MEMORANDUM
January 4, 2017

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
William Barnum, Historic Preservation Intern

SUBJECT: Public hearing and consideration of a motion to adopt a resolution to initiate the process for the designation of 3900 Orange Ct. as an individual landmark as described in Section 9-11-3, B.R.C. 1981, or in the alternative, to issue a demolition permit for the buildings, as described in § 9-11-23(f) and (g), B.R.C. 1981, which will allow for issuance of a demolition permit (HIS2016-00229).

STATISTICS:
1. Site: 3900 Orange Ct.
2. Date of Construction: c. 1940
3. Zoning: RL-2 (Residential Low – 2)
4. Existing Building Size: 895 sq. ft. (original), 290 sq. ft. (accessory)
5. Lot Size: 123,101 sq. ft. (approx.)
6. Owner/Applicant: Jarrow Montessori School / Michael Girodo

STAFF RECOMMENDATION:
Staff recommends the Landmarks Board not initiate landmark designation for the property at 3900 Orange Ct. for the following reasons:

- The applicant has considered alternatives to the demolition of the original building and accessory building, as suggested in § 9-11-23(h), B.R.C. 1981, including consensual landmark designation and incorporation of the original building into redevelopment plans, however, the applicant opposes landmark designation.
- The initiation of landmark designation over an owner’s objection by the Landmarks Board has historically been used very rarely.
- While the property possesses a high level of architectural integrity, it does not have a high level of historic significance for its association with past residents, nor does it have environmental significance.
There has been little community interest in the proposed demolition during the stay of demolition.

The 180-day stay period will expire on Jan. 31, 2017.

Should the board choose to initiate landmark designation, it must do so through resolution. See Attachment 2: Resolution.

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 Planning, Housing and Sustainability (PH&S) staff for review, approval and recording with Carnegie Library:

1. A site plan showing the location of all existing improvements on the subject property;
2. Measured elevation drawings of all faces of the building, depicting existing conditions, fully annotated with architectural details and materials indicated on the plans; and
3. Color medium format archival quality photographs of the interior and exterior of the buildings.

MOTION:
I move that the Landmarks Board find that due to its lack of historic and environmental significance, and the lack of public interest in preservation of the buildings during the demolition review process, landmark designation of 3900 Orange Ct. over the owner’s objection does not balance private property rights and the public good and adopt the staff memorandum dated Jan. 4, 2017, as the findings of the board. As a condition of approval, prior to issuance of the demolition permit, the Landmarks Board recommends that staff require archival documentation of the property.

SUMMARY:
- The purpose of this hearing is for the Board to determine whether it is appropriate to initiate local landmark designation for the property at 3900 Orange Ct.
- On July 13, 2016, the Historic Preservation program received a demolition permit application for two buildings at 3900 Orange Ct.
- On July 20, 2016, the Landmarks design review committee (Ldrc) 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.”
- On Oct. 5, 2016 staff recommended and the Landmarks Board voted unanimously to impose a stay-of-demolition for a period of up to 180 days in order to seek
alternatives to the demolition finding that the building may be eligible for individual Landmark designation. See Attachment C: Demolition Memo.

- The 180-day stay period will expire on Jan. 31, 2017.
- During the stay, staff and representatives of the Landmarks Board met on multiple occasions with the applicant and owner’s representative to discuss alternatives to the demolitions, including landmark designation, rehabilitation, and the possibility of constructing an addition to the original building. Incorporation of the original building into development plans of the site is possible, but not the school’s preference.
- On Dec. 7, 2016, the Landmarks Board voted to schedule a hearing to consider either to initiate landmark designation or to direct staff to issue a demolition permit for the property at 3900 Orange Ct.
- To date no letters of support for or against the demolition of the buildings have been received by staff.
- Staff considers that while the original building retains a high degree of architectural significance and is representative of the evolution of old north Boulder, initiation of landmark designation over the owner’s objection, in this case, would not represent a balance between private property rights and the public good. The property does not possess a high level of historic or environmental significance, and there has been no public interest in the preservation of the buildings during the demolition review process.

ANALYSIS:

Section 9-11-3, B.R.C. 1981, provides that the Landmarks Board may hold a public hearing to consider initiating landmark designation of a property if the Board finds that the building may be eligible for landmark designation pursuant to Sections 9-11-1 and 9-11-2, B.R.C. 1981. At the Dec. 7, 2016 Landmarks Board meeting, the Board unanimously voted to hold a public hearing to consider either initiation of landmark designation or to direct staff to issue the demolition permit in advance of the Jan. 31, 2017 expiration of the stay-of-demolition.

Purpose of Stays of Demolition

The stated purposes of a stay-of-demolition are “to prevent the loss of buildings that may have historic or architectural significance” and “to provide the time necessary to initiate designation as an individual landmark or to consider alternatives.” Sec. 9-11-23(a), Purpose, B.R.C. 1981. During the course of a stay, the Board may consider a variety of options to this end, one of which is the designation of the property. The initiation of landmark designation over an owner’s objection by the Landmarks Board has historically been used only on very rare occasions.
In the past 10 years, approximately 65 stays-of-demolition have been imposed by the Board. Only twice during that period has the Board initiated and recommended landmark designation of a property over the owner’s objection. However, many stays during this same period have resulted in the avoidance of demolition through reconsideration of projects and the subsequent preservation of buildings. Recent examples in which stays of demolition have resulted in the applicant filing an application for landmark designation include: 1936 Mapleton (2008); 900 Pearl Street (2009); 2003 Pine Street (2014); and 1922 20th Street (2014). Likewise, there are many examples of stays that have been allowed to expire (or demolition permits issued prior the stay expiring) by the Board when reasonable alternatives to demolition have not been found.

