



# City of Boulder Planning & Development Services

## MEMORANDUM TO THE LANDMARKS BOARD

October 14, 2020

### Staff

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Charles Ferro, Interim Comprehensive Planning Manager  
Lucas Markley, Assistant City Attorney  
James Hewat, Senior Historic Preservation Planner  
Marcy Cameron, Historic Preservation Planner II  
Clare Brandt, Administrative Specialist II

### Consideration of Demolition Permit

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Public hearing and consideration of an application to demolish the building at **2111 Arapahoe Ave.**, a non-landmarked building over 50 years old, pursuant to Section 9-11-23 of the Boulder Revised Code 1981 (HIS2020-00214) and under the procedures prescribed by chapter 1-3, "Quasi-Judicial Hearings," B.R.C. 1981.

Address:	2111 Arapahoe Ave.
Owner:	Naropa University
Applicant:	Catherine Bean, Element Properties
Case Type:	Non-Designated Demolition
Code Section:	9-11-23, B.R.C., 1981

### Property Information

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Date of Construction:	1964
Zoning:	RH-2 (Residential High - 2)
Lot Size:	16,700 sq. ft. (approx.)
Legal Description:	LOTS 9-10-11 BLK 18 CULVERS DPT 07-01494-08

### Staff Recommendation

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Staff recommends the Landmarks Board place a stay-of-demolition on the building to consider alternatives to demolition. A 180-day stay period would expire on Feb. 13, 2021.

### Recommended Motion

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*I move that the Landmarks Board issue a stay-of-demolition for the building located at 2111 Arapahoe Ave. for a period not to exceed 180 days from the day the permit application was accepted by the city manager in order to explore alternatives to demolishing the building, and adopt the findings of the staff memorandum dated Oct. 14, 2020.*

### Alternative Motion Language

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If the Landmarks Board chooses to not initiate landmark designation, staff recommends the following motion language:

*I move the Landmarks Board approve the demolition application the building located at 2111 Arapahoe Ave., finding that the building to be demolished does not have significance under the criteria set forth in section 9-11-23(f), B.R.C. 1981.*

Should the board choose to issue the demolition permit, or if the permit is allowed to expire, staff will require that prior to demolition the following be submitted to P&S staff for review, approval and recording with Carnegie Library:

1. Measured drawings of all exterior elevations of the building;
2. A site plan showing the location of all existing improvements on the property;
3. Color medium format archival quality photographs of the interior and exterior of the building.

### Summary

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- On July 27, 2020, the Planning Department received an application to demolish the two-story commercial building built in 1964 and located at 2111 Arapahoe Ave.
- The building is not in a designated historic district or locally landmarked but is over 50 years old and the proposed work meets the criteria for demolition defined in Section 9-16-1 of the Boulder Revised Code 1981.
- On August 13, 2020, staff referred the application to the Landmarks Board for a public hearing, finding there was “probable cause to believe that the building may be eligible for designation as an individual landmark.”
- Staff finds that the property meets the significance criteria for individual landmark designation and recommends the Landmarks Board issue a stay-of-demolition for a period not to exceed 180 days from the day the permit application was accepted by the city manager.
- A 180-day stay period would expire on Feb. 13, 2021.

### Purpose of the Board’s Review

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Pursuant to section 9-11-23(d)(1), B.R.C. 1981, demolition requests for all buildings that are over fifty years old and constructed during or after 1940 require review by staff. If, during the course of the review, staff determines that there is “probable cause” to consider that the building may be eligible for designation as an individual landmark, the issuance of the permit is stayed for up to 60 days from the date a completed application was accepted and the permit is referred to the board for a public hearing.

If the Landmarks Board finds that the building proposed for demolition may have significance under the criteria in subsection (f) of Section 9-11-23, B.R.C. 1981, the application shall be

suspended for a period not to exceed 180 days from the date it was accepted by the city manager as complete, in order to provide the time necessary to consider alternatives to the building's demolition. If imposed, a 180-day stay period would start when the completed application was accepted by the city manager (Aug. 17, 2020, when the Landmarks Board fee was paid) and expire on Feb. 13, 2021. Section 9-11-23 (g) and (h), B.R.C. 1981.

### Property Description

The property is located on the north side of Arapahoe Avenue between 21<sup>st</sup> and 22<sup>nd</sup> streets and across from Naropa University. The north property line is bordered by an alley. The building is located on the southern portion of the lot, with a parking lot located to the north. The property is located in the identified potential Goss-Grove Historic District.



Figure 1. Location Map showing 2111 Arapahoe Ave.



*Figure 2. 2111 Arapahoe Ave., South Elevation, Google Street View, 2017*



*Figure 3. 2111 Arapahoe Ave., West Elevation, Google Street View, 2018*

### Character-Defining Features

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- Two-story commercial building with cantilevered second story;
- Stuccoed first story; upper story clad in painted wood shingle;
- Projecting angled window bays on the second-story;
- Landscape walls integrated into the design of the building.

The applicant submitted a report by Pinyon Environmental, Inc. describing the building and its history. **Reference Attachment A: Applicant Materials.**



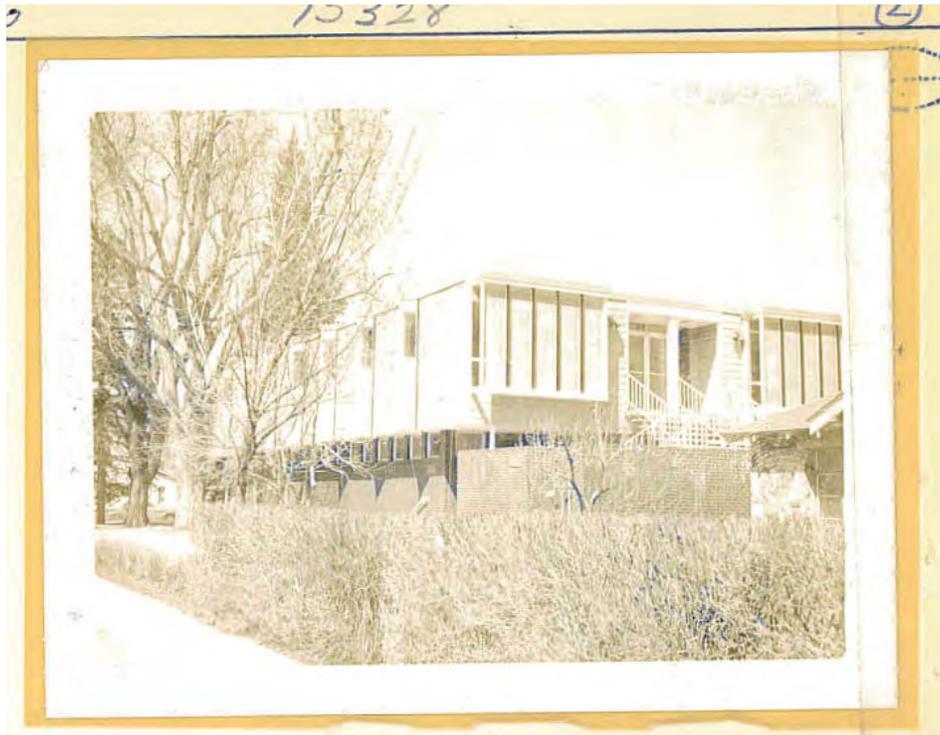
*Figure 4. 2111 Arapahoe Ave., Southwest Corner, Google Street View, 2018*



*Figure 5. 2111 Arapahoe Ave., Northwest Corner, Google Street View, 2018.*



*Figure 6. 2111 Arapahoe Ave., Northwest Corner, Google Street View, 2018.*



*Figure 7. Tax Assessor Card Photograph, 2111 Arapahoe Ave., c. 1964.*

## Alterations

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The 1964 commercial building appears to be largely intact to its original construction. Alterations include:

- Enlarged window openings on the first level of the south elevation
- Shingle siding may have been replaced; early photograph suggests original siding was horizontal clapboard. **See Attachment A: Applicant Materials.**
- Painted brick walls

## Scope of Demolition

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Full demolition is proposed.

