



**CITY OF BOULDER
LANDMARKS BOARD MEETING**

DATE: Wednesday, November 4, 2015

TIME: 6:00 pm

PLACE: 1777 Broadway, Municipal Building, City Council Chambers

1. Call to Order
2. Approval of minutes from the October 7, 2015 Landmark Board Meeting
3. Public Participation for Items not on the Agenda
4. Discussion of Landmark Alteration, Demolition Applications issued and pending
 - Statistical Report
5. Public Hearings
 - A. Public hearing and consideration of an application to designate the building and property at 1900 King Avenue as a local historic landmark, per Section 9-11-5 of the Boulder Revised Code, 1981 (HIS2015-00173). Applicant / Owner: William B. Wood
 - B. Public hearing and consideration of an application to designate a portion of the building and property at 2200 Broadway Street as a local historic landmark, per Section 9-11-5 of the Boulder Revised Code, 1981 (HIS2015-00189). Applicant/ Owner: Trinity Lutheran Church
 - C. Public hearing and consideration of a Landmark Alteration Certificate application to construct an addition to the building, replace non-historic windows and restore the historic façade of Whittier School at 2008 Pine Street an individually landmarked property, per section 9-11-18 of the Boulder Revised Code (HIS2015-00243). Applicant: Rodwin Architecture, Owner: Boulder Valley School District
6. Matters from the Landmarks Board, Planning Department, and City Attorney
 - A. Update Memo
 - B. Subcommittee Update
 - 1) Design Guidelines and Code Revisions
 - 2) Outreach and Engagement
 - 3) Potential Resources
7. Debrief Meeting/Calendar Check
8. Adjournment

For more information call James Hewat at (303) 441-3207 or by e-mail: hewatj@bouldercolorado.gov. You can also access this agenda via the website at: <https://bouldercolorado.gov/historic-preservation> and select "Next Meeting Agenda & Packet".

PUBLIC HEARING PROCEDURES

Board members who will be present are:

Kate Remley, Acting Chair
Fran Sheets
Deborah Yin
George Clements
Briana Butler

John Gerstle **Planning Board representative without a vote*

The Landmarks Board is constituted under the Landmarks Presentation Ordinance (Ordinance No. 4721; Title 9, Chapter 11, Boulder Revised Code, 1981) to designate landmarks and historic districts, and to review and approve applications for Landmark Alteration Certificates on such buildings or in such districts.

Public hearing items will be conducted in the following manner:

1. Board members will explain all ex-parte contacts they may have had regarding the item.*
2. Those who wish to address the issue (including the applicant, staff members and public) are sworn in.
3. A historic preservation staff person will present a recommendation to the board.
4. Board members will ask any questions to historic preservation staff.
5. The applicant will have a maximum of 10 minutes to make a presentation or comments to the board
6. The public hearing provides any member of the public three minutes within which to make comments and ask questions of the applicant, staff and board members.
7. After the public hearing is closed, there is discussion by board members, during which the chair of the meeting may permit board questions to and answers from the staff, the applicant, or the public.
8. Board members will vote on the matter; an affirmative vote of at least three members of the board is required for approval. The motion will state: *Findings and Conclusions*

* Ex-parte contacts are communications regarding the item under consideration that a board member may have had with someone prior to the meeting.

All City of Boulder board meetings are digitally recorded and are available from the Central Records office at (303) 441-3043. A full audio transcript of the Landmarks Board meeting becomes available on the city of Boulder website approximately ten days after a meeting. Action minutes are also prepared by a staff person and are available approximately one month after a meeting.

**CITY OF BOULDER
LANDMARKS BOARD**

October 7, 2015

1777 Broadway Street, Municipal Building, Council Chambers

6:00 p.m.

The following are the action minutes of the October 7, 2015 City of Boulder Landmarks Board meeting. A digital recording and a permanent set of these minutes (maintained for a period of seven years) are retained in Central Records (telephone: 303-441-3043). You may also listen to the recording on-line at: www.boulderplandevlop.net.

BOARD MEMBERS:

Briana Butler

George Clements

Kate Remley, Acting Chair

Fran Sheets

Deborah Yin

*John Gerstle **Planning Board representative without a vote*

STAFF MEMBERS:

Debra Kalish, Senior Assistant City Attorney

James Hewat, Senior Historic Preservation Planner

Marcy Cameron, Historic Preservation Planner

Angela Smelker, Historic Preservation Intern

Holly Opansky, Landmarks Board Secretary

1. CALL TO ORDER

The roll having been called, Acting Chair **K. Remley** declared a quorum at 6:00 p.m. and the following business was conducted.

D. Kalish swore in the two new Landmarks Board members, **B. Butler** and **G. Clements**. She verbally offered, "I (Brianna and George) to solemnly swear that "I" will support the Constitution of the United States of America and The State of Colorado and the Charter and ordinances of the City of Boulder, and faithfully perform the duties of the office of a member of the Landmarks Board which I am about to enter." Brianna and George each stated, "I will."

2. APPROVAL OF MINUTES

On a motion by **F. Sheets**, seconded by **D. Yin**, the Landmarks Board approved (3-0, B. Butler and G. Clements abstaining) the September 2, 2015 minutes of the September 2, 2015 board meeting.

3. PUBLIC PARTICIPATION FOR ITEMS NOT ON THE AGENDA

A. No one spoke to items not on the agenda.

4. DISCUSSION OF LANDMARK ALTERATION AND DEMOLITION APPLICATIONS ISSUED AND PENDING

- **M. Cameron** confirmed that there are no pending demolition applications.
- Statistical Report: **D. Yin** requested that the report be clarified to differentiate between approval of full and partial demolition; **M. Cameron** stated that staff will work to standardize the case descriptions, and noted that there are limitations in the software in customizing the categories.

5. PUBLIC HEARINGS

- A.** Public hearing and consideration of a Landmark Alteration Certificate for the on-site relocation of a contributing accessory building at 410 Highland Avenue per Section 9-11-18 of the Boulder Revised Code, 1981 (HIS2015-00229). Applicant: Joey Smiley, Owner: David Wurtz

The case was withdrawn by the applicant prior to the hearing.

- B.** Public hearing and consideration of a Landmark Alteration Certificate to construct a 405 sq. ft. addition to the main house, modify the fenestration on the south elevation, and construct a new 280 sq. ft. free-standing, one-car garage, at 800 Arapahoe Avenue per section 9-11-18 of the Boulder Revised Code (HIS2015-00232). Applicant: Steve Dodd, Owner: Historic Boulder

Ex-parte contacts:

K. Remley, F. Sheets, D. Yin, and J. Gerstle made site visits. **K. Remley** and **F. Sheets** reviewed the case at a Design Review Committee meeting. **B. Butler** and **G. Clements** did not have ex-parte contacts.

Staff Presentation

M. Cameron presented the case to the board, with the staff recommendation that the Landmarks Board conditionally approve the request.

Applicant's Presentation

Steve Dodd, 3076 7th Street, architect, spoke in support of Landmark Alteration Certificate and answered questions from the board.

Public Hearing

Abby Daniels, 1123 Spruce Street, Historic Boulder, Inc., spoke about the exciting and recent transfer of ownership from Historic Boulder to a new steward. Abby spoke in support of staff's recommendation of the Landmark Alteration Certificate with details being worked out at the Landmarks Design Review Committee.

Kathryn Barth, 2940 20th Street, architect, citizen and Chair of Historic Boulder, Inc. Preservation Committee, expressed consideration that integrated roof decks are more commonly found in hipped roof forms, not a gabled roof as proposed.

Steve Dodd, architect, clarified that the deck is part of the new construction of the addition and that examples of second story decks can be found in Boulder.

Motion

On a motion by **F. Sheets** seconded by **K. Remley**, the Landmarks Board approved (5-0) the Landmark Alteration Certificate for the proposed construction of an addition at the rear of the main house and construction of a free-standing garage as shown on plans dated September 15, 2015, finding that the proposed new construction generally meets the standards for issuance of a Landmark Alteration Certificate in Chapter 9-11-18, B.R.C. 1981, subject to the following conditions:

CONDITIONS OF APPROVAL:

1. The applicant shall be responsible for constructing the addition and garage in compliance with the approved plans dated September 15, 2015, except as modified by these conditions of approval.
2. Prior to submitting a building permit application and final issuance of the Landmark Alteration Certificate, the applicant shall submit final architectural plans that shall be subject to the final review and approval of the Landmarks design review committee and that include:
 - (A) Retention of the three windows at the south elevation of the main house.
 - (B) Elimination of the two new window openings at the south elevation of the main house.
 - (C) Modification of the plans to include a single door at the deck rather than two new openings.
 - (D) Further integration of the deck into the roof structure of the addition.
 - (E) Simplification of the window patterns on the addition and garage.
3. The Landmarks design review committee shall review details regarding the new construction, including materials, door and window details including moldings, and proposed insets, railing details, paint colors, and hardscaping on the property to ensure that the approval is consistent with the *General Design Guidelines* and the historic preservation ordinance.

Motion

On a motion by **F. Sheets** seconded by **K. Remley**, the Landmarks Board approved (5-0) a variance to the required front and rear yard setback under Section 9-2-3(h)(4), finding that the proposed construction generally meets the *General Design Guidelines* and the historic preservation ordinance. The board considers that the construction of an addition and a garage in a “by-right” location would have an adverse impact on the historic character of the landmarked house and site.

- C. Public hearing and consideration of an Landmark Alteration Certificate application for the removal of outdoor seating at 1236 Canyon Boulevard, the Glen Huntington Bandshell in Central Park, per Section 9-11-18 of the Boulder Revised Code, 1981 (HIS2015-00237). Applicant/Owner: Parks and Recreation Department, City of Boulder

Ex-parte:

K. Remley, F. Sheets, D. Yin, and J. Gerstle made site visits. **K. Remley** represented the Landmarks Board at the June 16, 2015 City Council meeting, speaking in support of preserving of the Bandshell. **F. Sheets** attended civic meetings and received a letter from staff. **B. Butler** and **G. Clements** did not have ex-parte contacts. **J. Gerstle** updated the board on discussions the Planning Board has had about the Bandshell.

Staff Presentation

J. Hewat presented the case to the board with the staff recommendation that the Landmarks Board conditionally approve the request.

Applicant's Presentation

Jeff Haley, City of Boulder Parks & Recreation Planning Manager, 3198 Broadway, spoke in support of the Landmark Alteration Certificate and answered questions from the board.

Public Hearing

Michael Dardis, 1360 Walnut Street, spoke against removal of seating, noting the difficulty of sitting on the ground for extended periods of time.

Mark Gerwing, 1530 Lee Hill Drive, spoke in support of removal of seating.

Abby Daniels, 1123 Spruce Street, Historic Boulder, Inc, expressed concern about the potential historic value of the benches, even though the benches were not initially built at the same time as the Bandshell. At the moment, she could neither positively or negatively recommend this action and requested more time to find out if the benches are contributing and a part of the architect's vision.

Kathryn Barth, 2940 20th Street, Historic Boulder, Inc. Preservation Committee Chair, spoke against removal of seating.

Jeff Haley, (Applicant's Rebuttal), spoke to the long-term nature of the civic center plan.

Motion

On a motion by **D. Yin**, seconded by **K. Remley**, the Landmarks Board approved (4-1, **F. Sheets** opposed) the Landmark Alteration Certificate for the proposed removal of outdoor seating shown on plans dated September 2 2015, finding that they generally meet the standards for issuance of a Landmark Alteration Certificate in Section 9-11-18, B.R.C. 1981, subject to the following conditions:

CONDITIONS OF APPROVAL

1. The applicant shall be responsible for the removal of outdoor seating, relocation of the bermed area and construction of a new path, all in compliance

with the approved plans dated September 2, 2015, except as modified by these conditions of approval.

2. Prior to submitting a building permit application and final issuance of the Landmark Alteration Certificate, the applicant shall submit the following:
 - Revised plans showing the proposed new path to move further southeast to allow for more seating.
 - The proposed berm should be pushed back to allow for more seating.
 - Reduce the amount of paving of the path and the path should have more permeability.
 - Provide some permanent seating.
 - Detailed photographs and dimensions of the seating prior to removal in the event that it is to be reinstalled in the future.

These design details shall be reviewed and approved by the Landmarks design review committee, prior to the issuance of a building permit. The applicant shall demonstrate that the design details are in compliance with the intent of this approval and the *General Design Guidelines*.

The Landmarks Board took a break at 9:03 and reconvened the meeting at 9:17 p.m.

Motion

On a motion by **D. Yin**, seconded by **K. Remley**, the Landmarks Board revised the last motion in Item 5C to state that the redesign go to the Landmarks design review committee rather than the full Landmarks Board. (4-1, **F. Sheets** opposed).

6. MATTERS FROM THE LANDMARKS BOARD, PLANNING DEPARTMENT AND CITY ATTORNEY

A. Chautauqua sidewalk at Baseline Road

1. Melanie Sloan, Transportation Planner for the City of Boulder's Public Works, Transportation Division, Capital Improvements, presented a conceptual plan, titled "*Chautauqua Pedestrian Safety, Access and Lighting Improvements Project*". The plan includes the installation of a sidewalk along the south side of Baseline Road, West of 10th Street to West of 6th Street in addition to other improvements.
2. Brian Wiltshire, Transportation Engineering Project Manager for the City of Boulder's Public Works, Transportation Division, Capital Improvements, was available for questions.

B. Boulder Valley Comprehensive Plan update

1. Lesli Ellis, Comprehensive Planning Manager, shared the current status of this high-level vision, long-standing, core-valued document between the City and the County. She mentioned that they have recently started the eighteen-month process which includes internal committee communication, public outreach events, and surveys.
2. Caitlin Zacharias, Comprehensive Planning Associate Planner, expanded upon the public outreach events and surveys.

C. Update Memo

D. Subcommittee Update

1. Design Guidelines and Code Revisions
2. Outreach and Engagement
3. Potential Resources

7. DEBRIEF MEETING/CALENDAR CHECK

8. ADJOURNMENT

The meeting adjourned at 10:51 p.m.

Approved on _____, 2015

Respectfully submitted,

Chairperson



CITY OF BOULDER
Planning and Development Services

1739 Broadway, Third Floor • P.O. Box 791, Boulder, CO 80306-0791
 phone 303-441-1880 • fax 303-441-4241 • web boulderplandevlop.net

Historic Preservation Reviews
 Between September 22, 2015 and October 23, 2015

This report shows all historic preservation cases on which the application was approved, denied or withdrawn within the stated date range. This is based on the last action and the date shown on the main screen of the case.

Landmark Alteration Certificate Reviews

Case Count: 23

HIS2015-00035	645 CONCORD AV	Mapleton Hill
Rehabilitation of existing accessory building and construction of new accessory building as shown on plans dated 06.01.2015. Crimped metal roof on historic and new building approved by the Ldrc 10.14.2015.		
<u>Sequence #:</u>	18	<u>Decision:</u> Application Approved
<u>Case Manager:</u>	James Hewat	<u>Date:</u> 10/07/2015
		<u>By:</u> LDRC
HIS2015-00080	801 MAXWELL AV	Mapleton Hill
Replacement of non-historic west window and increase in opening size, as detailed on landmark alteration certificate plans dated 09.16.2015.		
<u>Sequence #:</u>	36	<u>Decision:</u> Application Approved
<u>Case Manager:</u>	James Hewat	<u>Date:</u> 09/28/2015
		<u>By:</u> LPAB
HIS2015-00136	1048 PEARL ST	Downtown
Construction of rooftop shade structure as detailed on lac drawings dated 05.28.2015 reviewed by staff as condition of the landmark design review committee's approval of 05.27.2015.		
<u>Sequence #:</u>	68	<u>Decision:</u> Application Approved
<u>Case Manager:</u>	James Hewat	<u>Date:</u> 10/21/2015
		<u>By:</u> LDRC
HIS2015-00220	1628 WALNUT ST	Chamberlain
Installation of two low-profile skylights at south end of west roof area as detailed on roof plan dated 10.01.2015.		
<u>Sequence #:</u>	120	<u>Decision:</u> Application Approved
<u>Case Manager:</u>	James Hewat	<u>Date:</u> 10/01/2015
		<u>By:</u> LDRC
HIS2015-00238	1128 MAXWELL AV	Mapleton Hill
Lift contributing garage for new foundation and exterior stair to new basement as detailed on landmark alteration certificate dated 09.30.2015.		
<u>Sequence #:</u>	128	<u>Decision:</u> Application Approved
<u>Case Manager:</u>	James Hewat	<u>Date:</u> 10/01/2015
		<u>By:</u> LDRC
HIS2015-00242	1419 PINE ST	Individual Landmark
Installation of solar arrays as deatiled on photo-simulation dated 09.18.2015 and reviewed by the landmarks design review committee.		
<u>Sequence #:</u>	131	<u>Decision:</u> Application Approved
<u>Case Manager:</u>	James Hewat	<u>Date:</u> 10/01/2015
		<u>By:</u> LDRC

Sequence #: 145 Decision: Application Approved
Case Manager: James Hewat Date: 10/09/2015
By: Staff

HIS2015-00266 725 HIGHLAND AV Mapleton Hill
 Replacement of roofing with Tamko "Old English" (pewter) asphalt shingle as detailed on landmark alteration certificate application dated 09.24.2015.
Sequence #: 146 Decision: Application Approved
Case Manager: James Hewat Date: 10/09/2015
By: Staff

HIS2015-00270 1111 MAXWELL AV Mapleton Hill
 Exterior modifications including dormers, roofing, chimneys, A/C enclosure and bike shelters as detailed on revised drawings dated 09.09.2015, 09.20.2015, 03.25.15 and 07.10.15.
Sequence #: 148 Decision: Application Approved
Case Manager: James Hewat Date: 10/16/2015
By: Staff

HIS2015-00271 1919 14TH ST Individual Landmark
 Construction of sun shade at south side of penthouse as detailed on landmark alteration certificate plans dated 10.15.2015.
Sequence #: 149 Decision: Application Approved
Case Manager: James Hewat Date: 10/21/2015
By: LDRC

HIS2015-00272 1500 MARIPOSA AV Floral Park
 Replacement of underlayment on existing roof. Scope of work includes careful removal and resetting of the existing tile.
Sequence #: 150 Decision: Application Approved
Case Manager: Date: 10/16/2015
By: Staff

HIS2015-00273 2305 BROADWAY Mapleton Hill
 Proposal to repaint railings and stair corridors in existing color scheme on office building.
Sequence #: 151 Decision: Application Approved
Case Manager: Marcy Cameron Date: 10/19/2015
By: Staff

HIS2015-00274 727 13TH ST Individual Landmark
 Replace low sloped roof with black EPDM on upper roof of house as detailed on landmark alteration certificate application dated 10.13.2015.
Sequence #: 152 Decision: Application Approved
Case Manager: James Hewat Date: 10/21/2015
By: Staff

HIS2015-00276 2315 BROADWAY Mapleton Hill
 Reroof house with (Owens Corning Duration - Brownwood) asphalt shingle as detailed on landmark alteration certificate application dated 10.15.2015.
Sequence #: 154 Decision: Application Approved
Case Manager: James Hewat Date: 10/21/2015
By: Staff

HIS2015-00287 1430 PEARL ST Downtown

Landmark Alteration Certificate Reviews

Case Count: 23

Installation of awning and blade sign as detailed on landmark alteration certificate application dated 09.14.2015. Please note this project may require revocable review.

Sequence #: 156
Case Manager: James Hewat

Decision: Application Approved
Date: 10/21/2015
By: Staff

HIS2015-00291 1820 PEARL ST

Individual Landmark

Move gutter to oposite side of rear door to promote positive drainage as detailed on landmark alteration certificate application dated 10.20.2015.

Sequence #: 159
Case Manager: James Hewat

Decision: Application Approved
Date: 10/21/2015
By: Staff

Non-Designated Post-1940 Demo/Off Site Relocation Reviews

Case Count: 10

HIS2015-00215 860 UNIVERSITY AV

Not Landmarked

Proposal for the removal of the existing roofs of the house, porch, and garage for new additions to single family dwelling and detached garage constructed in 1941. Application referred the the full board for review. Application withdrawn.

Sequence #: 63
Case Manager: Marcy Cameron

Decision: Application Withdrawn
Date: 10/16/2015
By: LPAB

HIS2015-00222 1220 CEDAR AV

Not Landmarked

Full demolition approved for single family dwelling and detached garage constructed in 1950.

Sequence #: 66
Case Manager: Marcy Cameron

Decision: Application Approved
Date: 10/16/2015
By: Staff

HIS2015-00250 5706 ARAPAHOE AV

Not Landmarked

Full demolition approved for the Flatiron Event Center structure, built in 1948 with additions in 1961 and 1991.

Sequence #: 70
Case Manager: Marcy Cameron

Decision: Application Approved
Date: 09/22/2015
By: Staff

HIS2015-00253 2770 CARNEGIE DR

Not Landmarked

Full demolition approved for the house constructed in 1963. Partial demolition proposed: more than 50% of the roof, more than 50% of the exterior walls and removal of a street-facing wall. No potential individual significance; full demolition approved.

Sequence #: 72
Case Manager: Marcy Cameron

Decision: Application Approved
Date: 10/22/2015
By: Staff

HIS2015-00255 942 7TH ST

Not Landmarked

Full demolition approved for house constructed in 1946. Previously approved 1/6/2015 (HIS2015-00001).

Sequence #: 73
Case Manager: Marcy Cameron

Decision: Application Approved
Date: 10/22/2015
By: Staff

HIS2015-00259 3365 DIAGONAL HY

Not Landmarked

Full demolition approved for three detached buildings on service station lot constructed in 1963.

Sequence #: 74
Case Manager: Marcy Cameron

Decision: Application Approved
Date: 10/08/2015
By: Staff

Historic Preservation Reviews Summary

between 9/22/2015 and 10/23/2015

This summary shows all historic preservation cases on which the application was approved, denied or withdrawn within the stated date range. This is based on the last action and the date shown on the main screen of the case.

Landmark Alteration Certificate

Application Approved	23
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Non-Designated Post-1940 Demo/Off Site Relocation

Application Approved	9
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Application Withdrawn	1
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Non-Designated Pre-1940 Demo/Off Site Relocation

Application Approved	1
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MEMORANDUM

November 4, 2015

TO: Landmarks Board

FROM: Lesli Ellis, Comprehensive Planning Manager
Debra Kalish, Senior Assistant City Attorney
Marcy Cameron, Historic Preservation Planner
James Hewat, Senior Historic Preservation Planner
Angela Smelker, Historic Preservation Intern

SUBJECT: Public hearing and consideration of an application to designate the house and property at 1900 King Ave. as a local historic landmark as per Section 9-11-5 of the Boulder Revised Code, 1981 (HIS2015-00173).

STATISTICS

1. Site: 1900 King Ave.
 2. Zoning: RL-1 (Residential – Low 1)
 3. Owner/Applicant: William B. Wood
 4. Lot Size: 14,956 sq. ft. (approx.)
 5. Date of Construction: 1958
-

STAFF RECOMMENDATION:

Staff recommends that the Landmarks Board adopt the following motion:

*I move that the Landmarks Board recommend that the City Council designate the property at 1900 King Ave. as a local historic landmark, to be known as the **Sampson-Wood House**, finding that it meets the standards for individual landmark designation in Sections 9-11-1 and 9-11-2, B.R.C. 1981, and adopt the staff memorandum dated November 4, 2015, as the findings of the board.*

FINDINGS

The Landmarks Board finds that, based upon the application and evidence presented and subject to the conditions of approval, the proposed designation application will be consistent with the purposes and standards of the Historic Preservation Ordinance, Chapter 9-11, B.R.C. 1981, and:

1. The proposed designation will protect, enhance, and perpetuate a building reminiscent of past eras and persons important in local and state history and provide a significant example of architecture from the past. Sec. 9-11-1(a), B.R.C. 1981.
2. The proposed designation will maintain an appropriate setting and environment and will enhance property values, stabilize the neighborhood, promote tourist trade and interest, and foster knowledge of the city's living heritage. Sec. 9-11-1(a), B.R.C. 1981.
3. The proposed designation draws a reasonable balance between private property rights and the public interest in preserving the city's cultural, historic, and architectural heritage by ensuring that demolition of buildings important to that heritage will be carefully weighed with other alternatives. Sec. 9-11-1(b), B.R.C. 1981.
4. The portion of the property proposed for designation has historical, architectural or aesthetic interest or value. Sec. 9-11-2(a)(1), B.R.C. 1981.

BACKGROUND

On June 20, 2015, the city received an application from the property owner, Dr. William Wood for an individual landmark designation of the property at 1900 King Ave. In 2014, the house was recognized as a Structure of Merit.

PROPERTY DESCRIPTION

The approximately 15,000 sq. ft. lot at 1900 King Ave. is located on the southwest corner of King Ave. and Camden Ct. in the Greenbriar Addition to the city. The property is not located in a designated or potential historic district but was found to be potentially eligible for local designation and listing on the State Register of Historic Places when it was surveyed as part of the *Modern Architectural Structures in Boulder 1947-1977 Survey* in 2000. See Attachment B: Survey Form, 2000.



Figure 1. North elevation (façade), 1900 King Ave., 2015.

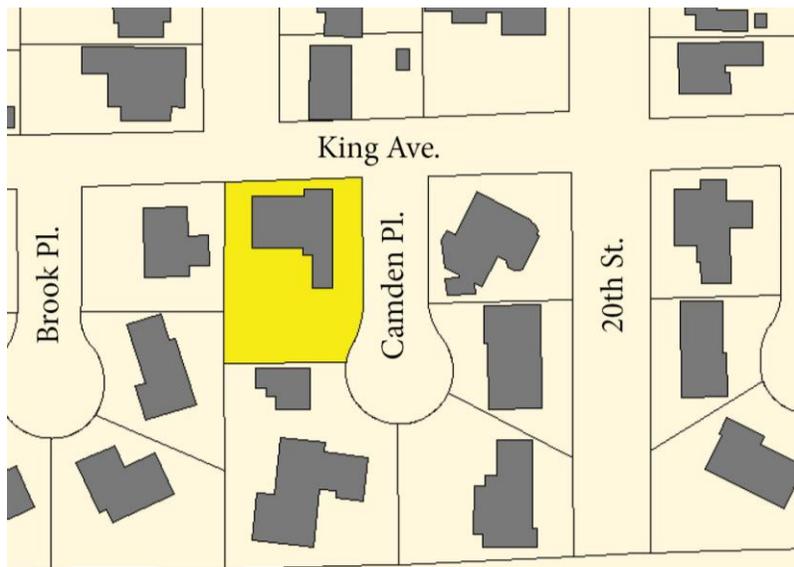


Figure 2: Location Map, 1900 King Ave.

Designed by architect Tician Papachristou, the house was commissioned by Edward Sampson Jr. and his wife June and completed in 1958. Stylistically, the house embodies characteristics of Usonian architecture, evidenced through its horizontal orientation and cubist conception of the building's volumes. Traditional materials are used inside and out, creating an organic integration of the building into the topography of the lot. The straight-stacked concrete block walls reflect the structural composition of the building and extend along the north and east elevations, with mortar joints raked both vertically and horizontally. The tilted wall and roof planes intersect at the north entrance, creating a dynamic composition of form. Steel elements of the roof are painted bright yellow further accentuating the building's structural system.



Figure 3. 1900 King Ave., c.1958. Carnegie Branch Library for Local History.

The north elevation of the house is defined by the intersecting planes of the roof and wall; the structure of the tilted wall plane is extending to create a series of spikes.

The one-story western portion of the north elevation is constructed of straight-stacked concrete blocks with clerestory windows above. The entrance is recessed beneath the cantilevered roof plane and features double doors flanked by sidelights. The two-story eastern portion of this elevation continues the use of straight-stacked blocks on the lower portion with three large plate glass windows above. The northeast corner of the house is an unfenestrated plane of wood.



Figure 4. North elevation (façade) detail of straight-stacked blocks, 1900 King Ave., 2015.



Figure 5. Northern portion of east elevation, 1900 King Ave., 2015.

While the partial second floor of the house is visible from the east elevation, this elevation is mostly obscured by landscaping and the concrete block wall. The second floor is cantilevered over the concrete block lower floor. Like the other elevations, the east side is clad in vertically oriented wood siding left in its natural state. A carport is located near the northern end of the east elevation.



Figure 6. Alternate view of east elevation, 1900 King Ave., 2000.

The south elevation is similar in design to the north elevation, with a roof plane rising to the west, and featuring a wall of plate-glass windows, further connecting the outdoor and indoor spaces.



Figure 7. South elevation, 1900 King Ave., 2015.

In the 1990s, a rear addition designed by local architect Kristin Lewis was constructed. It continues the modern language of the house and increases the natural light into the house while strengthening the connection between the interior and exterior spaces. It was recognized by Historic Boulder, Inc. in 1997 and was featured in a panel discussion on compatible additions as part of the 2015 Landmarks Board Lecture Series.

HISTORY



EDWARD SAMPSON, JR., M. S. E.
Instructor in Civil Engineering

Figure 9. Ed Sampson, Jr.,
Colorado College Yearbook
of 1951.

The house was constructed for Edward Sampson Jr. and his wife June. Edward was born in 1918 in Philadelphia and June was born in 1920 in Ogden, Utah. June received degrees from Weber College in Ogden and later from the University of Utah. After graduation, she worked as a schoolteacher in Ogden. The couple met in Salt Lake City and were married in 1941, after which time they moved to Princeton, New Jersey where Edward was completing a bachelor degree. In a 2002 interview, June recalled “when I went with my husband to Princeton, I felt like a country rube. The people there had a different value system. For instance, family background was more important than the quality of the individual.”² Ed received both his bachelor and master degrees in civil engineering from Princeton University, but his studies were interrupted by World

² “June Sampson,” *Frasier Meadows Manor Retirement Community Resident Biographies* Vol. 8 (2002): 26.

