



Land Use

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Mailing Address: P.O. Box 471 • Boulder, Colorado 80306 • www.bouldercounty.org

HISTORIC PRESERVATION ADVISORY BOARD

Thursday, August 2, 2018 – 6:00 p.m.

Commissioners Hearing Room
Third Floor of the Boulder County Courthouse

AGENDA

1. Citizen participation for items not otherwise on the agenda
2. Approval of minutes from previous meetings
3. Building Permit Reviews for Structures 50 Years of Age and Older
4. Landmarks:
 - a. **Docket HP-18-0007: Spackman-Corruccini House**

Request:	Boulder County Historic Landmark Designation of the residence.
Location:	785 Flagstaff Road, in Section 36, Township 1N, Range 71W of the 6th Principal Meridian.
Zoning:	Forestry (F)
Owner/	
Applicant:	ELIPHYL LLC
Agent:	Michael Folwell
5. Other Business



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BOULDER COUNTY HISTORIC PRESERVATION ADVISORY BOARD

MINUTES

July 12, 2018

6:00 PM

Hearing Room, Third Floor,
County Courthouse, Boulder

DRAFT DRAFT DRAFT DRAFT DRAFT DRAFT

On Thursday, June 12, 2018, the Boulder County Historic Preservation Advisory Board held a regular meeting, convening at 6:02 p.m. and adjourning at 7:16 p.m.

Board Members Present: Jim Burrus - chair, Ilona Dotterer, Marissa Ferreira, Chuck Gray, Stan Nilson, Rosslyn Scamehorn, Jason Emery, Caitlin McKenna and George Schusler

Board Members Excused: None

Staff Present: Denise Grimm, Angela Gaudette, Nicole Wobus, Sinead O'Dwyer, Charlene Collazzi, Land Use
Carol Beam, Parks and Open Space
Kathy Parker, County Attorney

Interested Others: 6

1. CITIZEN PARTICIPATION

None.

2. MINUTES

Approval of the June 7, 2018 Historic Preservation Advisory Board Minutes:

MOTION: Rosslyn Scamehorn **MOVED** to approve the June 7, 2018 minutes as submitted.

SECOND: George Schusler

VOTE: Motion PASSED unanimously

Vote missed by Stanley Nilson who arrived shortly thereafter at 6:17pm.

3. BUILDING PERMIT REVIEWS FOR STRUCTURES 50 YEARS & OLDER

None.

4. LANDMARKS

a. Docket HP-18-0006: Eldorado Springs Resort

Request:	Boulder County Historic Landmark Designation of the historic resort complex
Location:	255 Artesian Drive (Parcels 157925406018, 157925414028, and 157925400019), on the north side of Artesian Drive approximately 3 miles west from the intersection of SH170 and SH93, in Section 25, Township 1S, Range 71W in the 6th Principal Meridian.
Zoning:	Agricultural (A), Business (B), Estate Residential (ER), and Forestry (F) Zoning Districts
Owner/ Applicant:	Eldorado Artesian Springs, Inc.

Staff member, Denise Grimm, gave the presentation. An application for landmark designation of the Eldorado Springs Resort has been submitted by the owners, Eldorado Artesian Springs, Inc. The landmark application includes a request to landmark a site area (1.5 acres) encompassing the historic building complex north of the creek. The nine contributing buildings include the ballroom, spring house, office/apartment building, annex building, pool office, ticket office, picnic area between the pool and creek, pool, and picnic area shelter. Noncontributing features include closed in area of upper deck, portion to the east of the enclosed upper deck area with structural failure occurring, locker rooms, two well sheds and a foot bridge and gazebo not within the landmarked area.

In 1904 Frank D. Fowler, a Denver businessman, and associates (Messrs. Garner, Stockton, Sprague and Ghost) purchased around 380 acres of land from George Taylor and established the Moffat Lakes Resort Company.

They built pools, a hotel, and patrons could enjoy burro rides, a stocked trout pool, a sandy beach, picnic pavilions, and "crazy stairs" leading up the mountain side, and hiking trails leading to dramatic viewpoints.

The resort drew celebrities such as Douglas Fairbanks and Mary Pickford, W. C. Fields, and Jimmy Durante. The Glenn Miller Orchestra played at the resort and Dwight and Mamie Eisenhower honeymooned here.

The resort saw numerous disasters over the years. In 1924 the hotel burned and in 1929 a fire destroyed the dance hall, six adjacent concession buildings, the locker rooms, laundry room, and various private cabins. However, within five months, the resort buildings were reconstructed, at which time they took on their present Art Deco appearance.

Fires in the 1930s destroyed two other dance halls and the ice house, which were not rebuilt. In 1938 a massive flood undermined the foundation of the ballroom and southern observation deck causing them to collapse. The flood also washed out roads and bridges, cabins, and the resort locker rooms. The ballroom and associated structures were repaired; however a large collapsed parapet above the main entrance of the ballroom was not reconstructed. WPA workers were reportedly employed to build a large stone retaining wall (still visible today) along the banks of the creek to prevent future damage.

The following year, in 1939, the New Eldorado hotel burned down. A 1958 fire destroyed the resort bath house, pool office, and men's locker room. The current locker rooms were built to replace these shortly after. The north deck, but the roof has been removed.

Jack and Mabel Fowler continued operating the resort donated "R&R" time to soldiers from Fort Logan during WWII. In 1959, the Fowlers, along with their son Bill reformed the resort into the Eldorado Springs Canyon Club, a private club, symbolizing the end of an era in the resort's history.

Beginning in the 1960s, Eldorado began a slow shift from a seasonal resort community to a popular rock climbing destination and year-round residential community. The lodging uses had ceased but the pool remained.

In 1978, the Colorado State Parks purchased approximately 1,400 acres from the Fowlers, creating what is now Eldorado Canyon State Park. The Fowlers retained their water rights and all buildings associated with the resort until 1983, at which time they sold these assets to Doug Larson, Jeremy Martin, and Kevin Sipple who presently own and operate the property as Eldorado Artesian Springs, Inc. The company bottles and distributes Eldorado Natural Spring Water and continues to operate the pool and manage the remaining resort buildings.

In recent months we have approved proposed alterations and renovation of the ballroom, the observation deck and replacement of the locker rooms and removal of features beyond repair.

SIGNIFICANCE

The Eldorado Springs Resort qualifies for landmark designation under Criteria 1, 3, 4 and 7.

Criteria 15-501(A)(1) The character, interest, or value of the proposed landmark is part of the development, heritage, or cultural characteristics of the county;

“as a symbol of the historic landscape of recreation in Boulder County.”

Criteria 15-501(A)(3) the identification of the proposed landmark with a person or persons significantly contributing to the local, county, state, or national history;

“their association with Frank P. Fowler, who was the driving force behind the establishment of Eldorado Springs as an early twentieth century vacation destination, and whose family owned the resort until 1983.”

Criteria 15-501(A)(4) The proposed landmark is an embodiment of the distinguishing characteristics of an architectural style valuable for the study of a period, type, method of construction, or the use of indigenous materials;

“because the complex is one of eight recorded buildings in Boulder County constructed in the Art Deco style, and is probably the only Art Deco building in the county that is not in an urban setting.”

Criteria 15-501(A)(7) the proposed landmark is an example of either architectural or structural innovation;

“the ballroom and pool complex represent, by virtue of their style and size in a context that is so at odds with such overt man-made spectacle, a clear example of architectural innovation.”

RECOMMENDATION

Staff recommends that the Historic Preservation Advisory Board APPROVE and recommend that the BOCC approve **Docket HP-18-0006: Eldorado Springs Resort** under Criteria 1, 3, 4 and 7, subject to the following conditions:

1. Alteration of any exterior feature of the landmarked structures or construction within the site area will require review and approval of a Certificate of Appropriateness (CA) by Boulder County (note: applicable county review processes, including but not limited to Site Plan Review, may be required), except for those projects previously approved by HPAB.
2. Regular maintenance which prolongs the life of the landmark, using original materials or materials that replicate the original materials, will not require review for a Certificate of Appropriateness, provided the Land Use Director has determined that the repair is minor in nature and will not damage any existing architectural features. Emergency repairs, which are temporary in nature, will not require review (note: Depending on the type of work, a building permit may still be required.)

OPEN PUBLIC COMMENT

- None

CLOSE PUBLIC COMMENT

MOTION: George Schusler MOVED that HPAB APPROVE and recommended that the Board of County Commissioners APPROVE **Docket HP-18-0006: Eldorado Springs Resort.**

SECOND: Charles Gray

VOTE: Motion PASSED unanimously

5. CERTIFICATE OF APPROPRIATENESS

Docket CA-18-0013: Hornbaker Residence – Addition

Request: New foundation, new siding, new windows, new doors, and a one-story 1,996-square-foot addition.

Location: The property is located at 471 Franklin Street in Niwot, in Section 25, Township 2N, Range 70W of the 6th Principal Meridian.

Zoning: Niwot Rural Community District II (NRCDII)

Owner/Applicant: 471 LLC, Laurence Verbeck

Staff member, Sinead O'Dwyer, gave the presentation to determine if the proposal meets the criteria for a Certificate of Appropriateness.