**Initiation by Board**
Pursuant to Section 9-11-3, B.R.C. 1981, the decision to initiate the designation of an individual landmark pursuant to Section 9-11-1, Legislative Intent, and Section 9-11-2, City Council May Designate or Amend Landmarks and Historic Districts, B.R.C. 1981, is legislative in nature. Section 9-11-1(a) reads as follows:

9-11-1, Purpose and Legislative Intent

_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 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._

constructed in 1940, the original stone-clad building at 3900 Orange Ct. retains a high degree of architectural integrity and as a relatively early residential building in North Boulder, is reminiscent of the development patterns of the, then, largely rural area. The building is located on the eastern portion of the three acre-campus of the Jarrow School, maintaining its original location on the property. However, the property is not associated with persons of local, state or national significance, and staff does not consider the property to retain its environmental significance, due to the development of the surrounding area and the loss of the property’s original, rural character.

_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 . . . “

Staff considers that the decision to initiate landmark designation over an owner’s objection must be taken with great care. In this case, staff considers initiation of the original building as a local landmark is not appropriate, given its moderate historic and environmental significance and lack of public interest for preservation of the buildings during the demolition review process.

Over the course of the stay, staff has met with the applicant multiple times to discuss alternatives to the demolition. Through those discussions, options were identified that would both preserve the original building and allow for successful development of the property. However, the owner’s preference remains that the building be demolished.

While it is feasible that the original building could be incorporated into future development, staff does not consider landmark designation of the property over the owner’s objection to be appropriate in this case, due to the moderate level of historic and environmental significance of the property, and the lack of public interest during the demolition review process.

Section 9-11-2 provides:

(a) Pursuant to the procedures in this chapter the city council may be 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.

Staff considers that while the property might meet the standard for designation as an individual landmark per Sections 9-11-1 and 9-11-2, B.R.C., 1981, in this case, it would be inappropriate to designate the property at 3900 Orange Ct. as a local landmark over the owner’s objection due to its moderate historic and environmental significance and lack of public interest for preservation of the buildings during the demolition review process.

Criteria for Review
Section 9-11-3 (d), Criteria for Review, applies when an application for designation is received from a historic preservation organization or less than all of the property owners pursuant to paragraph 9-11-3(a)(3) and (4), B.R.C. 1981. While not required to be considered when the Board is considering initiation, these criteria for review may offer some guidance to the Board in making the decision whether to initiate landmark
designation. In addition to the considerations included in Sections 9-11-1 and 9-11-2, B.R.C. 1981, discussed above, the following criteria may be considered:

(2) **There are currently resources available that would allow the city manager to complete all of the community outreach and historic analysis necessary for the application;**

Initiation of landmark designation over an owner’s objection requires additional staff resources including outreach and analysis. There are limited staff resources available to process applications for designation of a property for which there is not owner consent.

(3) **There is community and neighborhood support for the proposed designation;**

Staff has not received any comments to date from the public on this matter. No one from the public spoke to this item at the Oct. 5, 2016 Landmarks Board hearing.

(4) **The buildings or features may need the protection provided through designation;**

The applicant intends to demolish the existing building and accessory building. Demolition of the original building may result in the loss of historic and architectural character of the property and the surrounding area. Should no action be taken by the Board prior to the expiration of the stay-of-demolition on Jan. 31, 2017, the property owner would be able to secure a demolition permit, assuming all other requirements of the permit process have been met.

(5) **The potential boundaries for the proposed district are appropriate;**

Not applicable.

(6) **In balance, the proposed designation is consistent with the goals and policies of the Boulder Valley Comprehensive Plan;**

Policy 2.24 of the Boulder Valley Comprehensive Plan (BVCP) states:

The city and county will identify, evaluate and protect buildings, structures, objects, districts, sites and natural features of historic, architectural, archaeological, or cultural significance with input from the community. The city and county will seek protection of significant resources through local designation when a proposal by the private sector is subject to discretionary development review.
The plan does not speak specifically to landmark designation over an owner’s objection though in some circumstance this may be appropriate. Staff considers that given the moderate historic and environmental significance of the property, and the lack of public interest in the preservation of the buildings during the demolition review process, landmark designation over the owner’s objection is not appropriate in this case.

In the context of a discretionary review application, it has been staff’s consistent interpretation of BVCP Policy 2.24 to recommend that when historic resources on a property are identified, a landmark designation application be identified as a condition of approval. Due to the staff and the Landmarks Board determination that the building is potentially eligible for landmark designation, it is likely that if a discretionary review application were submitted for the property in the future, staff would recommend that the building be preserved as part of the redevelopment plans.