War II when he joined the U.S. Army. Three and half years later, Edward returned to Princeton to complete his degree.³

Edward spent a brief time teaching civil engineering at Colorado College in Colorado Springs. He and his family moved to Boulder around 1953, where he joined the faculty at the University of Colorado. In addition to teaching civil engineering, Edward was involved in theater, designing scaffolding for various productions and even playing small parts in CU's Shakespeare Festival.

Upon Edward and June's arrival in Boulder, they hired local architect Tician Papachristou to design a new house for their family at 1900 King Ave. According to a 1961 *Rocky Mountain News* article on the house, the project was limited by budget, size of the land, "and the desire by Mrs. Sampson for a house easy to maintain," Papachristou designed an imaginative and contemporary house to express the casual and informal Sampson family.⁴

At the request of the Sampsons, Papachristou designed the house with separate areas for Edward and June and their children. In the 1961 *Rock Mountain News* article Papachristou explained that, "the [Sampson] family is very devoted...but the elder Sampsons wanted an area of their own to relax and pursue their interests."⁵ The kitchen and living room functioned as a "'togetherness room' for the entire family." Papachristou "considers it 'one of the smoothest home jobs I've done.'"⁶

In 1959, June Sampson appeared in a *Daily Camera* article when she served as a delegate from Boulder at the International Education's Third National Conference on Exchange of Persons in Washington, D.C. The conference brought together more than a 1,000 representatives of government, education, industry, and medicine, including President Dwight D. Eisenhower, Vice President Nixon, and Mrs. Eleanor Roosevelt.

In the 1980s, Edward retired after devoting nearly 40 years to teaching civil engineering, having achieved the rank of professor emeritus.⁷ Edward and June had three daughters and one son: Emmy, Maia, Lisa, and Edward III.

In 1977, Dr. William Wood, the current owner, purchased the property from the Sampsons where he and his wife, Renate, raised their sons Oliver and Chris. Dr. Wood

³ "Edward Sampson Jr. '42," *Princeton Alumni Weekly* May 6, 1992.

<https://paw.princeton.edu/memorials/68/82/index.xml>

⁴ Barrett, Marjorie, "This House Grows on You," *Rocky Mountain News* (Denver, CO), Oct. 14, 1961.

⁵ Ibid.

⁶ Ibid.

⁷ Edward Sampson Jr. Memorial. *Princeton Alumni Weekly*. 6 May 1992.

is a professor emeritus of Biology at the University of Colorado.⁸ After receiving his Ph.D. from Stanford University in 1963, he taught biology at the California Institute of Technology. In 1977, William was hired as a professor of Molecular Biology at the University of Colorado in Boulder. Renate, who was born in Germany, was a well-known Colorado poet and frequently contributed to poetry journals. Her work has been collected and published in two works, *The Patience of Ice*, and *Raised Underground*.⁹ Renate passed away in 2007. Oliver and Chris comprise the internationally renowned Nashville, Tennessee based Americana recording artists, the Wood Brothers.

Tician Papachristou

Tician Papachristou was born in Athens, Greece, in 1928.¹⁰ He earned both an undergraduate degree and a Master of Fine Arts degree at Princeton University. He first worked for a time in New York, moving to Boulder with his wife Judith in 1954 to work in the architectural office of James Hunter. In 1956, he opened his own office and a year later was joined by Charles Haertling. The two shared an office until 1960. Papachristou taught at the University of Colorado from 1958 until 1962. In a 2013 interview, Papachristou noted that "All of my clients in Boulder were so wonderful. Boulder was a place that was ready to accept new ideas and fresh things."¹¹



Figure 11. Tician Papachristou, undated.

Known works in Colorado - Papachristou		
Address	Architect	Year
575 Euclid Ave. Sirotkin House	Papachristou and Havekost	1959
595 Euclid Ave. Jessor House	Papachristou and Havekost	1959
630 Pennsylvania Ave.	Tician Papachristou and Charles A. Haertling, Associated Architects	1957
650 Pennsylvania Ave., Nobel House	Tician Papachristou and Charles A. Haertling (lead), Associated Architects	1958

⁸ Curriculum Vitae, William Barry Wood. https://mcdm.colorado.edu/files/cv/wood_cv.pdf

⁹ "ASCB Profile: William Wood," *The ASCB Newsletter* 27, no. 12 (2004): 10.

¹⁰ Taylor, Carol, "Architect left his mark on Boulder," *Daily Camera* (Boulder, CO), Oct. 19, 2012.

http://www.dailycamera.com/ci_21809826/architect-left-his-mark-boulder

¹¹ Ibid.

4247 Prado Wilson House Boulder County	Tician Papachristou and Charles A. Haertling, Associated Architects	1958
1900 King Ave. Sampson House	Tician Papachristou	1958
Wallbank House Belcaro, Denver	Papachristou and Havekost	1958
House Cherry Hill	Tician Papachristou and Charles A. Haertling, Associated Architects	1960

CRITERIA FOR THE BOARD’S DECISION:

Section 9-11-5(c), *Public Hearing Before the Landmarks Board*, B.R.C. 1981, specifies that in its review of an application for local landmark designation, “the landmarks board shall determine whether the proposed designation conforms with the purposes and standards in Sections 9-11-1, ‘Legislative Intent,’ and 9-11-2, ‘City Council May Designate Landmarks and Historic Districts’ B.R.C. 1981.” See Attachment F: Sections 9-11-1, Purpose and Legislative Intent, & 9-11-2, City Council May Designate or Amend Landmarks and Historic Districts, Boulder Revised Code 1981.

To assist in the interpretation of the historic preservation ordinance, the Landmarks Board has adopted significance criteria to use when evaluating applications for individual landmarks. See Attachment G: Significance Criteria for Individual Landmarks. The board may approve, approve with modifications, or disapprove the application. Findings must be adopted within 30 days of the hearing date. Should the board disapprove the application, the board must notify City Council of that action within fourteen days of the hearing date. City Council may call up a decision disapproving a designation. Should an application be disapproved, the same application may not be submitted for a period of one year.

If the board finds that the proposed designation conforms to Sections 9-11-1 and 9-11-2 of the B.R.C. 1981, it shall adopt specific findings and conclusions approving or modifying and approving the application. If the board approves the proposed designation, the application will be forwarded to City Council (within 100 days) for a public hearing.

ANALYSIS OF LANDMARK CRITERIA

A. *Does the proposed application protect, enhance, and perpetuate buildings in the city reminiscent of past eras, events, and persons important in local, state, or national history or*

providing significant examples of architectural styles of the past and does the portion of the property proposed for designation have historical, architectural or aesthetic interest or value?

Staff finds that the proposed designation will protect, enhance, and perpetuate a building reminiscent of the mid-twentieth century period of architectural design that has been recognized as important to local history by preserving an important example of Boulder's historic architecture. Staff considers the application to meet the historic criteria for individual landmark designation as outlined below:

HISTORIC SIGNIFICANCE:

Summary: The house located at 1900 King Ave. has historic significance under criteria 1, 2, 3 and 4.

1. Date of Construction: 1958

Elaboration: Architectural Inventory Form, 2000.

2. Association with Persons or Events: Edward & June Sampson, William & Renate Wood, Oliver and Chris Wood of the Wood Brothers.

Elaboration: The house was constructed for Edward and June Sampson in 1958.

Edward was a professor of civil engineering at the University of Colorado for nearly 30 years, retiring as a professor emeritus in the 1980s.

William and Renate Wood purchased the house in 1977. William received his Ph.D. in biology from Stanford University. Beginning in 1977, he taught as a professor at the University of Colorado, where he continues to teach. Renate is a well-known independent poet within Colorado with two published collections, *The Patience of Ice* and the *Raised Underground*. Renate died in 2007.

3. Development of the Community: Modernist Architectural Movement

Elaboration: The building is associated with the development of the local Modernist architectural movement and survives as an excellent example of Usonian design from the post-WWII period in Boulder.

4. Recognition by Authorities: Modern Architecture Survey

Elaboration: In the 2000 survey of Boulder Modernism the house at 1900 King Ave. was recommended as being eligible for listing in the Local and State levels. It is significant as an example of Tician Papachristou, an acknowledged master of Boulder architecture and as an example of Usonian design, utilizing horizontal forms, cubist conception of building volumes, clerestory windows, the use of same

materials inside and out, structural forms, overhanging eaves, and the use of the cantilever.

ARCHITECTURAL SIGNIFICANCE:

Summary: The house at 1900 King Ave. has architectural significance under criteria 1, 2, 3, and 4.

1. Recognized Period or Style: Usonian

Elaboration: The house embodies characteristics of the Usonian style through its horizontal orientation, and cubist conception of the building's volumes.

Traditional materials are used inside and out, creating a highly organic integration of the building into the topography of the lot. Frank Lloyd Wright is credited with developing the Usonian ideology to refer to his natural vision for the American landscape including the planning of cities and construction of affordable buildings for the middle class. Wright proposed the use of the adjective Usonian in place of American to describe the particular "new world" character of the American landscape as distinct and free of previous architectural conventions. The Usonian variant of modern architecture became the alternative to the "International Style" in the United States during the 1950s. The Usonian found relatively widespread acceptance in Boulder where at least 25 examples of this type were built including 1836 Baseline Road (Hampton, 1951), 896 17th St. (Hampton, 1951), the Greenshield Insurance Building (Wagener, 1959) and the Willard House at 125 Bellevue Avenue (Haertling, 1962). The house at 1900 King Ave. retains a very high degree of historic integrity.

2. Architect or Builder of Prominence: Tician Papachristou

Elaboration: Tician Papachristou is an acknowledged master of Boulder Modernist architectural design. Papachristou was born in Athens, Greece, in 1928.¹² He earned both an undergraduate degree and a Master of Fine Arts degree at Princeton University. He first worked for a time in New York, moving to Boulder with his wife Judith in 1954 to work in the architectural office of James Hunter. In 1956, he opened his own office and a year later was joined by Charles Haertling. The two shared an office until 1960. Papachristou taught at the University of Colorado from 1958 until 1962. He currently resides in New York.

3. Artistic Merit: Sculptural roof, high standard of construction and craftsmanship.

Elaboration: Unique and remarkable example of Usonian design exemplified by strong sculptural forms paired with non-traditional structural elements. The

¹² Taylor, Carol, "Architect left his mark on Boulder," *Daily Camera* (Boulder, CO), Oct. 19, 2012. http://www.dailycamera.com/ci_21809826/architect-left-his-mark-boulder

building is horizontal structure comprised of a pair of cantilevered roof planes that intersect above the main entrance to the house. The building is notable for its unique roof form and its use of traditional materials found on both the interior and exterior of the house. The building exhibits a high level of attention to detail of intersecting roof forms, concrete brickwork, and windows, exterior wall, and associated landscaping.

4. Example of the Uncommon: Usonian

Elaboration: Unique and remarkable example of Tician Papachristou's architectural design in Boulder. The Usonian is a post-war variant of Modernism in the United States, which found fairly wide acceptance in Boulder where a number of buildings of this type were built. The 2000 survey of Modern Architecture identifies this building as "one of the finest Modernist houses built in the 1950s" and notes that it is "significant in that embodies the characteristics of the Usonian style."

5. Indigenous Qualities: None observed

A. Does the proposed application develop and maintain appropriate settings and environments for such buildings, sites, and areas to enhance property values, stabilize neighborhoods, promote tourist trade and interest, and foster knowledge of the City's living heritage?

Staff finds that the proposed application would maintain appropriate settings and environments for such buildings, sites, and areas to enhance property values, stabilize neighborhoods, promote tourist trade and interest, and foster knowledge of the City's living heritage. Staff believes that the application meets the environmental significance criteria for individual landmarks as outlined below:

ENVIRONMENTAL SIGNIFICANCE:

Summary: The building at 1900 King Ave. has environmental significance under criteria 1, 2, and 3.

1. Site Characteristics: High quality of planned and natural vegetation

Elaboration: The house is carefully integrated into its site. The 2000 Modernism survey noted that "the landscaping featuring white gravel and specimen trees and bushes is every bit as unconventional as is the house itself."

2. Compatibility with Site: Integration into site

Elaboration: House is consciously sited on the southwest corner of King Ave. and Camden Pl. and is carefully integrated into its site.

3. **Geographic Importance:** Familiar visual feature
Elaboration: The unique placement, orientation, and form of the house makes it an established and familiar feature of the King Avenue streetscape, the Bellevue Heights neighborhood, and the city as a whole.
4. **Environmental Appropriateness:** None observed.
5. **Area Integrity:** Residential character
Elaboration: The property is not in an identified potential historic district. The Bellevue Heights neighborhood retains its residential character and has an eclectic variety of building styles and eras.

Landmark Name:

Staff recommends that the landmark should be named the **Sampson-Wood House**, given its association with Edward and June Sampson, who commissioned Tician Papachristou to design the house in 1958 and for Dr. William and Renate Wood, who cared for the house for nearly 40 years as well as for their sons Chris and Oliver Wood of the *Wood Brothers*. This is consistent with the Landmark Board’s *Guidelines for Names of Landmarked Structures and Sites (1988)* and the *National Register of Historic Places Guidelines for Designation*. See *Attachment H: Guidelines for Names of Landmarked Structures and Sites*.

Boundary Analysis:

The building sits on a residential lot measuring approximately 15,000 sq. ft. in size. Staff recommends that the boundary be established as proposed to follow the property lines of the lot, which is consistent with current and past practices and the National Register Guidelines for establishing landmark boundaries.

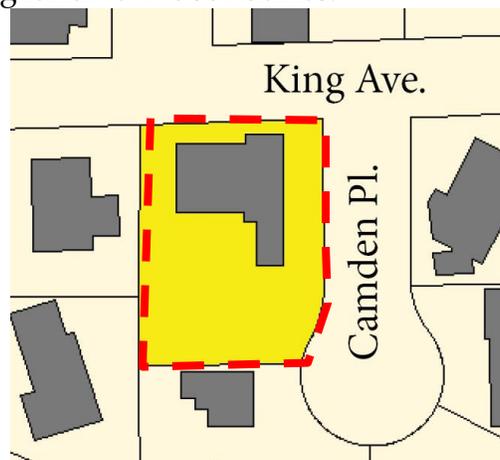


Figure 11: Proposed Landmark Boundary (dashed line).

ATTACHMENTS:

A: Designation Application

B: Current Photographs

C: Architectural Inventory Record Form

D: Chapter 9-11-1 & 9-11-2 Purposes and Intent, Boulder Revised Code, 1981.

E: Significance Criteria for Individual Landmarks

F: Guidelines for Names of Landmarked Structures and Sites

Attachment A: Designation Application

Application for Individual Landmark

Name of Building: Sampson House	Date: 06/20/2015
Address: 1900 King Ave	
Owner(s): William B. Wood	Phone: (303) 449-5193
Address(es): 1900 King Ave	
Applicant: William B. Wood	Phone: (303) 449-5193
Address: 1900 King Ave	
Date of Construction: 06/01/1958	
Type of Construction: Frame: redwood, cedar, glass, and concrete block	
Architectural Style / Period: 1950's Modern	
Architect / Builder: Tician Papachristou	
Condition of Exterior: Good, needs some roof repair	
Additions / Alterations to Exterior: Enlarged sitting room (Kristen Lewis, arch.)	
Date of Alteration(s) / Addition(s): 12/15/1997	

Please attach a copy of the legal description of the property.

Fee \$25 (if applicable)

A filing fee of \$25.00 is required to file an application for designation of an individual landmark. Should the Landmarks Board initiate designation of a property or area, there is no fee involved.

I certify that the information and exhibits herewith submitted are true and correct to the best of my knowledge.

Signature: <i>W B Wood</i>
Address: 1900 King Ave, Boulder, CO 80302
Designation initiated by: <i>William B. Wood, owner</i> Date: 06/20/2015

HS 2015-00173



1900 King Ave., North elevation (façade), 2015.



1900 King Ave., North elevation, (façade), 2015.



1900 King Ave., North elevation detail looking northwest, 2015.



1900 King Ave., East elevation, 2015.



1900 King Ave., South elevation, 2015.



1900 King Ave., South elevation detail, 2015.

Attachment C: Architectural Inventory Record Form

Architectural Inventory Form

Page 1 of 4

Resource # 5BL8265

1900 King Avenue

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

Eligibility not yet determined by
the Boulder Landmarks Board or
the Colorado Historical Society

I. IDENTIFICATION

1	Resource number	5BL8265
2	Temporary resource number	None
3	County	Boulder
4	City	Boulder
5	Historic building name	Sampson House
6	Current building name	Sampson House
7.1	Building address	1900 King Avenue
8.1	Owner name	Renate M. Wood
8.2	Owner address	1900 King Avenue
8.3	Owner city	Boulder
8.4	Owner state	CO
8.5	Owner zip	80302

II. GEOGRAPHIC INFORMATION

9.1	P.M.	6TH
9.2	Township	T1S
9.3	Range	R70W
9.4	1/4 of	NW
9.5	1/4 of	NW
9.6	1/4 of	SW
9.7	1/4 of	NE
9.8	Section	6
10.1	Zone	13
10.2	mE	477120
10.3	mN	4427110
11.1	USGS quad name	Boulder Quadrangle
11.2	Year	1966, Photorevised 1979
11.3	Map scale 7.5'	Yes
11.4	Map scale 15'	Not applicable
12.1	Lot(s)	6
12.2	Block	4
12.3	Addition	Greenbriar
12.4	Year of Addition	Unknown
13	Boundary Description / Justification	Legal boundaries of property

III. ARCHITECTURAL DESCRIPTION

14	Building plan (footprint, shape)	Irregular plan
15.1	Length in feet	Unknown
15.2	x Width in feet	Unknown
16	Number of stories	Two

Architectural Inventory Form

Resource # 5BL8265

1900 King Avenue

17	Primary external wall material(s) 2 max	Concrete Block, Glass
18	Roof configuration 1 max	Other Roof
19	Primary external roof material 1 max	Asphalt
20	Special features (all that apply)	See architectural description
21	General architectural description	

The Sampson House is an exaggeratedly horizontal structure. This horizontality is reinforced by the horizontally tilted, over-hanging cantilevered eaves and the long block wall that runs along the street front beyond the house to enclose an outdoor space. Picture windows connect outdoor spaces with indoor ones. The walls of the "L"-shaped house are substantially constructed of stacked concrete block with mortar joints expressed by having been raked both vertically and horizontally. The roofs are tilted planes, as are the walls of the partial second floor. The partial second floor is clad in vertically oriented wood siding left in its natural state. The second floor is cantilevered over the concrete block lower floor. The landscaping featuring white gravel and specimen trees and bushes, is every bit as unconventional as is the house itself.

22.1	Architectural style	Usonian
22.2	Building type	Not applicable
23	Landscaping or special setting features	See architectural description
24	Associated buildings, features or objects	See architectural description

IV. ARCHITECTURAL HISTORY

25.1	Date of construction, estimated	None
25.2	Date of construction, actual	1958
25.3	Source of information	Building Permit No. 6432
26.1	Architect	Tician Papachristou
26.2	Source of information	Building list provided by Tician Papachristou
27.1	Builder / contractor	Tician Papachristou
27.2	Source of information	Building Permit No. 6432
28.1	Original owner	Edward Sampson
28.2	Source of information	Building Permit No. 6432
29.1	Major additions/alterations/dates	Unknown
30.1	Original location Yes/No	Yes
30.2	Moved Yes/No	No
30.3	Date of move	Not applicable

Resource # 5BL8265

1900 King Avenue

V. HISTORICAL ASSOCIATIONS

31	Original use/s	<u>Single Dwelling</u>
32	Intermediate use/s	<u>Single Dwelling</u>
33	Current use/s	<u>Single Dwelling</u>
34	Site type/s	<u>Not applicable</u>
35	Historical background	<u>See Boulder Modern Context and statement of significance</u>
36	Sources of information	<u>See bibliography, Boulder Modern Survey</u>

VI. SIGNIFICANCE

37.1	Local landmark designation	<u>No</u>
37.2	Date of designation	<u>Not applicable</u>
37.3	Designating authority	<u>Not applicable</u>
38.1	A. Associated with events	<u>No</u>
38.2	B. Associated with significant persons	<u>No</u>
38.3	C. Architectural significance	<u>Yes</u>
38.4	D. Yielded/likely to yield import hist	<u>No</u>
38.5	Criteria considerations Letter	<u>G</u>
38.6	Meets no criteria	<u>Not applicable</u>
39	Areas of significance	<u>Architecture</u>
40	Period of significance	<u>1958</u>
41.1	National	<u>No</u>
41.2	State	<u>Yes</u>
41.3	Local	<u>Yes</u>
42	Statement of significance	

The Sampson House is significant for its association with the development of the Modern movement in architecture in Boulder. It is one of the finest Modernist houses built in the 1950s. It bears a relationship to the utopian designs of Frank Lloyd Wright in particular the spike-finials that are attached as decorations to the end of the exposed roof-rafters. The Sampson House is significant in that it embodies the characteristics of the Usonian style: it is horizontally oriented, there is a cubist conception of building's volumes, there are clerestory windows, traditional materials are used, the same materials are used inside and out, there is the innovative use of traditional structural forms, the concrete block had been laid in a grid-pattern with the mortar joints expressed, there are overhanging eaves, there is the use of the cantilever. The Sampson House is significant because it is the work of Tician Papachristou, an acknowledged master of Boulder architecture. New York architect Papachristou lived and worked in Boulder from 1950 to 1960. The Sampson House is significant for the high standard of the construction craft. The masonry in stack bond concrete block with raked horizontal and vertical mortar joints has been expertly laid. The wood-frame building's unconventional structure required innovative construction solutions to the consequent engineering problems. The Sampson House is significant for its relationship to associated landscape design. Built close the street, the narrow front lawn is carried out in white gravel with native specimen trees and bushes in dwarf examples. The Sampson House is significant for special engineering features. The building has an unconventional footprint and roof line that required unique solutions. The Sampson House has been identified as being a contributing building to the proposed Bellevue Vista Historic District.

The Sampson House also satisfies Criteria Consideration G, achieving significance within the past fifty years due to its exceptional significance. This exceptional significance is defined by its integral relationship to the post-war development of Modern architecture in Boulder, a movement which has received extensive press coverage; by comparison with other Modern architecture of the post-war period in Boulder; and as documented by an ever-increasing body of scholarly evaluation on the historical importance of Modern architecture which developed during the post-war period.

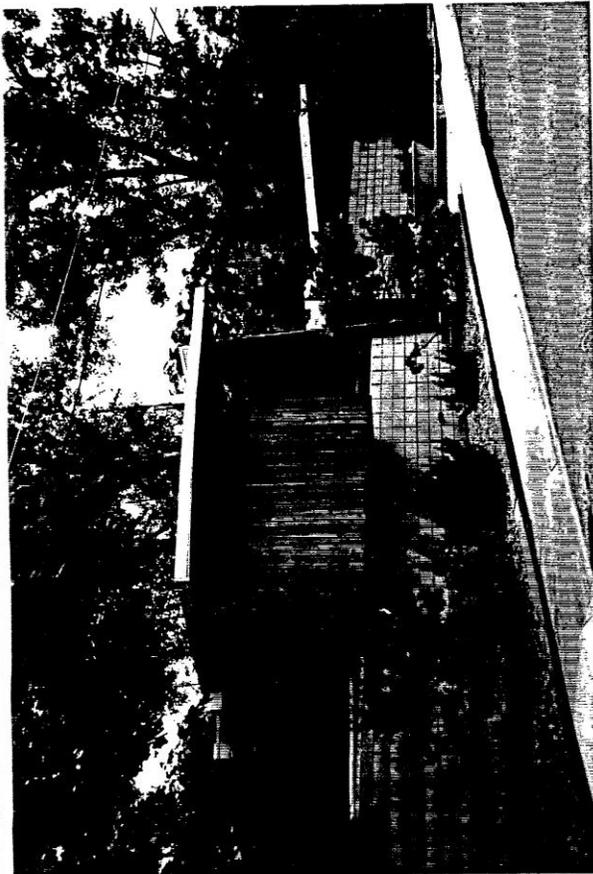
43	Integrity	<u>Largely original condition</u>
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Resource # 5BL8265

1900 King Avenue

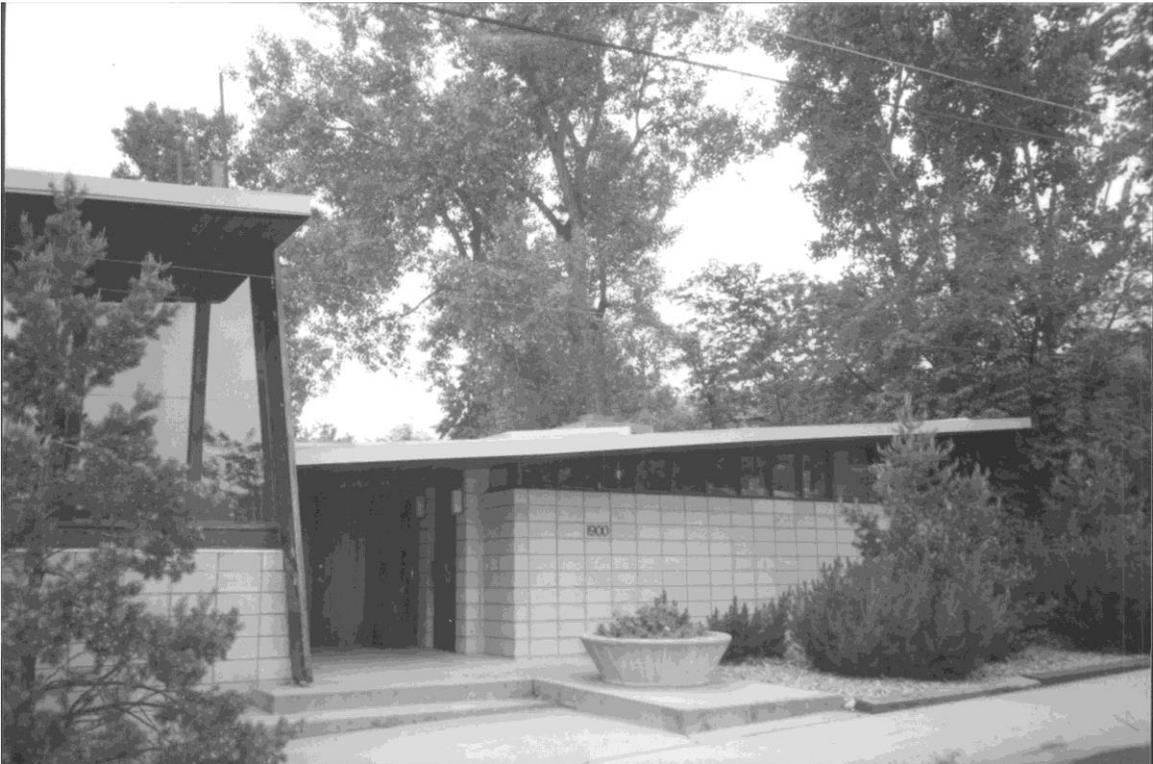
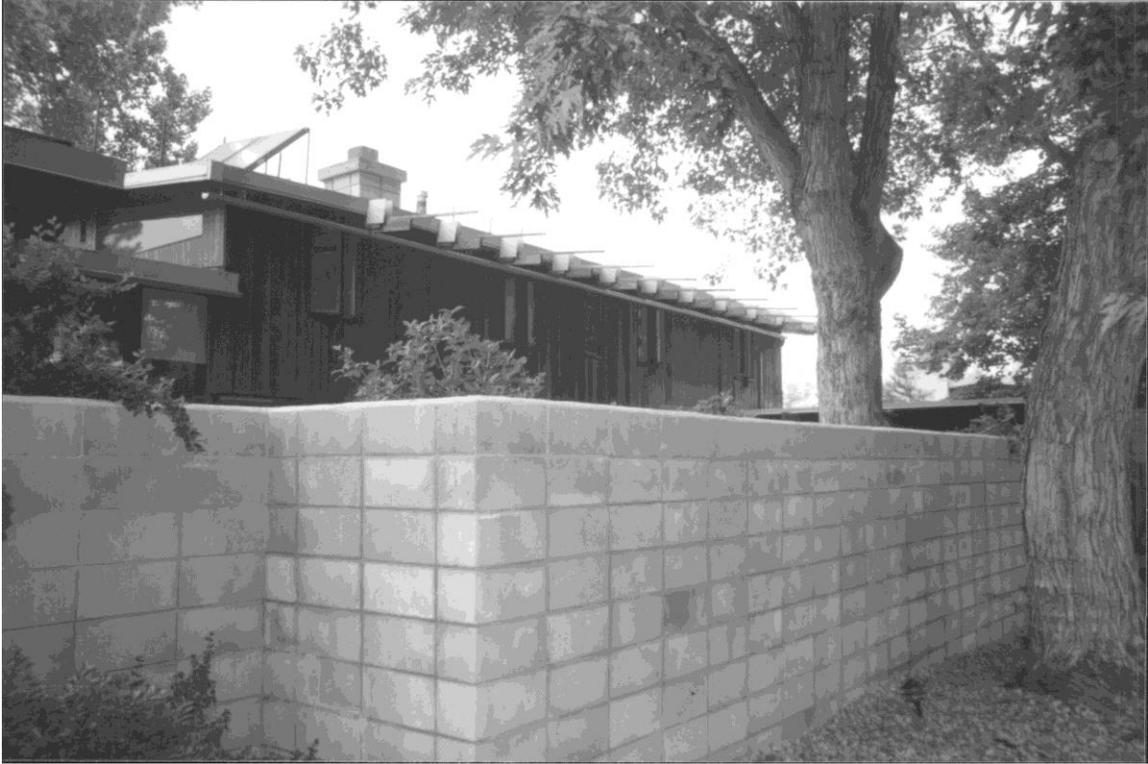
VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44.1 NR Eligible	Yes
44.2 NR Not Eligible	Not applicable
44.3 NR Need Data	Not applicable
45.1 NR District Potential Yes/No	Yes
45.2 NR District Potential Discussion	See Historic Context of Modern Architecture in Boulder
45.3 If district potential, Contributing	Yes
45.4 If district potential, Noncontributing	Not applicable
46.1 If existing district, Contributing	Not applicable
46.2 If existing district, Noncontributing	Not applicable
47.1 Photograph Numbers	Roll 02, Exposures 03-05
47.2 Negatives filed at	City of Boulder Planning Department Files
48 Report Title	Boulder Modern Architecture Survey
49 Date	June 1, 2000
50 Recorder	Diane Wray
51 Organization	None
52 Address	3058 S. Cornell Circle, Englewood, CO 80110
53 Phone number	303-761-8979











Attachment D: Purposes and Intent

**9-11-1 & 9-11-2 Purposes and Intent
Boulder Revised Code, 1981**

9-11-1: *Purpose and Legislative Intent* states:

- (a) The purpose of this chapter is to promote the public health, safety, and welfare by protecting, enhancing, and perpetuating buildings, sites, and areas of the city reminiscent of past eras, events, and persons important in local, state, or national history or providing significant examples of architectural styles of the past. It is also the purpose of this chapter to develop and maintain appropriate settings and environments for such buildings, sites, and areas to enhance property values, stabilize neighborhoods, promote tourist trade and interest, and foster knowledge of the city's living heritage.
- (b) The City Council does not intend by this chapter to preserve every old building in the city but instead to draw a reasonable balance between private property rights and the public interest in preserving the city's cultural, historic, and architectural heritage by ensuring that demolition of buildings and structures important to that heritage will be carefully weighed with other alternatives and that alterations to such buildings and structures and new construction will respect the character of each such setting, not by imitating surrounding structures, but by being compatible with them.
- (c) The City Council intends that in reviewing applications for alterations to and new construction on landmarks or structures in a historic district, the Landmarks Board shall follow relevant city policies, including, without limitation, energy-efficient design, access for the disabled and creative approaches to renovation.