The Hornbaker Residence and outhouse were landmarked in 2010. The residence and outhouse were built in 1907 and was once owned by Doyle Hornbaker who was the owner, editor and publisher of the Niwot Tribune from 1946 until 1958. The house retains a high level of integrity in the Classic Cottage style.

The historic house is about 644 square feet in size and the current owner, Laurence Verbeck, is proposing a renovation for the house including a new foundation, new siding, new windows, new doors, a detached garage, and a one-story 1,996-square-foot addition.

The property went through a Subdivision Exemption (SE) in 2009 and was split from the vacant lot behind it. The SE was approved with conditions that restricted the vacant parcel to a 1,600 square feet above-grade size limitation for future development and required that the parcel with the historic house (the subject property) be landmarked. The SE did not place a size limitation on the Hornbaker Residence parcel but did ensure that any future proposals would need Historic Preservation Advisory Board (HPAB) approval.

CRITERIA FOR APPROVAL OF ALTERATIONS REQUESTED UNDER A CA

In considering the application for a Certificate of Appropriateness, the following criteria shall be considered:

- 1) The proposed alterations do not destroy or substantially impair the historic significance of the structure, site, or district.*
- 2) Every reasonable effort shall be made to ensure that the proposed alteration preserves, enhances, or restores the significant architectural features which are important to the designated historic landmark.*
- 3) The proposed architectural style, arrangement, texture, color, and materials are compatible with the character of the historic landmark.*

RECOMMENDATION

Staff finds the retention of the house and restoration of the original structure are positive steps in maintaining the landmark. The applicant has indicated that the previously approved renovations to the existing residence are proposed as part of this application. The Board previously approved the following renovations: lap siding of the original size, replacement double hung wooden windows of the same size as existing, replacement foundation, and replacement doors. As noted in the previous approval, all materials would need to be approved prior to building permit issuance. The applicant did not provide any information on the Landmarked outhouse. If demolition or alteration to the outhouse is proposed, those changes would require a certificate of authenticity and approval by HPAB.

Staff has determined that the proposed addition substantially impairs the historic significance of the site. The size and massing of the proposed addition are significantly larger than the existing structure and overshadow the historic house. Staff is also concerned that the new development on the Franklin Street side extends beyond the façade of the historic structure toward Franklin. The length and protrusion of the addition along Franklin further impair the historic resource by making the historic structures visually subordinate to the addition. Staff finds that decreasing length of the facade, and pushing the new development further back from Franklin Street would reduce the overall impression

and be more compatible with the character of the historic landmark.

Therefore, staff recommends denial of the current proposal. A supportable application might include a reduction in length of the addition to 42 feet along Franklin, and a further setback from the property line along Franklin, to be more in line with the existing residence. A similar proposal to this application was reviewed by this Board in 2014. The project went through a number of revisions based on similar concerns, as those stated above, and the project was able to gain approval by addressing the concerns.

OPEN PUBLIC COMMENT

- Maryann Hoffman-Ting, 177 5th Avenue, Niwot
- Margo Leach, 1420 Renaissance Drive, Apartment L208, Longmont 80503
- Helen Doramatz-Ting, 177 5th Avenue, Niwot

CLOSE PUBLIC COMMENT

MOTION: Rosslyn Scamehorn MOVED that HPAB TABLE Docket CA-18-0013: Hornbaker House in order to obtain more information regarding materials and size of addition, and for the appearance of the applicant to answer questions from the Board.

SECOND: None

VOTE: Motion FAILED

MOTION: Ilona Dotterer MOVED that HPAB DENY Docket CA-18-0013: Hornbaker House. We also find that this is a new request for a certificate of appropriateness

SECOND: Stanley Nilson

RECOMMENDATION: Ilona Dotterer added that HPAB may consider the request if the applicant provides a proposal which reduces the length of the addition to 42 feet and a further setback from the property line along Franklin, to be more in line with the existing residence.

VOTE: Motion PASSED unanimously

6. OTHER BUSINESS

None.

7. ADJOURNED

The Boulder County Historic Preservation Advisory Board meeting was adjourned at 7:16 p.m.

Detailed information regarding the docket items, including maps and legal descriptions are available for public use at the Land Use Department, 13th and Spruce, Boulder, CO 303-441-3930.



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HISTORIC PRESERVATION ADVISORY BOARD

Thursday, August 2, 2018 – 6:00 p.m.

Third Floor Hearing Room,
Boulder County Courthouse

PUBLIC HEARING

STAFF PLANNER: Denise Grimm

STAFF RECOMMENDATION RE:

Docket HP-18-0007: Spackman-Corruccini House

Request:	Boulder County Historic Landmark Designation of the residence
Location:	785 Flagstaff Road, in Section 36, Township 1N, Range 71W of the 6th Principal Meridian
Zoning:	Forestry (F)
Applicant:	ELIPHYL LLC
Agent:	Michael Folwell

PURPOSE

To determine if the nominated property qualifies for landmark designation, determine if the landmark application is complete, and formulate recommendations for the Board of County Commissioners.

BACKGROUND

An application for landmark designation of the house has been submitted by Michael Folwell, the agent for the owners, ELIPHYL LLC. The application is for the original residence and the retaining wall and does not include the site.

The house dates to 1951 and was designed by lauded local architect James M. Hunter. Hunter came to Boulder in 1936 to work for Glen H. Huntington, the architect of the courthouse. Hunter went on to design several prominent buildings in Boulder including the original wing of the Boulder Public Library, the Boulder Municipal Building, and the Masonic Lodge which is the new Museum of Boulder. Hunter was also an architect and planner for several college campuses including CSU, and he helped create the architecture program at CU.

The house was built in the Usonian architectural style, a style created by Frank Lloyd Wright in the 1930s. Several of the characteristics of the Usonian Style are found in the Spackman-Corruccini House including a close relationship with the environment, a flat roof, large eaves, natural-appearing wood, stone used outside and continuing inside, and ribbon windows.

The house was commissioned by William and Mary Spackman. Mr. Spackman was a CU professor of the classics who went on to publish five novels. The second owners of the house, Robert and

Mildred Corruccini, owned it for 58 years. Mr. Corruccini was a physicist at the National Bureau of Standards for nearly 30 years. The Spackmans and the Corruccinis exemplify the type of owners who supported the Modern architectural movement in Boulder and allowed it to flourish.

The house appears to have had at least two additions. An enclosed porch was added to the south side of the house, and a larger 2-story addition was added to the north end of the front façade which obstructed the view of the stone chimney and added a small garage behind the stone retaining wall.

On May 1, 2014, HPAB did a preliminary review of the house and unanimously agreed that should a landmark application be submitted, the house should be considered eligible for landmark status. Between 2014 and 2017, several different proposals for the property were reviewed by both HPAB and staff. On December 6, 2017, a subcommittee of HPAB approved a proposal for the removal of the 2nd-floor addition on the northeast corner of the house, the removal of the enclosed-porch addition, a reconfiguration of the garage addition, and a new addition of 3,132 sqft. The approved design was supportable because it retained the most important elements of the original James Hunter design which include the overhang unobstructed by the addition, and the stone wall. A Site Plan Review that exceeded the size presumption for the property was consequently approved with a condition that the original house be landmarked.

SIGNIFICANCE

The residence qualifies for landmark designation under Criteria 1, 4 and 5.

Criteria 15-501(A)(1) The character, interest, or value of the proposed landmark as part of the development, heritage, or cultural characteristics of the county;

The owners of the house create a significant example of the development of the Modern movement in the Boulder area, as CU professors and scientists were directly related to its rise and sustainability; its owners being novelist and CU professor, William M. Spackman and physicist, Robert J. Corruccini.

Criteria 15-501(A)(4) The proposed landmark is an embodiment of the distinguishing characteristics of an architectural style valuable for the study of a period, type, method of construction, or the use of indigenous materials;

The structure is significant as an example of the Usonian style.

Criteria 15-501(A)(5) The proposed landmark as identification of the work of an architect, landscape architect, or master builder whose work has influenced development in the county, state, or nation;

The structure is significant because it was designed by one of the “masters of local Modernism,” James M. Hunter.

RECOMMENDATION

Staff recommends that the Historic Preservation Advisory Board APPROVE and recommend that the BOCC approve **Docket HP-18-0007: Spackman-Corruccini House** under Criteria 1, 4 and 5 and subject to the following conditions:

1. Alteration of any exterior feature of the structure will require review and approval of a Certificate of Appropriateness (CA) by Boulder County (note: applicable county review processes, including but not limited to Site Plan Review, may be required).

Review of the current proposed addition approved through SPR-18-0022 does not need a CA as it has already been considered and approved by HPAB.

2. Regular maintenance which prolongs the life of the landmark, using original materials or materials that replicate the original materials, will not require review for a Certificate of Appropriateness, provided the Land Use Director has determined that the repair is minor in nature and will not damage any existing architectural features. Emergency repairs, which are temporary in nature, will not require review (note: Depending on the type of work, a building permit may still be required.)