(7) The proposed designation would generally be in the public interest.

The property owners have considered alternatives to demolition, including consensual landmark designation, but oppose landmark designation. Staff considers that, in this case, initiating designation over the owner’s objection would not represent a reasonable balance of private property rights and the public interest.

DECISION OF THE BOARD:
If the Board chooses not to initiate landmark designation of the property and allows the stay of demolition to expire, a demolition permit for the original building and the accessory building will issue on Jan. 31, 2017.

If the Board chooses to initiate the designation process, it must do so by resolution. A draft resolution is included in Attachment 3. If initiated, the application shall be heard by the Landmarks Board within 60 to 120 days in order to 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. The owner must obtain a landmark alteration certificate prior to the submission of building permit applications for the property if they choose to proceed while the application is pending, or they may choose to wait until the application process is complete.

Board Options:
1. Direct staff to issue a demolition permit, finding that the requirements of Sec. 9-11-23(h) have been satisfied as they relate to actions to consider in relation to the consideration of preservation of the buildings.
2. Initiate designation of the property as an individual landmark by adopting the resolution under **Attachment 3**.
3. Take no action and permit the initially granted stay of demolition originally imposed on Oct. 5, 2016, to remain in place until Jan. 31, 2017, so that the Board and the applicant may continue to explore other approaches to preserve the buildings at 3900 Orange Ct.

**Applicant Option:**
1. Applicant withdraw the demolition application; threat of imminent building demolition is removed and landmark designation may be considered through future discretionary review.

**ATTACHMENTS:**
1: October 5, 2016 Demolition Memo
2: Draft resolution to initiate landmark designation of the property at 3900 Orange Ct.
MEMORANDUM
October 5, 2016

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
William Barnum, Historic Preservation Intern

SUBJECT: Public hearing and consideration of a demolition permit application for a building and accessory building located at 3900 Orange Ct., non-landmarked buildings over 50 years old, pursuant to Section 9-11-23 of the Boulder Revised Code (HIS2016-00229).

STATISTICS:

7. Site: 3900 Orange Ct.
8. Date of Construction: c. 1940
10. Existing House Size: 895 sq. ft. (main), 290 sq. ft. (accessory)
11. Lot Size: 123,101 sq. ft. (approx.)
12. Owner/Applicant: Jarrow Montessori School / Michael Girodo

STAFF RECOMMENDATION
Planning, Housing and Sustainability (PH&S) staff recommends that the Landmarks Board adopt the following motion:

_I move that the Landmarks Board issue a stay of demolition for the house and accessory buildings located at 3900 Orange Ct., for a period not to exceed 180 days from the day the permit application was accepted by the city manager, adopting the staff memorandum with the findings listed below, in order to explore alternatives to demolition._

A 180-day stay period would expire on January 31, 2017.

Should the board choose to issue the demolition permit, or if the permit is allowed to expire, staff recommends that prior to demolition the following be submitted to
Planning, Housing and Sustainability (PH&S) staff for review, approval and recording with Carnegie Library:

4. A site plan showing the location of all existing improvements on the subject property; and

5. Color medium format archival quality photographs of the interior and exterior of the house.

EXECUTIVE SUMMARY
On July 13, 2016 the Planning Housing & Sustainability (PH&S) Department received a demolition permit application for two buildings at 3900 Orange Ct. The buildings are not located within a historic district, but are over 50 years old. The action proposed meets the definition of demolition found in Section 9-16-1 of the Boulder Revised Code 1981. On July 20, 2016, the Landmarks design review committee (Ldrc) 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.”

PURPOSE OF THE BOARD’S REVIEW
Pursuant to section 9-11-23(d)(2), B.R.C. 1981, demolition requests for all buildings built prior to 1940 requires review by the Landmarks design review committee (Ldrc). The Ldrc is comprised of two members of the Landmarks Board and a staff member. If, during the course of its review, the Ldrc determines that there is “probable cause to consider the property 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 the permit application was accepted by the city manager as complete in order to provide the time necessary to consider alternatives to the building demolition. If imposed, a 180-day stay period would start when the completed application was accepted by the city manager (August 4, 2016, when the Landmarks Board fee was paid) and expire on January 31, 2016. Section 9-11-23 (g) and (h), B.R.C. 1981.

DESCRIPTION
The approximately 895 sq. ft. house and its 290 sq. ft. accessory building are part of the 123,101 sq. ft. campus of the Jarrow Montessori School, located on Orange Court, near
the intersection of Broadway Street and Poplar Avenue in Boulder. It is not located within a designated or potential historic district.

Figure 1. Location Map showing 3900 Orange Ct.

Figure 2. East (front) elevation, 2016

House:
The stone building features a cross-gable plan with clipped gable ends with field stone walls that are infilled with wide lap siding. A picture window flanked by 2-over-2
double hung windows is located on the gable end of the east face, with a low, stone planter located beneath the window. The entrance is located in the center of the building at the east, facing Broadway Street, with a non-historic single light door and is recessed from the front wall. A two-over-two, double hung window is located near the northeast corner of the building.

![Figure 3. South (side) elevation, 2016](image)

The south elevation features three window openings. The two openings in the stone portion have concrete sills.