## AREA HISTORY

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This property was surveyed as part of the 1985/1986 Boulder Survey of Historic Places. The *Goss-Grove Neighborhood History and Survey Results* is available online: [https://www-static.bouldercolorado.gov/docs/Goss-Grove Neighborhood Survey Report, 1985-86-1-201509031342.pdf](https://www-static.bouldercolorado.gov/docs/Goss-Grove_Neighborhood_Survey_Report,_1985-86-1-201509031342.pdf).

This portion of the Goss-Grove neighborhood was originally platted by Robert Culver in 1874. Culver was a New York lawyer who came to Boulder to take part in the mining boom and later served as the County Clerk and Recorder and Clerk of the District Court in Boulder.<sup>1</sup> Culver purchased land from C.J. Goss and retained a portion for his own farm and divided the remaining land into lots for development.

Marinus Smith, who constructed a house at 16<sup>th</sup> and Grove Streets, also platted a large portion of the Goss-Grove neighborhood. The area was considered to contain prime agricultural land, and for many years, was “semi-pastoral” with many orchards, small gardens and ditches.”<sup>2</sup>

Eventually, the area developed into two distinct neighborhoods. Grove Street was populated by many middle-class and working-class Swedish immigrants, including a mix of lawyers, merchants and tradesmen.<sup>3</sup> The houses along Goss Street were typically small, vernacular houses. Due in part to the location of the freight and passenger line of the Union Pacific Railroad along Canyon Blvd. and frequent flooding until the creek was rechanneled, the properties along Goss St. and Canyon Blvd. (formerly Water Street) had typically lower property values.<sup>4</sup>

Significant redevelopment in the area occurred in the 1970s and 1980s when the High Density Overlay Zone allowed higher density development, resulting in the replacement of small, single-family houses with large apartment buildings.

<sup>1</sup> Goss-Grove Historic Context Report, p15.

<sup>2</sup> *Ibid*, p14.

<sup>3</sup> *Ibid*, p17.

<sup>4</sup> *Ibid*, p17.

The [Historic Context and Survey of Modern Architecture in Boulder, Colorado 1947-1977](#) provides information on the development of Boulder in the post-war era. While the building at 2111 Arapahoe Ave. was not included in the 66 buildings surveyed, the report does provide a historic context for Boulder that shaped the design of this building.

## PROPERTY HISTORY

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The commercial building at 2111 Arapahoe Ave. was constructed in 1964 as a medical and dental office. A house and two outbuildings were demolished on the lot prior to construction of the current building. Over the last 50 years, the building has served as medical and dental offices, a daycare and as classrooms.

Dr. Richard Roos commissioned the building following the purchase of the lot in 1961. Upon its completion, the property was transferred to Roos-Moore & Co, who occupied the building until 1984.

Dr. Roos completed his general medical training at Cook County Hospital in Chicago and in 1951, after marrying nurse Henrietta “Rita” Jilek, was drafted as an Air Force medical officer to Japan during the Korean conflict moving to Denver in 1954 where he did his pediatric residency at the Children’s Hospital. In 1956, Richard and Rita moved the family to Boulder where he started the first private pediatric practice in Boulder.

The 1974 City Directory lists the offices of dentists Rodney Bane, John Porritt, Robert Simeral and Cleveland McCarty and physicians Richard Bedell, Donald Moore and Richard Roos.

In 1984, Richard Bedell purchased the building and it continued to be used for medical and dental offices. In 1989, the property was bought by Alva Fleur Yano who in 1993 sold it to Hellen and Robert Frain who operated a childcare facility there. In 1999, the property was sold to Naropa University and converted for use in university related activities.

## Criteria for the Board’s Decision:

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Section 9-11-23(f), B.R.C. 1981, provides that the Landmarks Board “shall consider and base its decision upon any of the following criteria:

- (1) The eligibility of the building for designation as an individual landmark consistent with the purposes and standards in Sections 9-11-1 and 9-11-2, B.R.C. 1981;
- (2) The relationship of the building to the character of the neighborhood as an established and definable area;
- (3) The reasonable condition of the building; and
- (4) The reasonable projected cost of restoration or repair.

In considering the condition of the building and the projected cost of restoration or repair as set forth in paragraphs (f)(3) and (f)(4) ..., the board may not consider deterioration caused by unreasonable neglect.

As detailed below, staff considers this property may be eligible for designation as an individual landmark.

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### **CRITERION 1: INDIVIDUAL LANDMARK ELIGIBILITY**

The following is a result of staff's research of the property relative to the significance criteria for individual landmarks as adopted by the Landmarks Board on Sept. 17, 1975. *See Attachment D: Individual Landmark Significance Criteria*

#### **HISTORIC SIGNIFICANCE:**

**Summary:** The building located at 2111 Arapahoe Ave. meets historic significance under criteria 1, 2 and 3.

**1. Date of Construction:** 1964

**Elaboration:** The Boulder County Assessor records the date of construction as 1964.

**2. Association with Persons or Events:** Local pediatrician, Dr. Richard Roos

**Elaboration:** Dr. Roos did his general medical training at Cook County Hospital in Chicago and in 1951, after marrying nurse Henrietta "Rita" Jilek, was drafted as an Air Force medical officer to Japan during the Korean conflict moving to Denver in 1954 where he did his pediatric residency at the Children's Hospital. In 1956, Richard and Rita moved the family to Boulder where he started the first private pediatric practice in Boulder. Roos presumably constructed the building to accommodate his and other Boulder physician and dentist practices.<sup>5</sup>

**3. Distinction in the Development of the Community:** Building constructed in 1964 to accommodate Boulder physician and dentist practices during a period of growth in the community. Reference the [Historic Context and Survey of Modern Architecture in Boulder, Colorado 1947-1977](#).

**4. Recognition by Authorities:** None observed

**Elaboration:** The property has not been surveyed. However, the strident Modernistic elements of the building with its strong horizontal and cubist forms suggests it may have been constructed by an architect. Similar architectural elements can be observed at the 1969 building at 2475 Broadway Street designed by local architect, Hobart Wagener.

<sup>5</sup> Henrietta Roos Obituary. *Daily Camera*. 9 Nov 2009. <https://www.dailycamera.com/2009/11/09/henrietta-roos/>



Figure 8. 2475 Broadway Street, 1969, Designed by Hobart Wagener.

#### **ARCHITECTURAL SIGNIFICANCE:**

**Summary:** The building located at 2111 Arapahoe Ave. meets architectural significance under criteria 1 and 4.

**1. Recognized Period or Style:** Modernistic

**Elaboration:** The building features elements of Modernistic design, including its horizontal orientation, flat roof form, expression of corners, sun-screens, projecting windows and brick walls that extend into the landscaping.