9-11-2: *City Council may Designate or Amend Landmarks and Historic Districts* states:

- (a) Pursuant to the procedures in this chapter the City Council may by ordinance:
 - (1) Designate as a landmark an individual building or other feature or an integrated group of structures or features on a single lot or site having a special character and historical, architectural, or aesthetic interest or value and designate a landmark site for each landmark;
 - (2) Designate as a historic district a contiguous area containing a number of sites, buildings, structures or features having a special character and historical, architectural, or aesthetic interest or value and constituting a distinct section of the city;
 - (3) Designate as a discontinuous historic district a collection of sites, buildings, structures, or features which are contained in two or more geographically separate areas, having a special character and historical, architectural, or aesthetic interest or value that are united together by historical, architectural, or aesthetic characteristics; and
 - (4) Amend designations to add features or property to or from the site or district.
- (b) Upon designation, the property included in any such designation is subject to all the requirements of this code and other ordinances of the city.

Attachment E: Significance Criteria for Individual Landmarks

SIGNIFICANCE CRITERIA

Individual Landmark

September 1975

On September 6, 1975, the City Council adopted Ordinance #4000 providing procedures for the designation of Landmarks and Historic Districts in the City of Boulder. The purpose of the ordinance is the preservation of the City's permitted cultural, historic, and architectural heritage. The Landmarks Board is permitted by the ordinance to adopt rules and regulations as it deems necessary for its own organization and procedures. The following Significance Criteria have been adopted by the board to help evaluate each potential designation in a consistent and equitable manner.

Historic Significance

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

Date of Construction: This area of consideration places particular importance on the age of the structure.

Association with Historical Persons or Events: This association could be national, state, or local.

Distinction in the Development of the Community of Boulder: This is most applicable to an institution (religious, educational, civic, etc) or business structure, though in some cases residences might qualify. It stresses the importance of preserving those places which demonstrate the growth during different time spans in the history of Boulder, in order to maintain an awareness of our cultural, economic, social or political heritage.

Recognition by Authorities: If it is recognized by Historic Boulder, Inc. the Boulder Historical Society, local historians (Barker, Crossen, Frink, Gladden, Paddock, Schooland, etc), State Historical Society, The Improvement of Boulder, Colorado by F.L. Olmsted, or others in published form as having historic interest and value.

Other, if applicable.

Architectural Significance

The place should embody those distinguishing characteristics of an architectural type specimen, a good example of the common; be the work of an architect or master builder, known nationally, state-wide, or locally, and perhaps whose work has influenced later development; contain elements of architectural design, detail, materials or craftsmanship which represent a significant innovation; or be a fine example of the uncommon.

Recognized Period/Style: It should exemplify specific elements of an architectural period/style, i.e.: Victorian, Revival styles, such as described by *Historic American Building Survey Criteria*, Gingerbread Age (Maass), 76 Boulder Homes (Barker), The History of Architectural Style (Marcus/Wiffin), Architecture in San Francisco (Gebhard et al), History of Architecture (Fletcher), Architecture/Colorado, and any other published source of universal or local analysis of

a style.

Architect or Builder of Prominence: A good example of the work of an architect or builder who is recognized for expertise in his field nationally, state-wide, or locally.

Artistic Merit: A skillful integration of design, material, and color which is of excellent visual quality and/or demonstrates superior craftsmanship.

Example of the Uncommon: Elements of architectural design, details, or craftsmanship that are representative of a significant innovation.

Indigenous Qualities: A style or material that is particularly associated with the Boulder area.

Other, if applicable.

Environmental Significance

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

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

Compatibility with Site: Consideration will be given to scale, massing placement, or other qualities of design with respect to its site.

Geographic Importance: Due to its unique location or singular physical characteristics, it represents an established and familiar visual feature of the community.

Environmental Appropriateness: The surroundings are complementary and/or it is situated in a manner particularly suited to its function.

Area Integrity: Places which provide historical, architectural, or environmental importance and continuity of an existing condition, although taken singularly or out of context might not qualify under other criteria.

Attachment F: Guidelines for Names of Landmarked Structures and Sites

GUIDELINES FOR NAMES OF LANDMARKED STRUCTURES AND SITES

PURPOSE:

The City of Boulder Landmarks Preservation Advisory Board finds that adoption of guideline for the official landmark names of structures and sites designated by the City Council as City of Boulder Landmarks will provide consistency in meeting the historic preservation goals as set forth in the Historic Preservation Code (9-11-1 and 9-11-3).

CRITERIA FOR SELECTION OF OFFICIAL LANDMARK NAMES:

1. The official landmark name of the site or structure should be based on one or more of the following criteria:
 - A. Original owners, architect, or builder;
 - B. Historically significant persons or prominent long-term residents;
 - C. A commonly accepted name;
 - D. Original or later event or use;
 - E. Unusual or architectural characteristic which clearly which clearly identifies the landmark; and
 - F. The contributions of both men and women.

2. Owners requesting landmark designation for their buildings may be considered under the above criteria. In the event that the official landmark name does not include the present owners, a separate plaque containing the statement "Landmark designation applied for (date) by owners (names of owners)" will be made available at the owners' expense.

MEMORANDUM

November 4, 2015

TO: Landmarks Board

FROM: Lesli Ellis, Comprehensive Planning Manager
Debra Kalish, Senior Assistant City Attorney
James Hewat, Senior Historic Preservation Planner
Marcy Cameron, Historic Preservation Planner
Angela Smelker, Historic Preservation Intern

SUBJECT: Public hearing and consideration of an application to designate a portion of the property at 2200 Broadway as a local historic landmark per Section 9-11-5 of the Boulder Revised Code 1981 (HIS2015-00189).

STATISTICS

1. Site: 2200 Broadway
 2. Landmark Name: Trinity Lutheran Church
 3. Date of Construction: 1929, additions in 1966 and 1989.
 4. Zoning: BT-2
 5. Lot Size: 13,931 sq. ft.
 6. Applicant/Owner: Reverend Mark Twietmeyer, Trinity Lutheran Church
-

STAFF RECOMMENDATION

Staff recommends that the Landmarks Board adopt the following motion:

*I move that the Landmarks Board recommend that the City Council designate the original portion of the church at 2200 Broadway as a local historic landmark, to be known as the **Trinity Lutheran Church**, finding that it meets the standards for individual landmark designation in Sections 9-11-1 and 9-11-2, B.R.C. 1981, and adopt the staff memorandum dated November 4, 2015 as the findings of the board.*

FINDINGS

The Landmarks Board finds that, based upon the application and evidence presented and subject to the conditions of approval, the proposed designation application will be consistent with the purposes and standards of the Historic Preservation Ordinance, and:

1. The proposed designation will protect, enhance, and perpetuate a building reminiscent of past eras and persons important in local and state history and provide a significant example of architecture from the past. Sec. 9-11-1(a), B.R.C. 1981.
2. The proposed designation will maintain an appropriate setting and environment and will enhance property values, stabilize the neighborhood, promote tourist trade and interest, and foster knowledge of the city's living heritage. Sec. 9-11-1(a), B.R.C. 1981.
3. The proposed designation draws a reasonable balance between private property rights and the public interest in preserving the city's cultural, historic, and architectural heritage by ensuring that demolition of buildings important to that heritage will be carefully weighed with other alternatives. Sec. 9-11-1(b), B.R.C. 1981.
4. The portion of the property proposed for designation has historical, architectural or aesthetic interest or value. Sec. 9-11-2(a)(1), B.R.C. 1981.

BACKGROUND

On June 26, 2015, the city received an application from Trinity Lutheran Church for an individual landmark designation of a portion of the property at 2200 Broadway. The application was submitted as a condition of Site Review.

On May 1, 2014, Site and Use Review approval was granted to redevelop the existing surface parking lot to the north of the church. The project includes 24 permanently affordable senior housing units; open space for the Trinity Lutheran Church and other non-profit organizations; and partially below grade parking. The redevelopment is proposed on the lots to the north of the church, and would not impact the historic character of the existing church. The design of the new building references the Gothic Revival style of the original church through the use of gabled roof forms, gothic arches, and the use of stone. *See Figure 1. Rendering of proposed Trinity Commons, 2014.*



See Figure 1. Rendering of proposed Trinity Commons, 2014.

In their deliberations, some members of Planning Board expressed concern that only a portion of a building would be included in the landmark boundary. The board agreed to make a note to the Landmarks Board that the Site Review approval would not define the Landmark Boundary. However, a motion to amend the condition of approval to include landmark designation of the entire building was rejected. The final condition of approval regarding Landmark Designation reads:

Prior to a building permit application, the Applicant shall submit to the City an application for and pursue in good faith Individual Landmark designation of the historic portion of the church building located at 2200 Broadway with a designation boundary as shown on sheet A1.00 of the approved plans dated Feb. 3, 2014.

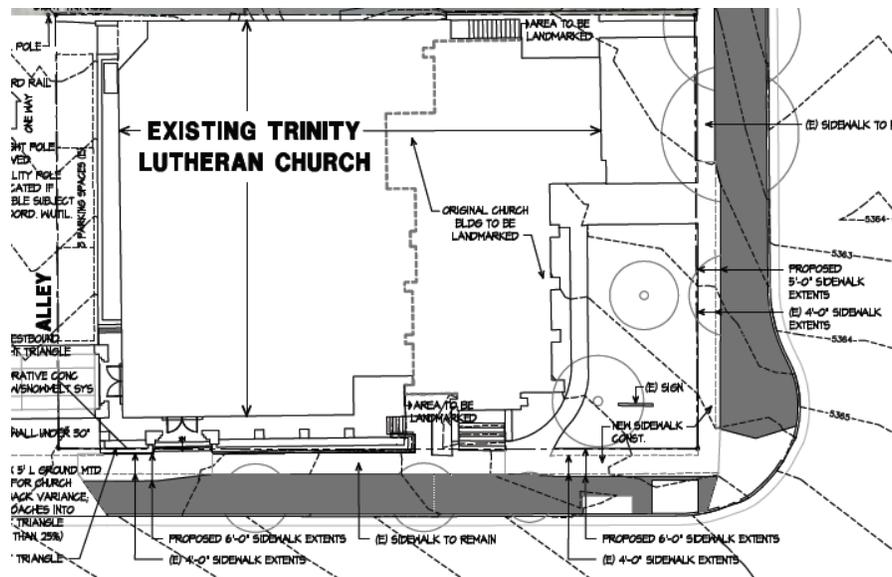


Figure 2. Sheet A1.00, landmark boundary as approved by Planning Board May 1, 2014 as a condition of Site Review.

A change to the proposed landmark boundary would require a Minor Modification to the Site Review Approval.

PROPERTY DESCRIPTION

The building at 2200 Broadway is located on a 13,931 sq. ft. lot on the northeast corner of Broadway and Pine St. along the western edge of the identified Potential Whittier Historic District. The building is located within Boulder’s so-called “church district” and is within walking distance of six other churches and several individual landmarks, including the First Congregational Church (1128 Pine St.), the Boulder Masonic Lodge (2205 Broadway), the Carnegie Library (1125 Pine St.), and the Oliver-Bowman House (2229 Broadway).



Figure 3. Location Map, 2200 Broadway.

The church was built in 1929, with additions in 1966 and 1989. Only the original 1929 portion of the church, now referred to as the Chapel of the Resurrection, is proposed for landmark designation. See Figure 2. Landmark boundary as approved by Planning Board May 1, 2014.



Figure 4. Aerial of 2200 Broadway, showing 1929 church (pink), 1966 addition (yellow) and 1989 addition (blue).

1929 Church – Margaret Read

Designed by local architect Margaret Read, the Gothic Revival church was completed in 1929. The gable form, structural buttresses, arched windows with decorative tracery and a bell tower is typical of early twentieth century Gothic Revival church design ubiquitous in North America during this period. The floor plan is comprised of a cross plan with the entrance into the nave on the west and the apse, or main altar, facing the east. Bisecting the nave is the transept, an aisle that crosses the nave in front of the main altar. All elevations feature the use of regularly coursed native sandstone.

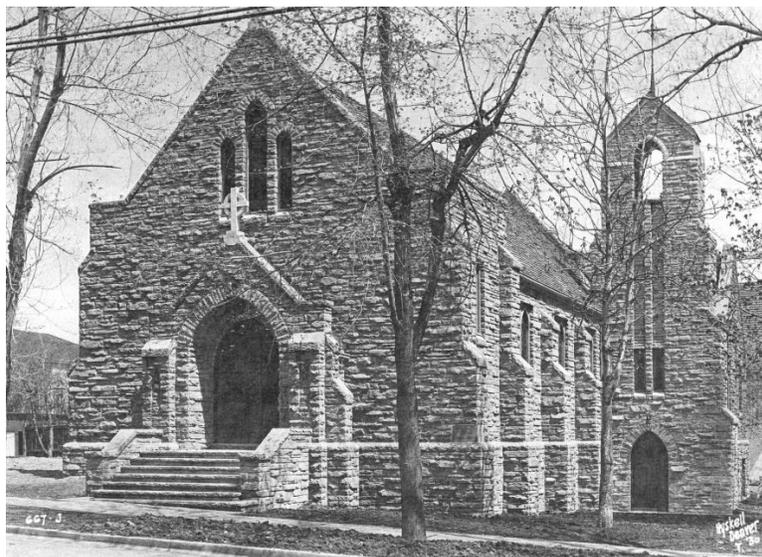


Figure 5. Trinity Lutheran Church, 2200 Broadway, 1930.

The west elevation (facing Broadway) of the original church features a gabled entrance with a tripartite window in the gable end. A series of recessed Gothic arches leading to double wooden doors with decorative metalwork provide entry into the Chapel of the Resurrection. The entry is flanked by decorative lanterns and accessed by stone steps and wrought iron railings.



Figure 6. South elevation, 2015.

The south elevation (facing Pine St.) features structural buttresses, windows with stained-glass laid in a diamond pattern. The gable roof of the transept and altar protrudes to the south, with a bell story element located to the west. A large arched stain glass window with Gothic tracery is located on the east elevation. External lights are located below the window. The north elevation of the original church is obscured by the 1966 addition.

1966 Addition – Hobart Wagener

In 1966, local architect Hobart Wagener was commissioned to design an addition to the church to provide a larger sanctuary. The modern addition continues the use of regularly coursed stone, with a dramatic sweeping stucco-clad form culminating in a point on the east elevation. University of Colorado artist Roland Reiss designed a triangular, multi-colored skylight, as well as a few vertical glass panels of similar multi-colored design to bisect four of the building's six sides. The north elevation of the 1966 addition features unadorned, regularly-coursed stone.



Figure 7. East elevation, 2015.



Figure 8. North elevation, 2015.

1989 Addition – Charles Bowman Associates

In 1989, Charles Bowman and Associates designed an addition to continue the Gothic Revival vocabulary at the west elevation of the building in an attempt to blend the 1929 church and the 1966 addition. The west elevation (facing Broadway) of the 1989 addition mirrors the gabled entry way at the northwest corner of the building, with a tripartite window in the gable end. An open arcade is located on this elevation. A gable roof portion with a glass wall links the 1989 addition to the original church. *See Attachment B: Current Photographs.*



Figure 9. West Elevation (façade), 2015.

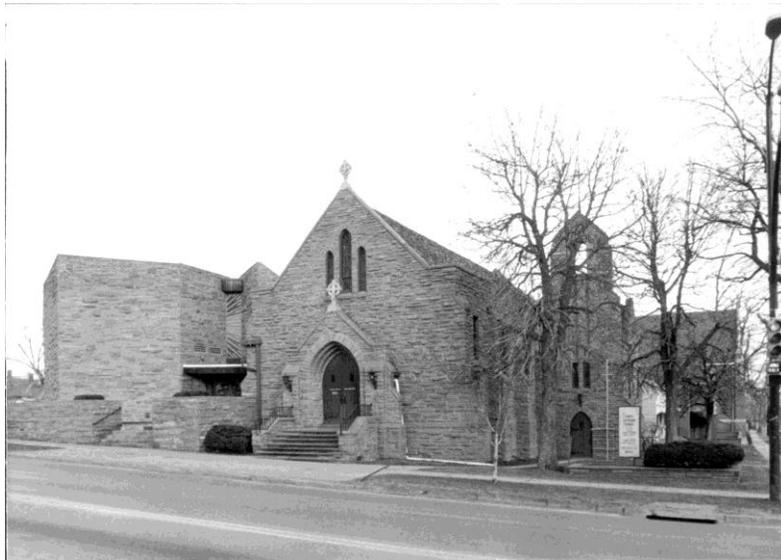


Figure 10. West elevation taken from the 1986 Historic Building Inventory Record. Photo shows the church before the construction of the 1989 addition.

The 1986 Historic Building Inventory Form found the property to be in excellent condition with minor alterations (the survey was recorded prior to the 1989 addition). The form notes that “this building is significant for its association with the history of the development of the religious community in Boulder.” See Attachment C: Historic Building Inventory Record.

HISTORY



Figure 11. The Trinity Lutheran Church (formerly Seventh Day Adventist Church) at Broadway and Mapleton Ave. used by the congregation from 1899-1929. Built in 1880 and demolished in 1966. Photo taken c. 1890.

The Trinity English Evangelical Lutheran congregation was established in Boulder in 1896 with 31 charter members. Revered John J. Albert was the first pastor.² For the first three or four years, the Lutheran congregation met in the Baptist Church that was located on the corner of 12th St. (Broadway) and Arapahoe Ave. In 1899, the congregation purchased the former Seventh Day Adventist church at the southeast corner of Broadway and Mapleton Ave. for \$1,600. The building was described as “a substantial, though wooden, building [with] a seating capacity of 200.” About \$200 in improvements was spent on new pulpit furniture, wallpaper, and electric lighting.³

The Trinity Lutheran congregation used this church for the next 30 years. In 1927, the group expanded their property by purchasing the lot across the alley at the corner of Broadway and Pine St. for \$10,000 with the intention of building a larger church to replace their current one. On this lot sat the former house of A.J. Macky, prominent businessman and donor of the University of Colorado Auditorium that bears his name. Apparently not all were thrilled with Trinity Lutheran’s purchase and subsequent demolition of Macky’s former house, since it was considered to have been the first brick building constructed in Boulder. In 1928 *Daily Camera* reported “Trinity Flock to Tear Down Boulder Landmark: It Razes to Raise.”⁴ Once construction on the church was completed, a December 1929 *Daily Camera* article noted that the “dedication of the English Lutheran Church at 12th and Pine Street will be the most important event in Boulder’s church circles tomorrow.”⁵ Trinity Lutheran’s brand-new Gothic Revival

² “A Lutheran Society,” *Daily Camera* (Boulder, CO) January 13, 1896.

³ W.C.W., “Dedication at Boulder, Colorado,” *Denver, Colorado*, Jan 26, 2900.

⁴ “Trinity Flock to Tear Down Boulder Landmark,” *Daily Camera* (Boulder, CO), December 12, 1928.

⁵ “Features of the Boulder Church Services Sunday,” *Daily Camera* (Boulder, CO), Dec 7, 1929.

church cost \$36,000 to construct and was dedicated on December 8, 1929 with 89 active members.⁶



Figure 12. Interior views of Trinity Lutheran Church at 2200 Broadway shortly after completion, 1930.

The design of the church was the work of local architect Margaret Read, who is considered to be Boulder's first female architect. She worked in the firm of Glen H. Huntington. Born in 1892, she moved to Boulder as a teenager in 1910. She attended the University of Colorado College of Engineering in the mid-1910s before transferring to the University of California at Berkeley School of Architecture. She was one of five women in her class of twenty-five students.⁷ Upon her return to Boulder in the early 1920s, Read was an instructor at the University of Colorado where she taught classes in engineering drawing. By 1926, Read landed a second job in Glen Huntington's architectural firm. Read designed many houses in the University Hill neighborhood, including her own Mediterranean Revival house at 740 13th St. where she lived with her father. She also worked on the Boulder Day Nursery, the Boulder County Court House, several fraternity and sorority houses, and the Chemistry Building and the Balch Fieldhouse at the University of Colorado. In addition to being Boulder's first female architect, Read served on the city planning and parks commission in the 1930s, taught drafting to women at Lowry Field during World War II, spent time in the 1950s designing residences and ski lodges in Aspen, and even remodeled Bob Hope's Beverly Hills house late in her career.⁸ Read worked well into her 70s and died in 1982 at the age of 90.

⁶ "1896-1996: Trinity Lutheran Church." *Trinity Lutheran Church*, 1996.

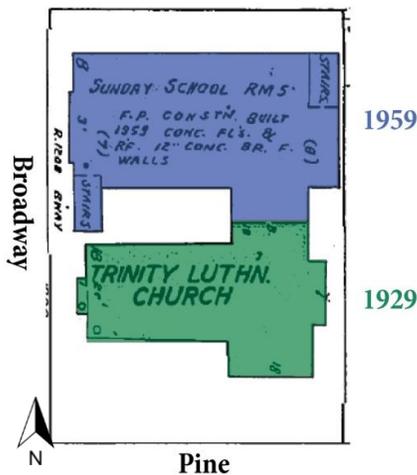
⁷ Barker, Jane Valentine. *Historic Homes of Boulder County*, 131.

⁸ "Margaret Read was first female architect in Boulder," *Daily Camera* (Boulder, Colorado), March 25, 2012.



Figures 13 & 14. Left: Margaret Read, 1964. Right: James M. Hunter & Associates, c. 1962. Margaret Read seen at far right.

As a result of substantial growth in church membership after WW-II, the church expanded its facilities by constructing a one-story addition with a basement directly north of the church in 1959. This building held the Sunday school classrooms. A few years later, local architect Hobart D. Wagener was hired to design a new sanctuary to accommodate 375 people and provide classroom space. Wagener's addition is attached to the north side of the original 1929 church. Although contemporary in design, Wagener continued the use of the coursed sandstone to compliment Read's original design. The 1929 sanctuary was retained as a small chapel for private devotions, funerals, and weddings, and also holds the church offices and library.



Figures 15 & 16. Left: 1931-1960 Sanborn Map of Trinity Lutheran Church with 1959 addition (in blue). Right: Trinity Lutheran Church showing 1959 addition, taken pre-1966, www.trinityboulder.org/history/.



Figure 17. Trinity Lutheran Church with the Wagener addition, 1988.

A 1966 *Daily Camera* article reported that Wagener's addition was hexagonal in design with the form repeated elsewhere inside the sanctuary. A 12-foot, 500 pound cross carved from oak was installed over the new altar and large oak doors at the entrance were hand-carved with biblical themes. University of Colorado artist Roland Reiss designed a triangular, multi-colored skylight, as well as a few vertical glass panels of similar multi-colored design to bisect four of the building's six sides. Parts of these glass panels are visible from the east elevation. The addition was dedicated January 8, 1967. Around this time, the old wooden church at the corner of Broadway and Mapleton Ave. that the congregation used prior to 1929 was torn down to make room for additional parking.

In 1988, Charles Bowman Associates designed an addition on the west façade for a new narthex. The Gothic Revival style was retained for this addition, blending the 1929 portion with the 1966 portion of the building. The interior of the 1929 building was also restored at this time.

CRITERIA FOR THE BOARD'S DECISION:

Section 9-11-5(c), *Public Hearing Before the Landmarks Board*, B.R.C. 1981, specifies that in its review of an application for local landmark designation, "the landmarks board shall determine whether the proposed designation conforms with the purposes and standards in Sections 9-11-1, 'Legislative Intent,' and 9-11-2, 'City Council May Designate

Landmarks and Historic Districts' B.R.C. 1981." See Attachment F: Sections 9-11-1, Purpose and Legislative Intent, & 9-11-2, City Council May Designate or Amend Landmarks and Historic Districts, Boulder Revised Code 1981.

To assist in the interpretation of the historic preservation ordinance, the Landmarks Board has adopted significance criteria to use when evaluating applications for individual landmarks. See *Attachment G: Significance Criteria for Individual Landmarks*. The board may approve, approve with modifications, or disapprove the application. Findings must be adopted within 30 days of the hearing date. Should the board disapprove the application, the board must notify City Council of that action within fourteen days of the hearing date. City Council may call up a decision disapproving a designation. Should an application be disapproved, the same application may not be submitted for a period of one year.

If the board finds that the proposed designation conforms to Sections 9-11-1 and 9-11-2 of the B.R.C. 1981, it shall adopt specific findings and conclusions approving or modifying and approving the application. If the board approves the proposed designation, the application will be forwarded to City Council (within 100 days) for a public hearing.

ANALYSIS OF LANDMARK CRITERIA

A. Does the proposed application protect, enhance, and perpetuate buildings in the city reminiscent of past eras, events, and persons important in local, state, or national history or providing significant examples of architectural styles of the past and does the portion of the property proposed for designation have historical, architectural or aesthetic interest or value?

Staff finds that the proposed designation will protect, enhance, and perpetuate a building reminiscent of a past era important in local history and preserve an important example of Boulder's historic architecture. Staff considers the application to meet the historic criteria for individual landmark designation as outlined below:

HISTORIC SIGNIFICANCE:

Summary: The building at 2200 Broadway meets historic significance criteria 1, 2 and 3.

1. Date of Construction: 1929

Elaboration: The cornerstone on building, architectural blueprints and *Daily Camera* newspaper articles date the building to 1929.

2. Association with Persons or Events: the Trinity Lutheran Congregation

Elaboration: The Trinity Lutheran Congregation was established in Boulder in 1896 with 31 charter members. In 1899, the congregation purchased the property at the southeast corner of Broadway and Pine and used the church built on that property in 1880 that previously belonged to the Seventh Day Adventists. In 1927, the congregation expanded its property by purchasing the lot directly south across the alley. Construction of a new church at this location designed by local architect Margaret Read was completed in 1929, at which point the congregation, “became firmly established as one of the city’s formidable congregations when it contributed to Boulder’s skyline an authentic neo-Gothic building.”⁹ In 1966, local architect Hobart D. Wagener was hired to design an addition to include a new sanctuary and a further addition in 1989 added a new narthex to the church. The Trinity Lutheran Congregation continues to use this church and offer its services to Boulder as it has for the past 119 years. For many decades, the church has also engaged with the Boulder community by providing a variety of programs, such as classes in biblical theology for both adults and children.

3. Development of the Community: This building reflects the development of Boulder’s religious community.

4. Recognition by Authorities: Historic Building Inventory Form, 1989.

Elaboration: The 1986 Historic Building Inventory Form found the property to be in excellent condition with minor alterations (the survey was recorded prior to the 1989 addition). The form notes that “this building is significant for its association with the history of the development of the religious community in Boulder.”

See Attachment C: Historic Building Inventory Record.

ARCHITECTURAL SIGNIFICANCE:

Summary: The building at 2200 Broadway meets historic significance criteria 1, 2, 3 and 5.

1. Recognized Period or Style: Gothic Revival

Elaboration: The church was designed in the Gothic Revival style, which was a popular style for ecclesiastical buildings in the nineteenth and early twentieth centuries. The building’s use of towers, buttresses, recessed openings, pointed arches, and masonry construction are characteristic of the Gothic Revival.