![Figure 4. West (rear) elevation, 2016](image)
The west (rear) addition features clipped gable and gable ends. The windows on the gable portion appear to have been replaced, including a large picture window and smaller vinyl windows.

**Accessory Building:**
Located just west of the house, the 290 sq. ft. accessory building is also constructed of stone with portions sheathed with lap siding. L-shaped in plan, this diminutive building has a cross gable roof that is sheathed in asphalt shingles.

![Figure 5. Accessory Building, South Elevation, 2016](image)

While in good condition, all of the doors and windows on the accessory building appear to have replaced in the recent past.

![Figure 6. Accessory Building, North Elevation, 2016](image)
Alterations
The buildings appear to be largely intact in form to their original construction. The main door on the former residence has been replaced, as well as a window on the north elevation.

The windows and doors on the accessory buildings have been replaced. The openings appear to be original.

Condition
The applicant has noted that asbestos mitigation will be required on this property. No further indication of the condition of the building has been received to date. See Attachment F: Applicant’s Materials.

Cost of Repair or Restoration
The applicant estimates a cost of $300,000 to abate hazardous materials in the main house. See Attachment F: Applicant’s Materials.

PROPERTY HISTORY
Until 1920, the property was part of the considerable estate of Zena A. Whitely and Hortense Whiteley Hellem, who were sisters and prominent Boulder citizens. Their house at 1709 Pine Street (Whiteley-Hellem House), was designated an individual landmark by City of Boulder in 1978. Zena and Hortense were born in Georgia, and
arrived in Boulder with their family in 1877. Both attended the University of Colorado, Hortense graduating in 1891 and Zena in 1892. Hortense taught Greek and Latin at the State Preparatory School, (later becoming Boulder High School). In 1902, she married F. B. R. Hellem, who was dean of the University of Colorado College of Liberal Arts from 1899 to 1929, and acting president of the university for most of 1928. She was killed in a car accident in 1922, four years after which F. B. R. Hellem remarried to his sister-in-law Zena. Zena Whitely died in 1958.1

The Whitely sisters sold the property to the Consolidated Realty and Investment Co. in 1920 who held the property until 1939, when it was sold to L. J. Schaefer, a miner and laborer. Well outside the city at the time, Schaefer likely constructed the first house on the site. In 1945 L.J. and his wife Ella sold the property to Victor C. and Julia L. Roth, who, the next year, sold it to Howard L. and Doris O. Jones. The Joneses lived on the property from 1947 to 1961, the longest term residents.2

Howard L. Jones was the son of Cyrus and Nannetta Goodban Jones.3 He was born in Cortland, Nebraska on June 7, 1912, and married Doris O. Lundy on April 12, 1936, in Colorado Springs.4 Howard obtained a position with National Bureau of Standards in 1946, and purchased the property, then addressed as 4247 Broadway Street, the same year5. Jones was a carpenter, and had established Jones Screen Co. in a workshop on the property by 1951.

Figure 8. Assessor’s photo of the Jones Screen Co., c 1949.

2 Polk City Directories and Boulder County Public Property Records.
4 Ibid.
5 Ibid.
A 1951 Daily Camera article noted that his workshop was, “…equipped with all the necessary modern power tools and labor saving machinery for the production of window and door screens, storm doors and windows and sash that is the equal of any on the market…” While running this business, Jones continued to work at the National Bureau of Standards (later NIST) until his retirement in 1966. He and Doris had two sons and one daughter. The Joneses sold this house to Dorothy F. Bailey in 1961. Howard Jones died in Black Canyon City, Arizona, on July 6, 1985.

Dorothy Bailey lived on the property from 1961 to 1965 likely moving here following her 1961 divorce from Clifford E. Fernald. She started TLC (Tender Loving Care) Children’s Ranch, a nursery school, in the stone house soon after. She married Jesse W. Lofquist sometime around 1963, when the property was transferred to joint tenancy under their names. Between them, the couple had five children: Tom, Penelope, Michael, Kenneth, and Pamela. Tom and Penelope were 16 that year, and Pamela, the youngest, was 10.

The Lofquists sparked a highly publicized and hard fought conflict with Boulder County Schools when, in the winter of 1963-64, they withdrew their five children from school. At the time, attendance at an officially approved public, private, or parochial school was mandatory for children under the age of 16 in Colorado, and the Lofquist’s attempt to school their children in their house through TLC Ranch caused the Boulder Valley School District request the county court to issue an order mandating the reenrollment of the Lofquist children. Jesse Lofquist, an ardent critic of the U.S. public education system, went to extreme measures to fight this order hiring a certified teacher to tutor the children in at his home, which the court indicated was an acceptable solution. However, the tutor soon resigned.

The Lofquists continued to keep their kids out of standard schooling, and, as a result, Jesse Lofquist was arrested on the night of January 22, 1965, on charges of contempt of court. He posted bail the following morning, and proceeded to purchase a Volkswagen bus, convert it into a mobile home and school, and fled the state to Cheyenne, Wyoming, indicating they intended to dispose of their property in Boulder as soon as they could. Since the children were no longer within the state, the county court decided the contempt of court charges were no longer necessary, though they retained an order stating that the Lofquist children would again face mandatory attendance if they returned to the state.

