensive home expansions

and alterations to the original facades. While many properties are unchanged, at least for the time being, significant alterations have been made to exterior cladding materials, rooflines, entries, attached garages, and front porches. In some cases, these have ventured into the artistically colorful and creative, introducing contemporary design elements to the otherwise restrained mid-century home styles. Majestic Heights is a good example of a historic neighborhood that is losing its integrity and no longer merits any survey work.

The question this raises is whether Majestic Heights provides a glimpse into the future of what may soon be happening in the city's other post-World War II neighborhoods. Most of these, such as Martin Acres, Table Mesa, Newland, North Boulder, and East Aurora, are still largely intact. While limited façade alterations and redevelopment projects are occurring, these are more evident in some neighborhoods than others. Preserving these postwar neighborhoods intact may prove to be difficult as property values in Boulder have continued to skyrocket and families wish to expand or modernize their homes.

East of Whittier and Goss-Grove, the older neighborhoods give way to modern apartments and commercial properties that have been developed and redeveloped over the past fifty years. Continuing to the east, the large east-central area of Boulder east of 28th Street and extending to the eastern city limits was historically agricultural less than a century ago. Since the 1960s, it has increasingly been occupied by commercial properties, office buildings, and a sizable number of industrial-warehouse parks. Most of these areas and built resources were developed much less than fifty years ago and have little historical value at this time.

Numerous Mid-Century Modern commercial, educational, governmental, residential and other buildings of note that date from the late 1940s through the late 1970s are scattered throughout the city. Many of these were documented during the study titled *Historic Context and Survey of Modern Architecture in Boulder, Colorado, 1947-1977* that was completed in 2000. During the field reconnaissance it was noted that most if not all of these still stand today and remain exemplary properties in Boulder's historic built environment.

Also of interest are neighborhoods dating from the 1970s through the 1990s that have not been fully surveyed but seem to merit future attention. These include residential subdivisions in East Boulder such as Keewaydin, Park East, Frasier Meadows, Arapahoe Ridge, Country Club Park, East Foothills and Country Meadows. South Boulder holds additional areas of architectural interest from this time period, including Shanahan Ridge, Devil's Thumb, and Bear Creek. Finally, the fringes of the city hold a number of interesting historic resources that merit attention and have not been documented. These include the airport, mobile home parks, irrigation ditches, rail corridors, and small agricultural sites. Field reconnaissance also included the Gunbarrel area, which was found to consist primarily of buildings of recent construction, along with a small number of historic ditches and reservoirs.

Results of the Stakeholders Meetings

Stakeholders Comments and Advice: On 19 April and 24 May 2016, the stakeholders group invited by Boulder's preservation planners gathered in the Park Central Building at 1739 Broadway to discuss the City's historic resource surveys and context programs. All of those in attendance were Boulder citizens prominent in the fields of history, architecture, planning and preservation. The list of stakeholders is provided at the beginning of this report. Joining them were members of the City's preservation planning staff, two Boulder Landmarks Board members, and project consultant Ron Sladek.

Because of their extensive professional backgrounds and interests, together with their familiarity with survey and contexts in the city, the stakeholders brought great depth of understanding and experience to the conversations. Each meeting lasted two hours and addressed the following questions:

- What are your thoughts about the quality and scope of the survey work that has taken place in Boulder since 1977?
- With limited funding available for surveys and large numbers of resources to be covered, would you prioritize quantity of sites or thoroughness in the documentation of each resource in future survey work? In other words, do you view reconnaissance or intensive survey as more important or useful? Or might a combination of the two be preferable in the future?
- Are there any traditional or non-traditional resource types that you believe should be prioritized for future surveys in the city?
- What historic areas of the city have experienced, or are anticipated to experience, significant changes and should be prioritized for future survey?
- What types of resources have been neglected or overlooked in Boulder's historic preservation efforts?
- What geographic areas or neighborhoods should be prioritized for resurvey?
- What thematic topics should be prioritized for future historic context studies?

These questions resulted in high-level conversation that produced a number of ideas for the City of Boulder to consider as it moves forward. In addition, at the second meeting the group was able to comment upon their review of the first draft of this report. Following the meetings, historic preservation planner Marcy Cameron provided her thoughts in writing, which synthesized the stakeholders comments and were further informed by her deep practical knowledge gained from daily experience working with the City's preservation program.

Some of the stakeholders mentioned that they viewed the thoroughness of documentation completed by past surveys to be inconsistent and in many cases inadequate. They understood that much of this had to do with the exceptionally large numbers of properties that were being recorded and that standards changed over time. Despite this, the group agreed that the site forms would be more useful if they provided more substantial history about each property.

While the stakeholders group responded briefly to the first question regarding how the survey program has performed since the late 1970s, Cameron offered the following comments:

We rely heavily on the survey forms in our day-to-day case reviews for demolitions and alterations, and as a basic starting point for landmark designation applications. I reference them frequently when I receive a call about a specific property. The fact that they are digitized is SO helpful. I am a strong believer that survey work is the foundation of a historic preservation program.

The survey forms are helpful for the basic level of information, [including] date of construction, alterations, VERY basic history, and a statement of significance. In general, this is enough for the first cut in our review. We are very fortunate to have the Carnegie Library, and the librarians, so we (most often our intern) can head over there and pull Sanborn maps, tax assessor cards, directories and obituaries relatively easily.