2. Architect or Builder of Prominence: Margaret Read

⁹ Rev. Jack W. Lundin, “The City’s Churches: Trinity Lutheran.” *Focus Magazine* (Boulder, Colorado), July 5, 1964.

Elaboration: Margaret Read is considered to be Boulder's first female architect. She moved to Boulder with her parents in 1910. After attending the University of Colorado, Read transferred to University of California at Berkeley where she received a degree in architecture. Upon her return to Boulder in the 1920s, Read was hired as an instructor at the University of Colorado and was also employed in Glen H. Huntington's architectural firm. Read's first solo project was her 1928 house at 740 13th St., where she lived with her father. Over the span of her career, Read designed many residences, sororities, and fraternities in the University Hill neighborhood. She also worked on the Boulder County Court House and several buildings at the University of Colorado. Read served on the city planning and parks commission in the 1930s, taught drafting to women at Lowry Field during World War II, spent time in the 1950s designing residences and ski lodges in Aspen, and even remodeled Bob Hope's Beverly Hills house late in her career. Read worked well into her 70s, dying at age 90 in 1982.

3. **Artistic Merit:** The 1929 church is skillfully designed, with a notable integration of design, material and craftsmanship.
4. **Example of the Uncommon:** None observed.
5. **Indigenous Qualities:** The building's use of native stone is notable.

B. Does the proposed application develop and maintain an appropriate setting and environment for the historic resource and area to enhance property values, stabilize neighborhoods, promote tourist trade and interest, and foster knowledge of the City's living heritage?

Staff finds that the proposed designation maintains an appropriate setting for the historic resource at 2200 Broadway and enhances property values, promotes tourist trade and interest, and fosters knowledge of the City's living heritage. Staff considers that the application meets the environmental significance criteria for individual landmark designation as outlined below:

ENVIRONMENTAL SIGNIFICANCE:

Summary: The building at 2200 Broadway has environmental significance under criteria 1, 2, 4 and 5.

1. **Site Characteristics:**

Elaboration: The church is prominently located on the northeast corner of Broadway and Pine St. It is located within the boundaries of the identified

potential Whittier Historic District. Despite the construction of additions in 1966 and 1989, the church retains its historic character.

2. Compatibility with Site: Downtown historic character

Elaboration: The building is representative of the Gothic Revival style and contributes to the character of the neighborhood. The property retains its historic relationship to its lot and surrounding neighborhood.

3. Geographic Importance: The building is a familiar visual feature on the 2200 block of Broadway.

4. Environmental Appropriateness:

Elaboration: The building and its surroundings are complementary and carefully integrated.

5. Area Integrity: Potential Whittier Historic District

Elaboration: The 2200 block of Broadway is located in the identified Potential Whittier Historic District and retains a large degree of historic integrity to the original development of that neighborhood.

C. *Does the proposed application draw a reasonable balance between private property rights and the public interest in preserving the city's cultural, historic, and architectural heritage by ensuring that demolition of buildings and structures important to that heritage will be carefully weighed with other alternatives?(See Subsection 9-11-1(b), B.R.C. 1981).*

Staff finds this application draws a reasonable balance between private property rights and the public's interest in preserving the city's cultural, historic, and architectural heritage. The proposal is unusual in that it proposes designation of a portion of the building, however, staff considers that proposal is appropriate in that the original 1929 church retains a high degree of architectural and historic integrity and the additions do not compromise its significance. The property owner supports the designation.

Landmark Name:

Staff recommends that the landmark should be named the **Trinity Lutheran Church**, given its association with the Trinity Lutheran congregation since its construction in 1929.

This is consistent with the Landmark Board's *Guidelines for Names of Landmarked Structures and Sites (1988)* and the *National Register of Historic Places Guidelines for Designation*. See Attachment H: Guidelines for Names of Landmarked Structures and Sites.

Boundary Analysis:

The building sits on a lot measuring approximately 13,931 sq. ft. in size. The church also owns approximately 18,101 sq. ft. of parking space across the alley to the north of the church. Staff recommends that the boundary be consistent with the proposed landmark boundary that was made a condition of Site Review by Planning Board. The boundary would encompass the 1929 portion of the church, as show in Figure 18 below.

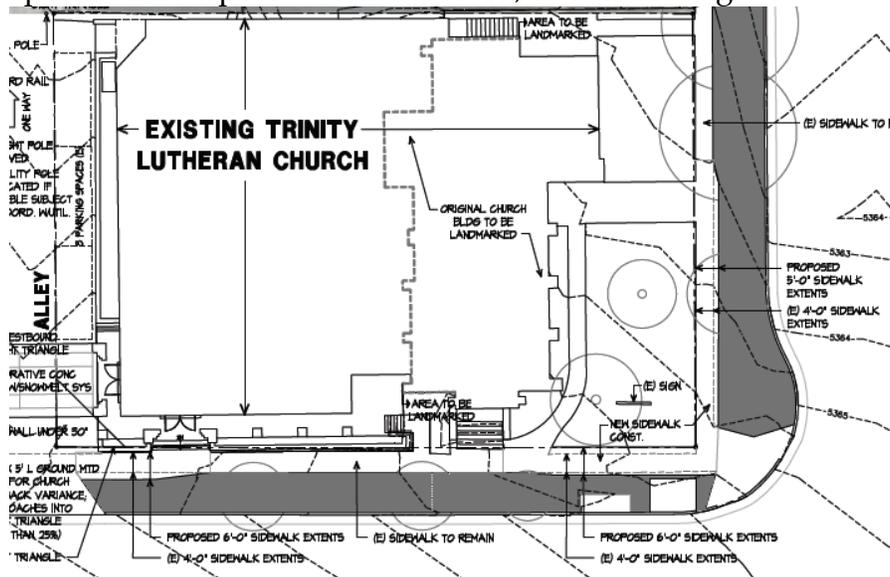


Figure 18. Proposed Landmark Boundary (red dashed line).

ATTACHMENTS:

- A: Landmark Designation Application
- B: Current Photographs
- C: Historic Photographs
- D: Historic Inventory Building Form, 1986
- E: Chapter 9-11-1 & 9-11-2 Purposes and Intent, Boulder Revised Code, 1981.
- F: Significance Criteria for Individual Landmarks
- G: Guidelines for Names of Landmarked Structures and Sites

Attachment A: Landmark Designation Application

Application for Individual Landmark

Name of Building: ^{TRINITY LUTHERAN CHURCH} CHAPEL OF THE RESURRECTION Date: 6/22/15

Address: 2200 Broadway Boulder Co

Owner(s): Trinity Lutheran Church Phone: 303.442.2300

Address(es): 2200 Broadway Boulder Co 80302

Applicant: Rev. Mark Twietmeyer Phone: 303.442.2300

Address: 2200 Broadway Boulder Co 80302

Date of Construction: 1929

Type of Construction: Stone

Architectural Style / Period:

Architect / Builder: Margaret Reed

Condition of Exterior: Excellent

Additions / Alterations to Exterior: Adjacent Sanctuary built in 1966 / Adjacent Parsonage built in 1988

Date of Alteration(s) / Addition(s):

Please attach a copy of the legal description of the property.

Fee \$25 (if applicable)

A filing fee of \$25.00 is required to file an application for designation of an individual landmark. Should the Landmarks Board initiate designation of a property or area, there is no fee involved.

I certify that the information and exhibits herewith submitted are true and correct to the best of my knowledge.

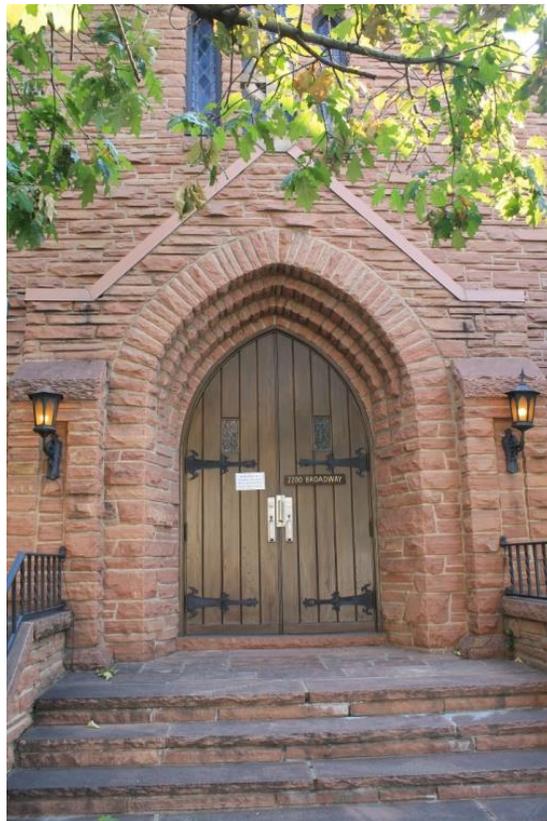
Signature: 
Address: 2200 Broadway Boulder Co
Designation initiated by: Trinity Lutheran Church Date: 6/25/15

HS 2015 - 00189

Attachment B: Current Photographs



Trinity Lutheran Church, 2200 Broadway, west elevation (façade), 2014.



Trinity Lutheran Church, 2200 Broadway, west elevation (façade), 1929 entrance detail, 2015.



Trinity Lutheran Church, 2200 Broadway, west elevation (façade) detail, 2014.



Trinity Lutheran Church, 2200 Broadway, south elevation, 2014.



Trinity Lutheran Church, 2200 Broadway, south elevation detail, 2015.



Trinity Lutheran Church, 2200 Broadway, bell tower detail on south elevation, 2015.



Trinity Lutheran Church, 2200 Broadway, entrance detail at bottom of bell tower, south elevation, 2015.



Trinity Lutheran Church, 2200 Broadway, east elevation, 2014.



Trinity Lutheran Church, 2200 Broadway, detail of 1929 apse on east elevation, 2015.



Trinity Lutheran Church, 2200 Broadway, northeast corner, 2015.

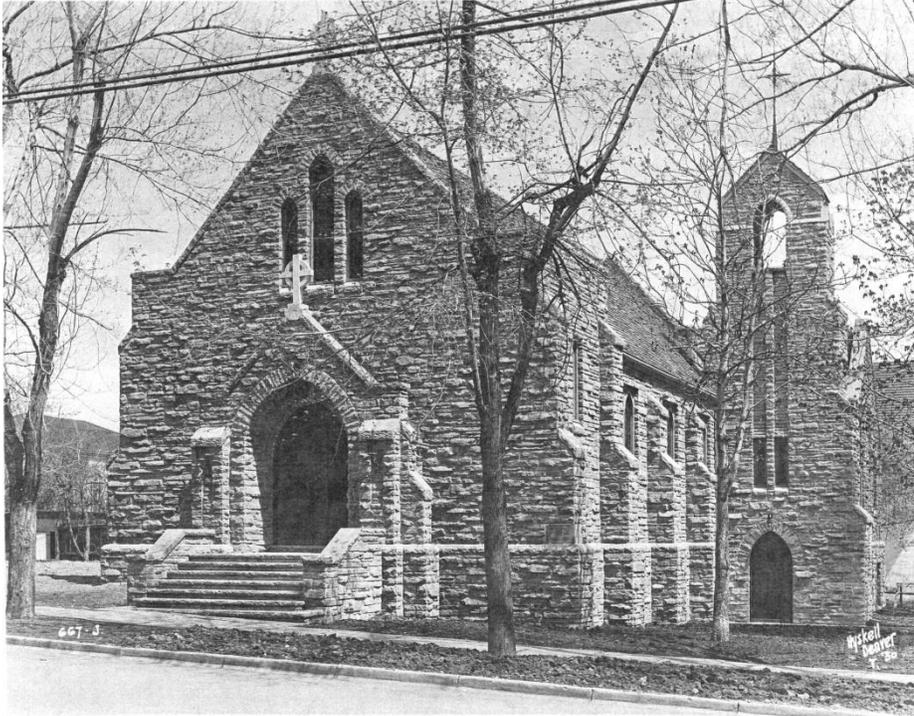


Trinity Lutheran Church, 2200 Broadway, north elevation, 2015.



Trinity Lutheran Church, 2200 Broadway, northwest corner, 2014.

Attachment C: Historic Photographs



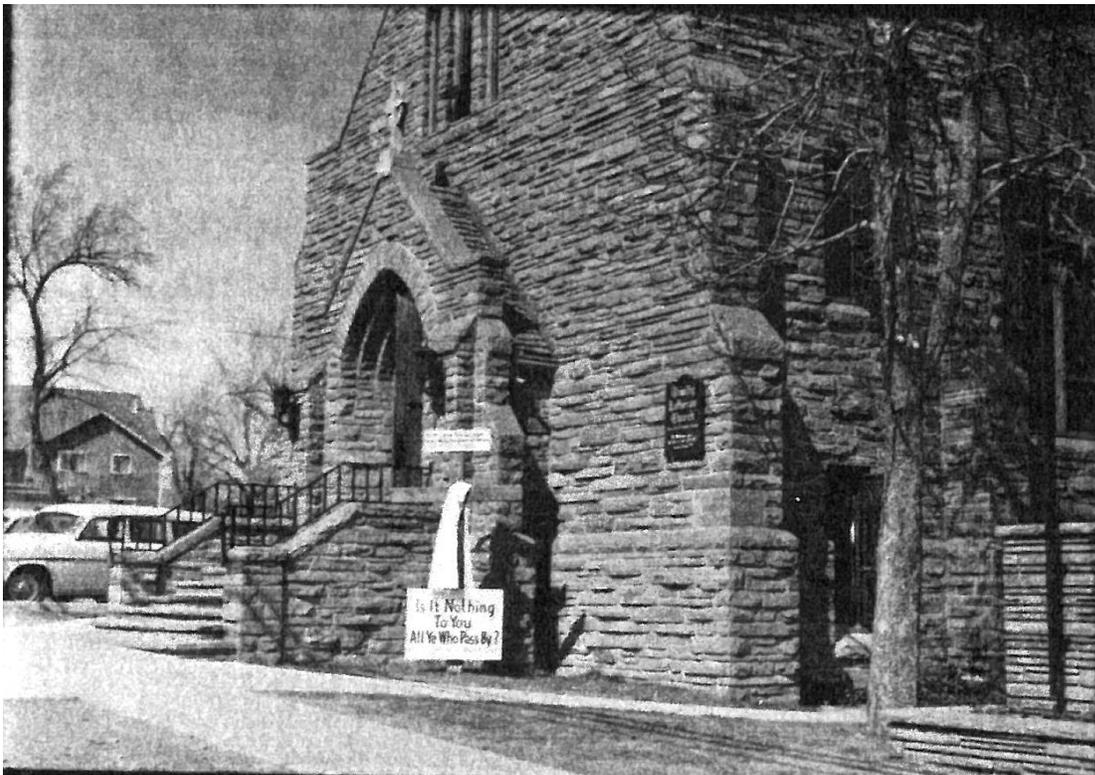
Trinity Lutheran Church, 2200 Broadway, west elevation (façade) shortly after construction, 1930.



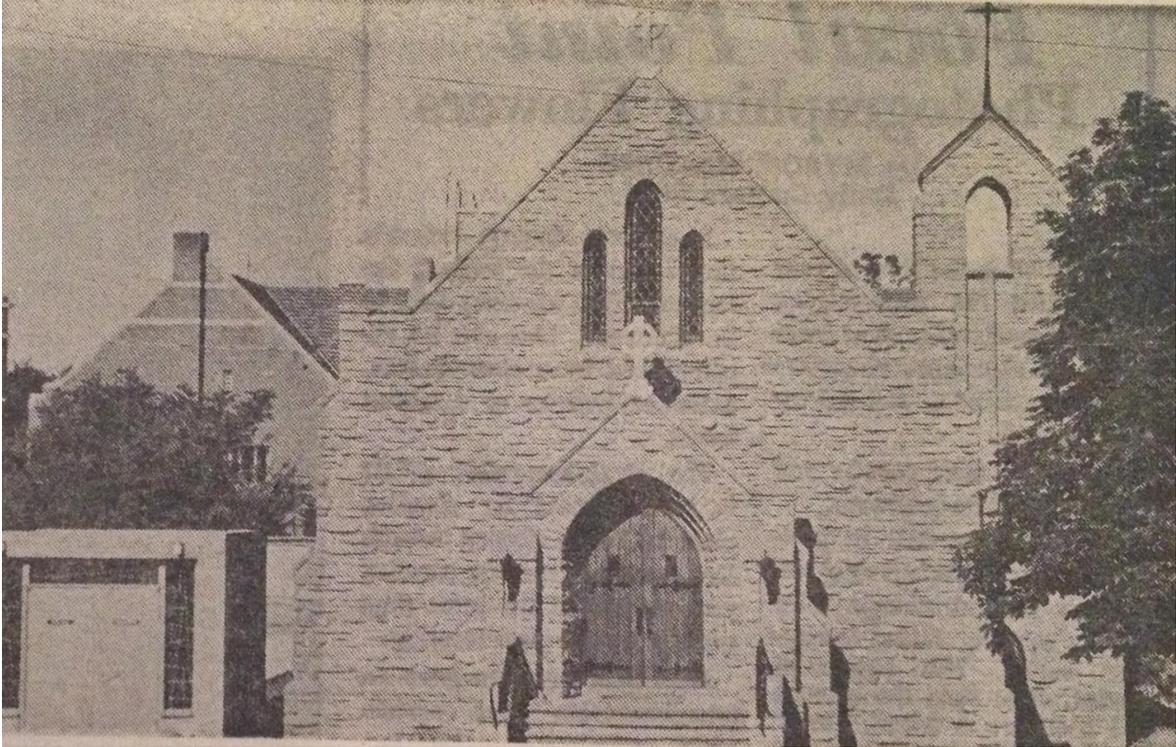
Trinity Lutheran Church, 2200 Broadway, interior view of church, 1930.



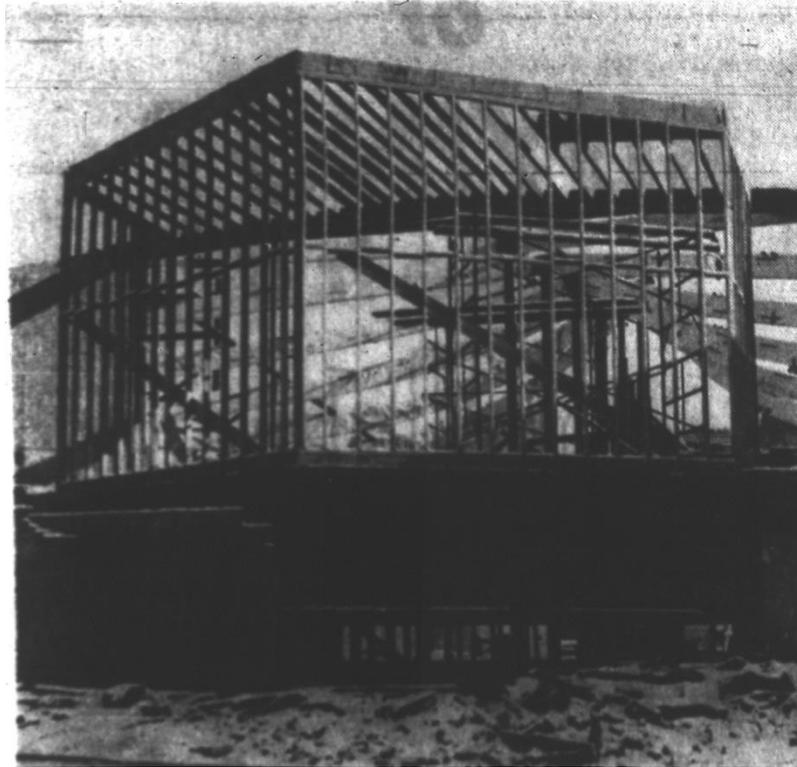
Trinity Lutheran Church, 2200 Broadway, interior view of church, 1930.



Trinity Lutheran Church, 2200 Broadway, 1956.



Trinity Lutheran Church, 2200 Broadway, taken from "The City's Churches: Trinity Lutheran" by Rev. Jack W. Lundin, Focus Magazine, July 5, 1964.



Trinity Lutheran Church, 2200 Broadway, mid construction, 1966.



Trinity Lutheran Church, 2200 Broadway, west elevation, 1988.

Attachment D: Historic Building Inventory Form, 1986

COLORADO HISTORICAL SOCIETY
Office of Archaeology and Historic Preservation
1300 Broadway, Denver, Colorado
HISTORIC BUILDING INVENTORY RECORD
CITY OF BOULDER, COLORADO Boulder County

NOT FOR FIELD USE
__ ELIGIBLE
__ DET NOT ELIG
__ NOMINATED
__ CERTIFIED REHAB
__ DATE _____

X

PROJECT NAME: BOULDER HISTORIC PLACES State ID#: 5BL1137

*Building Name: TRINITY LUTHERAN CHURCH Temporary #: 22

*Building Address: 2200 BROADWAY BOULDER, COLORADO 80302
Building Owner: TRINITY EVANGELICAL LUTHERAN CHURCH
Owner Address: 2200 BROADWAY BOULDER, COLORADO 80302

USGS Quad: BOULDER Quad Year: 1979 7.5'

*Legal: Tnsp 1N Range 70W Section 30 NW1/4 SW1/4

*Historic Name: TRINITY LUTHERAN CHURCH
District Name:

Block: 149 Lot: 5 Addition: BOULDER OT
Year of Addition: 1859

Film Roll By: WHITACRE Film Number: BL12
Number of Negatives: 13,14 Negative Location: BOULDER

*Construction Date: ACTUAL 1929
Source: DAILY CAMERA, DEC 12, 1928

Present Use: CHURCH Historic Use: CHURCH

Condition: EXCELLENT Extent of Alterations: MINOR
Description:

ORIGINAL If Moved, Date(s):

Style: GOTHIC REVIVAL Stories: 2
Materials: STONE Square Footage: 10,600

Field Assessment: NOT ELIGIBLE District Potential: YES CONTRIBUTING

Local Landmark Designation?: NO Name: Date:

Associated Buildings?: Type:
If Inventoried, List Id Numbers:

Architect: MARGARET READ Source:
Builder/Contractor: Source:
Original Owner: Source:

Plan Shape:

Theme(s):
 Religion

Architectural Description:
 1920s-style, Gothic-Revival architecture. Front gable; structural buttresses, arched windows and entrance. Regularly coursed sandstone. Bell tower.

Construction History:

Historical Background:
 The church was designed by Margaret Read, a staff member of the local architectural firm of Glenn Huntington. She also designed many homes and the Chemistry Building and Fieldhouse at the University of Colorado.

The church was built on the site of A.J. Macky's home, which was said to have been one of the first brick homes in Boulder. The church was built in 1929.

Architectural Significance:
 Represents the work of a master.
 Possesses high artistic values.
 Represents a type, period or method of construction.

Historical Significance:
 Associated with significant persons.
 Associated with significant events and/or patterns.
 Contributes to an historic district.

Statement of Significance:
 This building is significant for its association with the history of the development of the religious community in Boulder.

Margaret Read, one of Boulder's most prominent women architects, designed the church and it is an interesting example of 1920's-style Gothic Revival architecture. The building is also located within Boulder's "church district" and is within walking distance of six other churches.

References:
 Susan Baldwin, Boulder Historic Places Inventory 1977
 Boulder County Assessor's Office
 Daily Camera, December 12, 1928; February 6, 1929; December 7, 1929;
 July 5, 1964

Surveyed by Whitacre/Simmons Affiliation: Front Range Research
 Date: 1986



Trinity Lutheran Church, 2200 Broadway, 1986.

Attachment E: Purposes and Intent

9-11-1 & 9-11-2 Purposes and Intent Boulder Revised Code, 1981

9-11-1: *Purpose and Legislative Intent* states:

- (a) The purpose of this chapter is to promote the public health, safety, and welfare by protecting, enhancing, and perpetuating buildings, sites, and areas of the city reminiscent of past eras, events, and persons important in local, state, or national history or providing significant examples of architectural styles of the past. It is also the purpose of this chapter to develop and maintain appropriate settings and environments for such buildings, sites, and areas to enhance property values, stabilize neighborhoods, promote tourist trade and interest, and foster knowledge of the city's living heritage.
- (b) The City Council does not intend by this chapter to preserve every old building in the city but instead to draw a reasonable balance between private property rights and the public interest in preserving the city's cultural, historic, and architectural heritage by ensuring that demolition of buildings and structures important to that heritage will be carefully weighed with other alternatives and that alterations to such buildings and structures and new construction will respect the character of each such setting, not by imitating surrounding structures, but by being compatible with them.
- (c) The City Council intends that in reviewing applications for alterations to and new construction on landmarks or structures in a historic district, the Landmarks Board shall follow relevant city policies, including, without limitation, energy-efficient design, access for the disabled and creative approaches to renovation.

9-11-2: *City Council may Designate or Amend Landmarks and Historic Districts* states:

- (a) Pursuant to the procedures in this chapter the City Council may by ordinance:
 - (1) Designate as a landmark an individual building or other feature or an integrated group of structures or features on a single lot or site having a special character and historical, architectural, or aesthetic interest or value and designate a landmark site for each landmark;
 - (2) Designate as a historic district a contiguous area containing a number of sites, buildings, structures or features having a special character and historical, architectural, or aesthetic interest or value and constituting a distinct section of the city;
 - (3) Designate as a discontinuous historic district a collection of sites, buildings, structures, or features which are contained in two or more geographically separate areas, having a special character and historical, architectural, or aesthetic interest or value that are united together by historical, architectural, or aesthetic characteristics; and
 - (4) Amend designations to add features or property to or from the site or district.
- (b) Upon designation, the property included in any such designation is subject to all the requirements of this code and other ordinances of the city.

Attachment F: Significance Criteria for Individual Landmarks

SIGNIFICANCE CRITERIA

Individual Landmark

September 1975

On September 6, 1975, the City Council adopted Ordinance #4000 providing procedures for the designation of Landmarks and Historic Districts in the City of Boulder. The purpose of the ordinance is the preservation of the City's permitted cultural, historic, and architectural heritage. The Landmarks Board is permitted by the ordinance to adopt rules and regulations as it deems necessary for its own organization and procedures. The following Significance Criteria have been adopted by the board to help evaluate each potential designation in a consistent and equitable manner.

Historic Significance

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

Date of Construction: This area of consideration places particular importance on the age of the structure.

Association with Historical Persons or Events: This association could be national, state, or local.

Distinction in the Development of the Community of Boulder: This is most applicable to an institution (religious, educational, civic, etc) or business structure, though in some cases residences might qualify. It stresses the importance of preserving those places which demonstrate the growth during different time spans in the history of Boulder, in order to maintain an awareness of our cultural, economic, social or political heritage.

Recognition by Authorities: If it is recognized by Historic Boulder, Inc. the Boulder Historical Society, local historians (Barker, Crossen, Frink, Gladden, Paddock, Schooland, etc), State Historical Society, The Improvement of Boulder, Colorado by F.L. Olmsted, or others in published form as having historic interest and value.

Other, if applicable.

Architectural Significance

The place should embody those distinguishing characteristics of an architectural type specimen, a good example of the common; be the work of an architect or master builder, known nationally, state-wide, or locally, and perhaps whose work has influenced later development; contain elements of architectural design, detail, materials or craftsmanship which represent a significant innovation; or be a fine example of the uncommon.

Recognized Period/Style: It should exemplify specific elements of an architectural period/style, i.e.: Victorian, Revival styles, such as described by *Historic American Building Survey Criteria*, Gingerbread Age (Maass), 76 Boulder Homes (Barker), The History of Architectural Style (Marcus/Wiffin), Architecture in San Francisco (Gebhard et al), History of Architecture (Fletcher), Architecture/Colorado, and any other published source of universal or local analysis of

a style.

Architect or Builder of Prominence: A good example of the work of an architect or builder who is recognized for expertise in his field nationally, state-wide, or locally.

Artistic Merit: A skillful integration of design, material, and color which is of excellent visual quality and/or demonstrates superior craftsmanship.

Example of the Uncommon: Elements of architectural design, details, or craftsmanship that are representative of a significant innovation.

Indigenous Qualities: A style or material that is particularly associated with the Boulder area.

Other, if applicable.

Environmental Significance

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

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

Compatibility with Site: Consideration will be given to scale, massing placement, or other qualities of design with respect to its site.

Geographic Importance: Due to its unique location or singular physical characteristics, it represents an established and familiar visual feature of the community.

Environmental Appropriateness: The surroundings are complementary and/or it is situated in a manner particularly suited to its function.

Area Integrity: Places which provide historical, architectural, or environmental importance and continuity of an existing condition, although taken singularly or out of context might not qualify under other criteria.

Attachment G: Guidelines for Names of Landmarked Structures and Sites

GUIDELINES FOR NAMES OF LANDMARKED STRUCTURES AND SITES

PURPOSE:

The City of Boulder Landmarks Preservation Advisory Board finds that adoption of guideline for the official landmark names of structures and sites designated by the City Council as City of Boulder Landmarks will provide consistency in meeting the historic preservation goals as set forth in the Historic Preservation Code (9-11-1 and 9-11-3).

CRITERIA FOR SELECTION OF OFFICIAL LANDMARK NAMES:

1. The official landmark name of the site or structure should be based on one or more of the following criteria:
 - A. Original owners, architect, or builder;
 - B. Historically significant persons or prominent long-term residents;
 - C. A commonly accepted name;
 - D. Original or later event or use;
 - E. Unusual or architectural characteristic which clearly which clearly identifies the landmark; and
 - F. The contributions of both men and women.