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8 Ibid.
9 Ibid.

Agenda Item # 5B  Page 16
The Lofquists subsequently returned to Boulder renaming the TLC as an Independent School, claiming it was a valid private school where they enrolled their children in the fall of 1965. State inspectors visited the home school on October 8, 1965, and found that it did not meet minimum educational standards. Boulder Daily Camera clippings file do not record what the Lofquist’s response was, but they evidently again left the area, selling their house to the newly formed Jarrow Montessori School in January of 1966\(^\text{10}\).

The Jarrow School has operated at this location, expanding the campus over the last fifty years. The mission statement of the school is to “nurture the development of the whole child through quality Montessori education. Our community supports each child’s joyful discovery of self in the journey to becoming a confident lifelong learner and compassionate citizen.”\(^\text{11}\)

**CRITERIA FOR THE BOARD’S DECISION:**
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 potentially eligible for designation as an individual landmark, however, additional time is needed to consider the information on the condition and estimated cost of restoration or repair of the building.

**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 E: Individual Landmark Significance Criteria*

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\(^{10}\) “Jesse Lofquist,” Boulder Carnegie Library, Daily Camera Clipping Archive.

HISTORIC SIGNIFICANCE:

Summary: The main house located at 3900 Orange Ct. meets historic significance under criteria 1 and 4.

1. Date of Construction: c. 1940.
   Elaboration: The tax assessor card and the historic building inventory form indicate the property was constructed in 1940.

2. Association with Persons or Events: Howard L. and Doris O. Jones
   Elaboration: The Joneses lived at the property from 1945 until 1961. Howard Jones worked at the National Bureau of Standards and was a carpenter, operating a screen shop at the property beginning in 1951. While interesting, the Joneses are not considered to be significant historic persons on the local, state or national level.

3. Development of the Community: North Boulder
   Elaboration: Constructed in 1940, the house and accessory building at 3900 Orange Ct. are relatively early residential buildings in North Boulder and indicative of the development patterns of the largely rural area after WW II.

4. Recognition by Authorities: Historic Building Inventory Form, 1995
   Elaboration: The property was surveyed in 1995 and was found to be in good condition with minor alterations, including replacement of wide lap siding on upper walls and the construction of a deck facing the entrance. The survey states the building represents a type, period or method of construction, “This house is representative of the Bungalow style, as reflected in the stone, wood and stucco walls; double-hung windows; and enhanced porch.” See Attachment C: Historic Building Inventory Form.

ARCHITECTURAL SIGNIFICANCE:

Summary: The house located at 3900 Orange Ct. meets historic significance under criteria 1 and 5.

1. Recognized Period or Style: Bungalow style
   Elaboration: The main house has elements of very modest Craftsman Bungalow design, including the use of local materials, low pitched roof with wide overhanging eaves, clipped gables, half-timbering, and double-hung windows.

2. Architect or Builder of Prominence: None Observed.

3. Artistic Merit: None Observed.
4. **Example of the Uncommon:** Early residential buildings  
   **Elaboration:** Constructed in 1940, the house and accessory building at 3900 Orange Ct. are relatively early residential buildings in North Boulder and indicative of the development patterns of the largely rural area.

5. **Indigenous Qualities:** Field Stone  
   **Elaboration:** Both the house and the accessory building are constructed of local fieldstone.

**ENVIRONMENTAL SIGNIFICANCE:**

**Summary:** The house located at 3900 Orange Ct. does not meet any criteria under environmental significance.

1. **Site Characteristics:** None Observed  
   **Elaboration:** The once-residential property has been incorporated into a school campus. The house does not retain its historic, rural residential character. The property does not have characteristics of high quality planned or natural vegetation.

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

3. **Geographic Importance:** None Observed

4. **Environmental Appropriateness:** Complementary Setting  
   **Elaboration:** The building is complementary to its setting.

5. **Area Integrity:** None Observed.  
   **Elaboration:** The property is not located in a designated or potential historic district. The area around this location developed mainly in the second half of the twentieth century, with multi-family units and residential buildings.

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

Constructed in 1940, the house and accessory building at 3900 Orange Ct. are relatively early residential buildings in North Boulder and are indicative of the development patterns of the, then, largely rural area. The buildings themselves remain relatively intact, but the character of the surrounding area has changed considerably.

**CRITERION 3: CONDITION OF THE BUILDING**
The applicant has submitted information on the condition of the building, indicating that the buildings are in good condition. Recent testing has revealed asbestos on the interior, including duct wrap, joint compound, surface texture compound, and flooring materials. Exterior materials were not tested but may also contain asbestos. The applicant found the buildings to be in good condition, however, there are concerns with lead paint and thermal performance of the windows. Some of the stone is chipped, and the mortar is deteriorated in places. Extensive repointing may be needed. See Attachment F: Applicant’s Materials.

CRITERION 4: PROJECTED COST OF RESTORATION OR REPAIR:
The applicant estimates a cost of $300,000 for abatement of hazardous materials. This would not include additional costs that may be found during the course of the work. The applicant estimates that new construction of the same floor area would be approximately $400,000. See Attachment F: Applicant’s Materials.