When the forms say "little is known about the history of this house," the history portion of the form is useless. The survey forms should be tied directly to our designation criteria (architectural, historic, environmental significance). The history section should cover census records 1900-1940 for older properties, and then city directory info for 1950 and 1960. Most of the history stops at 1940, which makes sense for the age of the surveys, but leaves out a large chunk of info.

When asked the question about quantity of properties recorded versus thoroughness in survey work, members of the stakeholders group underscored that site forms that only include basic information also fail to be more than minimally useful. This is problematic because the cost of intensive-level survey prohibits large numbers of properties from being fully recorded. They stressed that future resurvey should build upon what has already been collected and focus upon updating the existing information with current owner data and providing additional material on each property's history. The completion of current photography and analysis of local eligibility tied to specific criteria is also important.

Cameron offered the following additional comments on this topic:

In short, I think we have the quantity, in terms of a basic level of historical information for nearly all buildings constructed pre-1940 in Boulder. This is really fortunate for a city of our size and age. While some of the past surveys are lacking in detail and quality, they are still relevant.

We must have quality in terms of reliability for the surveys. I've found the information on the surveys to be lacking in detail at times, but the information that is there is correct. That is really important. So quality is not something we can compromise.

It was suggested that on future surveys of larger areas or neighborhoods, selective documentation be pursued rather than trying to record every property. This might start with a historic context combined with reconnaissance survey. Then a selective intensive survey documenting representative examples of each resource type or style would be completed to finish the project. This approach would work well in the post-World War II planned subdivisions that hold hundreds of similar homes that essentially repeat a small number of architectural styles.

Regarding the question of traditional or non-traditional resource types that should be prioritized for future surveys, the group commented that Boulder's preservation program has largely focused upon the documentation and preservation of buildings. Few non-traditional resources have been recorded in the city, and the Landmarks Board typically does not consider them during its hearings. These might include resources such as engineered structures, railroad features, landscaped sites, and irrigation ditches. Also mentioned were the few surviving agricultural properties on the fringes of the city.

Discussion of geographic areas or neighborhoods that haven't been fully surveyed or need to be resurveyed primarily focused upon Whittier and Goss-Grove. Changes taking place in the Newland neighborhood in recent years were also highlighted. Despite the fact that field reconnaissance showed these areas to hold many intact historic buildings, the stakeholders' perception is that they are experiencing substantial alterations and redevelopment pressures that are diminishing their integrity. Also of some concern is North Broadway, particularly north of Iris Avenue. The stakeholders appeared to be particularly concerned about the survival of the city's smaller historic homes and not just its grand houses, along with the neighborhoods within which they are located.

Questions were raised about the University of Colorado campus and the many historic buildings there that belong to the State of Colorado. However, these fall outside of the City's regulatory authority. Little mention was made of the post-World War II neighborhoods that are found outside of the historic core. Instead, much greater concern was raised about resurvey and protection of older neighborhoods and historic districts.

Cameron commented that while University Hill is a priority and would be a great candidate for the establishment of a historic district, there does not seem to be community support in the city for such a large designation. Focus at this time is upon the Hill's commercial area, which was resurveyed in 2008 and may result in landmark district designation. She highly recommended that the City of Boulder identify and document all of its publicly owned properties, and then proceed with landmark designation for those that are eligible.

In addition, Cameron raised an important question, asking how many of the properties that were originally surveyed in the seminal 1977 study have been designated? As she stated, those properties “were the ‘giants’ chosen by the first generation of modern preservationists.” In essence, her concern revolves around how many of those properties that were viewed as so important ended up designated and what is their status today? This also begs the question of how many failed to be designated and still should be?

Cameron is also an advocate for the appreciation and preservation of Modern architecture, and would like to see the City focus more of its attention upon documenting and preserving the masterpieces of the community’s remarkable and innovative group of post-World War II architects.

Finally, the group spent time discussing thematic topics they would like to see covered by future context projects. This list covers a variety of subjects, all of which can be tied to historic resources throughout the city:

- World War I and World War II in Boulder
- Latino History in Boulder
- Indigenous People in Boulder
- LGBTQ History in Boulder
- The Hippie Movement in Boulder
- Civil Rights and Protest Movements of the 1960s & 1970s
- Science and Technology Sites in Boulder
- Music and Entertainment History in Boulder
- Women’s History in Boulder
- Health and Wellness in Boulder
- Cold War History in Boulder
- Low-Income Communities in Boulder
- Landscape Architecture in Boulder
- City Planning & Urban Development in Boulder
- CU and the City of Boulder

Each of these would make an excellent context and should extend into a survey of associated resources. Additional thematic subjects are suggested in the conclusions and recommendations below. The stakeholders underscored their view that contexts are all about telling the community’s stories through the presentation of compelling fact-based history, and then tying those stories to the preservation of associated places that matter. They felt this was key to building community support for preservation, by nurturing an appreciation for Boulder’s history and historic resources.

Finally, the stakeholders were not keen on the inclusion of proposed timelines for surveys and contexts in this study, and asked that these be removed for the final draft. They felt that the process of setting priorities should be flexible and occur proactively as planning staff, stakeholders and citizens see a need for certain topics to be covered and as particular areas rise to the top of the list for attention.