**2. Architect or Builder of Prominence:** Unknown

An architectural rendering of the building is in the Carnegie Library archives, suggesting an architect was responsible for the design, however, the drawings are not signed or stamped.

**3. Artistic Merit:** None observed

**4. Example of the Uncommon:** The building is an example of modernist office and medical buildings constructed in the 1960s. Other remaining examples include (not an exhaustive list; addresses linked if a survey was completed for the building):

- [Boulder Eye Clinic at 2401 Broadway](#) (1968, designed by Charles Haertling);
- [the Tye Dental Building at 1150 Maxwell](#) (1967, designed by L. Gale Abels);
- 2475 Broadway (1969, designed by Hobart Wagener);
- [Midland Savings and Loan Building at 1300 Canyon](#) (1968, designed by Hobart Wagener);

- Easton Office Building at 1636 16<sup>th</sup> St. (1965, designed by Roger Easton)

**5. Indigenous Qualities:** None observed

**ENVIRONMENTAL SIGNIFICANCE:**

**Summary:** The building located at 2111 Arapahoe Ave. meets environmental significance under criteria 1 and 2.

**1. Site Characteristics:**

**2. Compatibility with Site:** None observed

**3. Geographic Importance:** The building is a familiar visual landmark along Arapahoe Avenue.

**4. Environmental Appropriateness:** None observed

**5. Area Integrity:** The property is located in the identified potential Goss-Grove Historic District.

**CRITERION 2: RELATIONSHIP TO THE CHARACTER OF THE NEIGHBORHOOD:**

The property is located in the identified potential Goss-Grove Historic District.

**CRITERION 3: CONDITION OF THE BUILDING**

The applicant has submitted a narrative that includes “The building is more than 55 years old, and likely needs some upgrades in order to meet the demands of current users, as well as life safety, ADA, and environmental requirements.” **See Attachment A: Applicant Materials.**

**CRITERION 4: PROJECTED COST OF RESTORATION OR REPAIR:**

Staff has not received information specific to the condition of the building.

**Analysis:**

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Staff considers that there is “probable cause” to consider the property at 2111 Arapahoe Ave. may be eligible for designation as an individual landmark based upon its significance as a relatively intact example of Modernist office building design associated with the early 1960s in Boulder which saw significant population growth and demographic transformation during the post-WW II period. The property is also associated with Dr. Richard Roos, who established the first pediatric practice in the city, and had the building constructed to accommodate other physician and dental practices. The building is also located in the identified potential Goss-Grove Historic District.

**Neighborhood Comment:**

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Staff has not received public comment related to this case.

### **The Board's Decision:**

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If the Landmarks Board finds that the building to be demolished does not have significance under the criteria set forth in section 9-11-23(f), B.R.C. 1981, the city manager shall issue a demolition permit.

If the Landmarks Board finds that the building to be demolished may have significance under the criteria set forth above, the application shall be suspended for a period not to exceed 180 days from the date the permit application was accepted by the city manager as complete in order to provide the time necessary to consider alternatives to the demolition of the building (Section 9-11-23(h), B.R.C. 1981). A 180-day stay period would expire on Feb. 13, 2021.

### **Findings:**

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Staff recommends that the Landmarks Board adopt the following findings:

A stay of demolition for the property at 2111 Arapahoe Ave. is appropriate based on the criteria set forth in Section 9-11-23(f), B.R.C. 1981 in that:

1. The property may be eligible for individual landmark designation based upon its historic, architectural and environmental significance;
2. The property contributes to the character of the neighborhood as an intact representative of the area's past;
3. It has not been demonstrated to be impractical or economically unfeasible to rehabilitate the building.

### **Attachments:**

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- A: Applicant Materials  
B: [Significance Criteria for Individual Landmarks](#) (link)



# HISTORIC PRESERVATION DEMOLITION REVIEW APPLICATION

For non-designated buildings over 50 years old

For Office Use Only			
Date Received	Time Received	Case Number	Previous HIS case(s):

Project Address: 2111 Arapahoe Ave, Boulder, CO

## CONTACT INFO

**Applicant's Name:** Catherine Bean

Email: catherine@elementproperties.com Phone: 804.307.5716

**Owner's Name:** Naropa University

Email: tke1sch@naropa.edu Phone: 303.546.3569

Mailing address (if different from project address):  
2130 Arapahoe Avenue, Boulder, CO 80302

## BUILDING TYPE AND DATE OF CONSTRUCTION

- Pre-1940 primary building, constructed in \_\_\_\_\_ Estimated date(s) of alteration(s): \_\_\_\_\_
- Post-1940 primary building, constructed in 1964 Estimated date(s) of alteration(s): \_\_\_\_\_
- Accessory building(s) over 50 years old, constructed in \_\_\_\_\_

Description of building(s): Two-story office building  
Two-story office building

## SCOPE OF WORK

- Full demolition
- On-site relocation
- Off-site relocation
- Removal of more than 50% of the roof
- Removal of more than 50% of the exterior walls
- Construction in front of, or removal of a street-facing wall (includes replacement siding)

## APPLICATION MATERIALS – Printed on 8 ½ x 11 paper; plans no larger than 11 x 17; single-sided preferred

- Color photographs of each side of the building(s)
- A survey or site plan that clearly indicates which building(s) are proposed for demolition
- Application fee - Paid through CSS (credit card fee applies) or in-person at the P&DS Services Center

DocuSigned by:

  
8D2BE20C9E30493...

**Signature of Owner or Authorized Agent**

Printed Name: Tyler Kelsch

Date: 7/20/2020 | 7:23 AM PDT

*Historic Preservation approval is valid for 180 days and cannot be extended.  
If demolition permit application is not finalized within that period, a new application is required.*

updated 12.2019

**Photos of 2111 Arapahoe**



*Figure 1: North side of the building*



*Figure 2: West side of the building*



*Figure 3: North side of the building*



*Figure 4: East side of the building*



**2111 Arapahoe Avenue  
Demolition Application Supporting Materials  
Boulder Landmarks Board  
October 14, 2020**

**WRITTEN NARRATIVE**

Element Properties envisions a rebirth for 2111 Arapahoe Avenue, Boulder Colorado. Although the building on the property has served the community as a medical office and administrative office for Naropa University since 1964, Element Properties looks forward to restoring the property to its original residential use that conforms with the Goss Grove neighborhood.

The current site plan includes a total of ten residences, each with attached parking. These new residences will address the overall demand for housing in Boulder as well as the recent demand for housing that helps meet the needs of living during COVID. All of these residences will include a first floor that could be used as an office to address the growing demand for a place to work from home. This first floor could also be a great place for college students who have returned home or aging parents to have their own space within the home. These new homes will be of a modest size—likely around 1,600 square feet each—and will include design features that speak to the Goss Grove neighborhood.

Prior to developing this new plan Element Properties engaged Pinyon Environmental, Inc.'s Architectural Historian to review the property for its potential historic significance. Element values the role of historic properties in our community and would not look to proceed without additional assurance that the removal of the existing building would not disturb a building of architectural or historic note. Pinyon's architectural historian concluded that, "it is unlikely that the building would qualify for Landmark status due to its lack of demonstrable connection to historic events, major alterations to its architectural design, and lack of connection to its surrounding environment." The full report is attached for your reference.