NEIGHBORHOOD COMMENT:
Staff has received no comment to date from the public on this matter.

While somewhat altered over the years, staff considers that both buildings are substantially intact to their original c.1940 construction and are historically and architecturally significant when evaluated against the Landmark Boards Criteria for evaluation. The historic setting of the property has changed considerably as the Jarrow School has evolved since 1966. For this reason, staff does not consider the buildings or property to have environmental significance.

Staff considers imposing a stay-of-demolition to explore integration of the stone house and accessory building into the redevelopment of the property (including analysis of hazardous material abatement options) appropriate given the observed architectural and historic significance of the property.

THE BOARD’S DECISION:
If the Landmarks Board finds that the buildings to be demolished do 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 buildings 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 January 31, 2016.

FINDINGS:
Staff recommends that the Landmarks Board adopt the following findings:

A stay of demolition for the buildings at 3900 Orange Ct. is appropriate based on the criteria set forth in Section 9-11-23(f), B.R.C. 1981 in that:

1. The two stone buildings may be eligible for individual landmark designation based upon their architectural and historic significance;
2. The buildings may contribute to the character of the neighborhood as an intact representative resources of the area’s past;
3. It has not been demonstrated to be impractical or economically unfeasible to rehabilitate the building.

ATTACHMENTS:
Attachment A: Current Photographs
Attachment B: Boulder County Tax Assessor Card c. 1946
Attachment C: Historic Building Inventory Form
Attachment D: Deed & Directory Research
Attachment E: Significance Criteria for Individual Landmarks
Attachment F: Applicant’s Materials
Attachment A: Current Photographs

East (front) elevation, 2016
West (rear) elevation, 2016

South (side) elevation, 2016

North (side) elevation, 2016
<table>
<thead>
<tr>
<th>Description</th>
<th>Date</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
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**Summary**

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<th>Total Value of Real Estate</th>
<th>Land Value</th>
<th>Buildings and Improvements</th>
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<tr>
<td>$123,456.78</td>
<td>$34,567.89</td>
<td>$89,043.23</td>
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**Land Value Adjustments**

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**Rural Land Value Calculation**

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<td>$123,456.78</td>
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**Real Estate Appraisal Card**

- **Owner's Name and Address**: Smith, John Doe
- **Type of Real Estate**: Residential
- **Total Value**: $123,456.78

**Boulder County Tax Assessor Card c. 1946**

*Image of Boulder County Tax Assessor Card with handwritten notes and a photograph of a rural house.*
ATTACH PHOTOGRAPH HERE

STYLE: Bungalow

ARCHITECTURAL DESCRIPTION:
One-story hipped and gabled dwelling with overhanging eaves. Upper front gable
clad with stucco and half-timbering. Foundation and lower walls composed of
stone rubble and stone at corners; wide lap siding above stone extends to
connect board. Inset entrance; wooden deck with board balustrade. Double-hung,
1/1-light windows and tripartite window. House is part of school facility of
frame buildings interconnected with walkways.

AGENDA ITEM # 5B
Page 28
**PLAN SHAPE:**

<table>
<thead>
<tr>
<th>ARCHITECT:</th>
<th>STATE ID NO.: 5BL6256</th>
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<td>SOURCE:</td>
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<tr>
<td>BUILDER/CONTRACTOR:</td>
<td>THEME(S): Urban Residential Neighborhoods, 1858-Present</td>
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**CONSTRUCTION HISTORY (DESCRIPTION, NAMES, DATES, ETC., RELATING TO MAJOR ALTERATIONS TO ORIGINAL STRUCTURE):**

CONTINUED YES X NO

**HISTORICAL BACKGROUND (DISCUSS IMPORTANT PERSONS AND EVENTS ASSOCIATED WITH THIS STRUCTURE):**

Unknown

CONTINUED YES X NO

**SIGNIFICANCE (CHECK APPROPRIATE CATEGORIES AND BRIEFLY JUSTIFY BELOW):**

<table>
<thead>
<tr>
<th>ARCHITECTURAL SIGNIFICANCE:</th>
<th>HISTORICAL SIGNIFICANCE:</th>
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<tr>
<td>REPRESENTS THE WORK OF A MASTER</td>
<td>ASSOCIATED WITH SIGNIFICANT PERSONS</td>
</tr>
<tr>
<td>POSSESS HIGH ARTISTIC VALUES</td>
<td>ASSOCIATED WITH SIGNIFICANT EVENTS OR PATTERNS</td>
</tr>
<tr>
<td>X REPRESENTS A TYPE, PERIOD, OR METHOD OF CONSTRUCTION</td>
<td>CONtributes TO AN historic DISTRICT</td>
</tr>
</tbody>
</table>

**STATEMENT OF SIGNIFICANCE:**

This house is representative of the Bungalow style, as reflected in the stone, wood, and stucco walls; double-hung windows; and enhanced porch.

CONTINUED YES X NO

**REFERENCES (BE SPECIFIC):**

Boulder County Assessor records.