Boulder County Land Use Department

2045 13th Street, Boulder, CO 80302 303-441-3930 www.bouldercounty.org/lu

Land Use PreApplication Map: Vicinity

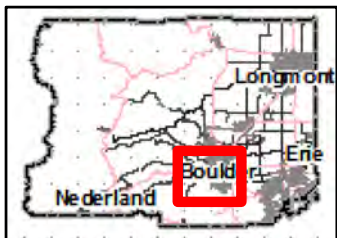
785 Flagstaff

Legend

- Subject Property
- Intermittent Stream
- Perennial Stream
- Municipalities
- Subdivisions

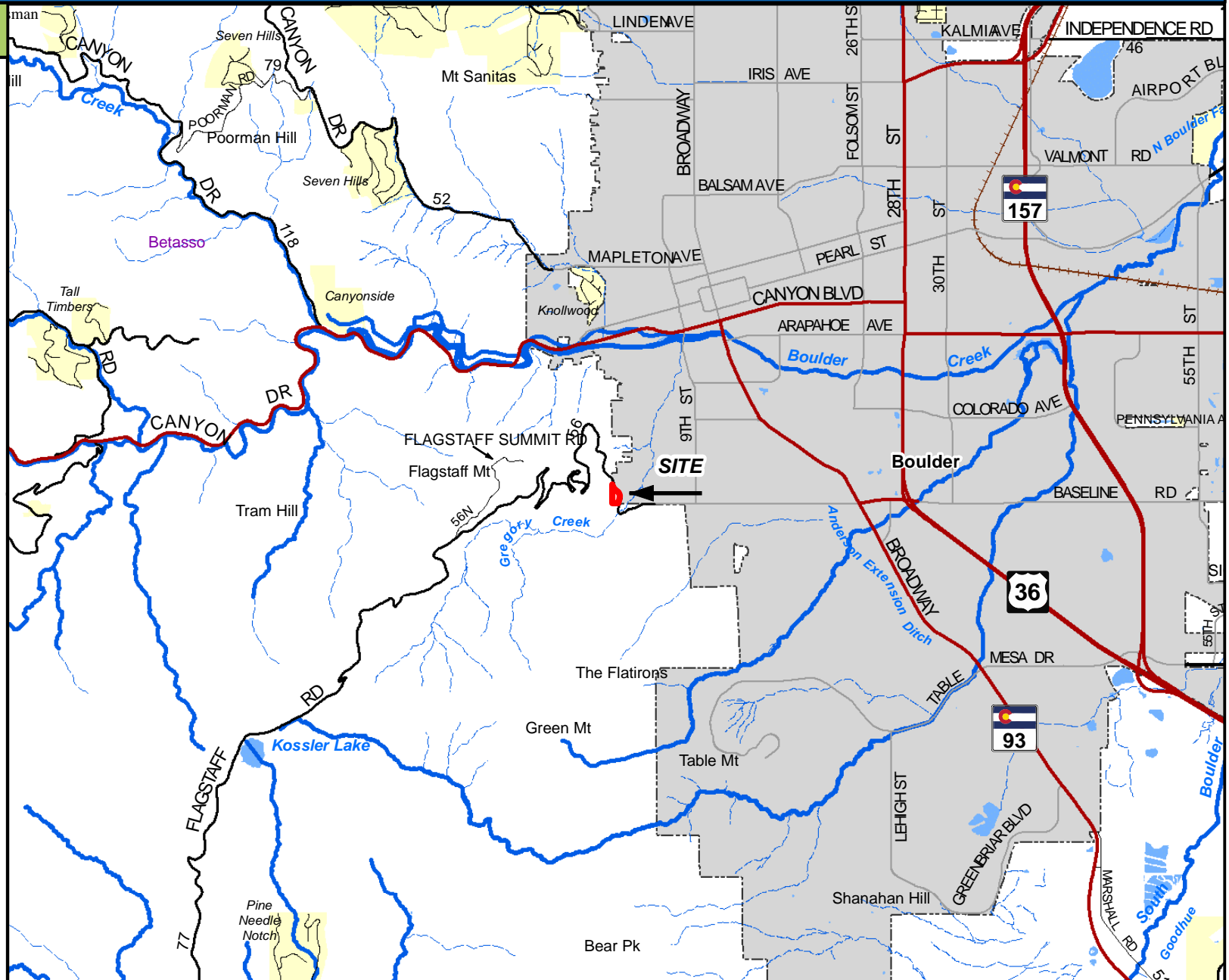


Area of Detail Date: 11/15/2017






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joryan



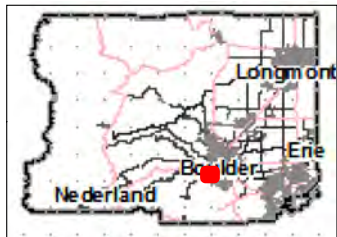


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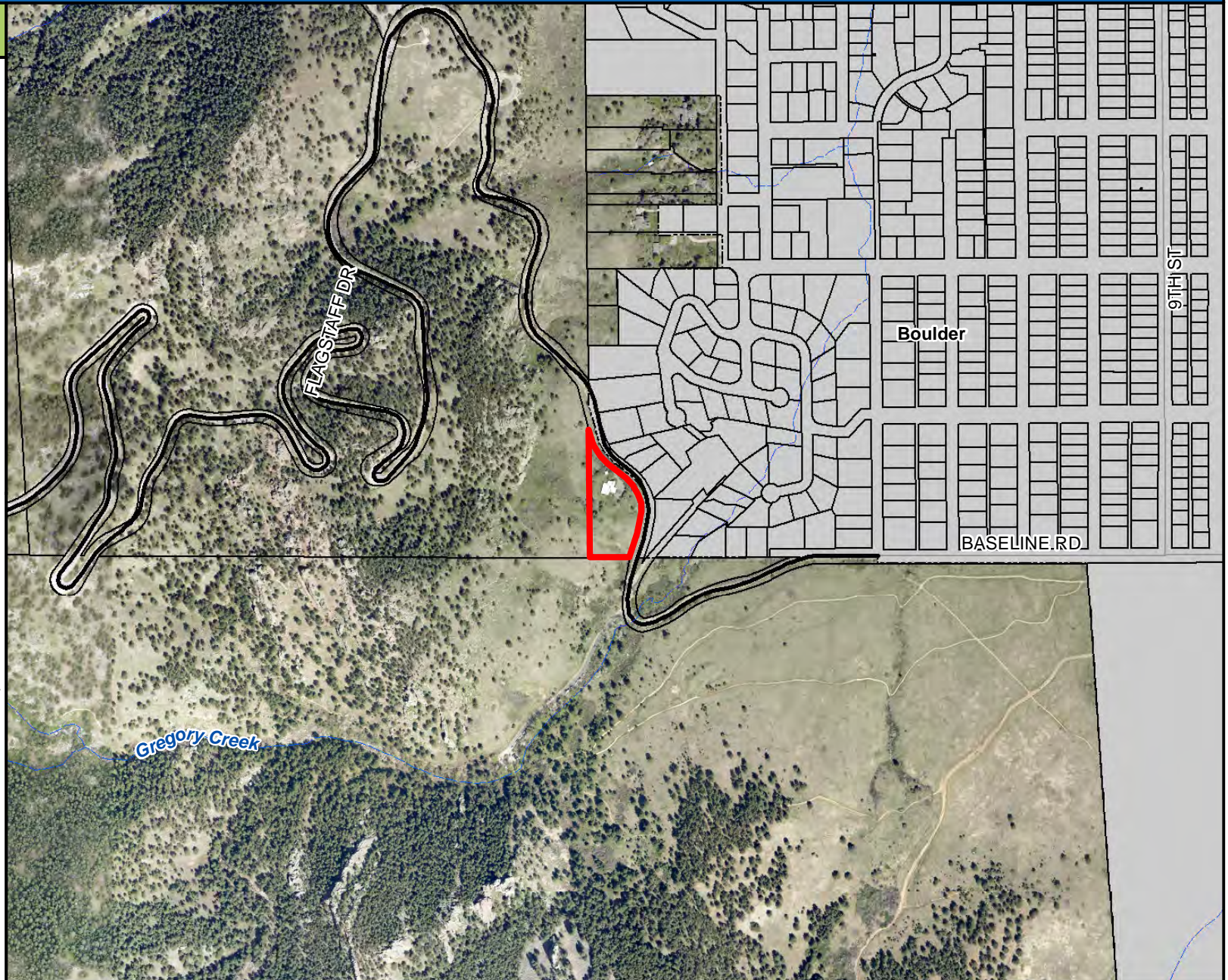
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-  Intermittent Stream

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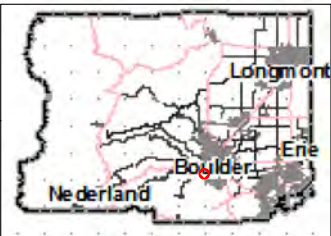


Legend

-  Subject Property
-  Municipalities
-  Intermittent Stream



Area of Detail Date: 11/15/2017



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Boulder County Land Use Department
Annex Building - 13th and Spruce Streets - Boulder
PO Box 471 - Boulder, CO 80306
(303) 441-3930, phone (303) 441-4856, fax

BOULDER COUNTY HISTORIC LANDMARK NOMINATION FORM

1. Name of Property

Historic Name: *Spackman-Corruccini House*

Historical Narrative: (See Continuation Sheet – Section 1)