**CONDITION OF AND CHANGES TO THE PROPERTY**

The property is currently being used as administrative offices for Naropa University. The building is more than 55 years old, and likely needs some upgrades in order to meet the demands of current users, as well as life safety, ADA, and environmental requirements.

More importantly, the property has been updated both inside and outside in the years since original construction. For example, the building originally featured horizontal lapboard siding, which has been replaced with cedar shingles. The south-facing first floor windows are much larger than the original windows facing Arapahoe, changing the

street presence of the building. A cedar picket fence has also been added to the south side of the building, blocking part of the view of the building. Finally, the original thin parapet cap has been replaced by a more elaborate tiered-style cornice. All of these changes show just how different the building today is from its original condition.

## **CONCLUSION**

Element Properties has completed a number of projects, such as 2021 Walnut Street and Dwell22, that preserve and beautify historic buildings in Boulder. The building at 2111 Arapahoe Avenue, however, does not meet the historic, architectural, or environmental standards to be considered for preservation. As a result, Element Properties intends to return the parcel to its original residential use and design a project that reflects the needs of Boulder in the setting of Goss Grove.

## Memorandum

**To:** Scott Holton, Element Properties

**Date:** August 28, 2020

**From:** Poppie Gullett, Architectural Historian

**Pinyon Project #:** 120092301

**Subject:** 2111 Arapahoe Avenue Local Ordinance Historic Resource Review

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Pinyon Environmental, Inc. was contracted to review the 2111 Arapahoe Avenue property prior to its acquisition for its potential significance to the City of Boulder Local Historic Landmarks program. Review of historic resources was undertaken by Poppie Gullett, a historian with Pinyon Environmental, Inc. (Pinyon). Ms. Gullett exceeds the requirements of the Secretary of the Interior's (SOI) Professional Qualifications Standards in the area of Architectural History.

The research process consulted several sources, including the online archives of the Carnegie Library for Local History in Boulder, the Boulder County Assessor, the Boulder County Grantor/Grantee Index, United States Geological Survey Topographic Maps, the Colorado Historic Newspapers Collection, and Sanborn Fire Insurance Maps. Due to the age of the building (built in 1964) no Sanborn maps are available for the resource. In addition, the research process was limited by the closure of public access to the Carnegie Library due to COVID-19. A preliminary search of the Colorado Office of Archaeology and Historic Preservation (OAHP) COMPASS database identified no previous historic surveys or evaluations of the resource. A full COMPASS search was not ordered for this project, as it is unlikely to provide additional details regarding this property.

A site visit to 2111 Arapahoe Avenue was completed on August 19, 2020. A log of field photos taken during the site visit are included at the end of this report.

### Regulatory Framework:

The purchase of the property does not involve federal or state funds, land, permits, or agency oversight; neither Section 106 of the National Historic Preservation Act (36 CFR 800) nor the Colorado Register of Historic Places Act (CRS 24-80.1) apply to the project. However, the demolition of non-designated buildings over 50 years old within the boundaries of the City of Boulder requires review and approval by the Boulder Historic Preservation program. This requirement applies only to demolition permits; minor building alterations are not subject to the same review, except in cases where the property in question is already designated as a City of Boulder Local Landmark. However, the City of Boulder defines demolition as *any* of the following actions (Section 9-16 Definitions, B.R.C., 1981):

- Removal of 50% or more of the roof area as measured in plan view;
- Removal of 50% or more of the exterior walls of a building as measured contiguously around the "building coverage"; or
- Removal of any exterior wall facing a public street, but not an act or process that removes an exterior wall facing an alley.
  - A wall shall meet the following minimum standards to be considered a retained exterior wall:
    - a) The wall shall retain studs or other structural elements, the exterior wall finish and the fully framed and sheathed roof above that portion of the remaining building to which such wall is attached;
    - b) The wall shall not be covered or otherwise concealed by a wall that is proposed to be placed in front of the retained wall; and

- c) Each part of the retained exterior walls shall be connected contiguously and without interruption to every other part of the retained exterior walls.

### **Architectural Description:**

The two-story rectangular plan Modern Movements styled building at 2111 Arapahoe Avenue was constructed in 1964, based on records of the Boulder County Assessor database. The building rests on a poured concrete basement and has a wood frame structural system clad in painted brick on the first floor and in wood shingling on the second floor. There is a flat roof over the entire mass of the building with no dormers or chimneys. The building features a cornice of horizontal wood siding around the top which was not part of the original design. Based on information provided by the real estate broker, the roof has been redone recently. The roof cladding cannot be seen from the street level.

There are six entries to the building, one at each corner of the first floor, one entry to the basement at the southeast corner, and a second-floor entry up a flight of exterior stairs on the east elevation of the building. The typical entry door is a metal frame door with glass panels, present at most of the entries. The exterior stairs that lead to the second-story entry are T-shaped, with access from both the north and south. The north and south facing flights are concrete with brick curtain walls, while the east-west flight is a series of floating metal and concrete stairs. The second-floor entry is protected beneath a vestibule supported by a square post at the center.

The primary mass of the building is separated into eight bays on the second story, with tall, narrow window alcoves that project at a 45-degree angle to the main body of the building, creating an accordion pattern. Each bay features two single-pane windows that face to the southwest and southeast. On the first floor of the building, five large full-height windows with separated panes fenestrate the south elevation, in addition to two additional half-height windows with brick sills at the far east and west edges of the elevation. The north elevation is fenestrated with only half-height windows with brick sills along the entire first story.

2111 Arapahoe Avenue has several unique Modern-style features, including screens over the large west- and east-facing windows, corner window projections evenly spaced at each bay on the second floor of the south and north elevations, and some interior details such as the second-floor stairwell curtain wall. For the most part the interior space has been re-modeled to suit its use as academic offices, whereas the building was developed as a medical office. Photos taken of the building immediately after its construction in 1964 indicate that the second story of the building was initially clad in horizontal wood siding, which has been replaced with shingling likely meant to evoke a mansard roof style. This alteration probably dates to the 1970s, as faux mansard roof additions were popularly used to “update” mid-century commercial buildings. In addition, the first-floor full-height windows are replacements, as evidenced from the ca-1964 photos showing a ribbon of half-height windows along the north and south elevations of the first floor.

### **Historic Background:**

Prior to the construction of the existing building at 2111 Arapahoe Avenue, Lots 9-12 of Block 18 of Culver’s Subdivision were occupied by a large two-story brick house, with hipped roof and front porch facing onto Arapahoe Avenue. With no build date other than a note on the Boulder County Real Estate Appraisal Card saying “over 50,” the original house was probably built in the 1890s and demolished in the early 1960s. The property had two outbuildings at the rear, both dating from the 1940s. These outbuildings were also demolished at some point in the early 1960s.