Project Conclusions and Future Priorities

State and National Initiatives and Trends: Historic resource surveys are one of the most important tools in historic preservation planning. Over the decades since survey began in the 1970s, communities have tended to focus upon the completion of intensive-level surveys. However, the cost of producing substantial documentation of each building and site has increased with the entry of professional consultants into the field and the commensurate rise in expectations of quality and depth of documentation. When surveys are undertaken that cover large geographic areas or sizable numbers of buildings, for example in an entire urban neighborhood, an individual project can often involve recording hundreds of properties at a single time. In many cases this has become cost-prohibitive. And in some situations it may be unnecessary.

Since 1977, survey work throughout the United States has been completed in light of the recommendations found in National Park Service Bulletin 24, *Guidelines for Local Surveys: A Basis for Preservation Planning*. This document, revised and updated in 1985, provides the basis for both reconnaissance and intensive surveys, and much of the information remains relevant today. The federal guidance describes the types of documentation that should take place, at minimum, during the course of these projects.

These are further expanded upon by the Colorado Office of Archaeology and Historic Preservation, which provides direction to those conducting survey projects in its 2007 document titled *Colorado Cultural Resource Survey Manual*. This provides detailed, step-by-step directions for funding, conducting, and utilizing the results of the different types of cultural resources surveys. It also explains that surveys can be either reconnaissance or intensive, and comprehensive or selective, within a given project area depending upon the needs of the user.

Numerous surveys in Boulder have been completed using the state and federal guidelines, and these will continue to be followed in the future. However, survey and resurvey projects may also benefit from evolving trends that are refining the methods employed in certain elements of the work. Looking back at how the City's surveys changed over time, it is clear that a number of trends have already impacted how the projects are completed. For example, the work has shifted away from being done by preservation advocates and city planners in favor of professional consultants specializing in history and architecture. The City of Boulder began hiring consultants to complete surveys almost from the beginning.

Early survey forms were prepared on typewriters and now-obsolete computer systems using very basic site forms. These forms were refined, expanded and standardized over the years, making them much more readable, complete, and

user-friendly. Survey work has also been impacted by the adoption of computers and the Internet for research, data entry and writing. The change from film to digital photography over the past two decades has raised challenges that had to be overcome. Finally, the ability to store documents in digital format and make them available via email, websites, and other forms of transfer has revolutionized the way surveys are completed and the information distributed.

Trends in survey projects continue to emerge that will, at least in some ways, change how they are completed in the coming decades. These changes will involve refined methods of planning and executing projects, an expansion of the types of resources that are documented, and the employment of technological advances such as the use of tablets, smartphones and custom-designed survey programs in the field. The real question involves when and where these will be utilized, and whether they in fact represent real improvements or simply become techniques and technologies that are more flash than function.

One new trend involves the collection and utilization of masses of information on characteristics as compact as neighborhood resources or as large as citywide, regional or global patterns. Known as Big Data, this technological advance is a catalyst for new approaches to information gathering, analysis and decision-making. According to the National Trust for Historic Preservation,

Big Data can help us build crowdsourced catalogs of historic resources, can point us to smarter preservation policies, and can help us engage broad public audiences with information about the character of our towns and cities.

The world of Big Data allows us to develop and implement new survey tools that use smartphones and tablets to catalog resources. In Los Angeles, city officials are managing a citywide survey process, SurveyLA, that involves photographing and documenting historic resources using tablets and smartphones. Angelenos collecting data in the field are inputting information directly into a citywide database that will ultimately be fully mapped and publicly searchable. In Muncie, Ind., a team of volunteers traveled Muncie's streets and used mobile devices to collect property information and characterize the state of buildings and neighborhoods. Once assembled, the data was used to create a strategic plan with recommendations for fostering stable, sustainable neighborhoods.

For all of the world-changing rhetoric surrounding Big Data, it is important to note its limits. Most importantly, while any macro-scale view of the world or of a city helps us see general trends and draw correlations between measures, Big Data doesn't help us understand *why* things are the way they are. Causation is much trickier to discern than simple correlation or coincidence.

Second, some data will always be inaccurate. When you're looking at mountains of information, it's often easy to ignore the fact that some of the data may be missing or may simply be wrong. When you zoom in and study a particular piece of a large dataset, you may be alarmed to find peculiar aberrations from reality. For local action, every large dataset still requires checking the data's veracity on the ground.

Finally, while Big Data can be a powerful tool for informing discussions, the task of translating the data to action still requires creativity, tenacity, and know-how. No matter how massive the dataset, it takes passion and persuasion to make data mean something and make a difference in the world around us.

The world of Big Data offers exciting new opportunities for preservationists, whether through fast-paced electronic historic resource surveys collected using mobile devices or through interactive maps showing building age that attract new minds to the preservation movement. (Mike Powe, *Big Data: A New Frontier in Historic Preservation?*, Preservation Leadership Forum Blog, National Trust for Historic Preservation, 4 March 2014)

Over the past several years, Denver has also been engaged in a citywide multi-year survey that is similar to what's taken place in Los Angeles and Muncie. Coordinated by Historic Denver Inc., the effort known as Discover Denver is being completed in conjunction with History Colorado and the City and County of Denver. It has a threefold mission: "to identify the places that matter to Denver's history (Know It), to share the value of these historic resources to promote public pride and awareness (Love It), and to encourage a culture of reinvestment (One Building at a Time)." (see www.discoverdenver.co for details about the project)

In practical terms, Discover Denver's goals are to complete a comprehensive database of thousands of historic and architecturally significant buildings over thirty years old. Students, recent college graduates, architecture and preservation advocates, and preservation professionals are completing the necessary fieldwork, research and data entry. Three geographically defined pilot areas have been completed so far, with the results posted on the Historic Denver Inc. website. The project is making use of Los Angeles' survey technology, although this has been modified to fit local needs.