2. Location

Address(s): *785 Flagstaff Road, Boulder Colorado 80302*

3. Classification

Property Ownership: _____Public ☒ Private _____Other

Category of Property: ☒ Structure _____Site _____District

Number of Resources Within the Property (sites and districts only):

ONE Contributing Resources _____Non-contributing Resources

Narrative Describing Classification of Resources:

4. Function or Use

Historic Functions: *Mid-century Modern Style Single Family Home*

Current Functions: *Vacant single family residence*

5. Project Description

Narrative Describing Resource and Applicant Proposal:
(See Continuation Sheet – Section 2)

6. Statement of Significance

Boulder County Criteria for Designation (*check all that apply*):

- ☒ the character, interest, or value of the proposed landmark as part of the development, heritage, or cultural characteristics of the county;
- ☐ proposed landmark as a location of a significant local, county, state, or national event;
- ☐ the identification of the proposed landmark with a person or persons significantly contributing to the local, county, state, or national history;
- ☒ the proposed landmark as an embodiment of the distinguishing characteristics of an architectural style valuable for the study of a period, type, method of construction, or the use of indigenous materials;
- ☒ the proposed landmark as identification of the work of an architect, landscape architect, or master builder whose work has influenced development in the county, state, or nation;
- ☐ the proposed landmark's archaeological significance;
- ☐ the proposed landmark as an example of either architectural or structural innovation; and
- ☐ the relationship of the proposed landmark to other distinctive structures, districts, or sites which would also be determined to be of historic significance

Areas of Significance:

The structure qualifies for landmark designation under Criteria 1, 4 and 5.

Criteria 15-501(A)(1) The character, interest, or value of the proposed landmark as part of the development, heritage, or cultural characteristics of the county;

The owners of the house create a significant example of the development of the Modern movement in the Boulder area, as CU professors and scientists were directly related to its rise and sustainability; its owners being novelist and CU professor, William M. Spackman and physicist, Robert J. Corruccini.

Criteria 15-501(A)(4) The proposed landmark is an embodiment of the distinguishing characteristics of an architectural style valuable for the study of a period, type, method of construction, or the use of indigenous materials;

The structure is significant because it is an example of the Usonian style.

Criteria 15-501(A)(5) The proposed landmark as identification of the work of an architect, landscape architect, or master builder whose work has influenced development in the county, state, or nation;

The structure is significant because it was designed by one of the “masters of local Modernism,” James M. Hunter.

Period of Significance: 1951 -1953

Significant Dates:

1951 House Commissioned and Built
1953 Robert Corruccini moves in
2014 Robert Corruccini dies

Significant Persons:

Architect Jim Hunter
William M and Mary A Spackman
Robert and Mildred Corruccini.

7. Bibliographical References

Provided by Boulder County Planner Jessica Fasick

8. Geographical Data

Legal Description of Property: *See Attached Improvement Location Certificate*

Boundary Description: *At the immediate edge of the original structure and retaining wall. See exhibit.*

Boundary Justification: *Residence, not the site is historic*

9. Property Owner(s)

Name: EliPhyl LLC, Manager Signature: 

Address: 1050 Walnut Street, Suite 219
Boulder CO, 80302

Date: 07.16.2018

Phone: 303-859-3534

E-Mail: jason@foundrygroup.com

10. Form Prepared By:

Name: Studio B Architects

Address: 3550 Frontier Ave, Unit A-2, Boulder Co 80301

Phone: 720.227.0098

E-Mail: folwell@studiobarchitects.net

11. Photos, Maps, and Site Plan

See Graphic Appendix

12. Continuation Sheet – Section 1 – Historical Narrative

Historical Narrative:

The Spackman Years: 1951 - 1953

The 1951 house was commissioned by William M and Mary A Spackman and designed by James M Hunter. In 1941, James Hunter had designed a house for the couple and their family at 770 Circle Drive just down the hill from the Flagstaff house. This new house was designed to be smaller since the Spackman's children were now grown. William Spackman was born in 1905 in Coatesville, Pennsylvania.

He went to Princeton as an undergrad and while a student had several poems published in the fledgling magazine The New Yorker. Spackman was reportedly removed as editor of Princeton's Nassau Literary Magazine after the school's president had to stop an edition that contained the "most sacrilegious and obscene articles." The president went on to say, "I understand that he has been reading a good deal of James Joyce's 'Ulysses' and T. S. Eliot and other of the modernists in literature. He has evidently been well soaked in this type of literature and has tried to go the writers one better."

After graduating from Princeton in 1927, Spackman was a Rhodes Scholar and studied three years at Oxford during which time he married Mary Ann Matthews. He taught classics at New York University before returning to Princeton for graduate work in classics in 1932. He then worked with two public relations firms in New York in the mid-1930s. Mr. and Mrs. Spackman and their three children moved to Boulder in 1939, reportedly for Mary Ann's health, and soon thereafter Mr. Spackman became the director and producer of the University of Colorado Boulder's (CU) radio programs.

During this busy time, he also finished a 10-month fellowship through Columbia University researching "techniques of measuring reactions to radio programs." He attended Navy Language School for Russian at the university in the early 40s, and, after military service, he became faculty of the classics department at CU and assistant professor in 1948. In 1949 while on sabbatical in France Spackman wrote his first novel "Heyday," which was published in 1953, while the Spackman's were living in the house at 785 Flagstaff. It was about the "saga of the class of 1927 [of Princeton] tumbled out of college into the New York scramble for success, security and love."

Shortly after it was published, the Spackmans returned to Princeton where Mr. Spackman focused on writing and dabbled in architecture in which he designed and had built two Queen Annes. Spackman went on to write four more novels --- An Armful of Warm Girl, As I Sauntered Out, on Mid-Century Morning, A Difference in Design, and A Little Decorum. Mary Ann Spackman died in 1978, and Mr. Spackman remarried in

1979 to Laurice Khairallah. In 1984, Spackman was awarded the Harold D Vursell Memorial Award from the American Academy and Institute of Arts and Letters. The next year, in 1985, he was given the University Medal from CU. William M Spackman died in 1990. Although they commissioned the house, the Spackmans had only lived in 785 Flagstaff for a couple of years before returning to the East Coast.

The Corruccini Years: 1953 - 2014

In December 1953, sometime around when the Spackmans relocated, the house appeared in *Progressive Architecture* in its "the architect and his community" series piece on James M Hunter. A floor plan and a few pictures accompanied the short article. The house was rented out for a few more years before it was purchased in 1956 by Robert and Mildred Corruccini.

Robert Joe Corruccini was born in 1917 in Fremont, Nebraska, and Mildred (née Witham) Corruccini was born in 1915 in Minot, North Dakota. The couple married in 1941. Mildred received an undergraduate degree from Minot State University, a Masters from Oregon State University, and a teaching certificate from the University of Colorado. She taught school in both North Dakota and Colorado. Robert received his undergraduate degree from Reed College in Portland and a Masters from Oregon State University.

While in Oregon, he is believed to have been the first to climb the Reid Glacier Headwall route of Mount Hood (1938). Robert received a PhD in Physical Chemistry from the University of Illinois Champaign - Urbana in 1942 while concurrently being a Research Fellow. He then taught chemistry at Oregon State College from 1942 until 1944 when the family moved to Washington, DC, for Robert to work at the National Bureau of Standards (NBS). While in DC, he co-designed "an improved calorimeter for determining the thermal properties of materials such as metals and ceramics at high temperatures." His work while the supervisor of the Pyrometry Lab became incorporated into the International Practical Temperature Scale.

In 1953 Robert transferred to the Cryogenic Engineering Laboratory at the NBS campus in Boulder and soon thereafter became the chief of the Properties of Materials Section. In the 1960s he performed research on "liquid hydrogen fuel for the Saturn V rocket program that carried astronauts into space."

Mr. Corruccini eventually moved into administrator roles and then finally retired from NBS in 1972. Mildred Corruccini died in February of 2013 and Robert Corruccini died in January of 2014. While they continued to own 785 Flagstaff, they had both moved into the Carillon at Boulder Creek retirement community. Robert and Mildred had three children --- Linton, who is a professor of physics at the University of California Davis; Jo Ann, who lives in Nevada; and Robert Jr., who is a professor of biological anthropology at Southern Illinois University and briefly taught at CU.

13. Continuation Sheet – Section 2 – Narrative Describing Building

Narrative Describing Resource

General architectural description: The house is situated so that its entrance façade faces southeast and the house tucks into the foothills above Boulder. It has two stories but the bottom floor serves mainly as the entrance, storage and the garage and may be referred to as a walk-out basement. The roof over the living room is under a sloping roof that slopes up at an approximate 2:12 slope to the East providing tall glass windows on the East. The house is encircled with wide eaves with dark brown –painted soffits. The entrance is protected by a supported overhang of the second story that creates a porte cochere. The overhang is supported by two steel columns that are painted dark brown.

The entrance door is solid wood and painted dark brown and is symmetrical under the overhang with a window opening of the same width. The window opening, which may not be original, has a solid window over what appears to be a hopper window with two lights. Beneath the windows is a kick plate area with horizontal siding painted dark brown. The rest of the first floor façade is faced in polygonal un-coursed Colorado sandstone. The stone extends beyond the south side of the first floor and becomes a retaining wall for a small yard above. When first constructed, the stone also extended to the north side of the first floor; however, at an unknown date an addition was apparently added to the second floor which now sits on top of the stone wall. What was originally that retaining wall to the north now serves as the exterior wall of a one-car garage opening on the north end of the house.