The current building (hereafter the “building”) at 2111 Arapahoe Avenue was built in 1964 at a base cost of \$56,000. The building was designed for use as a medical office. The first owners listed on the Boulder County Real Estate Appraisal Card were “Drs. Moore + Roos,” who may have been any combination of: Donald Moore, Ann Moore, Henrietta Roos, and Richard Roos. Drs. Moore and Roos incorporated as “Roos-Moore & Co.”

and owned the property as early as 1962. Roos-Moore & Co sold the building to Richard F. Bedell and Eben D. Carsey in 1984. The building served as a medical office for much of its history, specifically a pediatric facility. A newspaper article from September 1990 listed the office of Dr. Kelly Stephens at the “Pediatric Center,” 2111 Arapahoe Avenue. The current owners, Naropa University, purchased the property in 1999, the same year they changed their name from Naropa Institute to University. Several of the interior remodels and rearrangements likely date from this use change, including the replacement of the south-facing first floor windows.

The resource has an architectural rendering on file at the Carnegie Library, which indicates an architect was involved in its original design and conception, but no name is included on the resource. Without access to the collection in person, it is difficult to connect the resource to the legacy of one of Boulder’s many prolific Modernist architects. Possible architects for the building include James Hunter, whose practice trained several famous modern architects at his Boulder-based practice, including Charles Haertling, Tician Papachristou, and Hobart Wagener. The most prolific in Boulder was Wagener, whose more than 90 buildings combined Modern, International, and organic architecture to create a unique architectural legacy for the city. Architects who trained or collaborated with Hunter typically emphasized the use of natural materials such as local pink sandstone and wood, long horizontal building shapes, shallow pitched or flat roofs, unique window shapes and sizes, and decorative vertical battens to create the illusion of height without the use of multiple stories. Although 2111 Arapahoe Avenue is not among the buildings credited to these architects, its styling uses several of their most common design elements including a long, flat rectangular shape and visually interesting windows. Further, the original rendering drawing includes images of adults guiding children into the building, perhaps indicating that it was purpose-built as a pediatric office. Unfortunately, no architect is listed on the rendering, and the drawing is not signed.



*Figure 1: 1962 Rendering of the planned building at 2111 Arapahoe Avenue. At center bottom, an adult guides a smaller figure (a child holding a toy) into the building, implying its planned use as a pediatric office. A.A. Paddock Collection, Carnegie Library for Local History.*



Figure 2: A 1964 photo of 2111 Arapahoe Avenue after its completion. The original exterior of the building was clad in horizontal wood siding on the second floor rather than shingles, and the first-floor windows facing south were half-height. A.A. Paddock Collection, Carnegie Library for Local History.



Figure 3: Undated image of building exterior. Boulder County Real Estate Appraisal Card, ca. 1964. Carnegie Library for Local History.

### **Statement of Local Significance:**

The City of Boulder Historic Preservation program requires demolition review for proposed demolition, relocation, or major alteration of buildings over 50 years old. City of Boulder staff will review the resource for its potential historic, architectural, and environmental significance. The following is a summary of Pinyon's analysis regarding these criteria in relation to 2111 Arapahoe Avenue:

*Historic:* 2111 Arapahoe Avenue does not demonstrate the "character, interest, or value as part of the development, heritage, or cultural characteristics of the community, state, or nation." Research did not reveal any connection between the building and significant events in the history of Boulder, Colorado, or the United States. The building does not have a demonstrable association with historic persons or events, did not fulfill a distinctive role in the development of Boulder, and it is not previously recognized by authorities of historic significance.

*Architectural:* 2111 Arapahoe Avenue does not exemplify a recognized style of architecture. Although it has unique Modern Movements elements as described in the architectural description, the building is not a high-style or particularly unique example of Boulder's Modern building stock. Several elements of the building's style speak to the typical design choices of James Hunter, Hobart Wagener, or one of their architectural associates, including the presence of permanent decorative window screens that project from the panes, an emphasis on horizontality, and some minor interior touches such as the vertical batten curtain wall on the second-floor landing. However, no information was found during research that directly connects the building to the works of Hunter or his associates, and the building could have been designed by an unrecognized architect who was inspired by the work of Hunter or others. In addition, major alterations have been made to the building including the addition of shingles to the second story exterior and the replacement of the south-facing first floor windows with a different size of window. The first-floor windows represent a change to a major part of a street-facing exterior wall. The cornice at the roofline also does not appear on early photographs of the building, nor on the original design rendering. Further, the broker indicated the building has been recently re-roofed, although no major changes to the profile are evident. These changes indicate the resource does not retain its original design as shown in the 1964 photograph from the Carnegie Library collection.

*Environmental:* 2111 Arapahoe Avenue does not demonstrate a sympathetic arrangement to its surrounding environment, and does not enhance the "variety, interest, and sense of identity of the community by the protection of the unique natural and man-made environment." The building does not demonstrate a unique location or unique physical characteristics, does not incorporate elements of the surroundings in a complementary manner, nor does it demonstrate high-quality planned or natural vegetation. While the building is compatible with its site in terms of scale and placement, it is not of a sufficiently high degree to justify landmark status.

### **Conclusions:**

2111 Arapahoe Avenue is not currently a Boulder Local Landmark, nor is it within the boundaries of an existing historic district. Based on a review of its characteristics with reference to the areas of significance for Boulder landmarks, it is unlikely that the building would qualify for Landmark status due to its lack of demonstrable connection to historic events, major alterations to its architectural design, and lack of connection to its surrounding environment.

**Sources:**

Boulder County Clerk and Recorder.

Boulder County Assessor.

"2000-2300 block of Arapahoe Avenue," A.A. Paddock Collection, Carnegie Library for Local History.

City of Boulder Historic Preservation Landmarks and Historic Districts List.

<https://bouldercolorado.gov/historic-preservation/landmarked-buildings-and-historic-districts>

City of Boulder Criteria for Individual Landmark Designation.

<https://bouldercolorado.gov/historic-preservation/criteria-for-individual-landmark-designation>

Henrietta Oetken Obituary, *Daily News-Sun*, January 23, 2008.

History of Naropa University. <https://www.naropa.edu/about-naropa/history/index.php>

Sanborn Maps (negative results, building too recent)

Stephens, Kelly, "Health Tips: Child Safety Special," *Louisville Times*, September 5, 1990.

USGS Topographic Maps Boulder, 1902, 1957, 1971, 1979.

Photo 1. View northwest towards the southeast edge of the building, with east entry at right.



Photo 2. View northwest towards the southeast edge of the building, with close view of east entry at right.



Photo 3. Closer view of shingle cladding on second story, south elevation of the building.



Photo 4. View of the south staircase at the east entry.



Photo 5. View of the first-floor entry, located at the east edge of the south elevation. A long brick vestibule hallway, covered by the second floor, protects the entry.



Photo 6. Close up view of original window screen still extant on the east elevation.



Photo 7. View of the second-story original pointed window projections, south elevation.



Photo 8. View of the original first-floor windows on the south elevation, which were half-height. The decision to use half-height windows may have intended to provide patient privacy for the original medical offices.



Photo 9. View of the basement-level windows on the south elevation, which were half-height like those on the first floor.



Photo 10. View of the trench style window well, south elevation below street level.



Photo 11. View south towards the east entry. Detail view of the rusting iron-edged concrete staircase that leads to the second floor.



Photo 12. Close-up detail view of a built-in light fixture on the north side of the east entry stairwell.



Photo 13. View of the curtain wall protecting the east entry staircase. At right, metal bicycle hitches are adhered to the brick.



Photo 14. View of the east elevation of the building.



Photo 15. View of the north elevation of the building, looking southwest.



Photo 16. View of the north elevation of the building, looking southeast.



Photo 17. View of the north and west elevations of the building, looking east.