A four-tiered approach has been adopted that defines increasingly in-depth levels of documentation, with the majority of properties being recorded at the base level and a small number at the most intensive level. While volunteers are collecting basic information on each site, professional consultants are assisting with the more complex evaluations. Determinations of landmark eligibility are only being made by City staff and are subject to revision as more information becomes available. A project report is prepared for each phase of the effort, complete with an explanation of methodology, a historic context for the area under study, analysis of the building stock within that area, and an accompanying database providing information on every site.

As Boulder proceeds with its survey work, the City may choose to pursue a similar approach to documenting and interpreting its building stock. This will require technological expertise to ensure that the capture and utilization of large data sets will be of practical use to both the City and the public. The technology and methodology used by Denver would be a good place to start, and the City is encouraged to explore this approach. Discussions with the managers of the Discover Denver project can inform Boulder's approach, allowing it to adopt the

program's strengths and mitigate its weaknesses. Boulder will want to ensure that its future survey work is tailored to the community, with results that are interpreted and presented in ways that are accessible to the public, that meet planning needs, and that garner support for historic preservation.

In addition to seeking guidance from Historic Denver Inc., the City may wish to work with the University of Colorado, in particular its Department of Information Science, which presents an opportunity for partnership in this work. Through such efforts, the City of Boulder could become a state and national leader and innovator in the utilization of Big Data as it applies to historic preservation.

Technological advances will continue to refine the way we complete survey projects and analyze and distribute their results, and Big Data could be used as one tool in the survey process. However, no new techniques or technologies can replace education and experience, and the careful, methodical, skilled work that is required. Quality preservation work, including the completion of surveys, will always be dependent upon solid decision-making based upon educated field documentation, thorough archival research, and the presentation of information and analysis in a way that is reliable and useful for the public, for historians and preservationists, and for the planners and government officials who use the studies on a daily basis.

Another trend on the local, state and national levels involves an increased focus upon the development of solidly researched and well-written historic contexts. In essence, these studies tell the stories of particular areas, neighborhoods, districts, regions, resource types and themes. However, rather than simply serving as academic narratives, they must be tied to physical historic resources and are intended to answer the larger question of why these may be important. Contexts tell stories that engage the public and drive support for historic preservation. Without them, we simply have sites, buildings, structures and objects that can be recorded and then viewed as devoid of their meaning and larger place in the community. And if a historic resource has no meaning or value, why would anyone want to preserve it?

Additional initiatives occurring in Colorado include greater attention to resources such as designed landscapes, engineered structures, urban infrastructure, and sites that might not include buildings. Examples of these in Boulder include parks and public spaces, the airport, bridges and irrigation resources. History Colorado is currently seeking information on properties associated with ethnic and racial minorities, the LGBTQ community, women's history and urban Native American history. The goal is to capture sites that have been underrepresented or overlooked in the past. (www.historycolorado.org/oahp/heritage-diversity-project) Focus upon these and other resource types in Boulder will enrich the community's understanding and appreciation for the array of historic resources that too often go unnoticed. The City of Boulder may want to launch a community-wide conversation to identify underrepresented or overlooked resources beyond those mentioned above.

In *The Power of Heritage and Place: A 2020 Action Plan to Advance Preservation in Colorado*, History Colorado states “We must survey, document, identify, and evaluate historic and cultural resources in order to be able to protect and interpret them. This effort should be ongoing, collaborative, and dynamic, engaging all generations and educating them throughout the process.” Within the plan is an action agenda that presents six goals conceived to guide preservation in the coming years. Goal A: Preserving the Places that Matter addresses “the ongoing identification, documentation, evaluation, protection and interpretation of Colorado’s irreplaceable historic and cultural resources.”

Within this goal, the plan offers several objectives and associated strategies that are directly related to the subject of historic resources survey:

Objective A1 - Evaluate Fundamentals of Survey Process

- a) Poll communities as to how to facilitate reconnaissance-level surveys
- b) Delineate the level of survey appropriate for particular objectives
- c) Explore new technologies and techniques
- d) Collect multiple levels of data that reflect a resource’s history
- e) Devise system for electronic survey submissions
- f) Create comprehensive maps of historic and cultural resources

Objective A3 – Conduct Survey, Inventory and Designation Proactively

- a) Create ten-year strategic survey plan
- b) Identify underrepresented and threatened resources
- c) Identify key resources in need of intensive survey
- d) Increase outreach to private landowners and minority and rural communities to identify sites and gather oral histories
- e) Integrate survey with development projects in the initial phase of planning
- f) Advocate that federal agencies update and maintain resource data
- g) Augment countywide survey and local designation programs
- h) Initiate the development of cultural landscape reports
- i) Develop methodologies conducive to wholesale survey of urban environments
- j) Create public-private partnerships, especially at the grassroots level

Most of these action items can be prioritized and adopted by the City of Boulder, and then tailored to strengthen its survey program.