The façade of the second story or main floor of the residence is clad in windows and cherry-stained horizontal wood siding. The overhang has five windows on the front, each with a transom light over a light of double the size, none of which appear to be functioning. All five windows have exterior mechanized window shades above them. The south side of the overhang has no windows while the north side has three windows, two similar to the ones on the front and the third window on the west side a double casement window. The transoms above all three of these windows are trapezoidal with the east side of each increasing in size as the roof of the overhang angles slightly upward. Continuing north along the façade is one double casement window then a ribbon of three matching single-pane windows. All four of these windows also have the mechanized window shades. This north end of the façade also has cherry-stained horizontal wood siding. Around the corner on the north side of house another ribbon of windows appears on the second story or main floor with five single-pane windows interrupted by a door and then one more matching window. The same siding continues on this side.

The east end of the north façade is two stories with a small garage opening on the bottom before the structure backs into the hill and is no longer two stories. The garage

door is an accordion style with three divisions and all painted dark brown. The polygonal uncoursed stone continues on both sides of the doors. Steep exterior stone steps are located in the landscaping go up to a yard on the same level as the main floor. Past the door and last window, the house steps back a few feet and has two or three more windows before it turns again to the west where a few more windows exist.

The west façade, or the back of the house, has at least eight large windows but it isn't clear if they are functional or not. The cherry-stained siding continues. A coursed sandstone-veneer chimney with two metal chimney caps can clearly be seen from the backyard punctuating the center of the nearly flat roof. The south façade also has several windows, several of which appear to be casement. Historically, after the few windows on the west end of the south side, the house stepped back a few feet and then the wall continued all the way to the end of the overhang on the front façade.

At an unknown date, a screened porch was added to enclose the porch where the house stepped back on the South side of the structure. The porch has a door to the exterior. After the porch addition, the house steps back and continues along that south side. It has a ribbon of four windows before it reaches the overhang, which, as described above, is only clad in the same cherry stained wood siding and has no windows. Overall, the exterior of the house appears to be in good condition. Other than a couple of possible woodpecker holes, the wood siding appears sound. The stone seems to be in excellent condition.

13. Continuation Sheet – Section 3 – Statement of Significance

Narrative Describing Statement of Significance:

The Spackman-Corruccini House is significant as an example of Modern architecture in Boulder County. The house is significant as an example of the Usonian Style created by Frank Lloyd Wright in the 1930s. Several of the characteristics of the Usonian Style are found in the Spackman-Corruccini House including a close relationship with the environment, a flat roof, large eaves, natural-appearing wood, stone used outside and continuing inside, and ribbon windows.

The Spackman-Corruccini House is significant because it was designed by James M. Hunter. Hunter was one of a handful of architects referred to as "masters of local Modernism" by the Historic Context and Survey of Modern Architecture in Boulder, Colorado 1947-1977. He was born in Omaha, NE in 1908 and studied architecture at both Iowa State University and the University of Illinois before he came to Boulder in 1936 to work for Glen H. Huntington. By 1940, the men had teamed up with Harold Stuart Jones to create Huntington, Jones and Hunter.

While with the team, Hunter designed the eight houses at Floral Park, a block of houses in the lower Chautauqua neighborhood of Boulder considered to be the first planned-unit development in the state. The houses all shared their backyards and an eight-bay garage. The entire block is an historic district with the City of Boulder.

After serving in the Navy during World War II, Hunter established his own firm in 1945. He was an architect and planner for several college campuses including what is now known as Colorado State University (CSU), Regis College in Denver, and Fort Lewis College in Durango, and he was on the advisory board that helped create the architecture program at the University of Colorado Boulder. Hunter designed several prominent contributions to Boulder's architecture including the original Boulder Public Library, the Boulder Municipal Building, Baseline Junior High School, the Masonic Lodge at Pine and Broadway, and the Colorado Insurance Building at Walnut and 14th.

At least three of Boulder's other "masters of local Modernism" --- Charles Haertling, Tician Papachristou and Hobart Wagoner --- first worked for James Hunter before establishing their names in architecture. Although Hunter is mainly known for his civic and academic buildings, another residence, the Nelson House, on Baseline has been recognized for its significance and is on the Colorado State Register of Historic Places. Hunter also collaborated with solar design pioneer George Löf on two of his houses, the first in Boulder and the second in Denver. Hunter retired in 1973, died in 1983, and is interred in another building that he designed --- the Danforth Chapel on the CSU campus.

The Spackman-Corruccini House is significant as contributing to Social History because it was commissioned by William M and Mary A Spackman and later occupied for decades by Robert and Mildred Corruccini. William Spackman was a professor of classics at the University of Colorado (CU) and a novelist with five published books. Robert Corruccini was a physicist and administrator at the National Bureau of Standards (NBS) for thirty years.

The quantity and quality of Modern architecture constructed on the Front Range of Colorado, particularly in the Boulder area, was directly correlated to the presence of the University of Colorado and the "clean industry" that Boulder chose to attract. The Boulder area was at the forefront of engineering and technology with leaders in aerospace and computer science. The authors of Boulder's Modern architecture survey recalled that "intellectuals were then, as they are now, Modern architecture's greatest supporters, with many having both the means and the interest to commission Modern buildings." It is a significant example of the development of the Modern movement in the Boulder area that the original owner of the Spackman-Corruccini House was a CU professor, and that the second owner and the one for the longest duration was a physicist with NBS. 43. Assessment of historic physical integrity related to significance: The Spackman-Corruccini House retains a medium level of historic physical integrity.

13. Continuation Sheet – Section 4 – Construction Description

The Corruccini is a wood framed structure sitting on a stone clad foundation wall and was constructed in 1951. It sits on a board formed, concrete foundation on what appears to be a spread footer foundation system. Portions of the walls are clad with a locally quarried Lyons red sandstone veneer. The home itself is constructed from 2 x 4 wood framed walls, 2 x 12" wood floors and 2" x 10" wood roof joists. The exterior skin is comprised of a 8" horizontal wood siding with a continuous wood freeze board. The windows are wood clad, single glazed windows. Operable windows are both casement and awning in some locations. The roof is a TPO membrane roof membrane with a 6" drip edge metal painted fascia. All exterior, interior and garage doors are wood clad doors. The house contains the original plywood cabinets and original ceiling tiles. The interior floors are covered with a 1.5" mosaic stone slabs.

For Office Use Only

Docket Number:

Assessor ID:

Parcel Number:

Application Date:

Resource Number:
Temporary Resource Number:

OAHP1403
Rev. 9/98

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

Official eligibility determination
(OAHP use only)

Date _____ Initials _____

_____ Determined Eligible- NR

_____ Determined Not Eligible- NR

_____ Determined Eligible- SR

_____ Determined Not Eligible- SR

_____ Need Data

_____ Contributes to eligible NR District

_____ Noncontributing to eligible NR District

I. IDENTIFICATION

1. Resource number:
2. Temporary resource number:
3. County: Boulder
4. City: Boulder vicinity
5. Historic building name: Spackman-Corruccini House
6. Current building name:
7. Building address: 785 Flagstaff Road
8. Owner name and address:

II. GEOGRAPHIC INFORMATION

9. P.M. _____ Township _____ Range _____
_____ ¼ of _____ ¼ of _____ ¼ of _____ ¼ of section _____
10. UTM reference
Zone _____; _____ mE _____ mN
11. USGS quad name: _____

Year: _____ Map scale: 7.5' _____ 15' _____ Attach photo copy of appropriate map section.

12. Lot(s): _____ Block: _____
Addition: _____ Year of Addition: _____
13. Boundary Description and Justification:

III. Architectural Description

14. Building plan (footprint, shape): Irregular
15. Dimensions in feet: Length approx. 70 feet x Width approx. 68 feet
16. Number of stories: 2
17. Primary external wall material(s): horizontal siding, sandstone
18. Roof configuration: Flat
19. Primary external roof material: Plastic
20. Special features: Porte cochere

Resource Number:

Temporary Resource Number:

21. General architectural description: The house is situated so that its façade faces southeast and the house backs into the foothills above Boulder. It has two stories but the bottom floor serves mainly as the entrance, storage and the garage and may be referred to as a walk-out basement. The roof is nearly flat with a slight pitch toward the front. The house is encircled with wide eaves with dark brown-painted soffits. The entrance is protected by a supported overhang of the second story that creates a porte cochere. The overhang is reinforced by metal supports that are painted dark brown. The entrance door is solid wood and painted dark brown and is symmetrical under the overhang with a window bay of the same width. The bay has a solid window over what appears to be a hopper window with two lights. Beneath the windows is a kick plate area with horizontal siding painted dark brown. The rest of the first floor façade is clad in polygonal uncoursed Colorado sandstone. The stone extends beyond the south side of the first floor and becomes a retaining wall for a small yard above. When first constructed, the stone did the same to the north side of the first floor; however, at an unknown date an addition was apparently added to the second floor which now sits on top of the stone wall. What was originally that retaining wall to the north now serves as the exterior wall of a one-car garage opening on the north end of the house.