2. Owners requesting landmark designation for their buildings may be considered under the above criteria. In the event that the official landmark name does not include the present owners, a separate plaque containing the statement "Landmark designation applied for (date) by owners (names of owners)" will be made available at the owners' expense.

MEMORANDUM

November 4, 2015

TO: Landmarks Board

FROM: Lesli Ellis, Comprehensive Planning Manager
James Hewat, Senior Historic Preservation Planner
Marcy Cameron, Historic Preservation Planner
Angela Smelker, Historic Preservation Intern

SUBJECT: Public hearing and consideration of an application for a Landmark Alteration Certificate to construct an addition to the building, replace non-historic windows and restore the historic façade of Whittier School at 2008 Pine Street, an individually landmarked property, per section 9-11-18 of the Boulder Revised Code 1981 (HIS2015-00243).

STATISTICS:

1. Site: 2008 Pine St.
2. Designation: Individual Landmark
3. Historic Name(s): Pine Street School, Whittier School
4. Date of Construction: 1882
5. Zoning: RMX-1 (Residential-Mixed 1)
6. Lot size: 103,693 sq. ft.
7. Proposed Addition: 1,056 sq. ft.
8. Applicant: Rodwin Architecture
9. Owner: Boulder Valley School District

STAFF RECOMMENDATION

It is staff's opinion that if the applicant complies with the conditions listed below, the proposed construction of an addition, replacement of non-historic windows, and restoration of the façade of the Whittier School will be generally consistent with the conditions specified in Section 9-11-18, B.R.C. 1981, and the *General Design Guidelines*. Staff recommends that the Landmarks Board adopt the following motion:

I move that the Landmarks Board adopt the staff memorandum dated November 4th, 2015, in matter 5C (HIS2015-00243), as the findings of the board and approve the construction of an addition, replacement of non-historic windows, rehabilitation of historic windows and restoration of the façade of the Whittier School, as shown on plans dated September

16, 2015, finding that the plans generally meets the standards for issuance of a Landmark Alteration Certificate in Chapter 9-11-18, B.R.C. 1981, subject to the following conditions:

CONDITIONS OF APPROVAL

1. The applicant shall be responsible for undertaking the work in compliance with the approved plans dated September 16, 2015, except as modified by these conditions of approval.
2. Prior to submitting a building permit application and final issuance of the Landmark Alteration Certificate, the applicant shall submit the following:
 - a. Details showing the connection of the addition to the historic building to ensure reversibility;
 - b. Exploration of modifying the proportions of glass segments to be designed in way to reference proportions found on historic portion of school;
 - c. Final details on the restoration of the historic portion of the school;
 - d. Final details showing door and window restoration and replacement;
 - e. Final details on proposed wall materials, stair replacement, colors, and associated hardscaping.

These design details shall be reviewed and approved by the Landmarks design review committee, prior to the issuance of a building permit. The applicant shall demonstrate that the design details are in compliance with the intent of this approval and the *General Design Guidelines*.

SUMMARY

- This application was referred to the Landmarks Board for review in a public hearing by the Landmarks design review committee (Ldrc) on September 16, 2015.
- In 2009, the Landmarks Board approved an application for the construction of approximately 10,000 sq. ft. in additions to the sides and rear of Whittier School.

- In 2011, the Landmarks Board approved an application for the construction of an approximately 3,000 sq. ft., one-story addition at the east side of the 2010 portion of Whittier School.
- Staff finds the proposed new construction, replacement of non-historic windows and rehabilitation of historic windows and rehabilitation of the historic façade of Whittier School to be generally consistent with the criteria for a Landmark Alteration Certificate, pursuant to Section 9-11-18, B.R.C. 1981, and the *General Design Guidelines*.
- Staff’s recommendation to approve the proposed alteration is based upon the understanding that the stated conditions will be reviewed and approved by the Ldrc prior to the issuance of a Landmark Alteration Certificate.

PROPERTY DESCRIPTION

The Whittier school is a two-story Italianate Brick building constructed in 1882 in response to the shortage of classroom space in Boulder. Designated as a local landmark in 1997, the property is significant as the oldest standing school in Boulder and the oldest continuously operating school in the Colorado.



Figure 1: 2008 Pine St. c.1890.

Originally named the Pine Street School, Whittier School was renamed in 1903 in honor of American poet John Greenleaf Whittier. Several years earlier, a 6th grade class that enjoyed his poem *Snow-bound* wrote a fan letter to Whittier. To everyone’s delight, he responded with a thank you letter. Boulder citizens felt that the exchange of correspondence with Whittier deserved some recognition, and eventually the school’s board voted to permanently change the name of the school in Whittier’s honor.¹

¹ 2008 Pine St. Landmark Designation Memorandum, August 5, 1997, *City of Boulder*, 3.



Figure 2: 2008 Pine St, 2015.

Whittier School was designed by architect Frank E. Edbrooke, who also designed the original Boulder County Courthouse which was destroyed by fire in 1932. Edbrooke primarily worked in Denver, where he designed many notable downtown buildings including the Brown Palace Hotel, the Masonic Temple, and the Oxford Hotel. Edbrooke's design for the school included four rooms and hallway that ran the entire length of the building on both floors. Construction of the building cost \$8,000.²

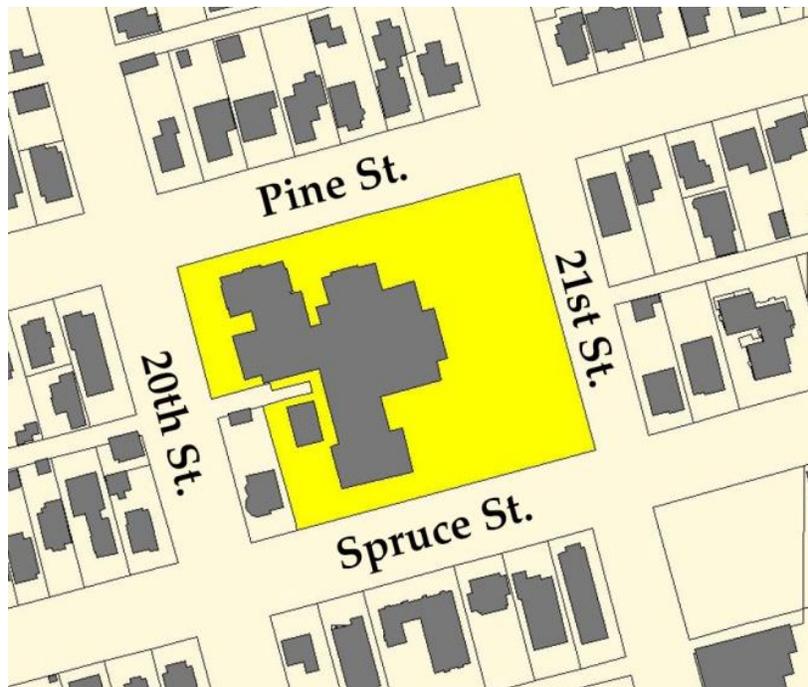


Figure 3: Location Map, 2008 Pine St.

² 2008 Pine St. Landmark Designation Memorandum, August 5, 1997, *City of Boulder*, 2.

Several additions have been added to the original 1882 construction. The first was in 1916 and was constructed to the south (rear) of the old school. Around 1950, the school was further extended to the south with an addition of an auditorium and stage. In the 1980s, the neighborhood raised money to replace the bell tower (which had been removed in the early 1900s) and a brick library was also constructed to the north of the 1950 addition. In 2010, a large addition was constructed to the east and south of the 1950 addition. See Figure 4: Building Construction History of 2008 Pine St.

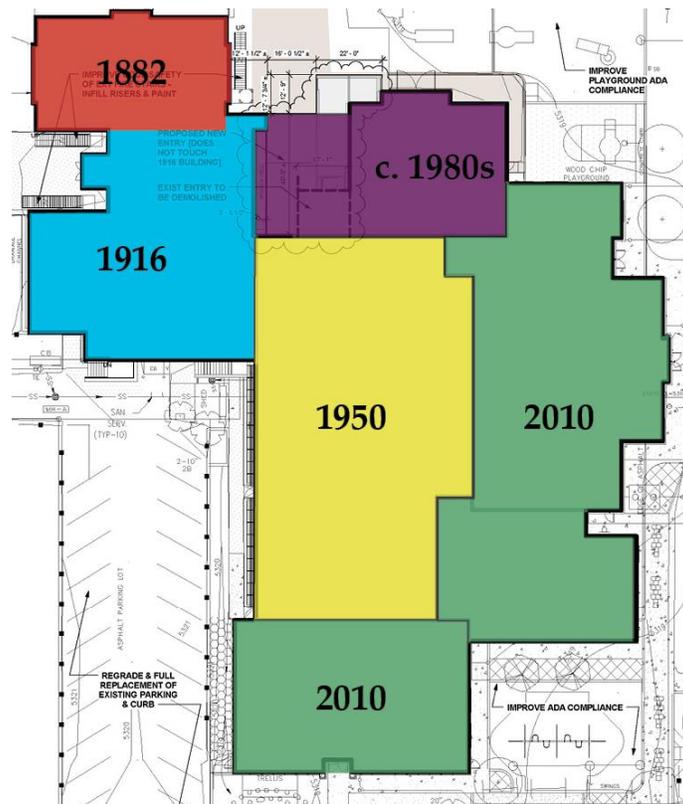


Figure 4. Building Construction History of 2008 Pine St.

PROPOSED REMOVAL OF NON-HISTORIC ENTRY AND CONSTRUCTION OF NEW ENTRY

Around 1980-2000, an entry was constructed on the north side of the building to the east of the 1916 addition. In order to make room for an additional classroom, the applicant proposes the removal of this non-historic entry (measuring 746 sq. ft.) with the construction of a larger entry in its place. The new entry, measuring 1,820 sq. ft., would house the new administrative offices and provide a secure entry as required by new Boulder Valley School District standards. This

rearrangement of the north entry will allow for the construction of two new Americans with Disabilities Act compliant bathrooms on the 2nd floor, and one of the 1st floor. The new entry will add 1,056 sq ft to the building's footprint.

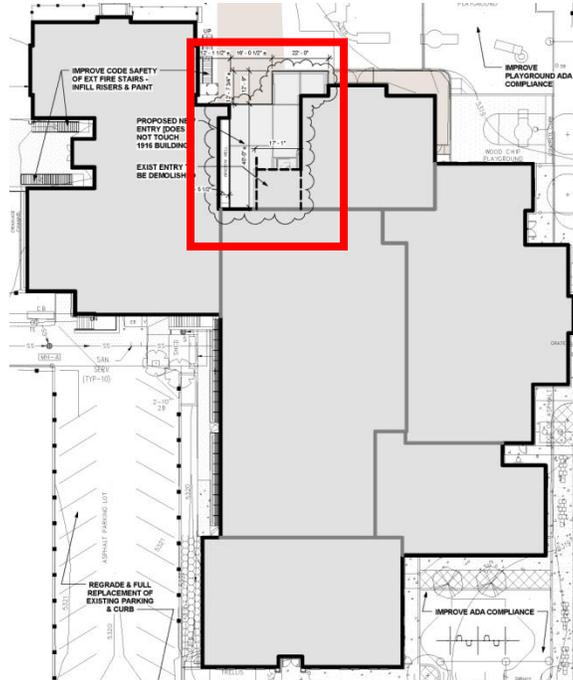


Figure 5. Site Plan. Location of north entry proposal outlined in red.

The proposed north entry will not be attached to the 1916 portion of the building with the exception of a wall of a small mechanical stair bump-out. A window well will separate the rest of the 1916 building from the proposed entry. This is intended to minimize impact on the historic portion of the school.



Figure 7. Existing North Elevation, 2015. North entry in center, 1882 and 1916 Schoolhouse on right. 1983 library on left.

In concept, the design of the north entry is a glass cubic form intended to provide an open view to the east wall of the historic 1916 portion of the school. In plan the north wall of the new construction is shown to be set back between 18' & 32' feet from the façade of the 1882 school building. The current non-historic entry proposed for removal is located approximately 56' back from the 1882 façade.

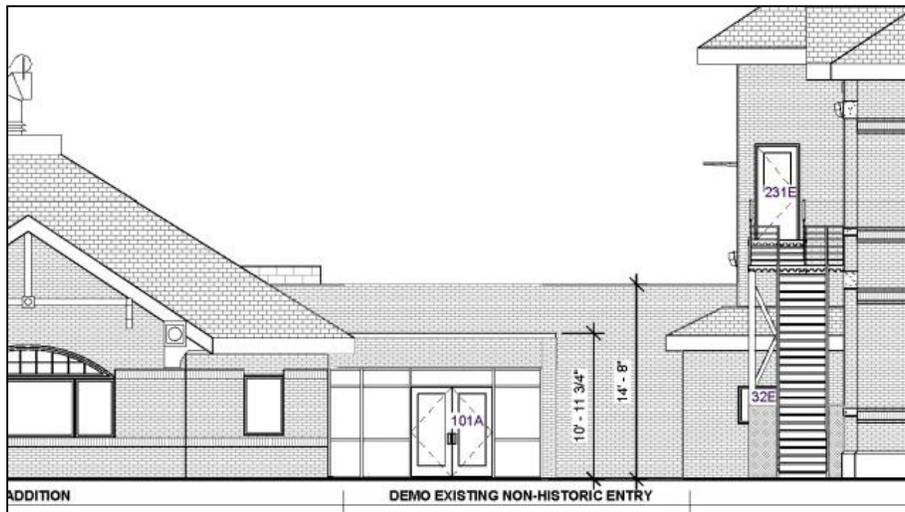


Figure 8: Existing north entry detail.

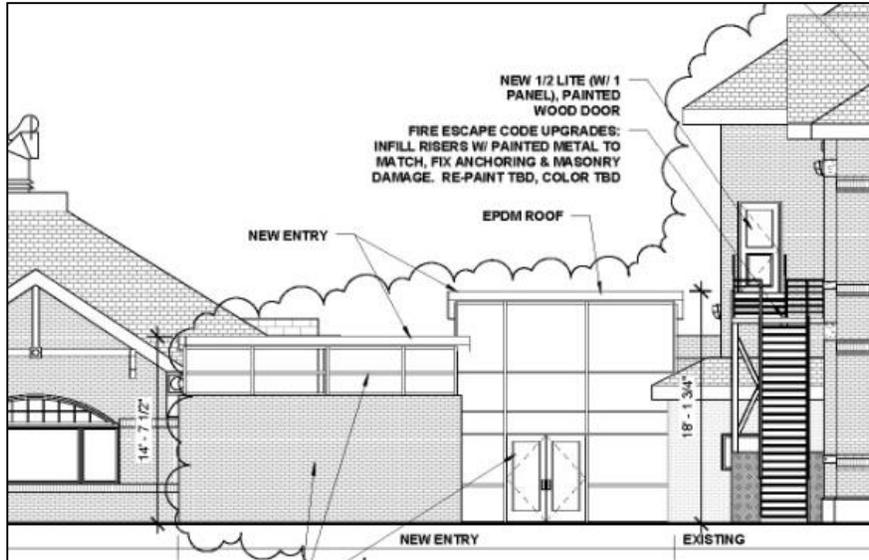


Figure 9: Proposed north entry detail.



Figure 10: Rendering of proposed north entry.

REPLACEMENT OF DOORS ON 1882 AND 1916 BUILDING

The non-historic doors of the original 1882 building and the 1916 addition are shown to be replaced with energy efficient doors that closely replicate the historic doors shown in historic photographs. A door and window assessment submitted with the application shows the non-historic doors having being installed in either 1997 or 1998. The other non-original openings in the 1916 building, which are currently metal, will be replaced with painted wood doors with a clear glass half-lite.



Figure 11: c.1910 graduation photograph with historic doors in background.



Figure 12. Detail of existing (l) and proposed (r) north entry doors on 1882 school house.



Figure 13. Detail of existing (l) and proposed (r) west entry doors on 1916 addition

REPLACEMENT AND REHABILITATION OF WINDOWS ON 1882 AND 1916 BUILDING

The historic windows on the original 1882 building and the 1916 addition are proposed to be rehabilitated, keeping the original glass where possible. Weather seals and new paint are to be applied for improvements in energy-efficiency and operability. Wood frame screens are also proposed. Other improvements, such as the installation of interior or exterior storm windows, are to be determined.



Figure 14. East Elevations of 1882 schoolhouse and 1916 addition.

The non-historic windows were either installed in the 1950s or around 1997. These windows will be replaced with new solid wood double-pane low E, simulated divided light windows that will match the historic windows. Wood frame screen will also be installed on these windows. Any infilled windows will be restored, if possible, with windows to closely match the historic in material and dimension.



Figure 15: Non-historic north facing window on 1882 schoolhouse.



Figure 16: Original west facing window on 1916 addition (with some glass replaced).

REPLACEMENT OF WINDOWS ON 1950 BUILDING (WEST FAÇADE)

Applicant proposes the replacement of doors & windows on the 1950 addition of Whittier School. This includes the Gym clerestory windows and the infill portion of glass block on the west elevation. The 1950 addition is directly south of the 1916 addition and the 2010 addition abuts the south of the 1950 addition. The request calls for replacement with energy-efficient insulated windows with a metal storefront and will have painted metal light louvers.

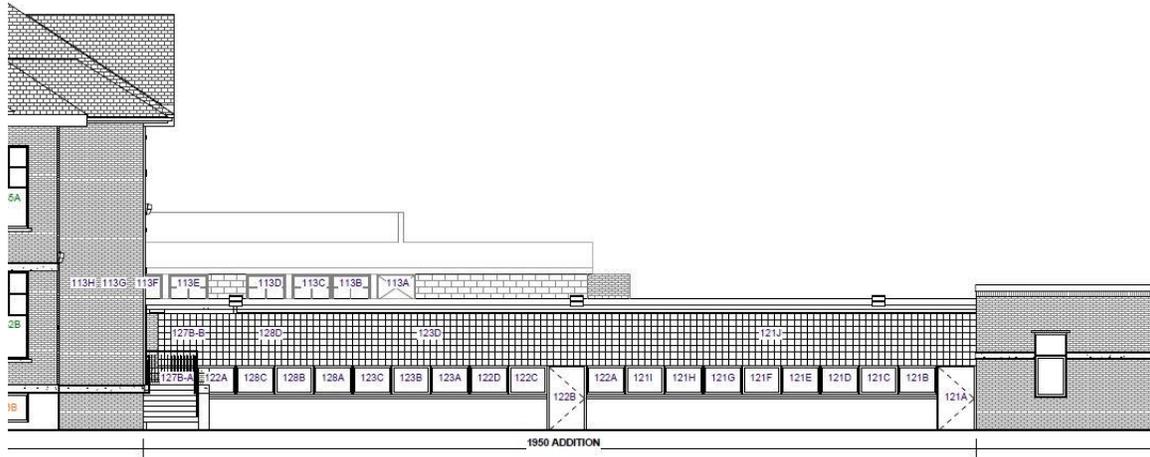


Figure 17. Existing west elevation, 2015.

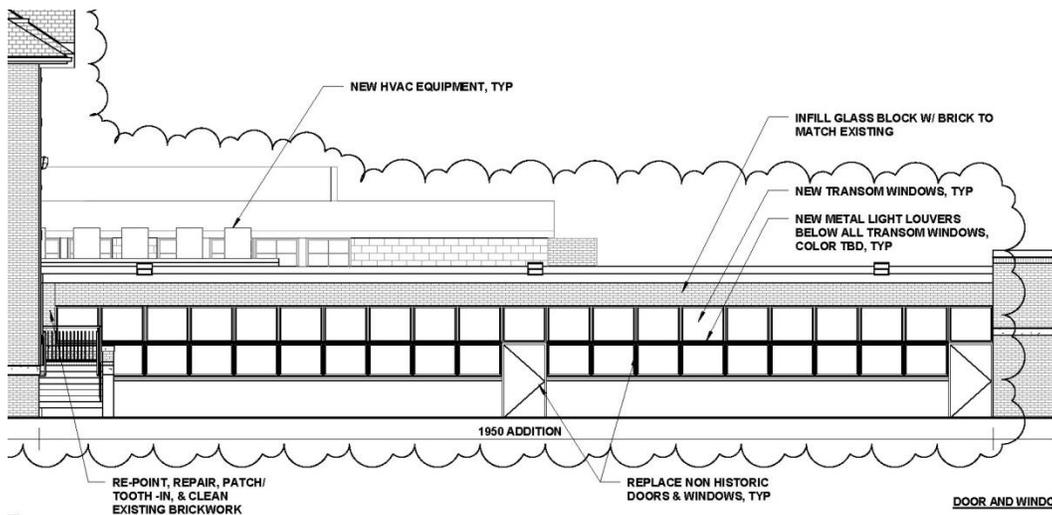


Figure 18. Proposed west elevation, 2015.



Figure 19. Detail of glass block windows seen on west elevation, 2015.

CRITERIA FOR THE BOARD'S DECISION

Section 9-11-18, B.R.C. 1981, sets forth the standards the Landmarks Board must apply when reviewing a request for a Landmark Alteration Certificate.

(b) Neither the Landmarks Board nor the City Council shall approve a Landmark Alteration Certificate unless it meets the following conditions:

- (1) The proposed work preserves, enhances, or restores and does not damage or destroy the exterior architectural features of the landmark or the subject property within an historic district;
- (2) The proposed work does not adversely affect the special character or special historic, architectural, or aesthetic interest or value of the landmark and its site or the district;
- (3) The architectural style, arrangement, texture, color, arrangement of color, and materials used on existing and proposed constructions are compatible with the character of the existing landmark and its site or the historic district;
- (4) With respect to a proposal to demolish a building in an historic district, the proposed new construction to replace the building

meets the requirements of paragraphs (b)(2) and (3) above.

- (c) In determining whether to approve a landmark alteration certificate, the Landmarks Board shall consider the economic feasibility of alternatives, incorporation of energy-efficient design, and enhanced access for the disabled.

ANALYSIS

1. *Does the proposed application preserve, enhance, or restore, and not damage or destroy the exterior architectural features of the landmark or the subject property within a historic district?*
2. *Does the proposed application adversely affect the special character or special historical, architectural, or aesthetic interest or value of the district?*
3. *Is the architectural style, arrangement, texture, color, arrangement of color, and materials used on existing and proposed structures compatible with the character of the historic district?*
4. *Does the proposal to demolish the building and the proposed new construction to replace the proposed demolished building meet the requirements of paragraphs 9-11-18(b)(2), 9-11-18(b)(3) and 9-11-18(b)(4) of this section?*

Not applicable.

DESIGN GUIDELINES ANALYSIS:

The Historic Preservation Ordinance sets forth the standards the Landmarks Board must apply when reviewing a request for a Landmark Alteration Certificate. The Board has adopted the *General Design Guidelines* to help interpret the historic preservation ordinance. The following is an analysis of the proposed new construction with respect to relevant guidelines. Design guidelines are intended to be used as an aid to appropriate design and not as a checklist of items for compliance.

The following is an analysis of the proposal's compliance with the appropriate sections of the *General Design Guidelines*.

GENERAL DESIGN GUIDELINES

SITE DESIGN 2.0

2.1 Building Alignment, Orientation and Spacing			
	Guideline	Analysis	Meets Guideline?
.1	<i>Locate construction within the range of alignments seen traditionally in the area, maintaining tradition setbacks at the front, side and rear of the property.</i>	The proposed removal of the c.1980 entrance to the school is appropriate given its non-historic date of construction. The proposed new glass entry in this location will be set back between 18' & 32' from the façade of the 1882 school building. The c. 1980 entry is setback 56' from the façade. While the proposed addition is on the side of the building and its setback less than the current construction, its transparent design will provide visibility into the west walls of the 1882 and 1916 additions. Details to be review by the Landmarks design review committee (Ldrc).	Yes

ALTERATIONS 3.0

3.7 Windows, Storm Windows, and Shutters			
	Guideline	Analysis	Meets Guideline?
.1	<i>Retain and preserve existing historic windows, including their functional and decorative features, such as frames, glass, sashes, muntins, sills, heads, moldings, surrounds and hardware. Because windows near the façade are particularly critical to the character of historic buildings, their protection may supercede the protection of historic windows elsewhere. In some cases, it</i>	Historic windows on the 1882 and 1916 portions of the building will be rehabilitated, weather stripped and fitted with storm window systems. Where windows are missing, replacement wood windows are specified to closely match the existing in size and profile. The non-historic windows on the building dating from the 1950s, c.1970s, & the 1990s will be replaced. On the 1882 & 1916 portions of the school, new windows are specd. To closely match historic size, material and profile. The 1950s addition is not considered	Yes

	<i>may be appropriate to use window elements from rear or side elevations to repair those on the front.</i>	to be historic and new windows are to be installed replacing glass block. Details of window replacement should be reviewed by the Landmarks design review committee.	
.4	<i>In some cases, retrofitting historic windows to make them more energy efficient may be appropriate as part of a building rehabilitation program. Typically a window retrofit preserves most or all of the historic wood, glass, or metal components and consists of insulating weight pockets and complete weather stripping of its sash and frames. If a window retrofit calls for the replacement of single pane glass, it is important to determine that the work will not compromise the historic character of the building or the district in which it is located. Historic glass is typified by its “wavy” uneven surface which can be an important character defining feature of a window and the historic building as a whole. Depending upon its location on the building, the importance to the window itself, and relative condition, the replacement of historic glass may be inappropriate.</i>	Historic windows on the 1882 and 1916 portions of the building will be rehabilitated, weather stripped and fitted with storm window systems. Details of window retrofit should be reviewed by the Landmarks design review committee.	
.7	<i>The historic significance of the windows proposed for replacement must also be assessed. In general, the more significant a window is to the building as a whole, the less</i>	Where windows are missing, replacement wood windows are specified to closely match the existing in size and profile. The non-historic windows on the building	Yes

	<p><i>likely that a retrofit or replacement will be appropriate. The appropriateness of a window replacement will be determined, in part, based upon characterization of the window as either 'Very Historically Important', 'Historically Important', or 'Non-Historic' (See Definitions).</i></p>	<p>dating from the 1950s, c.1970s, & the 1990s will be replaced. On the 1882 & 1916 portions of the school, new windows are spec'd. To closely match historic size, material and profile. The 1950s addition is not considered to be historic and new windows are to be installed replacing glass block. Details of window replacement should be reviewed by the Ldrc.</p>	
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3.8 Doors and Storm Doors			
	Guideline	Analysis	Meets Guideline?
.1	<p><i>Whenever possible, retain and preserve all original doors and door openings. The location of the door(s) proposed for retrofit or replacement is important in assessing their significance to a historic building. In general, the more important the elevation, the less likely that replacement of a historic door will be appropriate. Elevations will be categorized as primary, secondary, or tertiary, using the methodology set out in the Window & Door Replacement Application and Survey.</i></p>	<p>Front doors on 1882 school are c.1990s non historic replacements – proposal is to restore historic doors based upon historic photographs. Doors which were original windows providing access to exterior stairs are also non-historic replacement. Proposal calls for replacement with simple half-light doors, more in character with the historic buildings. Details of exterior stairs proposed for replacement and new doors should be reviewed by the Ldrc.</p>	Yes
.2	<p><i>The historic significance of the door(s) proposed for replacement must also be assessed. In general, the more significant a door is to the</i></p>	<p>Front doors on 1882 school are c.1990s non historic replacements – proposal is to restore historic doors based upon historic photographs. Doors which were original windows</p>	Yes

	<i>house as a whole, the less likely that a retrofit or replacement will be appropriate. The appropriateness of a door replacement will be determined, in part, based upon characterization of the door as either 'Very Historically Important', 'Historically Important', or 'Non-Historic'. (See Definitions).</i>	providing access to exterior stairs are also non-historic replacement. Proposal calls for replacement with simple half-light doors, more in character with the historic buildings. Details of exterior stairs proposed for replacement and new doors should be reviewed by the Ldrc.	
.8	<i>Replace wood doors with wood doors. Synthetic materials are generally inappropriate. Synthetic materials rarely duplicate the surface texture, reflective and detail qualities of original materials. The use of materials matching the historic material is recommended.</i>	Specifications on doors should be reviewed by the Ldrc.	Yes
.11	<i>Doors should be trimmed with materials similar in scale, proportion, finish, and character to those used traditionally.</i>	Specifications on doors should be reviewed by the Ldrc.	Yes

ADDITIONS TO HISTORIC BUILDINGS, 4.0.