Planning for Future Surveys: From a practical perspective, the future of surveys in Boulder will continue to involve the traditional approach of documenting both individual sites and larger areas through the completion of reconnaissance and intensive projects. There will always be a need for reliable, professionally completed field recordation, archival research, site form preparation, and the writing of project reports. These tried and true methods are not going away anytime soon in favor of some new technological mechanism for recording and understanding the built environment. They also cannot be fully replaced by volunteer efforts, which must be carefully guided to produce reliable results. Educated and experienced people will need to be on the ground getting the work done and completing the necessary analysis.

What will change is how the City approaches surveys based upon several factors. One of the most important of these is budgetary restraints. Volunteer surveys may be promoted as a way to get work done for very little money. However, such efforts typically suffer from a lack of expertise and oversight, resulting in the collection of information and determinations of eligibility that often prove to be unreliable. While trained volunteers can assist with certain elements of survey work such as photography and confirming dates of construction, this should be undertaken with a realistic understanding of the need for guidance.

Over the past two decades, the rising cost of professional survey work has driven down the number of properties that can be recorded in a single effort. Gone are the days when experienced preservation consultants were willing to tackle the documentation of several hundred properties at a time for very little compensation. This was common to the early surveys completed in Boulder and across Colorado. Perhaps this change is a good thing, because inadequate funding forced consultants to complete the projects by limiting the amount of information that was provided on each property.

This concern is evident in many of Boulder's early surveys, in which the project reports are excellent but many of the individual site forms lack a certain depth of information and analysis. Except in a few cases, these provide limited history, architectural descriptions, and discussion of integrity and significance. Archival research was also severely curtailed. This is not to say that the consultants failed to do their job. Rather, limited budgets and the large numbers of properties that needed to be recorded prevented consultants from completing the depth of research, writing and analysis that might be preferred today. Standards have also evolved over the years and History Colorado and its State Historical Fund now require more substantial documentation than they had in the past.

Despite these limitations, Boulder's completed survey projects continue to provide excellent neighborhood histories and analysis in their project reports. Much of this work does not need to be redone, although it could be updated. In addition, the site forms provide at least a basis of understanding for each resource and continue to be used by the City's preservation planners and Landmarks Board as a starting point for analysis and decision-making.

The entire preservation program depends upon the quality of each survey prepared. As such, in the development of survey requirements and selection of qualified consultants, quality should be defined by thoroughness of archival research and field documentation, paired with the production of well-written deliverables that are footnoted and carefully crafted. Solid analysis must be presented that ties eligibility evaluation to local, state and national criteria. The RFP or RFQ process should ensure that these qualifications are in place prior to contracting for the actual work.

Many surveys completed in Colorado have involved either small intensive projects or larger reconnaissance projects. This methodology is starting to change. An increasing number of projects are now calling for a reconnaissance survey to be undertaken first, followed by a smaller intensive survey that more fully records the few sites that merit greater attention. Through this approach, every property receives at least a basic level of documentation, providing the preservation community with information along with current photographs. This allows for initial decision-making to take place, followed by more intensive work where it would be best placed. While this allows for limited funds to be allocated in a very practical way, it should be understood that it might still result in reconnaissance forms that are inadequate for the needs of the community, its planners, and its decision-makers.

In Boulder, the practice of combining reconnaissance and intensive survey will probably be of greatest use in the large post-World War II and late-twentieth century neighborhoods that still need to be surveyed. Among the various areas of the city that have already been surveyed but where the records are incomplete, future work should build upon the solid foundation that has already been laid by previous projects. A number of excellent neighborhood histories have already been prepared, and these do not need to be rewritten. However, they could be updated during the course of each resurvey effort. The site forms should also be updated with current information and photography, both of which can be completed during an initial reconnaissance phase.

Setting Priorities for Surveys/Resurveys: Based upon the field reconnaissance and stakeholders' comments discussed above, along with the analysis of Boulder's survey program and built environment, the establishment of priorities for future survey and resurvey can be addressed in different ways. One of these is to establish geographic priorities, in other words by defining specific neighborhoods or areas in greatest need of attention. This will likely be driven by observed rates of change, such as alterations and additions, or by development/redevelopment pressures.

Another method is to prioritize projects based upon thematic subjects. These would revolve around topics that focus upon particular architectural styles, building types, time periods, or historic subjects of interest. In some cases, a blending of geographic and thematic surveys might be preferable, for example if the City were to complete an inventory of irrigation resources in North Boulder, the use of locally quarried stone in Mapleton Hill, or of fraternity and sorority houses in University Hill.

One survey project that should be considered for the near future would involve documenting and evaluating all of the historic buildings and resources that are owned by the City of Boulder. Because the City regulates historic preservation and imposes requirements upon property owners, it should set the highest standard by documenting its own publicly held resources and ensuring that the most significant of these are locally designated. The entire preservation program

would benefit greatly from this exercise, which should also serve as a mechanism for educating and encouraging the community.

The following table lists a number of survey/resurvey priorities that should be considered, planned for, and completed in Boulder during the coming years. The prioritization of these will evolve as development and redevelopment pressures arise, and as the City engages in ongoing planning and regulatory activities. As each project is planned, a determination will also need to be made regarding what level of documentation should take place. This could involve reconnaissance survey using Colorado Office of Archaeology and Historic Preservation (OAHP) Form 1417, intensive-level survey with OAHP Form 1403, or a combination of the two. It is also possible for the City to customize these forms as long as it is done in consultation with History Colorado.