The façade of the second story or main floor of the residence is clad in windows and cherry-stained horizontal wood siding. The overhang has five windows on the front, each with a transom light over a light of double the size, none of which appear to be functioning. All five windows have exterior mechanized window shades above them. The south side of the overhang has no windows while the north side has three windows, two similar to the ones on the front and the third window on the west side a double casement window. The transoms above all three of these windows are trapezoidal with the east side of each increasing in size as the roof of the overhang angles slightly upward.

Continuing north along the façade is one double casement window then a ribbon of three matching single-pane windows. All four of these windows also have the mechanized window shades. This north end of the façade also has cherry-stained horizontal wood siding.

Around the corner on the north side of house another ribbon of windows appears on the second story or main floor with five single-pane windows interrupted by a door and then one more matching window. The same siding continues on this side. The east end of the north façade is two stories with a small garage opening on the bottom before the structure backs into the hill and is no longer two stories. The garage door is an accordion style with three divisions and all painted dark brown. The polygonal uncoursed stone continues on both sides of the doors. Steep stairs in the landscaping go up to a yard on the same level as the main floor. Past the door and last window, the house steps back a few feet and has two or three more windows before it turns again to the west where a few more windows exist.

Resource Number:

Temporary Resource Number:

The west façade, or the back of the house, has at least eight large windows but it isn't clear if they are functional or not. The cherry-stained siding continues. A coursed sandstone-veneer chimney with two metal chimney caps can clearly be seen from the backyard punctuating the center of the nearly flat roof.

The south façade also has several windows, several of which appear to be casement. Historically, after the few windows on the west end of the south side, the house stepped back a few feet and then the wall continued all the way to the end of the overhang on the front façade. At an unknown date, a screened porch was added in the corner where the house stepped back. The porch has a door to the exterior. After the porch addition, the house steps back and continues along that south side. It has a ribbon of four windows before it reaches the overhang, which, as described above, is only clad in the same cherry-stained wood siding and has no windows.

Overall, the exterior of the house appears to be in good condition. Other than a couple of possible woodpecker holes, the wood siding appears sound. The stone seems to be in excellent condition.

22. Architectural style/building type: Usonian
23. Landscaping or special setting features: The house backs into the base of the foothills above Boulder. The property is adjacent to City of Boulder Open Space, in particular the popular Chautauqua area and Gregory Canyon. The property is on the west side of Flagstaff Road but is screened by tall junipers.
24. Associated buildings, features, or objects: There is a small shed, rough 100 sq. ft., about 30 feet north of the house. Its design is similar to the house with a flat roof, wide eaves, horizontal siding painted dark red, a dark brown door, and casement windows with matching brown trim. Its date is unknown but it appears to be in very good shape.

IV. ARCHITECTURAL HISTORY

25. Date of Construction: Estimate: _____ Actual: 1951
Source of information: Boulder County Assessor's information; photo at the Carnegie Library.
26. Architect: James M. Hunter
Source of information: Progressive Architecture, December 1953
27. Builder/Contractor: unknown
Source of information:
28. Original owner: William M and Mary A Spackman
Source of information: Boulder County Assessor's information; *Progressive Architecture*
29. Construction history (include description and dates of major additions, alterations, or demolitions): Dates of the two additions are unknown. A 1951 photo of the house looking north does not show the porch addition. A photo and the accompanying floor plans in a 1953 article in Progressive Architecture both do

Resource Number:

Temporary Resource Number:

not show the garage/second story addition on the north side of the house. The floor plans also do not show the porch addition. Both additions do appear on the 1987 Boulder County Assessor card.

30. Original location x Moved Date of move(s):

V. HISTORICAL ASSOCIATIONS

31. Original use(s): Domestic/single dwelling

32. Intermediate use(s): Domestic/single dwelling

33. Current use(s): Domestic/single dwelling

34. Site type(s): Residence

35. Historical background: The 1951 house was commissioned by William M and Mary A Spackman and designed by James M Hunter. In 1941, James Hunter had designed a house for the couple and their family at 770 Circle Drive just down the hill from the Flagstaff house. This new house was designed to be smaller since the Spackman's children were now grown. William Spackman was born in 1905 in Coatesville, Pennsylvania. He went to Princeton as an undergrad and while a student had several poems published in the fledgling magazine The New Yorker. Spackman was reportedly removed as editor of Princeton's Nassau Literary Magazine after the school's president had to stop an edition that contained the "most sacrilegious and obscene articles." The president went on to say, "I understand that he has been reading a good deal of James Joyce's 'Ulysses' and T. S. Eliot and other of the modernists in literature. He has evidently been well soaked in this type of literature and has tried to go the writers one better." After graduating from Princeton in 1927, Spackman was a Rhodes Scholar and studied three years at Oxford during which time he married Mary Ann Matthews. He taught classics at New York University before returning to Princeton for graduate work in classics in 1932. He then worked with two public relations firms in New York in the mid-1930s. Mr. and Mrs. Spackman and their three children moved to Boulder in 1939, reportedly for Mary Ann's health, and soon thereafter Mr. Spackman became the director and producer of the University of Colorado Boulder's (CU) radio programs. During this busy time, he also finished a 10-month fellowship through Columbia University researching "techniques of measuring reactions to radio programs." He attended Navy Language School for Russian at the university in the early 40s, and, after military service, he became faculty of the classics department at CU and assistant professor in 1948. In 1949 while on sabbatical in France Spackman wrote his first novel "Heyday," which was published in 1953, while the Spackman's were living in the house at 785 Flagstaff. It was about the "saga of the class of 1927 [of Princeton] tumbled out of college into the New York scramble for success, security and love." Shortly after it was published, the Spackmans returned to Princeton where Mr. Spackman focused on writing and dabbled in architecture in which he designed and had built two Queen Annes. Spackman went on to write four more novels – An Armful of Warm Girl, As I Sauntered Out, on Mid-Century Morning, A Difference in Design, and A Little Decorum. Mary Ann Spackman died in 1978, and Mr. Spackman remarried in 1979 to Laurice Khairallah. In 1984, Spackman was awarded the Harold D Vursell Memorial Award from the American Academy and Institute of Arts and

Resource Number:

Temporary Resource Number:

Letters. The next year, in 1985, he was given the University Medal from CU. William M Spackman died in 1990.

Although they commissioned the house, the Spackmans had only lived in 785 Flagstaff for a couple of years before returning to the East Coast. In December 1953, sometime around when the Spackmans relocated, the house appeared in *Progressive Architecture* in its “the architect and his community” series piece on James M Hunter. A floor plan and a few pictures accompanied the short article. The house was rented out for a few more years before it was purchased in 1956 by Robert and Mildred Corruccini.

Robert Joe Corruccini was born in 1917 in Fremont, Nebraska, and Mildred (née Witham) Corruccini was born in 1915 in Minot, North Dakota. The couple married in 1941. Mildred received an undergraduate degree from Minot State University, a Masters from Oregon State University, and a teaching certificate from the University of Colorado. She taught school in both North Dakota and Colorado. Robert received his undergraduate degree from Reed College in Portland and a Masters from Oregon State University. While in Oregon, he is believed to have been the first to climb the Reid Glacier Headwall route of Mount Hood (1938). Robert received a PhD in Physical Chemistry from the University of Illinois Champaign-Urbana in 1942 while concurrently being a Research Fellow. He then taught chemistry at Oregon State College from 1942 until 1944 when the family moved to Washington, DC, for Robert to work at the National Bureau of Standards (NBS). While in DC, he co-designed “an improved calorimeter for determining the thermal properties of materials such as metals and ceramics at high temperatures.” His work while the supervisor of the Pyrometry Lab became incorporated into the International Practical Temperature Scale. In 1953 Robert transferred to the Cryogenic Engineering Laboratory at the NBS campus in Boulder and soon thereafter became the chief of the Properties of Materials Section. In the 1960s he performed research on “liquid hydrogen fuel for the Saturn V rocket program that carried astronauts into space.” Mr. Corruccini eventually moved into administrator roles and then finally retired from NBS in 1972. Mildred Corruccini died in February of 2013 and Robert Corruccini died in January of 2014. While they continued to own 785 Flagstaff, they had both moved into the Carillon at Boulder Creek retirement community. Robert and Mildred had three children – Linton, who is a professor of physics at the University of California Davis; Jo Ann, who lives in Nevada; and Robert Jr., who is a professor of biological anthropology at Southern Illinois University and briefly taught at CU.

36. Sources of information:

VI. SIGNIFICANCE

37. Local landmark designation: Yes _____ No X Date of designation: _____

Designating authority:

38. Applicable National Register Criteria:

Resource Number:

Temporary Resource Number:

- ☐ A. Associated with events that have made a significant contribution to the broad pattern of our history;
- ☐ B. Associated with the lives of persons significant in our past;
- ☒ C. Embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or that possess high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction; or
- ☐ D. Has yielded, or may be likely to yield, information important in history or prehistory.
- ☐ Qualifies under Criteria Considerations A through G (see Manual)
- ☐ Does not meet any of the above National Register criteria

Applicable Colorado State Register criteria:

- ☐ A. Associated with events that have made a significant contribution to history.
- ☐ B. Connected with persons significant in history.
- ☒ C. Has distinctive characteristics of a type, period, method of construction or artisan.
- ☐ D. Is of geographic importance.
- ☐ E. Contains the possibility of important discoveries related to prehistory or history.
- ☐ Does not meet any of the above Colorado State Register criteria.