4.1	Protection of Historic Structures and Sites		
	<i>The primary concern of the Landmarks Board in reviewing additions to historic structures is the protection of the existing structure and the character of the site and district.</i>		
	Guideline	Analysis	Meets Guideline?
.1	<i>Construct new additions so that there is the least possible</i>	Proposed removal of 1980s addition will not result in loss of	Yes

	<i>loss of historic fabric and so that the character-defining features of the historic building are not destroyed, damaged, or obscured.</i>	historic material. Proposed addition will be transparent and provide views to west walls of 1882 and 1916 portions of building. Review details at Ldrc.	
.2	<i>New additions should be constructed so that they may be removed in the future without damaging the historic structure.</i>	Addition appears to be reversible. Review details at Ldrc.	
.3	<i>It is not appropriate to construct an addition that will detract from the overall historic character of the principal building and/or the site, or if it will require the removal of significant building elements or site features.</i>	Proposed glass entryway is contemporary and intended read as a transparent volume through which the historic school will be visible. Review details at Ldrc.	Yes
4.2	Distinction from Historic Structures		
	<i>All additions should be discernible from the historic structure. When the original design is duplicated the historic evolution of the building becomes unclear. Instead, additions should be compatible with the historic architecture but clearly recognizable as new construction.</i>		
	Guideline	Analysis	Meets Guideline?
.1	<i>Distinguish an addition from the historic structure, but maintain visual continuity between the two. One common method is to step the addition back and/or set it in slightly from the historic structure. Every project is different and successful designs may incorporate a variety of approaches.</i>	Proposed glass entryway is contemporary and will be clearly distinct from historic building. Ability to see historic walls through the mass will provide continuity and act as a neutral punctuation between the historic and more contemporary portions of the building to the east and south. Review details at Ldrc.	Yes
.2	<i>Do not directly copy historic elements. Instead, interpret historic elements in simpler ways in the addition.</i>	Proposed glass entryway is contemporary and will be clearly distinct from historic building.	Yes
.3	<i>Additions should be simpler</i>	Proposed entryway is simpler than	Yes

	<i>in detail than the original structure. An addition that exhibits a more ornate style or implies an earlier period of architecture than that of the original is inappropriate.</i>	historic building.	
.4	<i>The architectural style of additions should not imitate the historic style but must be compatible with it. Contemporary style additions are possible, but require the utmost attention to these guidelines to be successful. The use of two distinct historic styles, such as adding Tudor-style half-timbering to a Classic Cottage, is inappropriate.</i>	Transparency provides compatibility. Review of proportions of glass segments might be designed in way to reference proportions found on historic portion of school. Review at Ldrc.	Maybe
4.3	Compatibility with Historic Buildings		
	<i>Introducing new construction that contrasts sharply with an existing historic structure or site detracts from the visual continuity that marks our historic districts. While additions should be distinguishable from the historic structure, they must not contrast so sharply as to detract from the original building and/or the site. Additions should never overwhelm historic structures or the site, in mass, scale or detailing.</i>		
	Guideline	Analysis	Meets Guideline?
.1	<i>An addition should be subordinate to the historic building, limited in size and scale so that it does not diminish or visually overpower the building.</i>	Addition is subordinate to the historic building in terms of height, scale and mass.	Yes
.2	<i>Design an addition to be compatible with the historic building in mass, scale, materials and color. For elevations visible from public streets, the relationship of solids to voids in the exterior walls should also be compatible.</i>	See .4 above. Review at Ldrc.	Maybe
.4	<i>Reflect the original</i>	See .4 above. Review at Ldrc.	Maybe

	<i>symmetry or asymmetry of the historic building.</i>		
.5	<i>Preserve the vertical and horizontal proportion of a building's mass.</i>	Proposed addition will not significantly affect the historic building's mass, though review of details as suggested in .4 above may cue construction to historic building more effectively. Review at Ldrc.	Maybe
4.4	Compatibility with Historic Site and Setting		
	<i>Additions should be designed and located so that significant site features, including mature trees, are not lost or obscured. The size of the addition should not overpower the site or dramatically alter its historic character.</i>		
	Guideline	Analysis	Meets Guideline?
.1	<i>Design new additions so that the overall character of the site, site topography, character-defining site features and trees are retained.</i>	Staff does not consider overall character of the site will be affected by the proposal.	Yes
.2	<i>Locate new additions on an inconspicuous elevation of the historic building, generally the rear one. Locating an addition to the front of a structure is inappropriate because it obscures the historic facade of a building.</i>	While not inconspicuous, proposed entry is set back between 18 and 32 feet from face of 1882 portion of the school and is designed to read as transparent and allow views of 1882 and 1916 east walls of building.	Yes
.3	<i>Respect the established orientation of the original building and typical alignments in the area.</i>	Addition will not affect orientation or alignment of building.	Yes
4.5	Key Building Elements		
	<i>Roofs, porches, dormers, windows and doors are some of the most important character-defining elements of any building. As such, they require extra attention to assure that they complement the historic architecture. In addition to the guidelines below, refer also to Section 3.0 Alterations for related suggestions.</i>		

	Guideline	Analysis	Meets Guideline?
.1	<i>Maintain the dominant roofline and orientation of the roof form to the street.</i>	Addition is significantly lower than historic portions of the school and their rooflines will continue to dominate.	Yes
.2	<i>Rooflines on additions should be lower than and secondary to the roofline of the original building.</i>	Proposed roofline significantly lower than historic school.	Yes
.3	<i>The existing roof form, pitch, eave depth, and materials should be used for all additions.</i>	The proposed addition features a flat roof intended to be understated and not compete with historic roof forms.	Yes
.5	<i>Maintain the proportion, general style, and symmetry or asymmetry of the existing window patterns.</i>	Transparency provides compatibility. Review of proportions of glass segments might be designed in way to reference proportions found on historic portion of school. Review at Ldrc.	Maybe
.6	<i>Use window shapes that are found on the historic building. Do not introduce odd-shaped windows such as octagonal, triangular, or diamond-shaped</i>	Transparency provides compatibility. Review of proportions of glass segments might be designed in way to reference proportions found on historic portion of school. Review at Ldrc	Maybe
.7	<i>Do not add divided light windows to structures that historically did not have divided light windows.</i>	See .6 and .7 above	Maybe
.8	<i>Use materials and construction similar to historic windows. Do not use snap-in mullions.</i>	See .6 and .7 above. Staff considers metal and glass to be compatible given type of building and nature of transparent form to which the addition aspires.	Maybe

Staff considers the proposed removal of the c. 1980 entryway and construction of a new glass entryway that is more transparent to be generally consistent with the design guidelines. Care will need to be taken to detail the addition in a way that references and is compatible with the historic building. Staff suggests subtle

integration of the form and proportion of the glass panes found on the historic school might be a way to achieve better compatibility.

The proposal to rehabilitate historic windows and to replace non-historic windows is the result of a detailed window and door inventory undertaken by the architect. Staff considers the approach to be consistent with Sections 3.7 and 3.8 of the *General Design Guidelines*. Restoration of the historic building including repointing and reconstruction of the front doors based on historic photos will enhance the historic character of the school. Staff considers replacement of and continued use of exterior stairs necessary to the functioning of the school. Details of the windows and door work, masonry restoration and stair replacement should be reviewed by the Landmarks design review committee as a condition of approval.

Likewise, staff considers the 1950s portion of the school to not have historic significance and that replacement of the glass block and windows and doors with new windows and doors consistent with the design guidelines provided the details of this work is reviewed by the Landmarks design review committee.

PUBLIC COMMENT

Staff has received two letters of support regarding the proposal. *See Attachment G: Letters of Support.*

FINDINGS:

Provided the conditions outlined in the staff recommendation are met, staff recommends that the Landmarks Board approve the application and adopt the following findings:

1. The proposed new construction meets the standards in 9-11-18 of the Boulder Revised Code 1981.
2. The proposed work will not have an adverse effect on the value of the landmark property, as it will be generally compatible in terms of mass, scale, or orientation with other buildings in the district.
3. The proposed approach to window and door restoration and replacement is generally consistent with Section 9-11-18, B.R.C. 1981, and Section 3 of the *General Design Guidelines*.
4. In terms of mass, scale, and orientation the proposed new construction

will be generally consistent with Section 9-11-18, B.R.C. 1981, and Section 7 of the *General Design Guidelines*.

ATTACHMENTS:

- A: Historic Photographs
- B: Current Photographs
- C: Application
- D: Plans
- E: Door & Window Assessment
- F: Whittier historic Window Survey Photo Summary
- G: Letters of Support

Attachment A: Historic Photographs



2008 Pine St., Whittier School, c.1885-1910.



2008 Pine St., Whittier School, 1921.



2008 Pine St., Northwest corner of Whittier School, 1968.



2008 Pine St., photo taken from Whittier School historic building inventory record, 1986.

Attachment B: Current Photographs



Photo 1. 2008 Pine St., North Elevation, 2015.



Photo 2. 2008 Pine St., North Elevation, 2015.



Photo 3. 2008 Pine St., North Elevation, north entry detail, 2015.



Photo 4. 2008 Pine St., East Elevation, 2015.



Photo 5. 2008 Pine St., East Elevations of 1882 Schoolhouse and 1916 addition, 2015.



Photo 6. 2008 Pine St. East Elevation detail of 1916 detail and post-1980 north entry, 2015.



Photo 7. 2008 Pine St., South Elevation seen from Spruce St., 2015.



Photo 8. 2008 Pine St., South Elevation of 1916 addition, 2015.



Photo 9. 2008 Pine St., West Elevation of 1882 Schoolhouse (north end of the elevation), 2015.



Photo 10. 2008 Pine St., West Elevation of 1916 addition and entry, 2015.



Photo 11. 2008 Pine St., West Elevation of 1916 addition detail, 2015.



Photo 12. 2008 Pine St., Entry on west elevation of 1916 addition detail, 2015.



Photo 13. 2008 Pine St., South elevation of 1882 Schoolhouse as seen from west elevation, 2015.



Photo 14. 2008 Pine St., West Elevation of 1950 addition with glass block windows, 2015.



Photo 15. 2008 Pine St., southwest corner showing 2010 addition (right) and 1950 addition (left), 2015.



Whittier Elementary- Landmarks Board Project Description

Date: 23 Sept 2015

Project: Whittier International Elementary School – BVSD

Project Background

Whittier is the oldest continuously operating school in Colorado, dating back to 1882. Since then several additions have been added to the school, starting in 1916 and as recently as 2011. Currently, Kindergarten through fifth grade attends Whittier.

The existing site is relatively flat and completely surrounded by residential housing. With the exception of the original 1882 building and 1916 addition, the building is a single story and covers the majority of the west side of the property. The east side of the property features playgrounds and ball fields. A small garden has been built on the north side, and there is an outdoor classroom on the south side.

Bond Scope, Preservation Scope, & Additional Preservation Initiatives

The BVSD Bond initiative included a recommended scope of work to improve the school, balancing sustainability, historic preservation, functionality, and the needs of the school. The school will receive a more efficient mechanical system, including air conditioning, as well as replacement & repair of lighting and finishes in the older parts of the building. Several preservation initiatives, listed below, were identified in the Bond scope. However, during the Design Advisory Team (DAT) process, several other preservation initiatives were identified to truly bring Whittier back to its original appearance as a historic gem, including rehabilitating historic 1916 wood windows (rather than replacement), restoring the gable barge boards to their original appearance, and restoring the North 1882 entry doors and West 1916 double entry doors to their original appearance, based on historic photos and original drawings. We will also remove the Virginia Creeper, which is damaging the historic brick and mortar. Below is a list of the exterior scope of work:

1882 & 1916 Buildings: Note: all replacement materials will match existing historic materials and colors, if known.

- Repair, repoint, patch, & clean brickwork
- Repair deteriorated asphalt shingles, & replace Bell Tower shakes with asphalt shingles to match (to meet City Class A roofing codes)
- Replace deteriorated gutters & downspouts & install splash blocks
- New LED exterior lighting replaces existing
- Repair/ rebuild/ replace/ paint wood & metal soffits, fascia, cornice, flashings, & trim
- Doors & Windows will be rehabilitated or replaced in order to meet preservation goals and substantially improve their energy efficiency, thermal comfort and function.
 - Doors will be replaced (non-historic), including the front entry doors & 1916 West entry doors, which will be painted wood to match the original design. Non-original doors/ openings in the 1916 building (currently metal) will be replaced with painted wood doors with a clear glass half-life.

- Original windows: rehabilitate original windows, keeping original glass. Weather seal/ repair/ paint, for improvements in energy-efficiency and operability. Add screens (wood frame). Other energy-efficiency improvements (solar film, interior or exterior storm windows, replacement of non-original glass with double-pane Low E) are TBD.
- Non-original windows (1950s & 1997 replacements): Replace with new solid wood double-pane Low E, simulated divided light windows to match historic windows, with screens (wood frame)
- Infilled windows: restore windows if possible, with new solid wood double-pane Low E, simulated divided light windows to match historic windows
- Paint doors, windows, & interior/ exterior trim
- Fire-escape code upgrades- infill risers & extra guardrail bars per code safety
- Mechanical systems- new systems on 1950 roof, to be piped into historic building, to be as unobtrusive as possible.
- Radon venting- vent locations to be designed to be as unobtrusive as possible
- Gable Board (Barge Board) Trim- Restore the original gable board trim underneath the plywood at the gable ends, and restore/ repair/ paint this woodwork/ trim (4 locations)
- Remove Virginia Creeper

1950s building (West façade):

- Repair, repoint, & clean brickwork
- Replace doors & windows, including Gym clerestory and infill portion of glass block at West elevation and provide energy-efficient insulated windows (metal storefront) and painted metal light louvers.

Site work

- Improve drainage around historic building to protect its foundations (underground piping, re-grading, and re-installing concrete per plans)
- Re-grade and new asphalt at parking lot (currently draining towards historic building foundations)
- Regrade/ re-sod playfield & repair/ replace irrigation
- ADA playground upgrades

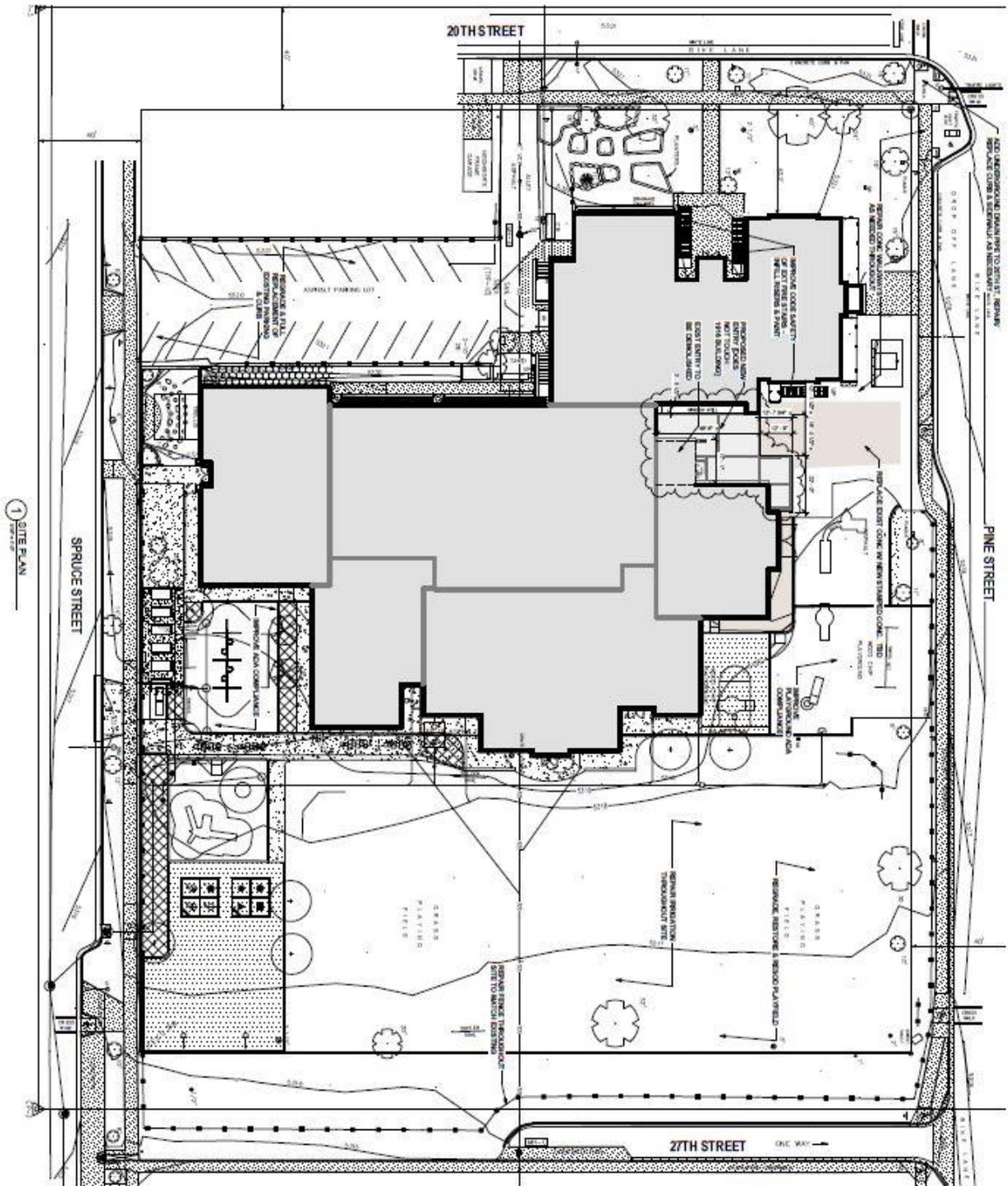
New Entry Sequence

During the DAT process, it also became clear that the school needs an additional classroom. The school runs three rounds per grade but currently has only 17 classrooms. In order to make room for an additional classroom, the design team proposed a new addition to the north side of the building to house administration and to provide the secure entry as required by new BVSD standards. This allowed existing spaces to be rearranged to provide the needed classroom; to provide two new ADA bathrooms on the 2nd floor (where there are currently none); and to move the Special Ed program to the first floor, with add a new dedicated ADA bathroom (SPED is currently on the 2nd floor and not ADA-accessible).

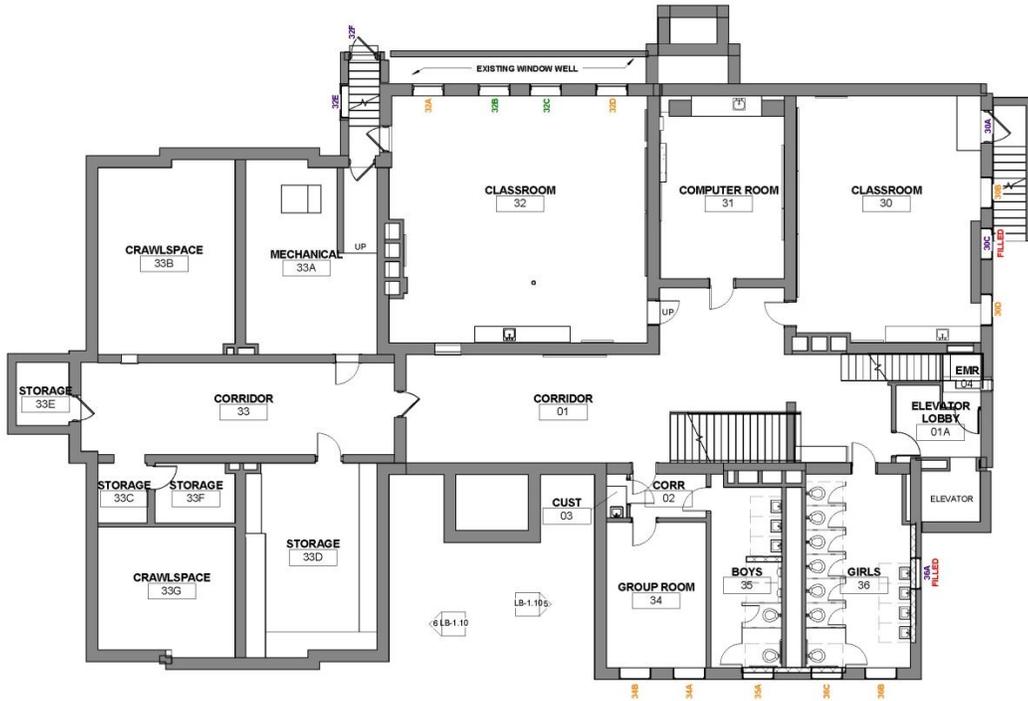
The existing 764sf non-historic north entry (built ~1980-2000) will be demolished (portions at the library to be remodeled and incorporated into the new entry/ admin), and in its place a new 1,820sf entry/ administration addition is proposed (1,056sf of building footprint is being added).

The entry was sized to only add as much square footage was needed for a new classroom in order to mitigate its visual impact (1,000sf, which a standard classroom size at Whitter but is still undersized per BVSD standards). The addition is held off from the 1916 building in order to minimize physical impact on the historic building, coming to the edge of the existing window well. The only portion of the historic building it touches is the walls of a small mechanical stair bump-out, which are not original to the 1916 design (see 1938 photo). The design of the entry is atrium-like, with glass, metal and brick, bridging between the historic portion of the building and the 1983 brick library to create a compatible yet distinct connection. It is recessed far back from the historic façade, with half of the addition projecting five feet beyond the 1983 library and the other half being even with the mechanical bump-out.

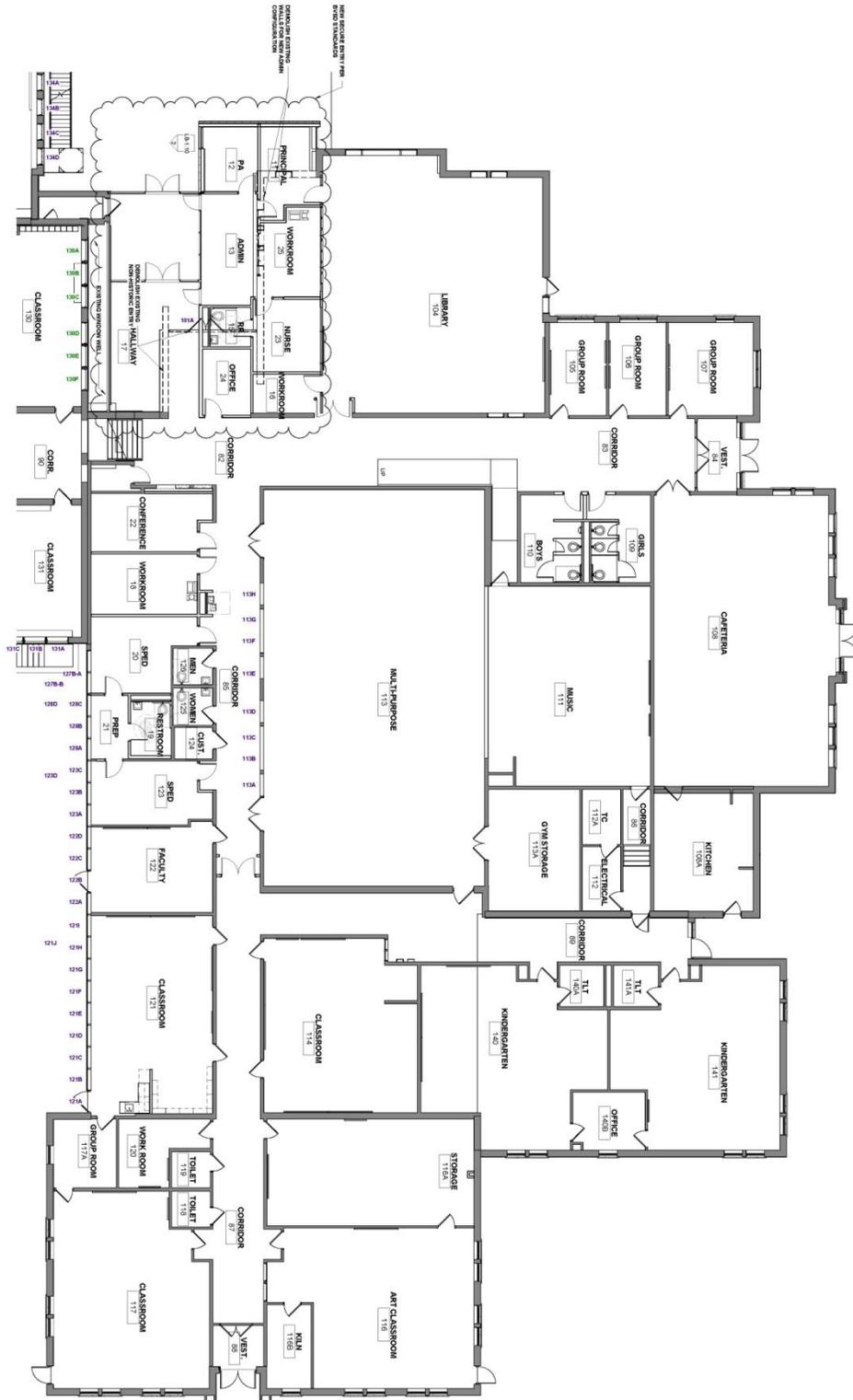
Attachment D: Plans



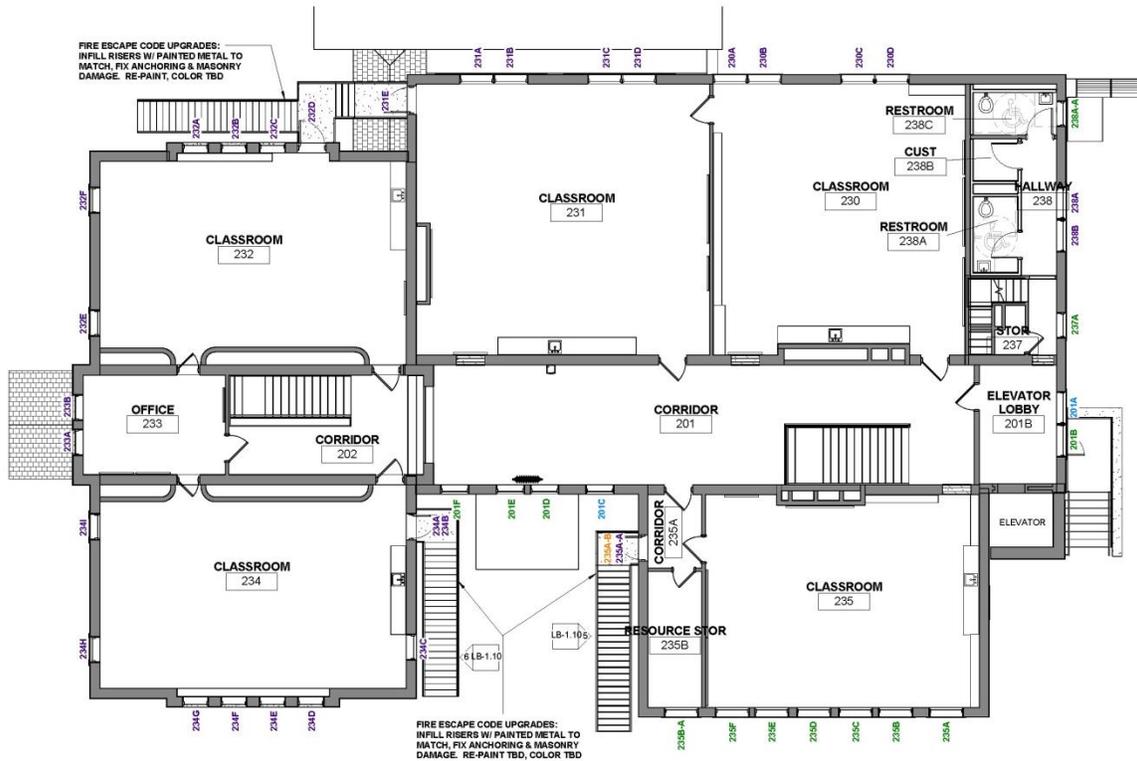
Site Plan



Basement floor plan



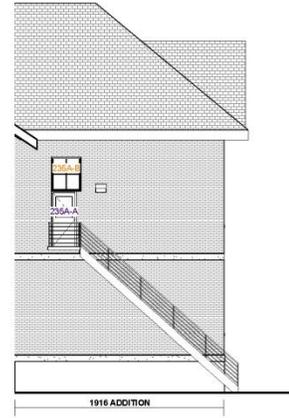
Floor plan of southeast portion of building (the 1950, 1983, and 2010 additions).



Level 2 floor plan of 1882 and 1916 buildings.

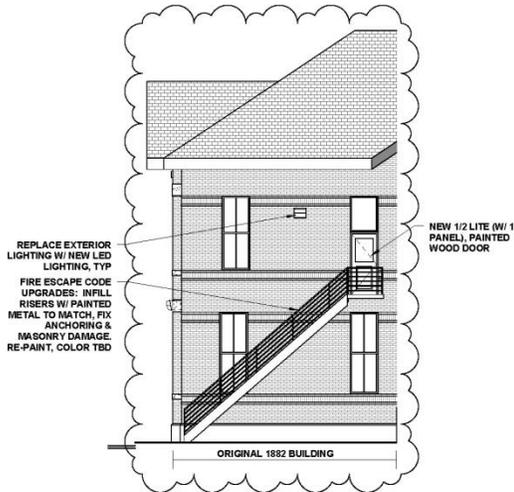


4 EXISTING NORTH ELEVATION-WEST COURTYARD
1/8" = 1'-0"

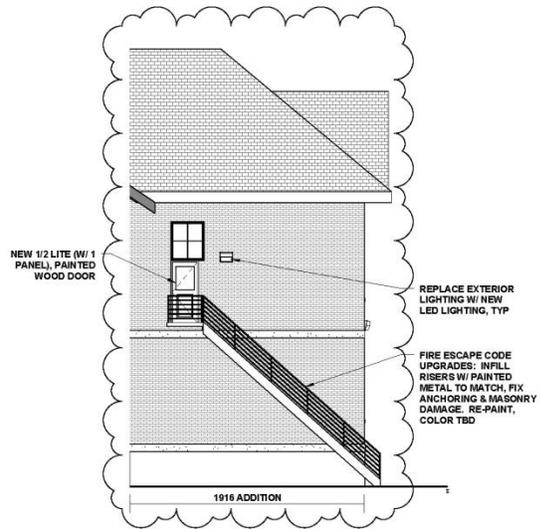


3 EXISTING SOUTH ELEVATION - WEST COURTYARD
1/8" = 1'-0"

Existing north and south elevations of the west courtyard.