Photo 18. View looking up at the original window shields on the west elevation. On this elevation, the original screens have been replaced with looser-weave insect netting in a dark color, and the window glass appears to be tinted.



Photo 19. View of the west entry to the building, north side. The second story corner is supported by a square metal pole.



Photo 20. View of the west and south elevations of the building, looking northeast.



Photo 21. The southwest entry to the building is at center, supported by a wood deck with wood steps and railing. As with the northwest corner, the second story is supported by a metal pole.



Photo 22.  
Interior view,  
looking out of  
the east  
entrance to the  
building.



Photo 23.  
Additional  
interior view  
looking  
northeast out  
the east  
entrance.



Photo 24.  
Interior of the  
original pointed  
projection  
windows. On  
both sides of the  
building, each  
window is  
composed of a  
fixed pane that  
faces east and a  
hand-crank hinge  
window that  
faces west.

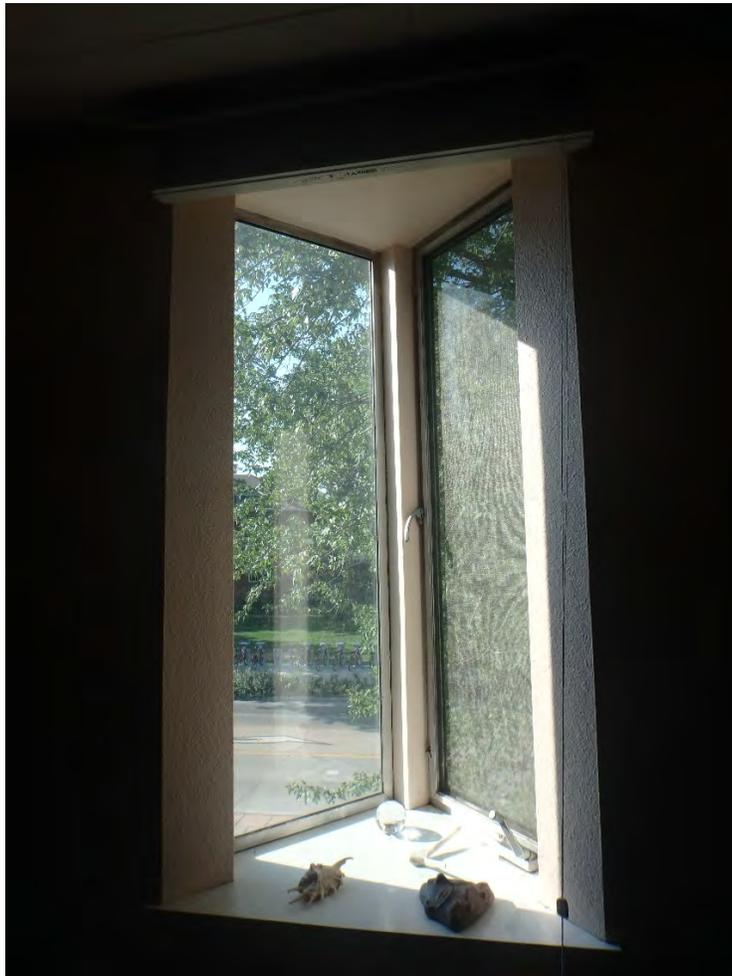


Photo 25.  
Interior hallway  
example from  
the second floor  
of the building,  
facing west.  
Most of the  
interior of the  
building has been  
either refinished  
or rearranged.



Photo 26. Interior kitchen area, second floor, looking south. The kitchen is outfitted in typical mid-2000s fixtures, including cabinet units and faux-stone countertops.



Photo 27.  
Access ladder  
leading to the  
roof of the  
building, view to  
the north.



Photo 28. View of the skylight and possible roof access.

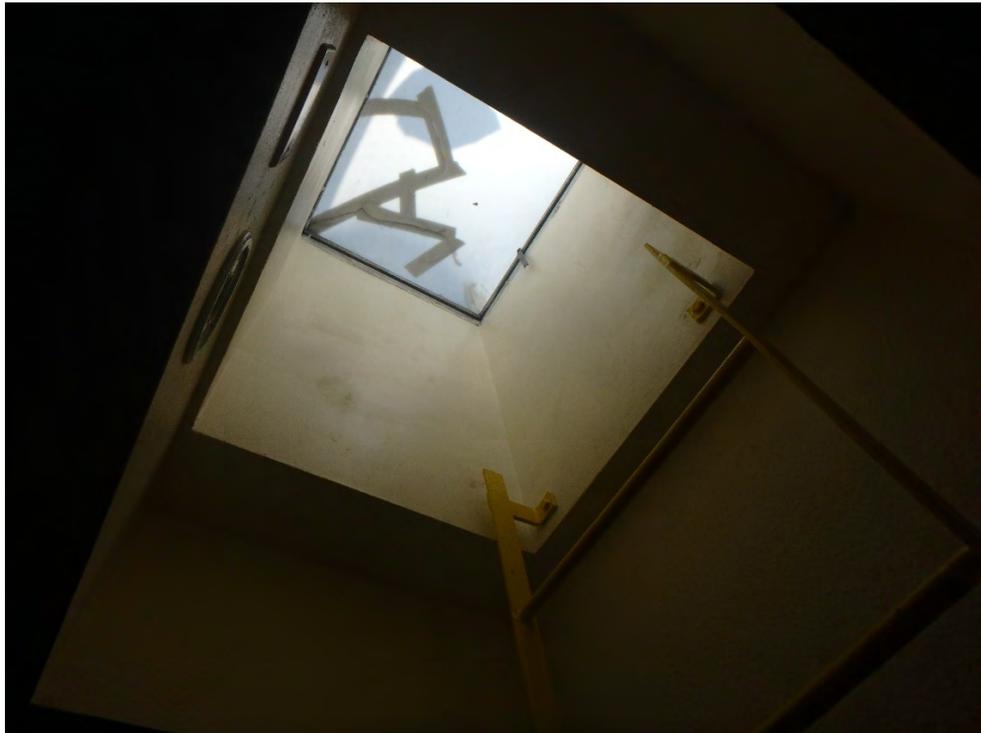


Photo 29.  
Example of the  
north-facing  
projecting point  
windows. Again,  
the fixed pane  
portion of the  
window faces  
east, and the  
hand-crank  
portion of the  
window faces  
west.