Applicable Boulder County landmark criteria:

- ☒ 1. the character, interest, or value of the proposed landmark as part of the development, heritage, or cultural characteristics of the county;
- ☐ 2. the proposed landmark as a location of a significant local, county, state, or national event;
- ☐ 3. the identification of the proposed landmark with a person or persons significantly contributing to the local, county, state, or national history;
- ☒ 4. the proposed landmark as an embodiment of the distinguishing characteristics of an architectural style valuable for the study of a period, type, method of construction, or the use of indigenous materials;
- ☒ 5. the proposed landmark as identification of the work of an architect, landscape architect, or master builder whose work has influenced development in the county, state, or nation;
- ☐ 6. the proposed landmark's archaeological significance;
- ☐ 7. the proposed landmark as an example of either architectural or structural innovation; and
- ☐ 8. the relationship of the proposed landmark to other distinctive structures, districts, or sites which would also be determined to be of historic significance.
- ☐ Does not meet any of the above Boulder County landmark criteria.

39. Area(s) of significance: Architecture, Social History

40. Period of significance: 1951 (Architecture); 1951-2014 (Social History)

41. Level of significance: National ☐ State ☐ Local ☒

Resource Number:

Temporary Resource Number:

42. Statement of significance: The Spackman-Corruccini House is significant as an example of Modern architecture in Boulder County. The house is significant as an example of the Usonian Style created by Frank Lloyd Wright in the 1930s. Several of the characteristics of the Usonian Style are found in the Spackman-Corruccini House including a close relationship with the environment, a flat roof, large eaves, natural-appearing wood, stone used outside and continuing inside, and ribbon windows.

The Spackman-Corruccini House is significant because it was designed by James M. Hunter. Hunter was one of a handful of architects referred to as "masters of local Modernism" by the *Historic Context and Survey of Modern Architecture in Boulder, Colorado 1947-1977*. He was born in Omaha, NE in 1908 and studied architecture at both Iowa State University and the University of Illinois before he came to Boulder in 1936 to work for Glen H. Huntington. By 1940, the men had teamed up with Harold Stuart Jones to create Huntington, Jones and Hunter. While with the team, Hunter designed the eight houses at Floral Park, a block of houses in the lower Chautauqua neighborhood of Boulder considered to be the first planned-unit development in the state. The houses all shared their backyards and an eight-bay garage. The entire block is an historic district with the City of Boulder. After serving in the Navy during World War II, Hunter established his own firm in 1945. He was an architect and planner for several college campuses including what is now known as Colorado State University (CSU), Regis College in Denver, and Fort Lewis College in Durango, and he was on the advisory board that helped create the Architecture program at the University of Colorado Boulder. Hunter designed several prominent contributions to Boulder's architecture including the original Boulder Public Library, the Boulder Municipal Building, Baseline Junior High School, the Masonic Lodge at Pine and Broadway, and the Colorado Insurance Building at Walnut and 14th. At least three of Boulder's other "masters of local Modernism" – Charles Haertling, Tician Papachristou and Hobart Wagoner – first worked for James Hunter before establishing their names in architecture. Although Hunter is mainly known for his civic and academic buildings, another residence, the Nelson House, on Baseline has been recognized for its significance and is on the Colorado State Register of Historic Places. Hunter also collaborated with solar-design pioneer George Löf on two of his houses, the first in Boulder and the second in Denver. Hunter retired in 1973, died in 1983, and is interred in another building that he designed – the Danforth Chapel on the CSU campus.

The Spackman-Corruccini House is significant as contributing to Social History because it was commissioned by William M and Mary A Spackman and later occupied for decades by Robert and Mildred Corruccini. William Spackman was a professor of classics at the University of Colorado (CU) and a novelist with five published books. Robert Corruccini was a physicist and administrator at the National Bureau of Standards (NBS) for thirty years. The quantity and quality of Modern architecture constructed on the Front Range of Colorado, particularly in the Boulder area, was directly correlated to the presence of the University of Colorado and the "clean industry" that Boulder chose to attract. The Boulder area was at the forefront of engineering and technology with leaders in aerospace and computer science. The

Resource Number:

Temporary Resource Number:

authors of Boulder's Modern architecture survey recalled that "intellectuals were then, as they are now, Modern architecture's greatest supporters, with many having both the means and the interest to commission Modern buildings." It is a significant example of the development of the Modern movement in the Boulder area that the original owner of the Spackman-Corruccini House was a CU professor, and that the second owner and the one for the longest duration was a physicist with NBS.

43. Assessment of historic physical integrity related to significance: The Spackman-Corruccini House retains a medium level of historic physical integrity. The house has a small enclosed patio addition on the south side of the house and a prominent addition on the front façade's north end.

VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. National Register eligibility field assessment:

Eligible _____ Not Eligible x Need Data _____

45. Is there National Register district potential? Yes _____ No _____

Discuss:

If there is National Register district potential, is this building: Contributing _____ Noncontributing _____

46. If the building is in existing National Register district, is it: Contributing _____ Noncontributing _____

VIII. RECORDING INFORMATION

47. Photograph numbers:

Negatives filed at:

48. Report title:

49. Date(s):

50. Recorder(s):

51. Organization:

52. Address:

53. Phone number(s):

NOTE: Please include a sketch map, a photocopy of the USGS quad map indicating resource location, and photographs.

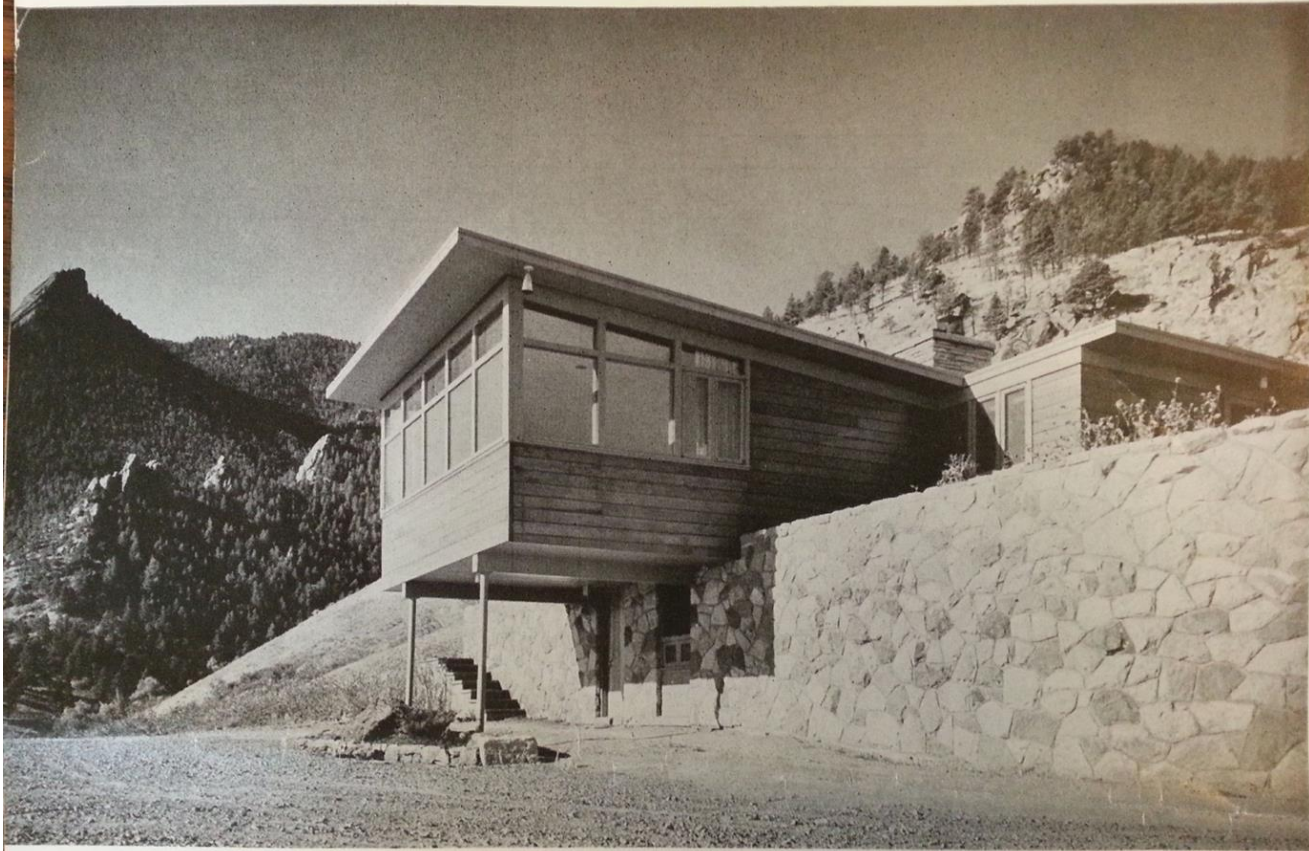
Colorado Historical Society - Office of Archaeology & Historic Preservation
1300 Broadway, Denver, CO 80203 (303) 866-3395