6 PROPOSED NORTH ELEVATION-WEST COURTYARD
1/8" = 1'-0"



5 PROPOSED SOUTH ELEVATION - WEST COURTYARD
1/8" = 1'-0"

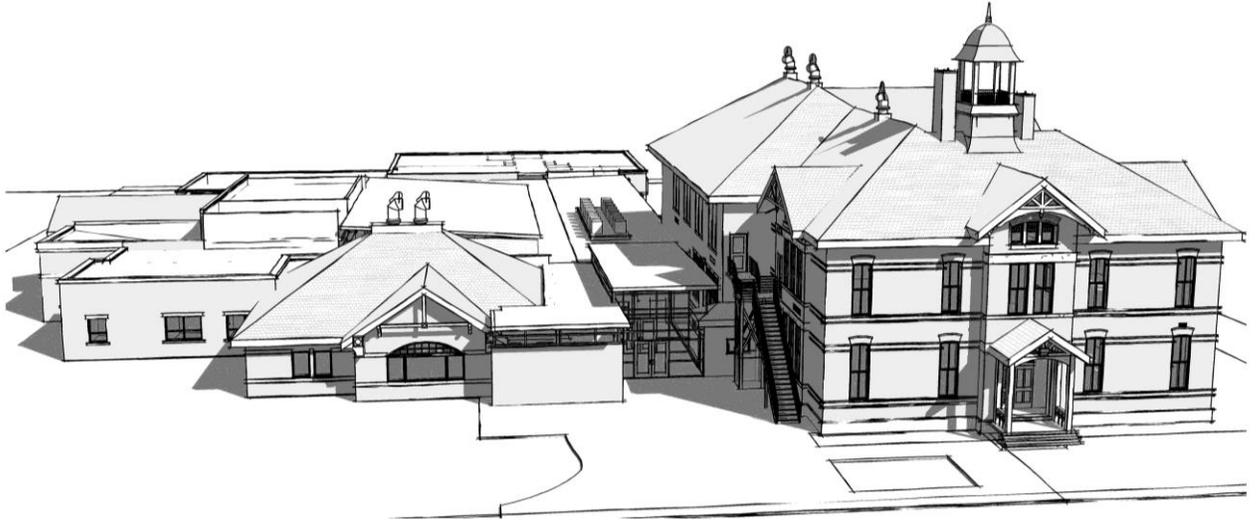
Proposed north and south elevations of the west courtyard.



Rendering of north elevation with proposed north entry.



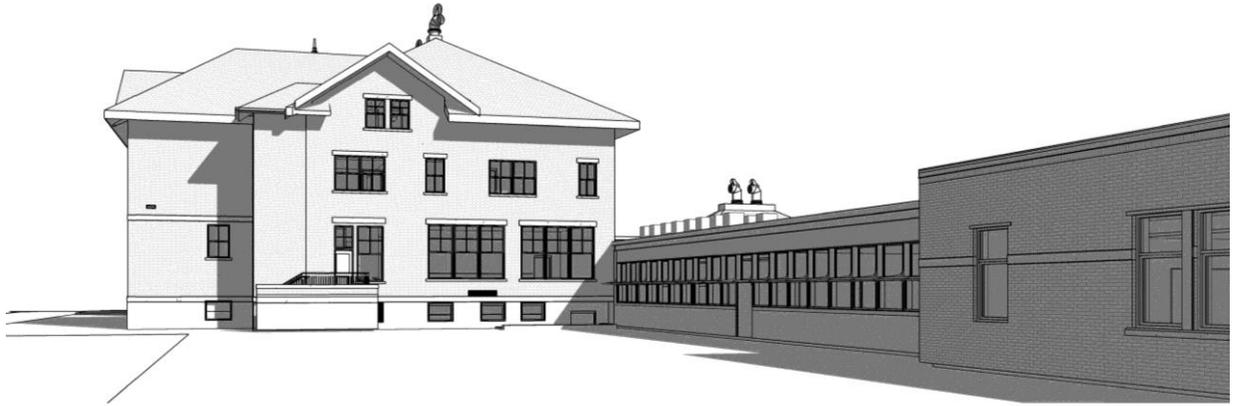
Rendering of north elevation with proposed north entry.



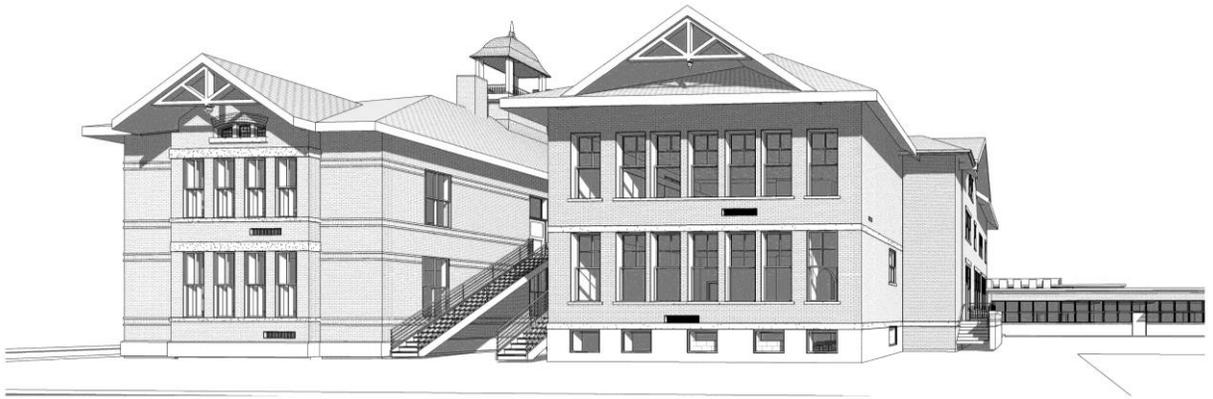
Rendering of north elevation with proposed north entry.



Detail of proposed north entry.



Rendering of south elevation of 1916 addition and west elevation of 1950 addition with glass blocks replaced.



Rendering of west elevation of 1882 Schoolhouse and 1916 addition.

NOTE: WINDOW RESTORATION EXPERT TO CONFIRM ORIGINAL GLAZING LOCATIONS

SCHOOL: WHITTIER ELEMENTARY																																	
Room Number	Opening Number (clockwise)	Description / Condition and Notes	Operation (DH,A,SH,C,H,F,O,D,SD)	Material (STL,W,A,HM,V)	Level/Story (B, 1st, 2nd, 3rd)	OPERABLE (Y/N/VD=very difficult)	Frame						Sash					Function					Historic Assessment										TOTALS PER FLOOR
							Sill	Jamb	Exterior trim & stops	Stool	Interior trim & stops	Interior wall surfaces	Lowest rail	Other rails & stiles	Muntins and mullions	Meeting Rails (DH,SH only)	Glazing putty & gaskets	Operators & handles	Movement Mechanics	Locks	"Square"	Weatherstripping	Elevation (N, S, E, W)	Visibility	Original Opening (Y, N)	Orig. Glass (Y,N, Top/Bottom)	Importance (VI, HI, NH)	Age of Window/Door	Screen (Y/N)	Orig. Light Configuration	Photo #'s		
30	A	HOLLOW METAL WITH WIRE GLASS LIGHT, 2010 REPAINT? "WINDOWS IN MY ROOM ARE NOT GREAT. DRAFTY" - (STAFF)	SD	HM	BSMNT	Y	NA	3	2	2	2	2	NA	NA	NA	NA	3	2	2	2	2	3	S	SOUTH FAÇADE, LOW VISIBILITY	N	N	NH	?	N	NA	394-397, 522, 523		
	B	ORIGINAL WOOD, AWNING, WIRE GLASS. "WINDOWS IN MY ROOM ARE NOT GREAT. DRAFTY" - (STAFF)		W	BSMNT	Y	2	3	2	2	2	2	2	2	2	2	3	2	2	2	2	NA	S	SOUTH FAÇADE, LOW VISIBILITY	Y	N	HI	1916	Y	NA	398, 400, 403, 520, 521		
	C	UNIT REMOVED, FILLED & DUCTVENT SET IN PLACE. "WINDOWS IN MY ROOM ARE NOT GREAT. DRAFTY" - (STAFF)	F	W	BSMNT	N	NA	NA	2	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	2	NA	S	SOUTH FAÇADE, LOW VISIBILITY	Y	N	HI	1916	N	NA	401, 518, 519		
	D	ORIGINAL WOOD, AWNING, WIRE GLASS, TORN SCREEN. "WINDOWS IN MY ROOM ARE NOT GREAT. DRAFTY" - (STAFF)	A	W	BSMNT	Y	2	3	2	3	3	2	2	2	2	NA	2	2	2	2	2	NA	S	SOUTH FAÇADE, LOW VISIBILITY	Y	N	HI	1916	Y	NA	402, 404-408, 516, 517		
32	A	TOP SASH REMOVED, FILLED TOP PANE, FALLS SHUT, NO ROPES, DEBRIS CATCHER. "WINDOWS DONT STAY OPEN. ONLY MIDDLE WINDOW USED AND PROPPED WITH STICK WHICH WASNT VERY SAFE" - (STAFF)	DH	W	BSMNT	N	3	3	3	3	2	3	3	2	3	3	3	3	3	3	NA	3	E	NORTH CRTYRD, SUNK DOWN	Y	N	HI	1916	N	4/1	409-413, 611, 612		
	B	FALLS SHUT, CRACKED TRIM, ROTTING WOOD, TWO DIFFERENT GLAZINGS ON TOP PANE, DEBRIS CATCHER. "WINDOWS DONT STAY OPEN. ONLY MIDDLE WINDOW USED AND PROPPED WITH STICK WHICH WASNT VERY SAFE" - (STAFF)	DH	W	BSMNT	N	3	3	2	2	3	2	3	3	3	3	3	3	3	3	2	NA	E	NORTH CRTYRD, SUNK DOWN	Y	N	HI	1916	N	4/1	414-423, 608-610		
	C	BOTTOM SASH REPLACED BY HVAC, 1 PANE OF GLASS, USED TO BE SH	DH	W	BSMNT	NA	3	2	2	3	3	2	3	3	3	3	3	NA	NA	NA	2	NA	E	NORTH CRTYRD, SUNK DOWN	Y	Y/N	HI	1916	Y	4/1	424-429, 605-607		
	D	BROKEN ROPES, ROTTING WOOD, FALLS SHUT, DEBRIS CATCHER. "WINDOWS DONT STAY OPEN. ONLY MIDDLE WINDOW USED AND PROPPED WITH STICK WHICH WASNT VERY SAFE" - (STAFF)	DH	W	BSMNT	N	2	3	2	3	3	2	3	3	3	3	3	3	3	3	2	NA	E	NORTH CRTYRD, SUNK DOWN	Y	N	HI	1916	Y	4/1	430-437, 601-604		
	E	WOOD WITH FROSTED GLASS & EXTERIOR METAL SCREEN.	F	W	BSMNT	NA	2	2	2	NA	2	2	2	2	2	NA	3	NA	NA	1	1	NA	N	NORTH CRTYRD, LOW VISIBILITY	N	Y	NH	?	Y	NA	614, 662-664		
	F	2010 REPAINT? LOUVERED (JALOUSIE) DOOR, HOLLOW METAL	SD	HM	BSMNT	Y	NA	3	2	3	2	2	NA	NA	2	NA	NA	NA	NA	1	1	3	E	NORTH CRTYRD, GROUND LVL	Y	N	NH	?	NA	NA	438-451, 613		
34	A	UNIT REMOVED, SITE FRAMED, WIRE GLASS GLAZING	F	W	BSMNT	NA	2	2	3	2	2	2	2	2	2	2	3	NA	NA	NA	2	NA	W	WEST FAÇADE	Y	N	HI	1916	Y	1/1	438-460, 573, 574		
	B	INSURING AWNING, RIGHT BROKEN PANE, "RIBBED" GLAZING	A	W	BSMNT	Y	3	3	2	3	2	2	2	2	2	2	3	2	2	2	2	NA	W	WEST FAÇADE	Y	N	HI	1916	N	1/1	453-457, 571, 572		

KEY	Advanced deterioration	Unstable	Maintenance required	Excellent	Not applicable or unable to be assessed	MATERIAL
3						HM Hollow Metal
2						W Wood
1						A Aluminum
0						V Vinyl
						STL Steel

SCHOOL: WHITTIER ELEMENTARY										Frame		Sash					Function					Historic Assessment									
Room Number	Opening Number (clockwise)	Description / Condition and Notes	Operation (DH,A,SH,C,H,F,O,D,SD)	Material (STL,W,A,HM,V)	Level/Story (B, 1st, 2nd, 3rd)	OPERABLE (Y/N/VD=very difficult)	Sill	Jamb	Exterior trim & stops	Stool	Interior trim & stops	Interior wall surfaces	Lowest rail	Other rails & stiles	Muntins and mullions	Meeting Rails (DH,SH only)	Glazing putty & gaskets	Operators & handles	Movement Mechanics	Locks	"Square"	Weatherstripping	Elevation (N, S, E, W)	Visibility	Original Opening (Y, N)	Orig. Glass (Y,N, Top/Bottom)	Importance (VI, HI, NH)	Age of Window/Door	Screen (Y/N)	Orig. Light Configuration	Photo #s
35	A	FROSTED WIRE GLASS, SCREEN	F	W	BSMNT	Y	3	3	2	3	2	2	2	2	2	2	3	2	2	2	2	NA	W	WEST FAÇADE	Y	N	HI	1916	N	1/1	461-463, 575
36	A	FILLED/BOARDED COMPLETELY	O		BSMNT	N	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	S	SOUTH FAÇADE			HI	1916	N	1/1	464-466, 512-515
	B	UNIT REMOVED & REPLACED W/ SMALLER SIZE FRAMED UNIT, WIRE GLASS	F	W	BSMNT	N	3	NA	2	3	3	3	3	3	3	3	3	NA	NA	NA	2	NA	W	WEST FAÇADE	Y	N	HI	1916	N	1/1	467-471, 578, 579
	C	STUCK SHUT, "RIBBED" GLASS, CRACKED, AWNING	A	W	BSMNT	N	2	NA	2	2	3	2	2	3	2	2	3	2	3	2	2	NA	W	WEST FAÇADE	Y	N	HI	1916	N	1/1	472-477, 576, 577
91	A	1997 REPL., PLASTIC JAMBS, DBL PANE	DH	W	1ST	N	1	2	1	1	1	1	1	1	1	1	1	1	1	1	2	NA	S	SOUTH PARKING LOT	Y	N	NH	1997	N	4/1	55, 56, 57, 58, 497, 499, 500
	B	HM Door	SD	HM	1ST	Y	1	1	1	1	1	1	1	1	1	NA	NA	2	1	1	2	3	S	SOUTH PARKING LOT	N	N	NH	2010	N	NA	54, 55, 58, 59, 497, 498, 501
	C	TRANSOM, 1997 REPL., DBL PANE	F	W	1ST	N	1	1	1	1	1	1	1	1	1	1	1	NA	NA	NA	2	NA	S	SOUTH PARKING LOT	N	N	NH	1997	N	NA	54, 55, 59, 60, 497, 498
92	A	TOP TWO PANES ORIGINAL, NO INT HARDWARE	DH	W	1ST	N	2	2	3	2	2	2	2	2	2	2	2	NA	NA	2	2	NA	W	WEST ENTRANCE, SET BACK	Y	Y/N	VI	1916	N	4/1	45, 46, 49, 551
	B	DBL. DOOR, 2010 REPL.	SD	HM	1ST	Y	1	1	1	1	1	1	1	1	1	1	1	1	1	1	2	W	WEST ENTRANCE, SET BACK	Y	Y	NH	2010	N	NA	44, 45, 47, 550	
	C	TRANSOM W/ CROSSHATCH WIRE GLASS	F	W	1ST	N	1	1	2	2	1	1	1	1	1	2	2	NA	NA	NA	1	NA	W	WEST ENTRANCE, SET BACK	Y	N	HI	1916	N	2	48, 50, 550
	D	BROKEN PANE, (2) ORIG PANES: TOP LEFT & BOTTOM RIGHT, PAINTED SHUT TOP SASH	DH	W	1ST	N	2	2	3	2	2	1	1	1	1	3	3	3	NA	NA	2	NA	W	WEST ENTRANCE, SET BACK	Y	Y/N	VI	1916	N	4/1	52, 53, 548, 549
93	A	SOLID WOOD DOOR, WIRE GLASS	SD	W	1ST	Y	2	2	2	2	2	2	NA	2	2	2	2	1	1	1	2	3	N	NORTH ENTRANCE	Y	N	NH	1997	N	NA	62, 63, 589
	B	UNIT REMOVED, SITE SET TRANSOM, WIRE GLASS, LARGE CHIP	F	W	1ST	N	2	2	2	2	2	2	2	2	2	2	3	NA	NA	NA	2	NA	N	NORTH ENTRANCE	Y	N	NH	1997	N	2	62, 64, 65, 589
101	A	2010 REPL. HOLLOW METAL DOOR	SD	HM	1ST	VD	1	1	2	NA	2	NA	2	2	2	2	2	1	1	1	1	1	N	NORTH CRTYRD ENTRANCE	Y	Y	NH	2010	N	NA	68-71
113	A	FILLED CLERESTORY	F	STL	1ST	N	2	2	2	2	2	2	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	W	WEST ROOF LINE	Y	Y	NH	1950	N	NA	119, 121, 128, 130, 482, 485
	B	CLERESTORY, GLASS IS PAINTED OVER, FIXED, 8 PANES, METAL	F	STL	1ST	N	2	2	2	2	2	2	2	2	2	2	2	NA	NA	NA	NA	NA	W	WEST ROOF LINE	Y	Y	NH	1950	N	NA	119, 122, 123, 129, 482, 484
	C	CLERESTORY, GLASS IS PAINTED OVER CHAINED (POSSIBLE OPERATION) 4 PANES	F	STL	1ST	N	2	2	2	2	2	2	2	2	2	2	2	NA	NA	NA	NA	NA	W	WEST ROOF LINE	Y	Y	NH	1950	N	NA	119, 124, 131, 482, 483
	D	CLERESTORY, GLASS IS PAINTED OVER CHAINED (POSSIBLE OPERATION) 4 PANES	F	STL	1ST	N	2	2	2	2	2	2	2	2	2	2	2	NA	NA	NA	NA	NA	W	WEST ROOF LINE	Y	Y	NH	1950	N	NA	119, 125, 132, 478, 481
	E	CLERESTORY, GLASS IS PAINTED OVER FIXED, 8 PANES	F	STL	1ST	N	2	2	2	2	2	2	2	2	2	2	2	NA	NA	NA	NA	NA	W	WEST ROOF LINE	Y	Y	NH	1950	N	NA	119, 126, 133, 478, 480
	F	CLERESTORY, GLASS IS PAINTED OVER CHAINED (POSSIBLE OPERATION) 4 PANES	F	STL	1ST	N	2	2	2	2	2	2	2	2	2	2	2	NA	NA	NA	NA	NA	W	WEST ROOF LINE	Y	Y	NH	1950	N	NA	119, 127, 134, 478, 479
121	A	2010 REPAINT HOLLOW METAL DOOR	SD	HM	1ST	Y	2	2	2	2	2	2	2	2	2	2	3	2	2	2	1	1	W	WEST FAÇADE	Y	Y	NH	1950	N	NA	139, 632
	B	METAL JAMBS, TILE SILL, PEELING FILM, "WINDOWS BARE SINGLE PANE - COLD/HOT PROBLEMS? - (STAFF)	H	STL	1ST	Y	2	2	3	2	2	2	2	2	2	2	3	2	2	2	1	NA	W	WEST FAÇADE	Y	Y	NH	1950	N	1/1	140, 635

KEY

OPERATION

DH Double Hung

A Awning

SH Single Hung

C Casement

H Hopper

F Fixed

O Other

D Decorative

SD Swing Door

IMPORTANCE

VI Very Historically Important

HI Historically Important

NH Non Historic

SCHOOL: WHITTIER ELEMENTARY										Historic Assessment		KEY																			
Room Number	Opening Number (clockwise)	Description / Condition and Notes	Operation (DH,A,SH,C,H,F,O,D,SD)	Material (STL,W,A,HM,V)	Level/Story (B, 1st, 2nd, 3rd)	OPERABLE (Y/N/VD=very difficult)	Frame					Sash					Function					Elevation (N, S, E, W)	Visibility	Original Opening (Y, N)	Orig. Glass (Y,N, Top/Bottom)	Importance (VI, HI, NH)	Age of Window/Door	Screen (Y/N)	Orig. Light Configuration	Photo #'s	TOTALS PER FLOOR
							Sill	Jamb	Exterior trim & stops	Stool	Interior trim & stops	Interior wall surfaces	Lowest rail	Other rails & stiles	Muntins and mullions	Meeting Rails (DH,SH only)	Glazing putty & gaskets	Operators & handles	Movement Mechanics	Locks	"Square"	Weatherstripping									
	D	1997 REPL., VINYL JAMB, "WINDOWS ARE TERRIBLE! HEAVY, DON'T OPEN, FALL DOWN." - (STAFF)	DH	W	1ST	VD	2	2	2	2	1	2	2	2	1	1	2	3	2	2	1	2	S	SOUTH FAÇADE	Y	N	NH	1997	Y	4/1	4, 503-508
	E	1997 REPL., VINYL JAMB, "WINDOWS ARE TERRIBLE! HEAVY, DON'T OPEN, FALL DOWN." - (STAFF)	DH	W	1ST	VD	2	2	2	2	2	2	2	1	1	1	2	3	2	3	1	2	S	SOUTH FAÇADE	Y	N	NH	1997	Y	4/1	5, 503-508
	F	1997 REPL. VINYL JAMB, "WINDOWS ARE TERRIBLE! HEAVY, DON'T OPEN, FALL DOWN." - (STAFF)	DH	W	1ST	VD	2	3	2	2	2	2	2	1	1	1	2	3	2	3	1	3	S	SOUTH FAÇADE	Y	N	NH	1997	Y	4/1	6, 7, 8, 503-508
132	A	FROSTED PLEXI-GLASS, ROPES GOOD CONDITION, PAINTED SHUT	DH	W	1ST	N	2	2	2	2	2	2	2	2	2	2	3	NA	NA	2	2	NA	S	SOUTH FAÇADE	Y	N	VI	1916	N	2/1	25, 495, 496
	B	ORIGINAL WOOD, PAINTED SHUT, ORIGINAL TOP PANE	DH	W	1ST	N	1	2	1	1	1	1	2	2	1	1	2	2	2	2	2	NA	W	PRIMARY WEST FAÇADE	Y	Y/N	VI	1916	N	4/1	26, 30, 570
	C	BOTTOM PANE CHIP, BROKEN ROPE, PAINTED SHUT, 4 ORIGINAL TOP PANE, DEBRIS CATCHER	DH	W	1ST	N	2	2	2	2	3	2	3	2	2	2	3	2	NA	2	2	NA	W	PRIMARY WEST FAÇADE	Y	Y/N	VI	1916	N	4/1	27, 31, 37, 38, 39, 569
	D	1 ORIGINAL TOP PANE, 2 PLASTIC TOP PANE, CHIP BOTTOM PANE, BROKEN ROPE, PAINTED SHUT	DH	W	1ST	N	2	2	2	2	2	2	2	2	2	3	3	2	NA	2	2	NA	W	PRIMARY WEST FAÇADE	Y	Y/N	VI	1916	Y	4/1	27, 32, 36, 568
	E	(1) ORIGINAL PANE, (1) PLASTIC PANE, PAINTED SHUT, GOOD ROPES, HISTORIC	DH	W	1ST	N	2	2	2	2	2	2	2	2	3	3	3	1	NA	1	2	NA	W	PRIMARY WEST FAÇADE	Y	Y/N	VI	1916	Y	4/1	27, 32, 567
	F	(3) ORIG PANES, BULLET HOLE CHIP, SEVERAL CHIPS, PAINTED SHUT, GOOD ROPES, DEBRIS CATCHER	DH	W	1ST	N	3	2	2	2	3	2	3	2	2	2	3	2	NA	1	2	NA	W	PRIMARY WEST FAÇADE	Y	Y/N	VI	1916	Y	4/1	27, 28, 33, 39, 40, 41, 42, 44, 566
	G	(3) ORIG TOP PANES, ROPES GOOD	DH	W	1ST	VD	3	3	2	2	3	2	3	2	2	2	2	2	2	1	2	NA	W	PRIMARY WEST FAÇADE	Y	Y/N	VI	1916	Y	4/1	27, 28, 34, 43, 565
	H	(3) ORIG TOP PANES, ROPES GOOD, DEBRIS CATCHER	DH	W	1ST	N	2	2	2	2	2	2	2	2	2	3	3	2	NA	2	2	NA	W	PRIMARY WEST FAÇADE	Y	Y/N	VI	1916	Y	4/1	28, 35, 563, 564
133	A	1997 REPL. STUCK SHUT, PLASTIC JAMB, INTERIOR TRIM IS ORIGINAL, "WINDOWS NEED TO BE REPLACED..." - (STAFF)	SH	W	1ST	N	2	2	2	2	2	2	2	2	2	2	2	3	3	2	2	2	S	WEST ENTRANCE, SET BACK	Y	N	NH	1997	Y	2/1	275=279, 541-543
	B	1997 REPL. STUCK SHUT, PLASTIC JAMB, INTERIOR TRIM IS ORIGINAL, "WINDOWS NEED TO BE REPLACED..." - (STAFF)	SH	W	1ST	N	2	2	2	2	2	2	2	2	2	2	2	3	3	2	2	2	S	WEST ENTRANCE, SET BACK	Y	N	NH	1997	Y	2/1	280, 281, 539, 540
	C	1997 REPL. BROKEN TOP LEFT PANE, STUCK SHUT, PLASTIC JAMB, INTERIOR TRIM IS ORIGINAL, "WINDOWS NEED TO BE REPLACED..." - (STAFF)	SH	W	1ST	N	2	2	2	2	2	2	2	2	2	2	2	3	3	2	2	2	W	PRIMARY WEST FAÇADE	Y	N	NH	1997	N	2/1	281, 284, 524, 533
	D	1997 REPL. STUCK SHUT, PLASTIC JAMB, INTERIOR TRIM IS ORIGINAL, "WINDOWS NEED TO BE REPLACED..." - (STAFF)	SH	W	1ST	N	2	2	2	2	2	2	2	2	2	2	2	3	3	2	2	2	W	PRIMARY WEST FAÇADE	Y	N	NH	1997	Y	2/1	285-291, 524, 532