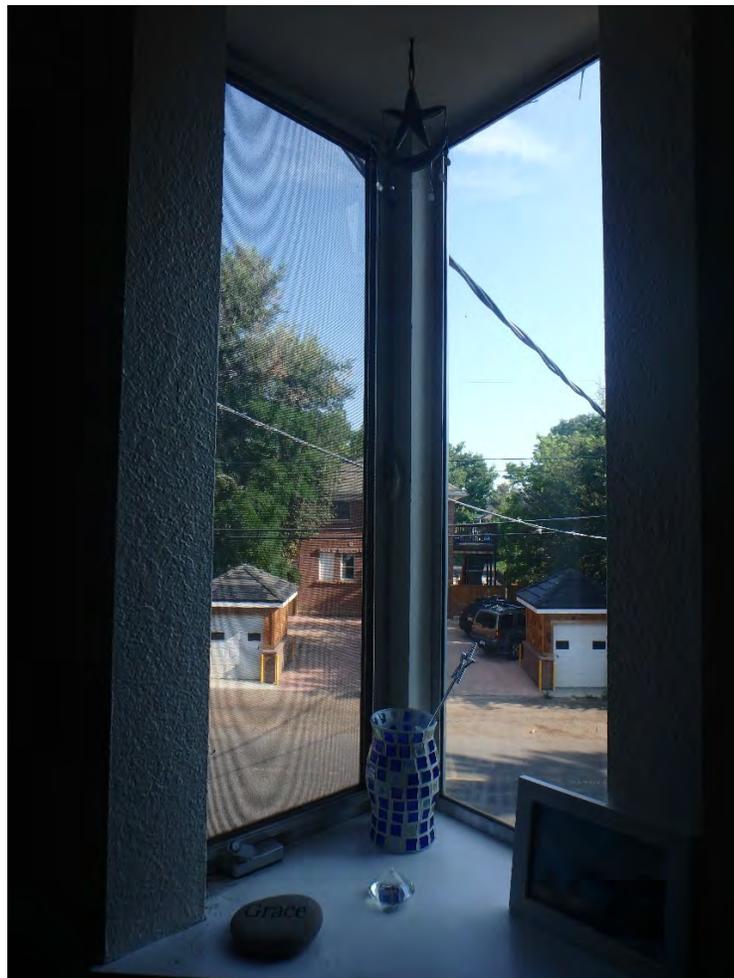


Photo 30.  
Example of  
interior office  
space, second  
floor. View  
south.



Photo 31. Additional view of interior rooms, looking north from second-floor conference room. The ceiling has been dropped to two different levels, which may have been done to conceal HVAC structures.



Photo 32. View of the decorative separation wall between the second-floor landing and the stairwell (not pictured). These decorative vertical battens may be original.

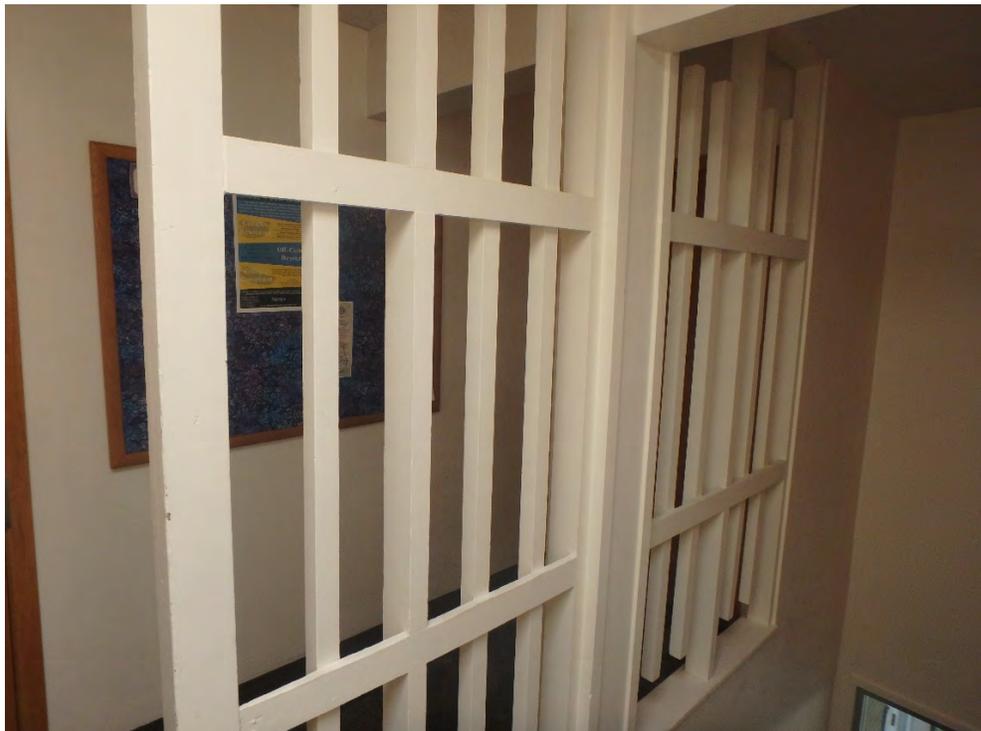


Photo 33.  
Example of a  
basement-level  
room in use,  
looking south.



Photo 34.  
Example hallway  
in the building  
basement,  
looking west.

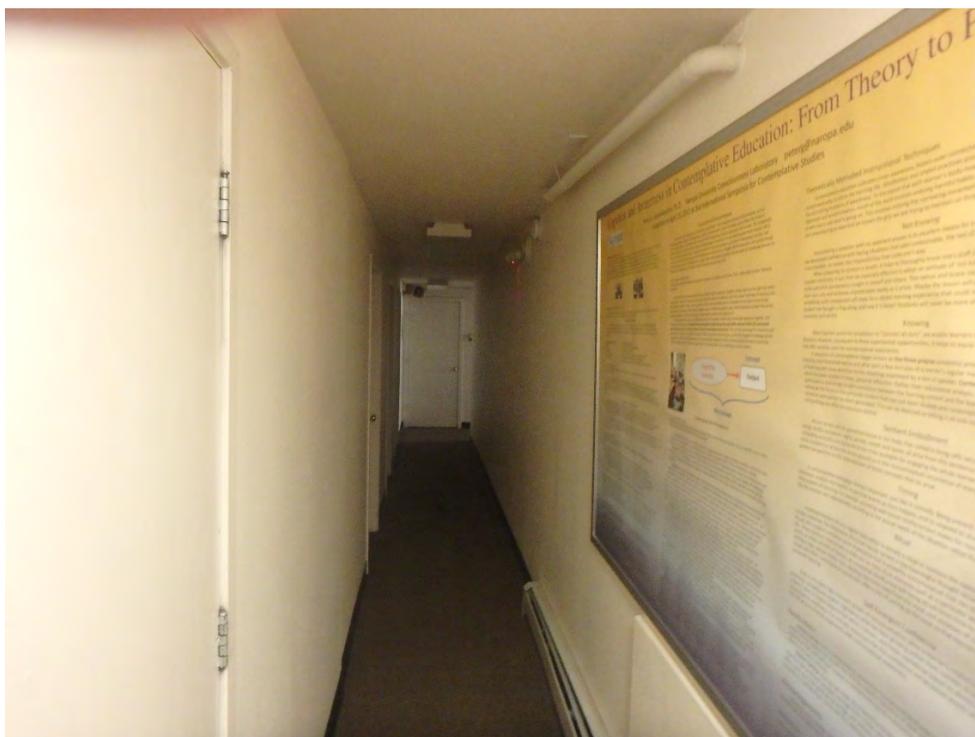


Photo 35. View of a basement-level entry door on the south elevation, possibly with original door in frame based on the condition of the door.