CONTINUED YES X NO

**SURVEYED BY:** R.L. Simmons/T.H. Simmons  **AFFILIATION:** Front Range Research Associates, Inc.  **DATE:** November 1995
Photo from Historic Building Inventory Record, 1988.
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* (Barkar), *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.
Memorandum

Date: 09.16.2016
To: City of Boulder, Landmarks Board
From: Jarrow Montessori School
Regarding: 3900 Orange Ct, Jarrow Montessori, Demolition Permit Additional Information

Jarrow Montessori School is seeking Landmarks Board approval to demolish two existing structures on the campus. The purpose of this memo is to provide additional information regarding the age of the building, the condition of the building, and projected costs of restoration, repair, or replacement.

1. The date of construction of the primary structure has been estimated to be 1940. This estimate is based on real estate appraisal documents archived at the Carnegie Branch Library for Local History, Boulder, CO. The appraisal information for 3875 Broadway indicates a major alteration or addition in 1950. The documentation indicates that the structure was 10 years old at that time, establishing a likely, original date of construction to be 1940.

Initial demolition permit review by the City of Boulder Historic Preservation indicates a date of construction of 1910. We believe that the real estate records do not support this estimate of date of construction. Records show that in addition to the structures that are the subjects of the current proposal, there were at least (2) other structures on the property. Those structures are no longer present on the site but do share a common address, 3875 Broadway, in the archived records. We would ask staff to clarify whether or not the reference to a 1910 date of construction might in fact be associated with one of these other structures.

2. Jarrow Montessori School has done a good job of maintaining these structures over the years. Considering the age of the structures, they are in good but not excellent condition. As stated in the school’s memo dated September 16, 2016, there are specific, material hazards associated with the aging structures. Recent testing of the structures revealed Asbestos Containing Material (ACM) on the interior of the structures to include duct wrap, joint compound, surface texture compound, and flooring materials. Exterior materials such as asphaltic roofing, exterior cladding, conduit, and other appurtenances were not tested but should be assumed to be asbestos containing materials until analysis proves otherwise. While no specific testing has been conducted, it is believed that based on the age of the structures, the exterior and interiors contain lead-based paint below layers of more contemporary, non-lead-based paint. Additional testing will be required.

The condition of certain original elements such as the windows, stone veneer, and roof form are in good condition. However, some factors could be considered to fully assess the value of these existing features:

While the windows appear to be original, the potential of lead-based paint and the thermal performance of the windows need to be considered in the long-term use of the buildings as educational spaces.

The native stone veneer is perhaps the most distinguishing architectural feature of the structures. Initial assessment suggests that this stone is in fact a veneer on wood-framed exterior envelope (as opposed to true stone bearing wall). This creates the impression of a solid stone façade. The condition of the stone itself is good, with some areas of fragmenting or chipping, typical of this type of native sandstone. Some areas of stone, especially around openings for doors and windows, have been replaced over the years with like or similar types of stone. The condition of mortar varies in places from deteriorated to good. Any remediation of the structures would require extensive repointing to key-in sections of stone and to ensure proper waterproofing and mortar integrity going forward.
The original roof forms are still intact, with the exception of a building addition at the rear of the primary structure which added a single gable which intersects the main roof.

It should be noted that type of construction and condition of the building materials, especially the stone veneer, make these structures poor candidates for building relocation on or off-site. Based on a recent general contractor walk-through and assessment, the friable nature of the stone, slab on grade construction, and unknown foundation conditions present significant technical challenges that would largely prohibit the alternative of relocating the structures. It is likely that even the most selective demolition of the exterior stone veneer would be insufficient to preserve and reuse those materials.

3. Without a more detailed scope of work and assessment of the existing building systems, it is difficult to provide an exact cost estimate for restoration or repair. In general terms however, it is safe to assume that any significant improvement of the structures would include extensive abatement of hazardous materials. A reasonable estimate of restoration or repair would be approximately $300,000. This would not include additional costs for any contingencies related to conditions discovered in the field, e.g.: structural deficiencies, foundation upgrades, major mechanical, electrical, plumbing, or utility improvements. By comparison, the estimated cost of fully replacing the same floor area with new construction would be approximately $400,000 at current labor and materials market rates.

Attachments:
1. Annotated Real Estate Appraisal Card (archived Carnegie Library of Local History)
2. Jarrow Montessori Demolition Permit Review Narrative

Please contact Caddis (Architect) at 303.443.3629 for specific technical questions regarding this application.
Landmark Board: Jarrow Narrative 2016

Date: 09.16.2016
To: City of Boulder, Landmarks Board
From: Jarrow Montessori School
Regarding: 3900 Orange Ct, Jarrow Montessori, Demolition Permit Review

Jarrow Montessori School is currently exploring expansion solutions that focus on how to serve students and staff in their everyday engagement for developing lifelong learners. It is a community school which draws from the neighborhood with the flexibility to enroll students from the larger community of Boulder.

Jarrow Montessori School is seeking Landmarks Board approval to demolish two existing structures on the campus. The school has been a good steward to these structures over the years. But as the school plans for the next 50 years, it is clear that the structures pose significant limitations on the school's ability to adapt to future needs. Recent master planning discussions have identified certain qualities that define the campus and serve to guide any future development:

1. Modern cottage feeling with more transparency.
2. Integration of new educational technology.
3. Maintain and enhance connections to nature (the site).
4. Create an area of more dense vegetation for a forest feel.
5. Improve pedestrian and vehicular flows on site and in the vicinity of the campus.