HP-18-0007: Spackman-Corruccini House

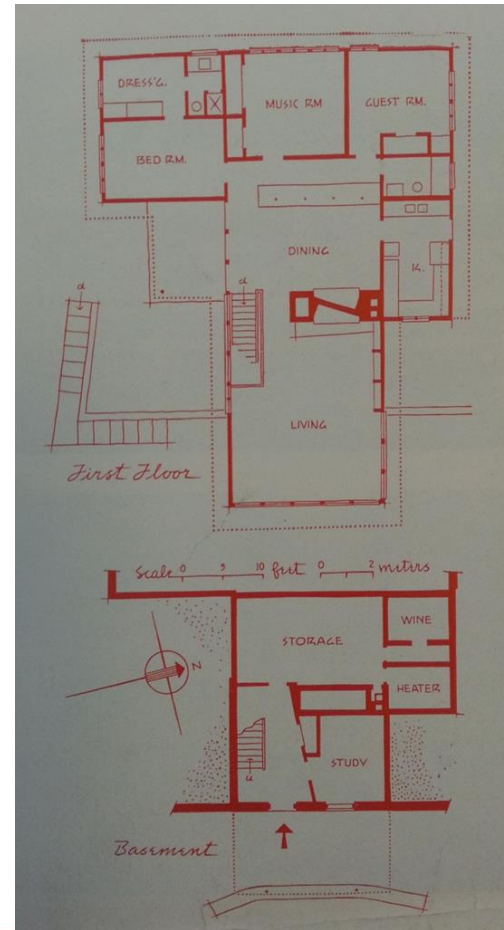
the architect and his community: James M. Hunter

Dec 1953
*Progressive
Architecture*
magazine



HP-18-0007: Spackman-Corruccini House







Architect,
James M. Hunter





Commissioned house,
William M. Spackman



Second owner,
Robert J. Corruccini



HP-18-0007: Spackman-Corruccini House



HP-18-0007: Spackman-Corruccini House



HP-18-0007: Spackman-Corruccini House



HP-18-0007: Spackman-Corruccini House



HP-18-0007: Spackman-Corruccini House

SPR approved by HPAB in December 2017



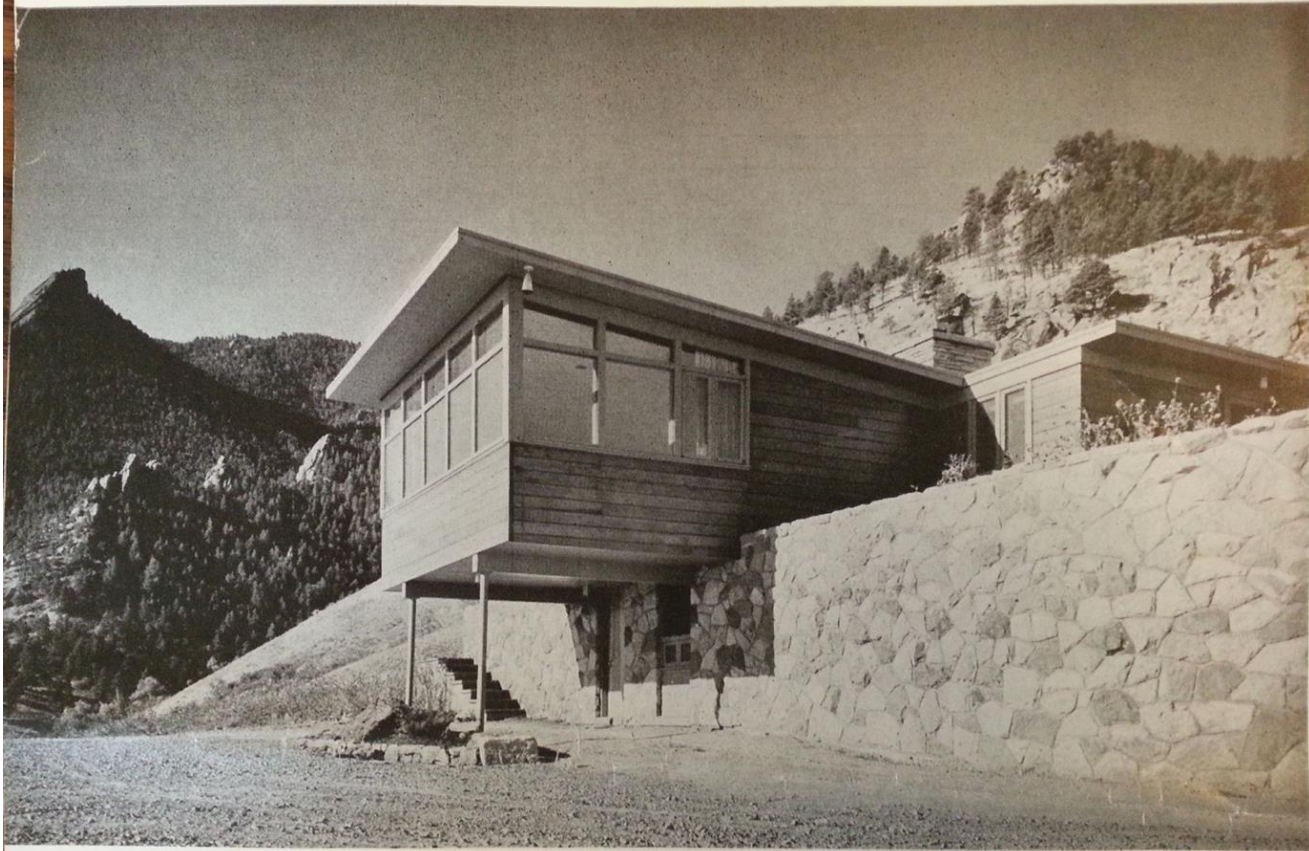
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HP-18-0007: Spackman-Corruccini House

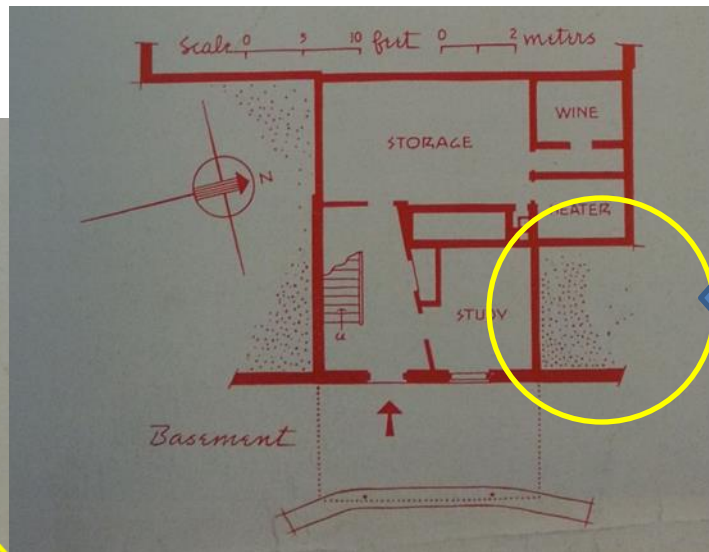
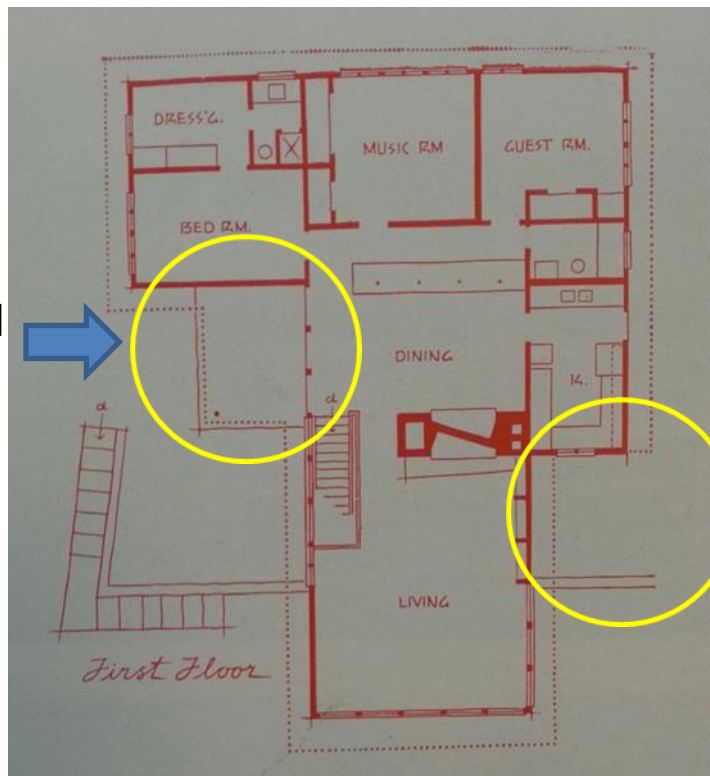
the architect and his community: James M. Hunter

Dec 1953
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Architecture*
magazine



HP-18-0007: Spackman-Corruccini House





Enclosed
porch

Garage
addition

Main-floor
addition