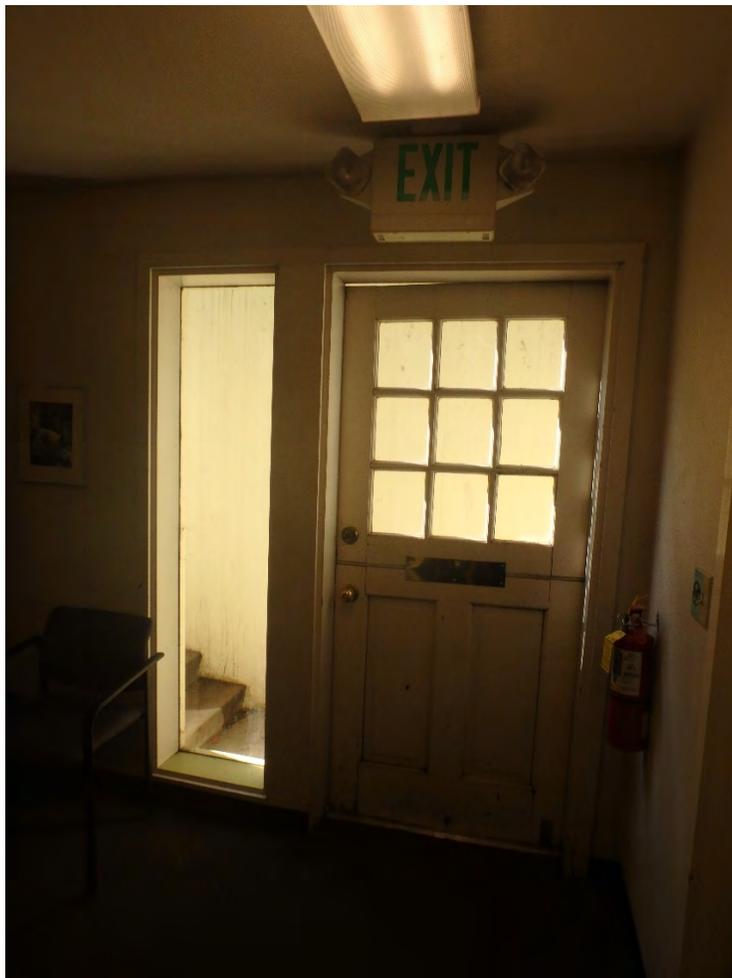


Photo 36. View of the first-floor entry door, looking west. The brick and tile entry may be original.



Photo 37. Example of the room usage on the first floor of the building, looking south. This main floor area was originally medical offices. Modern interior wall materials indicate a floorplan change in the recent past.



Photo 38. View of an example door, first floor interior, looking north.



Photo 39. View of the most open internal area on the first floor, view looking southwest.



Photo 40. View of the most open internal area of the first floor, view looking south.



Photo 41. View of the first-floor entry door from inside, looking south.

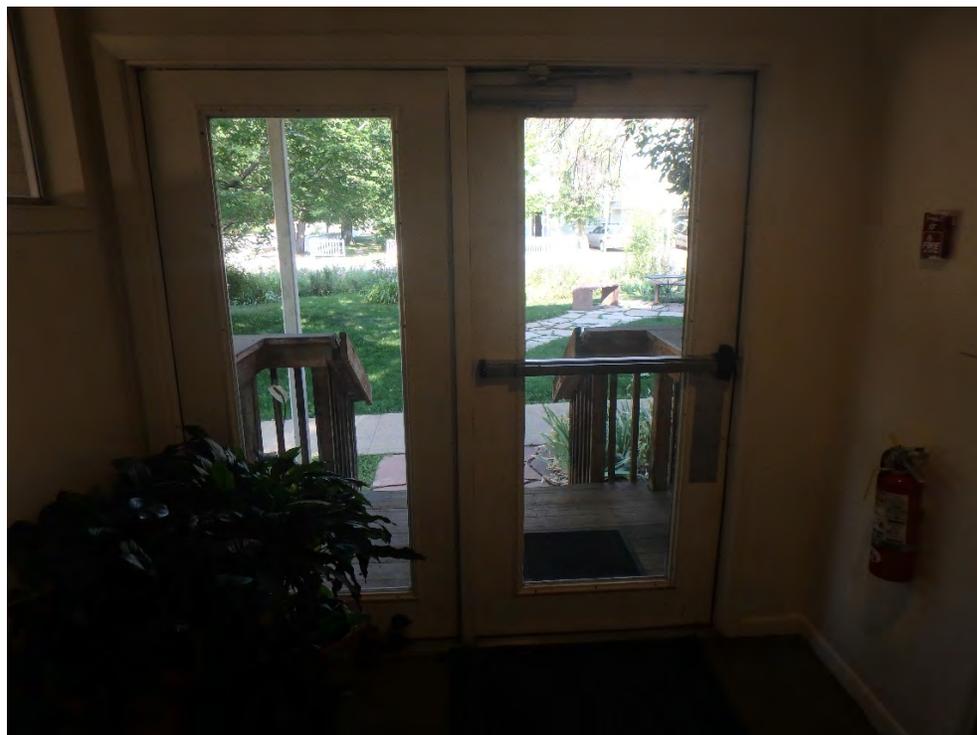


Photo 42. View of the replacement first-floor windows to the south from inside a typical conference room space.

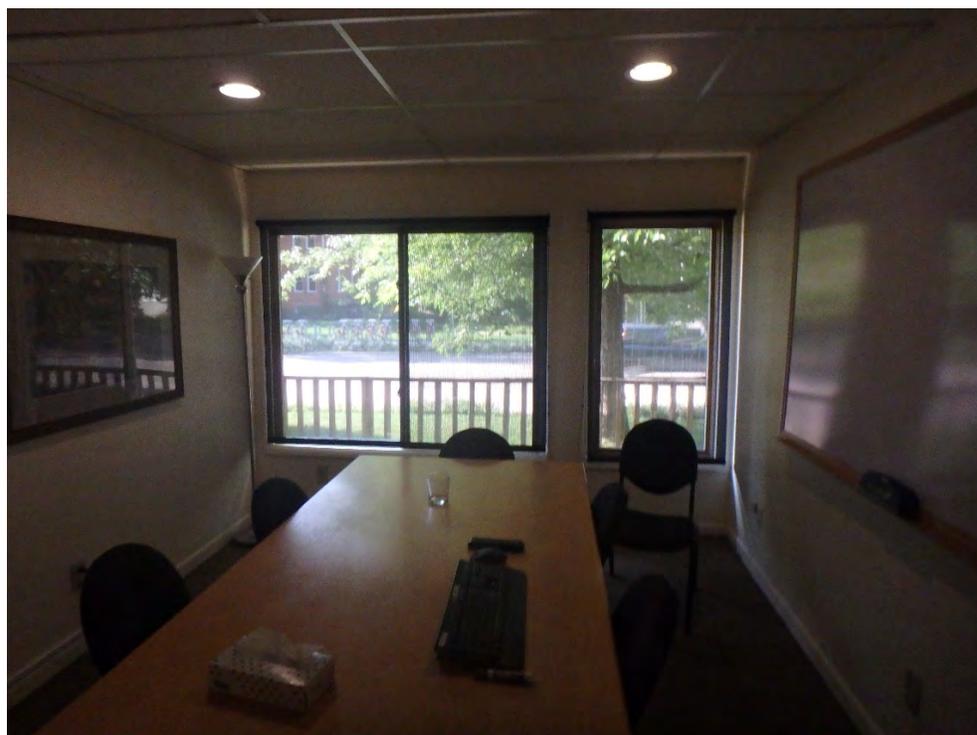


Photo 43. View of original windows to the south, from inside first-floor room.



Photo 44. Detail view of recessed portion of the concrete in front of the east side entry, cut to the rough size of a welcome mat.