SCHOOL: WHITTIER ELEMENTARY											KEY																				
Room Number	Opening Number (clockwise)	Description / Condition and Notes	Operation (DH,A,SH,C,H,F,O,D,SD)	Material (STL,W,A,HM,V)	Level/Story (B, 1st, 2nd, 3rd)	OPERABLE (Y/N/VD=very difficult)	Frame					Sash					Function					Historic Assessment							TOTALS PER FLOOR		
							Sill	Jambs	Exterior trim & stops	Stool	Inerior trim & stops	Interior wall surfaces	Lowest rail	Other rails & stiles	Muntins and mullions	Meeting Rails (DH,SH only)	Glazing putty & gaskets	Operators & handles	Movement Mechanics	Locks	"Square"	Weatherstripping	Elevation (N, S, E, W)	Visibility	Original Opening (Y, N)	Orig. Glass (Y,N, Top/Bottom)	Importance (VI, HI, NH)	Age of Window/Door	Screen (Y/N)	Orig. Light Configuration	Photo #'s
	E	1997 REPL. TOP RIGHT PANE BROKEN STUCK SHUT. PLASTIC JAMB, INTERIOR TRIM IS ORIGINAL. "WINDOWS NEED TO BE REPLACED..." - (STAFF)	SH	W	1ST	N	2	2	2	2	2	2	2	2	2	2	2	3	3	2	2	2	W	PRIMARY WEST FAÇADE	Y	N	NH	1997	Y	2/1	292, 524, 531
	F	1997 REPL. STUCK SHUT, PLASTIC JAMB, INTERIOR TRIM IS ORIGINAL. "WINDOWS NEED TO BE REPLACED..." - (STAFF)	SH	W	1ST	N	2	2	2	2	2	2	2	2	2	2	2	3	3	2	2	2	W	PRIMARY WEST FAÇADE	Y	N	NH	1997	Y	2/1	293, 294, 524, 530
	G	1997 REPL. PLASTIC JAMB, INTERIOR TRIMS (STAFF) ORIGINAL. "WINDOWS NEED TO BE REPLACED..." - (STAFF)	SH	W	1ST	Y	3	2	2	2	2	3	2	2	2	2	2	2	2	2	2	2	N	PRIMARY NORTH FAÇADE	Y	N	NH	1997	Y	2/1	295, 592
	H	1997 REPL. UNACCESSIBLE, COVERED BY STORAGE UNIT. PLASTIC JAMB. NEEDS EVALUATION. "WINDOWS NEED TO BE REPLACED..." - (STAFF)	SH	W	1ST	?	?	?	2	?	?	?	?	?	?	?	?	?	?	?	?	?	N	PRIMARY NORTH FAÇADE	Y	N	NH	1997	Y	2/1	297, 590, 591
134	A	1997 REPL., PLASTIC JAMBS, TRIM IS ORIGINAL	SH	W	1ST	VD	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	E	NORTH CRTYRD ENTRANCE	Y	N	NH	1997	Y	2/1	298, 629-631
	B	1997 REPL., PLASTIC JAMBS, TRIM IS ORIGINAL	SH	W	1ST	VD	2	2	2	2	2	2	3	2	2	2	2	2	2	2	2	2	E	NORTH CRTYRD ENTRANCE	Y	N	NH	1997	Y	2/1	299, 627, 628
	C	1997 REPL., PLASTIC JAMBS, TRIM IS ORIGINAL	SH	W	1ST	VD	2	2	2	2	2	2	3	2	2	2	2	2	2	2	2	2	E	NORTH CRTYRD ENTRANCE	Y	N	NH	1997	Y	2/1	300, 625, 626
	D	1997 REPL., PLASTIC JAMBS, IS ORIGINAL	SH	W	1ST	VD	2	2	2	2	2	2	2	3	2	2	2	2	2	2	2	2	E	NORTH CRTYRD ENTRANCE	Y	N	NH	1997	Y	2/1	301-305, 622-624
	E	1997 REPL., PLASTIC JAMBS, SCREEN IS BUSTED, TRIM IS ORIGINAL	SH	W	1ST	Y	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	N	PRIMARY NORTH FAÇADE	Y	N	NH	1997	N	2/1	306-309, 588
	F	1997 REPL., PLASTIC JAMBS, TRIM IS ORIGINAL	SH	W	1ST	Y	2	2	2	2	2	3	2	3	2	2	2	2	2	2	2	2	N	PRIMARY NORTH FAÇADE	Y	N	NH	1997	Y	2/1	310-313, 587
201	A	ORIGINAL WOOD, ALL ORIGINAL PANES, ALUMINUM JAMBS, GOOD ROPES, DEBRIS CATCHER	SH	W	2ND	Y	2	2	2	2	2	2	3	2	2	2	3	2	2	2	2	NA	SOUTH FAÇADE	Y	Y/Y	VI	1916	Y	2/1	201, 202, 204, 205, 488, 489	
	B	ORIGINAL WOOD, TOP ORIGINAL PANES, ALUMINUM JAMBS, BROKEN ROPE, DEBRIS CATCHER	SH	W	2ND	Y	2	2	2	2	2	2	2	2	2	2	3	2	3	2	2	NA	SOUTH FAÇADE	Y	Y/N	VI	1916	Y	2/1	201, 203, 204, 488, 489	
	C	ALL ORIGINAL GLASS AND WOOD, GOOD ROPES.	SH	W	2ND	N	1	1	1	1	1	1	1	1	1	1	2	1	1	1	1	W	WEST ENTRANCE, SET BACK	Y	Y	VI	1916	N	4/1	184, 547	
	D	ORIGINAL UPPER PANES AND WOOD, GOOD ROPES.	SH	W	2ND	Y	1	1	1	1	1	1	1	1	1	1	2	1	1	1	1	W	WEST ENTRANCE, SET BACK	Y	Y/N	VI	1916	N	4/1	185, 546	
	E	ORIGINAL UPPER PANES AND WOOD, GOOD ROPES.	SH	W	2ND	Y	1	1	1	1	1	1	1	1	1	1	3	1	1	1	1	W	WEST ENTRANCE, SET BACK	Y	Y/N	VI	1916	N	4/1	186, 545	
	F	ORIGINAL UPPER PANES AND WOOD, GOOD ROPES.	SH	W	2ND	N	1	1	1	1	1	1	1	1	1	1	3	1	1	1	1	W	WEST ENTRANCE, SET BACK	Y	Y/N	VI	1916	N	4/1	187, 188, 189, 190, 544	

SCHOOL: WHITTIER ELEMENTARY																																
Room Number	Opening Number (clockwise)	Description / Condition and Notes	Operation (DH,A,SH,C,H,F,O,D,SD)	Material (STL,W,A,HM,V)	Level/Story (B, 1st, 2nd, 3rd)	OPERABLE (Y/N/VD=very difficult)	Frame						Sash					Function					Historic Assessment									
							Sill	Jamb	Exterior trim & stops	Stool	Interior trim & stops	Interior wall surfaces	Lowest rail	Other rails & stiles	Muntins and mullions	Meeting Rails (DH,SH only)	Glazing putty & gaskets	Operators & handles	Movement Mechanics	Locks	"Square"	Weatherstripping	Elevation (N, S, E, W)	Visibility	Original Opening (Y, N)	Orig. Glass (Y,N, Top/Bottom)	Importance (VI, HI, NH)	Age of Window/Door	Screen (Y/N)	Orig. Light Configuration	Photo #'s	
230	A	STEEL 4 PANE, COVERED GLASS BLOCK ABOVE, FILM PEELING OFF, MODIFIED AWNING, WOOD SUNSHADING DEVICE, REPLACED ORIGINAL SINGLE HUNG 1916 WINDOWS, POSSIBLY IN 1950. *WINDOWS OLD BUT OK* - (STAFF)	A	STL	2ND	Y	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	E	EAST FAÇADE	Y	N	NH	1950	N	4/1	194, 196, 197, 594, 595
	B	STEEL 4 PANE, COVERED GLASS BLOCK ABOVE, FILM PEELING OFF, MODIFIED AWNING, WOOD SUNSHADING DEVICE, REPLACED ORIGINAL SINGLE HUNG 1916 WINDOWS, POSSIBLY IN 1950. *WINDOWS OLD BUT OK* - (STAFF)	A	STL	2ND	Y	2	2	2	2	2	2	2	2	2	2	3	2	2	2	2	2	1	E	EAST FAÇADE	Y	N	NH	1950	N	4/1	195, 196, 197, 594, 595
	C	STEEL (1) ORIGINAL BOTTOM PANE, COVERED GLASS BLOCKS ABOVE, MODIFIED AWNING, WOOD SUNSHADING DEVICE, REPLACED ORIGINAL SINGLE HUNG 1916 WINDOWS, POSSIBLY IN 1950. *WINDOWS OLD BUT OK* - (STAFF)	A	STL	2ND	Y	3	2	2	2	2	2	3	2	2	2	3	2	2	2	2	2	1	E	EAST FAÇADE	Y	N	NH	1950	N	4/1	198, 199, 593
	D	STEEL, GLASS BLOCK ABOVE COVERED BY TACK BOARD OR WOOD, MODIFIED AWNING, WOOD SUNSHADING DEVICE, REPLACED ORIGINAL SINGLE HUNG 1916 WINDOWS, POSSIBLY IN 1950. *WINDOWS OLD BUT OK* - (STAFF)	A	STL	2ND	Y	3	2	2	2	2	2	3	2	2	2	3	2	2	2	2	2	1	E	EAST FAÇADE	Y	N	NH	1950	N	4/1	198, 200, 593
231	A	STEEL WITH GLASS BLOCK ABOVE, PEELING FILM, MODIFIED AWNING, WOOD SUNSHADING DEVICE, REPLACED ORIGINAL SINGLE HUNG 1916 WINDOWS, POSSIBLY IN 1950.	A	STL	2ND	Y	2	2	2	2	2	2	2	2	2	3	3	2	2	2	2	2	E	NORTH CRTYRD ENTRANCE	Y	N	NH	1950	N	4/1	261, 263, 597, 598	
	B	STEEL WITH GLASS BLOCK ABOVE, PEELING FILM, MODIFIED AWNING, WOOD SUNSHADING DEVICE, REPLACED ORIGINAL SINGLE HUNG 1916 WINDOWS, POSSIBLY IN 1950.	A	STL	2ND	Y	2	2	2	2	2	2	3	2	3	2	3	2	2	2	2	2	E	NORTH CRTYRD ENTRANCE	Y	N	NH	1950	N	4/1	261, 262, 263, 597, 598	
	C	STEEL WITH GLASS BLOCK ABOVE, PEELING FILM, BLOCKS COVERED WITH PAPER, MODIFIED AWNING, WOOD SUNSHADING DEVICE, REPLACED ORIGINAL SINGLE HUNG 1916 WINDOWS, POSSIBLY IN 1950.	A	STL	2ND	Y	2	2	2	3	2	2	3	3	3	3	3	2	2	2	2	2	E	NORTH CRTYRD ENTRANCE	Y	N	NH	1950	N	4/1	264, 265, 596	
TOTALS PER FLOOR																	KEY															

SCHOOL: WHITTIER ELEMENTARY										Frame					Sash					Function					Historic Assessment									
Room Number	Opening Number (clockwise)	Description / Condition and Notes	Operation (DH,A,SH,C,H,F,O,D,SD)	Material (STL,W,A,HM,V)	Level/Story (B, 1st, 2nd, 3rd)	OPERABLE (Y/N/VD=very difficult)	Sill	Jamb	Exterior trim & stops	Stool	Interior trim & stops	Interior wall surfaces	Lowest rail	Other rails & stiles	Muntins and mullions	Meeting Rails (DH,SH only)	Glazing putty & gaskets	Operators & handles	Movement Mechanics	Locks	"Square"	Weatherstripping	Elevation (N, S, E, W)	Visibility	Original Opening (Y, N)	Orig. Glass (Y,N, Top/Bottom)	Importance (VI, HI, NH)	Age of Window/Door	Screen (Y/N)	Orig. Light Configuration	Photo #'s			
		STEEL WITH GLASS BLOCK ABOVE, PEELING FILM, BLOCKS COVERED WITH PAPER, MODIFIED AWNING, WOOD SUNSHADING DEVICE, REPLACED ORIGINAL SINGLE HUNG 1916 WINDOWS, POSSIBLY IN 1950.	A	STL	2ND	Y	2	2	2	3	2	2	3	3	3	3	3	2	2	2	2	NA	E	NORTH CRTYRD ENTRANCE	Y	N	NH	1950	N	4/1	264, 266, 596			
		2010 PAINT, HOLLOW METAL DOOR, RUSTING ON "RAIL" BELOW GLAZING	SD	HM	2ND	Y	2	2	2	2	2	2	3	3	2	2	1	2	2	2	2	2	N	NORTH CRTYRD, SET BACK	N	N	NH	1998	N	NA	267,273, 615			
232	A	1997 REPL., PLASTIC JAMBS, TINT/FILM ON GLAZING, "HARD TO GET UP AND DOWN" - (STAFF)	SH	W	2ND	Y	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	E	NORTH CRTYRD ENTRANCE	Y	N	NH	1997	Y	2/2	362, 363, 621			
	B	1997 REPL., PLASTIC JAMBS, TINT/FILM ON GLAZING, "HARD TO GET UP AND DOWN" - (STAFF)	SH	W	2ND	Y	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	E	NORTH CRTYRD ENTRANCE	Y	N	NH	1997	Y	2/2	364, 365, 619, 620			
	C	1997 REPL., PLASTIC JAMBS, TINT/FILM ON GLAZING, "HARD TO GET UP AND DOWN" - (STAFF)	SH	W	2ND	Y	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	E	NORTH CRTYRD ENTRANCE	Y	N	NH	1997	Y	2/2	366, 367, 618			
	D	HOLLOW METAL DOOR, 2010 REPAINT WITH WIRED GLASS, "HARD TO GET UP AND DOWN" - (STAFF)	SD	HM	2ND	Y	2	NA	NA	2	2	2	2	2	2	2	2	2	2	2	2	0	E	NORTH CRTYRD ENTRANCE	Y	N	NH	1998	N	2/2	368-374, 617			
	E	1997 REPL., PLASTIC JAMBS, "HARD TO GET UP AND DOWN" - (STAFF)	SH	W	2ND	Y	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	N	PRIMARY NORTH FAÇADE	Y	N	NH	1997	Y	2/2	377-379, 582			
	F	1997 REPL., PLASTIC JAMBS, HOLE IN SCREEN, "HARD TO GET UP AND DOWN" - (STAFF)	SH	W	2ND	Y	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	N	PRIMARY NORTH FAÇADE	Y	N	NH	1997	Y	2/2	380, 381, 581			
233	A	1997 REPL., PLASTIC JAMBS, "WINDOW NEEDS SCREEN - VERY DRAFTY" - (STAFF)	SH	W	2ND	Y	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	N	PRIMARY NORTH FAÇADE	Y	N	NH	1997	Y	2/2	382-384, 389-392, 583, 584			
	B	1997 REPL., PLASTIC JAMBS, "WINDOW NEEDS SCREEN - VERY DRAFTY" - (STAFF)	SH	W	2ND	Y	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	N	PRIMARY NORTH FAÇADE	Y	N	NH	1997	N	2/2	382, 385-388, 583, 584			
234	A	2010 REPAINT, HOLLOW METAL DOOR WITH WIRE MESH GLASS.	SD	HM	2ND	Y	2	2	2	2	2	2	2	2	2	3	2	2	2	2	2	2	S	WEST ENTRANCE, SET BACK	Y	N	NH	1998	N	NA	323-326, 536-538			
	B	UNIT REMOVED, SITE SET FROSTED PLEXI-GLASS TRANSOM, PAINTED OVER.	F	W	2ND	NA	2	2	2	3	2	2	2	2	2	2	2	NA	NA	NA	2	2	S	WEST ENTRANCE, SET BACK	Y	N	NH	1998	N	NA	328, 338, 339, 535			
	C	1997 REPL., TRIM PIECE SCREWED ON TOP OF INT TRIM, MAYBE ORIGINAL INT. TRIM	SH	W	2ND	N	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	S	WEST ENTRANCE, SET BACK	Y	N	NH	1997	Y	2/2	340, 341, 534			
	D	1997 REPL., TRIM PIECE SCREWED ON TOP OF INT TRIM, MAYBE ORIGINAL INT. TRIM	SH	W	2ND	N	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	W	PRIMARY WEST FAÇADE	Y	N	NH	1997	Y	2/2	342, 343, 529			
	E	1997 REPL., TRIM PIECE SCREWED ON TOP OF INT TRIM, MAYBE ORIGINAL INT. TRIM	SH	W	2ND	Y	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	W	PRIMARY WEST FAÇADE	Y	N	NH	1997	Y	2/2	344, 349, 528			
		TOTALS PER FLOOR																																

KEY

SCHOOL: WHITTIER ELEMENTARY										Historic Assessment		TOTALS PER FLOOR																				
Room Number	Opening Number (clockwise)	Description / Condition and Notes	Operation (DH,A,SH,C,H,F,O,D,SD)	Material (STL,W,A,HM,V)	Level/Story (B, 1st, 2nd, 3rd)	OPERABLE (Y/N/VD=very difficult)	Frame					Sash				Function				Elevation (N, S, E, W)	Visibility	Original Opening (Y, N)	Orig. Glass (Y,N, Top/Bottom)	Importance (VI, HI, NH)	Age of Window/Door	Screen (Y/N)	Orig. Light Configuration	Photo #s				
							Sill	Jamb	Exterior trim & stops	Stool	Interior trim & stops	Interior wall surfaces	Lowest rail	Other rails & stiles	Muntins and mullions	Meeting Rails (DH,SH only)	Glazing putty & gaskets	Operators & handles	Movement Mechanics	Locks	"Square"	Weatherstripping										
235B	A	ORIGINAL WOOD, ORIGINAL TOP PANES, BROKEN ROPE, SLAMS SHUT, "THE WINDOW IS VERY DIFFICULT TO OPEN" - (STAFF)	SH	W	2ND	VD	2	2	2	2	2	2	2	2	2	2	3	3	2	2	2	2	NA	W	PRIMARY WEST FAÇADE	Y	Y/N	VI	1916	N	4/1	256-260, 556
237	A	ORIGINAL WOOD, METAL JAMBS, ORIGINAL TOP PANE	SH	W	2ND	NA	2	2	2	2	2	2	3	2	2	2	3	2	2	3	2	2	2	S	SOUTH FAÇADE	Y	Y/N	VI	1916	N	1/1?	244-246, 490
238	A	REPAINTED 1997, METAL, INTERIOR SCREEN, CONCRETE SILL (EXT), MIDDLE FOUR OPERABLE, AWNING, WINDOWS ARE OLD + NEED REPLACED" - (STAFF)	A	STL	2ND	Y	2	2	2	2	2	2	2	2	2	2	3	2	2	2	2	2	NA	S	SOUTH FAÇADE	Y	Y	NH	1950	Y	1/1?	240-243, 491-493
238A	A	MISSING ROPE, ORIGINAL WOOD, BOTTOM FROSTED PLEXI-GLASS IN BAD CONDITION	SH	W	2ND	Y	3	3	2	2	2	2	2	2	2	2	3	3	2	2	2	2	NA	S	SOUTH FAÇADE	Y	N	VI	1916	Y	1/1?	236-239, 494
301	A	ATTIC, ORIGINAL, DIRTY, LOOSE EXTERIOR SCREEN	F	W	3RD	NA	3	NA	3	2	2	3	2	2	2	2	3	NA	NA	NA	2	2	NA	E	NORTH CRTYRD ENTRANCE	Y	Y	VI	1882	Y	9	215, 217, 221, 222, 616
	B	ATTIC, ORIGINAL, DIRTY, LOOSE EXTERIOR SCREEN	F	W	3RD	NA	3	NA	3	2	2	3	2	2	2	2	3	NA	NA	NA	2	2	NA	E	NORTH CRTYRD ENTRANCE	Y	Y	VI	1882	Y	9	215, 218, 220, 616
	C	ATTIC, ORIGINAL, DIRTY, LOOSE EXTERIOR SCREEN	F	W	3RD	NA	3	NA	3	2	2	3	2	2	2	2	3	NA	NA	NA	2	2	NA	E	NORTH CRTYRD ENTRANCE	Y	Y	VI	1882	Y	9	215, 219, 220, 616
	D	ATTIC, ORIGINAL, DIRTY, LOOSE EXTERIOR SCREEN, TWO BROKEN PANES	F	W	3RD	NA	3	NA	3	2	2	2	2	2	2	2	3	NA	NA	NA	2	2	NA	W	PRIMARY WEST FAÇADE	Y	Y	VI	1882	Y	9	225, 228, 524
	E	ATTIC, ORIGINAL, DIRTY, LOOSE EXTERIOR SCREEN, THREE BROKEN PANES	F	W	3RD	NA	3	NA	3	2	2	2	2	2	2	2	3	NA	NA	NA	2	2	NA	W	PRIMARY WEST FAÇADE	Y	Y	VI	1882	Y	9	225, 227, 229, 524
	F	ATTIC, ORIGINAL, DIRTY, LOOSE EXTERIOR SCREEN, ONE BROKEN PANE	F	W	3RD	NA	3	NA	3	2	2	2	2	2	2	2	3	NA	NA	NA	2	2	NA	W	PRIMARY WEST FAÇADE	Y	Y	VI	1882	Y	9	225, 226, 299
	G	ATTIC, ORIGINAL, DIRTY, LOOSE EXTERIOR SCREEN	F	W	3RD	NA	3	NA	3	2	2	2	2	2	2	2	3	NA	NA	NA	2	2	NA	N	PRIMARY NORTH FAÇADE	Y	Y	VI	1882	Y	9/1	230-234, 580
	H	ATTIC, ORIGINAL, DIRTY, LOOSE EXTERIOR SCREEN, ONE BROKEN PANE	F	W	3RD	NA	3	NA	3	2	2	2	2	2	2	2	3	NA	NA	NA	2	2	NA	N	PRIMARY NORTH FAÇADE	Y	Y	VI	1882	Y	12/1	230-235, 580
	I	ATTIC, ORIGINAL, DIRTY, LOOSE EXTERIOR SCREEN, REPLACED BOTTOM W/WIRE GLASS	F	W	3RD	NA	3	NA	3	2	2	2	2	2	2	2	3	NA	NA	NA	2	2	NA	N	PRIMARY NORTH FAÇADE	Y	Y/N	VI	1882	Y	9/1	230, 235, 392, 393, 580
302	A	ORIGINAL WOOD, BROKEN ROPES, ALL ORIGINAL PANES, ONE METAL JAMB, DAMAGED HARDWARE	SH	W	3RD	Y	2	2	2	2	2	2	2	2	2	2	3	3	2	1	2	NA	S	SOUTH FAÇADE	Y	Y	VI	1916	Y	4/1	208, 209, 392, 393, 486, 487	
303	A	ORIGINAL WOOD, 2 ORIGINAL TOP PANES, BROKEN ROPES, FALLS SHUT, "HARD TO OPEN" - (STAFF)	SH	W	3RD	VD	2	2	2	2	2	2	2	2	2	2	3	3	2	2	2	NA	S	SOUTH FAÇADE	Y	Y/N	VI	1916	Y	4/1	210-214, 392, 393, 486, 487	
							TOTAL: 159					TOTAL: 111																				

KEY

Whittier International Elementary School – Existing & Historic Door & Window Photo Summary

Date: 11 Sept 2015

Project: Whittier International Elementary School – BVSD

Existing Photos: (See Door & Window Survey for close-up door & window photos)

1. Typical Existing North facing window on original 1882 building. Part of 1997 window replacement. [South windows are similar]



2. Existing North Entrance Door – [Main entrance to original 1882 building]



3. Existing 1882 attic windows [North]



4. Existing, East facing, 1882 attic windows [West are similar]



5. Typical existing West facing window on original 1882 building. Part of 1997 window replacement [East windows are similar]



6. Existing exterior East door to fire escape. Added to original 1882 building in 1960s or 1970s?...



7. Existing exterior South door to fire escape. Added to original 1882 building in 1960s or 1970s?...



8. Existing exterior North door to fire escape from 1916 addition. Door added in 1960s or 1970s?...





9. Existing West entry doors to 1916 addition.



10. Typical original West facing window on 1916 West courtyard.



11. Existing original West facing window on 1916 addition (with some replaced glass)



12. Existing West Facing window on basement of 1916 addition



13. Partially covered West basement window on 1916 addition



14. Existing original typical East facing windows on 1916 addition. 1st floor.



15. Existing original West facing window on 1916 basement, some replaced glass.





16. Typical existing East facing windows, added to 2nd floor of 1916 addition in 1950.



17. Existing South facing window, added to 2nd floor of 1916 addition, in 1950.



18. Existing original typical South facing double window on 2nd floor of 1916 addition.



19. Typical original existing single window on 2nd floor of 1916 addition.



20. Existing original South facing window with Plexiglass in 1916 addition



21. Existing South entry to 1916 addition



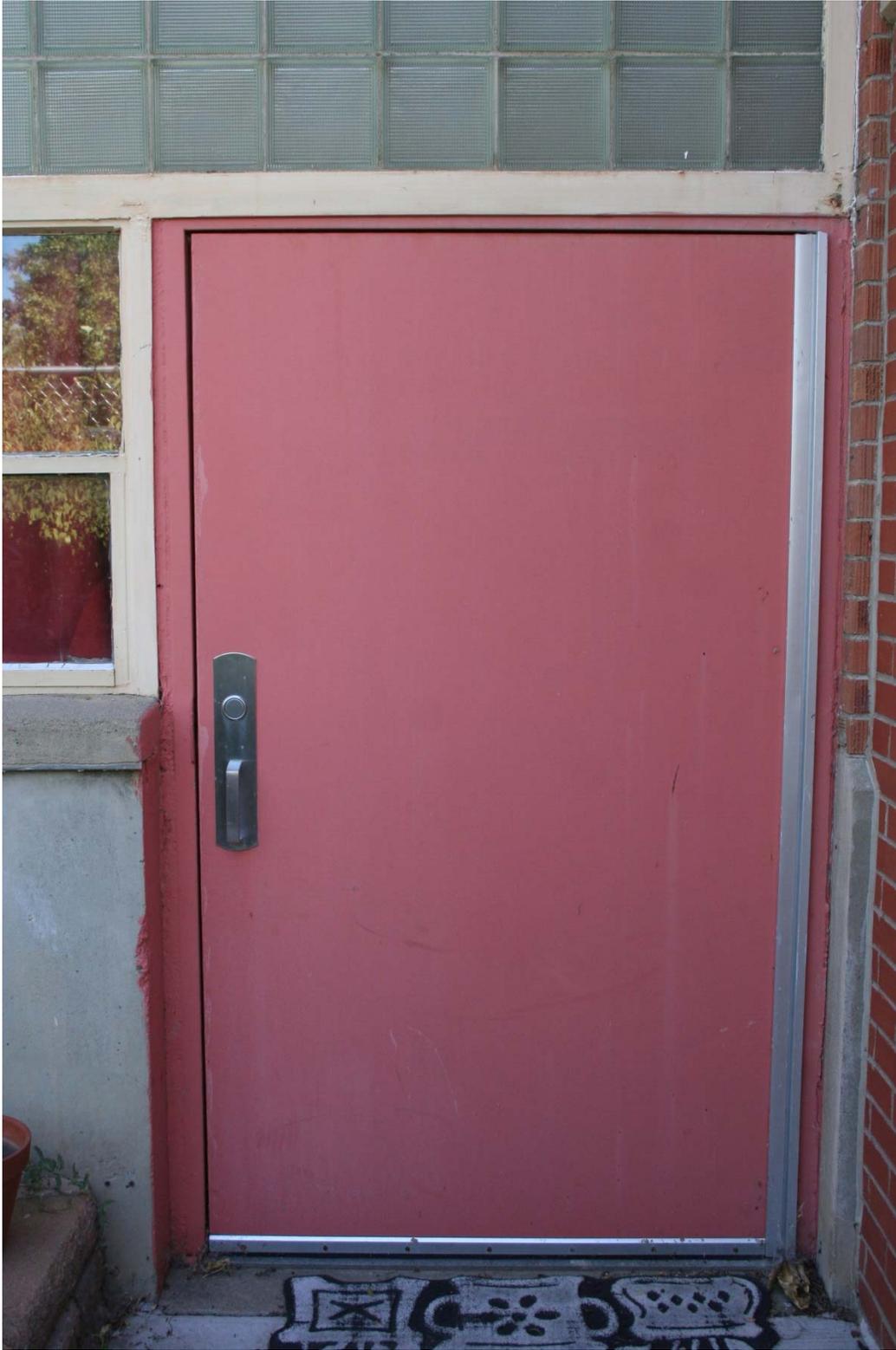
22. Typical South facing window on 1st floor of 1916 addition (1997 replacements).



23. Existing South basement window on 1916 addition



24. Existing door on 1950s addition. Painted in 2010.



25. Typical awning window on 1950's addition.



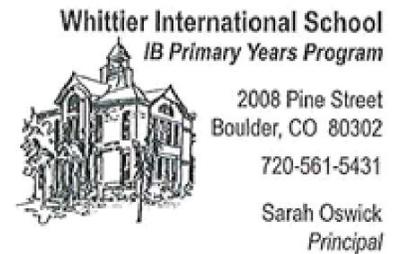
26. Typical existing glass block on 1950's addition.





27. Typical existing painted over gym windows. 1950 addition.





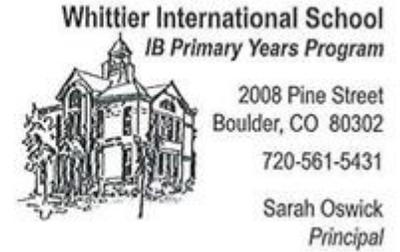
October 22, 2015

Dear City of Boulder Landmarks Board,

I am writing today to express my support for the BVSD bond construction project at Whittier International School. I fully support the much needed additions of another classroom, the Special Education spaces, and a more secure entry. I am the librarian at Whittier and what excites me about the proposal is the opportunity of having our historic, beautiful building updated to 21st Century learning spaces.

Thank you for your consideration of our proposal and I hope your support!

Sincerely,
Loran Lattes
Librarian
Whittier International Elementary School
loran.lattes@bvsd.org



October 19, 2015

Dear City of Boulder Landmarks Board,

I am writing this letter in support of the construction project being discussed for Whittier International Elementary School. As the principal of this special school, I believe this construction project will be an immense improvement in the learning environment and structure of our school. I appreciate your consideration for our project and hope you will approve it.

This project has so many benefits. First, it will bring improved ADA-accessibility and we value this because we want everyone to be able to access our school. In addition, the project will provide improved spaces for special education which means we will be able to better provide our services to students with special needs. Currently, we do not have the space or facilities to meet everyone's needs and this project will improve that.

The project will also provide one more classroom that we desperately need based on enrollment projections for next year. A growing community that is committed to the neighborhood school is such an asset for any community and we hope you will see the value in this. Further, the project will mean an addition to create a secure entry into our building where visitors enter into the office instead of our main hallway. Obviously, we believe the safety of our students and community should be a very high consideration.

The last benefit of this project is that it will restore many of the historical features of our building and, instead of appearing to be in semi-disrepair, this beautiful historic building will really stand out as the gem that it is in this neighborhood.

Thank you for your consideration of this project that is so important to our students and community.

Sincerely,

Sarah Oswick
Principal
Whittier International Elementary School
[720-561-5430](tel:720-561-5430)
Sarah.Oswick@bvsd.org

DATE: November 4, 2015
TO: Landmarks Board
FROM: James Hewat, Marcy Cameron
SUBJECT: Update Memo

Landmarks Board Retreat

We are working to find a date and location for our annual retreat. Update at meeting.

University Hill Commercial District – National Register Nomination

Staff has submitted a Determination of Eligibility for a National Register nomination for the district. Update at meeting.

Certified Local Government Grant – Historic Resource Survey Plan

We have a signed contract with History Colorado for funding to hire a consultant to assist in the preparation of a Historic resource Survey Plan. Update at meeting.

Downtown Urban Design Guidelines

The working group for the Downtown Urban Design Guideline Update has met four times and has recently completed suggested edits to the Introduction, Section 1 and Section 2 Chapters. They will continue to meet through October and November and return to their respective boards for feedback in December. The draft update is scheduled for discussion at a Joint-Board Meeting on December 10, 2015. Adoption is scheduled for February 2016.

Chautauqua Pedestrian Improvements

On Oct. 22, the city held an Open House to get feedback on the proposed improvements at Chautauqua. Update at meeting.

Comprehensive Planning and Sustainability Calendar

See attached.