Survey Priorities	Survey Goals	Suggested Level of Survey
City-Owned Historic Buildings and Resources	Ensure that all historic city-owned resources are documented and evaluated. Designate those that are eligible.	Intensive level
1977 Scattered Inventory of Historic Places and 1985-86 Update	Review the records from this original survey and its later update to determine whether any properties should be resurveyed, re-photographed, evaluated, and/or designated at this time.	Intensive level survey for properties that have not been designated.
University Hill Commercial	First studied in 1994, the effort resulted in an excellent historical narrative and analysis of the area, but did not include the preparation of site forms. These were completed in 2008. The site forms will probably need to be updated for consideration of a historic district in this area.	Intensive level survey
Whittier, Goss-Grove, West Pearl, Highland Lawn Neighborhoods	Community stakeholders and city staff have raised concerns about changes occurring to these early neighborhoods surrounding downtown. They are priorities for resurvey, the goal of which should be to produce updated site forms and evaluations. Properties that have now reached and passed the fifty-year mark should be added. Neighborhood histories and analysis do not need to be rewritten, but could be updated. Modifications to the existing district boundaries may also result from this project.	Reconnaissance survey to determine extent of change followed by intensive-level survey of properties that have not been surveyed and/or retain a large degree of integrity.

Downtown Commercial District	Many of downtown's historic sites have not been looked at since they were first surveyed in the late 1980s. The area should be resurveyed to update the documentation and determine what alterations might have taken place. Properties that have now reached and surpassed the fifty-year mark should also be included. This may result in amendment of the Downtown Boulder Historic District.	Reconnaissance level survey to document extent of change; Intensive-level survey of non-surveyed buildings that have reached the 50 year mark
Newland and North Boulder	These neighborhoods were first surveyed in 1995, resulting in excellent historical narratives and analysis. However, the site forms include limited information on each property. Because of concerns about changes that are occurring to individual properties and the neighborhoods as a whole, resurvey is recommended. This should update the original documentation, which is now over twenty years old, and address the scope of changes that are taking place. Properties now over fifty-years old should be added. Also to be answered is the question of whether potential districts exist in these areas.	Intensive level survey for buildings over 50 years old.
University Hill Residential	Between 1990 and 1992, all of the residential properties in this large area of the city were surveyed. This resulted in basic site forms, except for the more fully documented fraternity and sorority houses. A 2001-02 resurvey resulted in excellent analysis of the area, but did not address the lack of information about most of the individual properties. Many of these forms need to be updated. The area appears to be eligible for historic district designation, but may be too much for the community to accept at this time. There are smaller, historically justifiable areas within University Hill that have been designated, and there are others that could be designated if the owners were interested.	Reconnaissance level survey to identify smaller potential historic districts.
Mapleton Hill	This important residential neighborhood and designated historic district holds some of Boulder's finest examples of late 19 th and early 20 th century architecture. It was first surveyed in 1993-94 and will eventually need to be resurveyed to	Intensive level survey when the district is 50 years old (2032) to document alterations.

	update the documentation and address alterations that might have occurred within the district. The 2004-05 survey of accessory buildings resulted in additional documentation of secondary features on the sites. It is not anticipated that the district will require any revisions made to it.	
Smaller Early Neighborhoods and Geneva Park, Grandview Terrace and Floral Park	Many of these small neighborhoods and areas dating from the late 19 th and early 20 th centuries were surveyed in the 1990s. Resurvey is recommended to document changes that have taken place since then and to update the site forms. The project may result in the establishment of smaller historic districts in areas where districts do not currently exist.	Intensive level survey
Modernist Architecture	A scattered survey of sixty-six of Boulder's finest Modernist buildings was completed in 2000. While most of these are within the city limits, others are not and are consequently beyond the city's regulatory authority. Future survey and resurvey of individual examples of Modernist architecture should continue, but should focus upon properties within the city that have yet to be recorded. Many of these will merit intensive-level documentation.	Intensive level survey with emphasis on the social history of these Modernist buildings, resurvey all building in 2000 Modernism Survey, add individual examples of Modernist architecture not yet surveyed.
Post-WWII Neighborhoods	Several neighborhoods were documented in 2010 during the completion of a combination reconnaissance and intensive survey. These included Baseline, Edgewood, Flatirons Park, Highland Park, Interurban Park, Martin Acres, Park East, Sunset Hills, Table Mesa and Wagoner Manor. An excellent historic context was prepared that includes useful information about the styles of residential architecture that date from the period between approximately 1935 and 1970. Boulder should continue to evaluate its post-WWII architecture and neighborhoods to determine what might be worth saving and whether potential districts are present. Because most of these subdivisions involved a small number of house styles that were repeated in large numbers, survey work might consist of	Reconnaissance level survey followed by selective intensive documentation of examples of each one of the styles.