While the existing structures satisfy some of these criteria, they present very real logistical and operational challenges. If it is determined that these structures do not offer the requisite level of architectural and historical significance, the school would like to redevelop the site with the goal of reinforcing the qualities that make the campus a unique community and cultural asset.

Aside from any architectural merits of the two existing structures, it can be argued that the most prominent historic value of the site is the Jarrow Montessori School itself. Established in 1964, the school has been witness to many changes throughout the decades. During this time, the school has made incremental improvements that have been compatible with the scale and character of the neighborhood. By considering the demolition of the existing structures, the community will be giving Jarrow Montessori School the opportunity to continue its evolution as an educational campus and community resource.

Jarrow Montessori School was the first Montessori School in Colorado and was started by a dedicated group of parents who were looking for a high quality and progressive preschool for their children. Since

September 2016
its inception in 1964, it has grown as the needs of North Boulder have grown. Jarrow currently serves a population of 170-180 students, ranging in age from 18 months [toddler] to 12 years old [6th grade]. We pride ourselves in being one of the best Montessori schools in the area, and hold full accreditation from the American Montessori Society. It is our position that Jarrow Montessori School holds the weight of the historical significance of this property, having occupied it for over 50 years. By supporting our masterplan and expansion, the City of Boulder will enable Jarrow to continue providing quality education and support our historic use into the future.

According to the 1995 report maintained by the Colorado Historical Society, the two existing structures described in this application do not represent any specific historical significance associated with significant persons, significant events or patterns, nor do they contribute to an historic district. Estimated to have been built circa 1940 (please reference real estate appraisal card archived at Carnegie Branch Library for Local History), the structures do represent a type, period, or method of construction establishing some degree of architectural significance. There is evidence of likely alterations to the structures over time which does not further contribute to the architectural significance.

As previously mentioned, the property is not included in an historic district. There is no evidence of any specific geographic importance of the structures nor is it evident that the structures could be included in any overall pattern of historic development. This suggests that the alteration or demolition of these structures would not disrupt the historic or architectural integrity of the area. While the residential scale of the existing structures are compatible with the site and neighborhood to some degree, it must be acknowledged that development in the area over the decades has significantly changed the character of the site.

In addition to architectural and historic considerations, it should be noted that the school is concerned about specific, material hazards associated with the aging structures. Recent testing of the structures revealed Asbestos Containing Material (ACM) on the interior of the structures to include duct wrap, joint compound, surface texture compound, and flooring materials. Exterior materials such as asphaltic roofing, exterior cladding, conduit, and other appurtenances were not tested but should be assumed to be asbestos containing materials until analysis proves otherwise. While no specific testing has been conducted, it is believed that based on the age of the structures, the exterior and interiors contain lead-based paint below layers of more contemporary, non-lead-based paint. Additional testing will be required. While these hazards might be mitigated in some form or other, the costs of remediation are prohibitive and not compatible with the long-term need to provide a healthy, indoor learning environment.

Jarrow Montessori School recognizes the value of these existing structures, investing care and capital over the years to keep them functioning as educational spaces. But as the school plans for the future, it is becoming more evident that maintaining the structures comes at the price of limiting the school’s outreach and mission to provide a modern, environmentally engaging, and fully realized learning campus. The school hopes that its legacy will continue well beyond the next 50 years. Making space to plan for that ongoing evolution and contribution in community will be essential.

Thank you for your consideration. Jarrow Montessori School looks forward to engaging with Landmarks Board and the community on this proposal. Please contact Caddis (Architect) at 303.443.3629 for specific technical questions regarding this application.

Michael Giordo  
Head of School

September 2016
RESOLUTION NO. ______

A RESOLUTION OF THE LANDMARKS BOARD INITIATING THE DESIGNATION OF 3900 ORANGE CT. AS AN INDIVIDUAL LANDMARK.

WHEREAS, on Dec. 7, 2016 the Landmarks Board voted to schedule an initiation hearing for 3900 Orange Ct.; and

WHEREAS, on Jan. 4, 2017, the Landmarks Board held an initiation hearing to determine whether to initiate designation of the property at 3900 Orange Ct. and determined that the property meets the standards for initiation;

NOW, THEREFORE, BE IT RESOLVED BY THE LANDMARKS BOARD OF THE CITY OF BOULDER, COLORADO:

The City of Boulder Landmarks Board hereby initiates the designation of 3900 Orange Ct. as an individual landmark, and will schedule a designation hearing in accordance with the historic preservation ordinance no fewer than sixty days and no greater than one hundred-twenty days from the date of this resolution.

ADOPTED this 4th day of January 2017.

This resolution is signed by the chair of the Landmarks Board on Jan. 4, 2017.

____________________________________
Chair, Landmarks Board

ATTEST:

____________________________________
Secretary to the Board

Attachment 2: Draft Resolution to Initiate Landmark Designation

Agenda Item # 5B  Page 38