	reconnaissance followed by selective intensive documentation of examples of each one of the styles.	
Late Twentieth Century Neighborhoods	Little, if any, survey work has been completed to document those neighborhoods on the periphery of the city that date from the 1980s and 1990s. This is not unusual because they are not yet close to fifty years old. However, a number contain excellent examples of residential architecture from this time period. Boulder might want to start planning for the eventual documentation of these neighborhoods about a decade from now.	Reconnaissance level survey followed by selective intensive documentation of examples of each one of the styles when these neighborhood reach 50 years in age.
Underrepresented Resource Types / Thematic Surveys	<p>A number of underrepresented resource types and themes have been identified in Boulder that would make excellent candidates for scattered survey in the future. While some of these might have been documented during the course of geographic surveys, most do not appear to have recorded through thematic approaches and some have not been covered at all.</p> <p>The following property types and themes have been identified as meriting attention in Boulder:</p> <p>Agricultural Properties Carriage Houses Small Mid-20th Century Apartment Buildings Small Mid-20th Century Office Buildings Public, Private and Parochial Schools Religious Buildings Auto-Related Resources Rail Corridors Airport Resources Mobile Home Parks Irrigation Ditches and Reservoirs Ethnic Heritage Sites Civil Rights and LGBTQ Sites Science and Technology Sites Health Clinics and Hospitals Cold War Resources Designed Landscapes</p> <p>Sites with Locally Quarried Stonework Ornamental Concrete Block Fraternal Organization Halls</p>	Reconnaissance-level survey followed by selective intensive-level survey

	<p>Engineered Structures Recreation and Entertainment Sites</p> <p>This list can be expanded upon with additional property types and themes brought forward by City staff or the public. The City may wish to prioritize the order in which they are completed to address pressing concerns, development and redevelopment pressures, topics of interest, availability of researchers/authors, or for other reasons.</p>	
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Planning for Future Historic Contexts: The City of Boulder launched into the process of completing historic contexts in 1990 and arranged for a number of them to be prepared over the following decade. Since 2000, only one additional context was written. The City is now preparing to reinvigorate this program. It is recommended that each of the future projects be completed in light of several considerations. First, they should cover topics that are specific to Boulder and not stray far outside the municipal limits where the City has no jurisdiction. Although the City of Boulder and Boulder County are of course interrelated, the community should focus its efforts on contexts that support and relate to planned and potential survey work within its corporate boundaries.

Future contexts should be tied to physical historic resources and not just provide narratives that might be interesting but have no relationship to historic preservation. The City needs to determine which topics it prefers to have completed and then actively engage qualified historians, historical consultants, local authors or perhaps graduate students to prepare the documents. When contexts are combined with ongoing or future survey projects, they will have direct links to specific historical resources. State Historical Fund and Certified Local Government grants can be secured to help fund these efforts. Today these two grant programs, combined with City of Boulder matches, remain the best sources for project funding in Colorado. This will likely remain so into the foreseeable future.

To ensure that quality contexts tied to actual physical resources are produced, the City of Boulder should use its RFP and RFQ processes to engage contract authors who demonstrate the ability to meet the standards desired by the City of Boulder: thorough research, footnoted writing and full bibliographical references.

The following contextual themes will result in very useful information, particularly if they are tied to concurrent or subsequent survey projects. Many of the topics correlate with History Colorado's list of historic context priorities (www.historycolorado.org/oaHP/select-historic-contexts-priorities), along with the National Park Service's discussion of Heritage & History Initiatives (www.nps.gov/nhl/learn/initiatives.htm). Boulder's preservation stakeholders group offered ideas on the subject and concurred with these suggested topics.

Future Historic Context Report Topics	
World War I and World War II in Boulder	Agricultural Resources in Boulder
The Latino Community in Boulder	Ditches and Reservoirs in Boulder
Indigenous People in Boulder	The Cold War in Boulder
LGBTQ History in Boulder	Fraternal Organizations in Boulder
The Hippie Movement in Boulder	Sororities and Fraternities in Boulder
Civil Rights and Protest Movements of the 1960s & 1970s	Religious Institutions and Their Impact Upon Architecture in Boulder
Science and Technology Sites in Boulder	Recreation and Entertainment in Boulder
Music and Entertainment History in Boulder	Air Transport and the Boulder Airport
City Planning & Urban Development in Boulder	Education and the Development of Schools in Boulder
Health and Wellness in Boulder	Women's History in Boulder
Religion and Spirituality in Boulder	Landscape Architecture in Boulder
Low-Income Communities in Boulder	CU and the City of Boulder
20 th Century Auto Culture in Boulder	The Asian Community in Boulder

This list represents an initial collection of topics the City might want to consider. It can be expanded upon with additional subjects of interest to the community, as long as they relate to historic resources that can be documented. City staff and the stakeholders group discussed the question of timing at length, and concluded that the City should determine the prioritization of topics and timing on an ongoing basis rather than having a fixed schedule defined in this report. However, it is recommended that an attempt be made to complete one topic every year or two. At this time, the top priority is Health and Wellness due to current discussions regarding redevelopment or reuse of the Boulder Community Hospital site on North Broadway.

Addressing Historic Districts: As a result of its numerous survey and context projects, today Boulder has ten designated historic districts. These range in size from diminutive districts like Highland Lawn and Floral Park, to the much more extensive Mapleton Hill district. Other areas of Boulder, such as University Hill, Whittier and Grandview Terrace have been identified as potential districts. However, whereas numerous historic districts were being established throughout the nation just a few decades ago, the political climate has changed. Today it is exceedingly difficult in most communities to get sizable historic districts established because of often determined and noisy opposition from some owners who claim their property rights will be infringed upon.

Because of this challenge, a few alternative approaches to historic districts might be taken in Boulder in the coming years. First of all, work can continue within the existing districts to resurvey them as necessary and both update and enhance what is recorded about their historic buildings and other character features. Focused reconnaissance survey that would include field notes and photography, but not necessarily the completion of site forms, can also be employed to revise

district boundaries where they have been altered by attrition from non-historic changes. This could also result in the expansion of some districts to incorporate adjacent properties and areas that might have been left out.

Anytime a district is contemplated in any community, it is critical that preservation proponents first engage in substantial study of the area followed by active public education. Owners and residents must first be convinced that their properties are worthy of attention and preservation, and that the formation of a district will assist them in their efforts to retain not only the buildings themselves but also the many other features that make a district unique. Focused historic surveys and contexts are key to such education and encouragement.

At the present time and for the foreseeable future, the formation of historic districts has changed to focus upon smaller areas than in the past. For example, the majority of homeowners on a single block of 1920s bungalows or 1960s split-and bi-levels may decide that they would like to have that small area designated. First of all, it is unlikely that any historic district anywhere in the United States has ever been formed with one hundred percent buy-in from all of the property owners, so a majority will do. In addition, although there may be a handful of properties on that block that do not contribute to its overall eligibility; that alone should not prevent designation from moving forward.

The City of Boulder may want to consider supporting, and even proactively promoting, efforts to establish small districts, or what one might term micro-districts. Over time, that single designated block could be expanded into a district that covers a larger area. And successful efforts may attract others in the city to follow their lead. One area of Boulder where this might be possible is in University Hill, a very large residential area that probably merits the creation of a single historic district due to its remarkable architecture and history. However, because that is unlikely to be feasible, the City should look into whether there might be smaller pockets of homes that could be promoted as micro-districts and then encourage and assist those property owners who are interested and willing to move forward.

Educating and Engaging the Public: Although Boulder's preservation program has experienced great success and remains strong today, without public support this would not be the case. Key to encouraging and maintaining such support is the City's emphasis upon educating and engaging its citizenry. This includes creating and maintaining a culture of respect for the built environment and for those who are most closely tied to it as owners and residents. While public support may seem assured, it must be nurtured on an ongoing basis.

Sentiments about preservation will always ebb and flow in Boulder, and because of frustrations and misconceptions that arise from time to time, it is not guaranteed to remain strong and effective. This is why buy-in from the public has to be encouraged and citizens must be recruited and supported as preservation advocates. Due to the efforts of past and present city planners,

Landmarks Board members, professional preservation experts, and citizen advocates, much has been accomplished in this regard. But the City of Boulder will have to continue its efforts to ensure that the preservation program garners public support and is not undermined by apathy or controversy. It must remain a vital part of the City's fabric.

Because they are the face of preservation in the community, both planning staff and the Landmarks Board play a major role in public education and engagement. Much of this can be accomplished simply by doing whatever is possible to make sure that property owners and residents have a good experience and get the information and support they need whenever they interact with the City. Preservation is rooted in enhancing the quality of life of the community, and it should be treated as something positive and not just a regulatory roadblock. Citizens should be encouraged to get involved and plug into preservation in whatever way they might like.

In addition to meetings with planning staff and Landmarks Board hearings, a major part of the City's public outreach and education involves its website. Review of the website, in particular its preservation pages, shows that the City has treated this as an informative and visually interesting portal into local preservation. It seems to be kept up to date and provides visitors with links to various forms of useful information and support.

The community engagement page briefly mentions regulatory activities including the designation, design review and demolition processes as if they are ways that citizens can become involved. However, these are still primarily regulatory in nature and out of reach for most people. The page also discusses special events, the Structures of Merit program, and neighborhood activities, and provides a schedule of preservation events. At this time, this page exhibits the basic functions of education and engagement but could use some attention to make it more informative, interactive, and supportive.

Another page on the preservation site covers the topics of surveys and contexts. This provides links to Boulder's documents, which are a great source of public information. However, one primary thing needs to be corrected. Specifically, a number of the documents were poorly scanned years ago and need to be rescanned at higher resolutions so they are more readable. In addition, some of the survey project reports are missing every other page. These also need to be rescanned and reposted to the site. All of these documents are also available on the website of the Carnegie Branch Library, so that anyone searching in either place can easily locate them. Student interns might be tasked with taking care of this, as well as making sure that Boulder's survey materials are all posted to History Colorado's COMPASS website, which is used by preservation consultants and professionals as a major research source.

Planning staff might want to more actively promote the availability of survey and context documents to the public to make sure they are known to exist. One

method of getting the word out is through neighborhood associations, for example with presentations made during Neighborhood Night Out events. Preservation Month would also be a good time to promote and distribute survey and context documents. When a survey or resurvey takes place, each owner should be provided with a copy of the site form for his or her property. These and other activities will ensure the documents are distributed beyond the file cabinets of the planning department. During the course of a survey or context project, it might also help to develop a Facebook page for the area or topic under study, where regular updates might be posted and conversation can occur.

Finally, the City of Boulder can provide training sessions to encourage the public to get involved with survey projects. While the services of non-professionals might not be applied to the more complex areas of survey, they can be trained to conduct basic archival research and photograph sites. Other tasks might also be identified that could help both the consultants and city staff with their work. Without too much effort, this would encourage advocacy in the community and strengthen Boulder's preservation program for years to come.