

## MEMORANDUM

November 4, 2015

**TO:** Landmarks Board

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

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

### STATISTICS:

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

### STAFF RECOMMENDATION

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

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

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

## CONDITIONS OF APPROVAL

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

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

## SUMMARY

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

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

## PROPERTY DESCRIPTION

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



Figure 1: 2008 Pine St. c.1890.

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

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



Figure 2: 2008 Pine St, 2015.

Whittier School was designed by architect Frank E. Edbrooke, who also designed the original Boulder County Courthouse which was destroyed by fire in 1932. Edbrooke primarily worked in Denver, where he designed many notable downtown buildings including the Brown Palace Hotel, the Masonic Temple, and the Oxford Hotel. Edbrooke's design for the school included four rooms and hallway that ran the entire length of the building on both floors. Construction of the building cost \$8,000.<sup>2</sup>

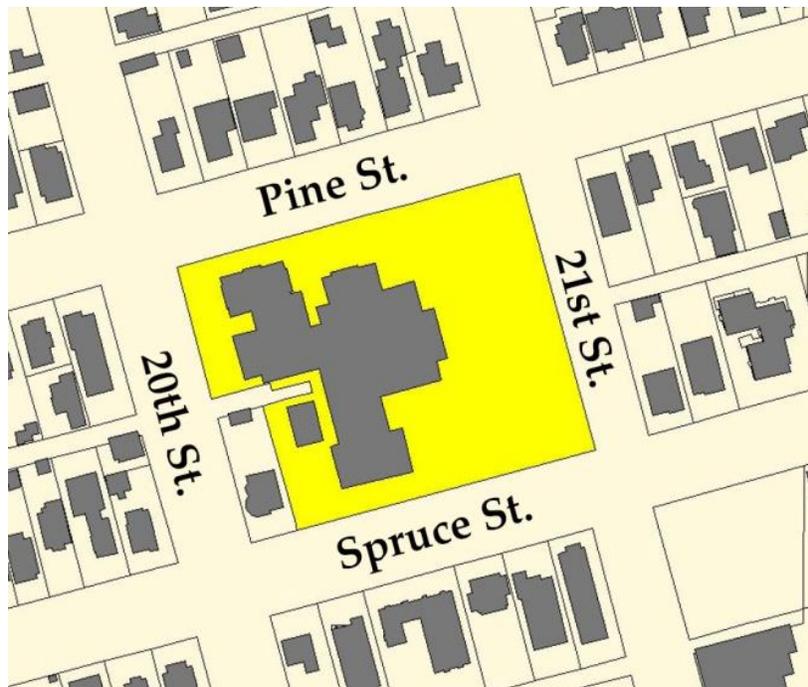


Figure 3: Location Map, 2008 Pine St.

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

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

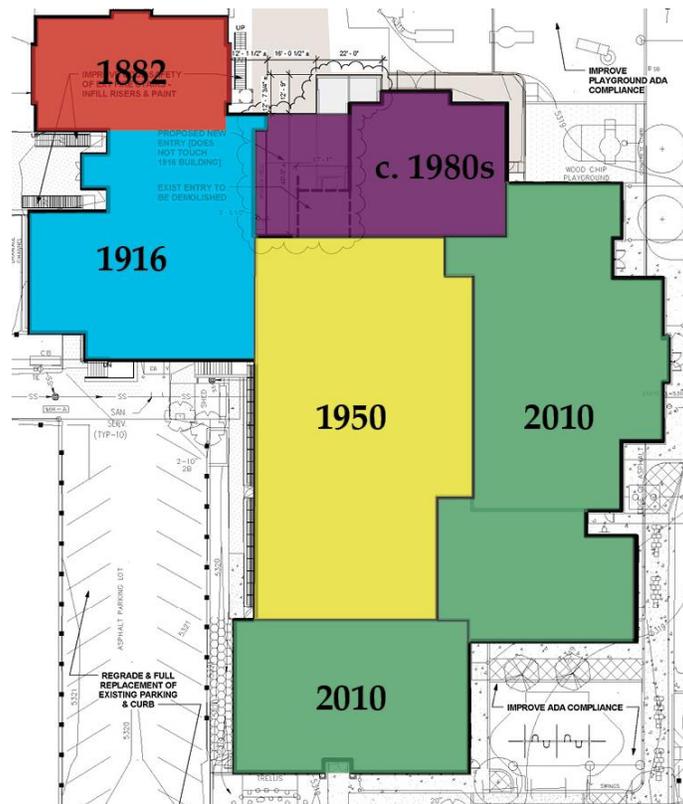


Figure 4. Building Construction History of 2008 Pine St.

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

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

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

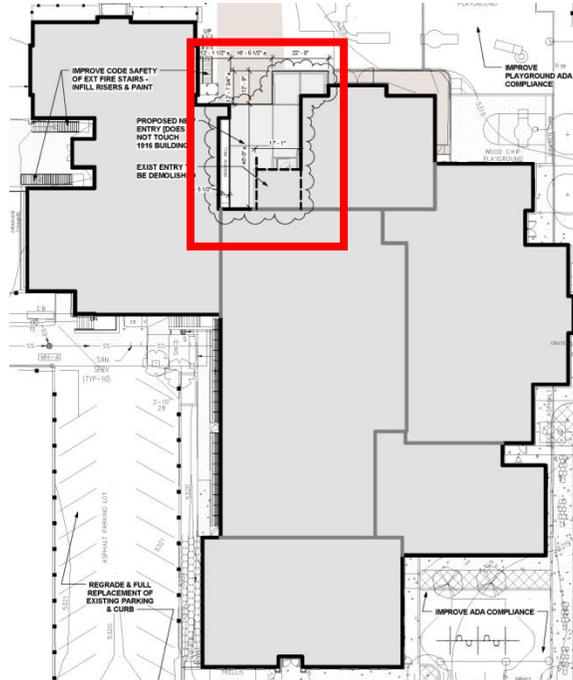


Figure 5. Site Plan. Location of north entry proposal outlined in red.

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



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

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

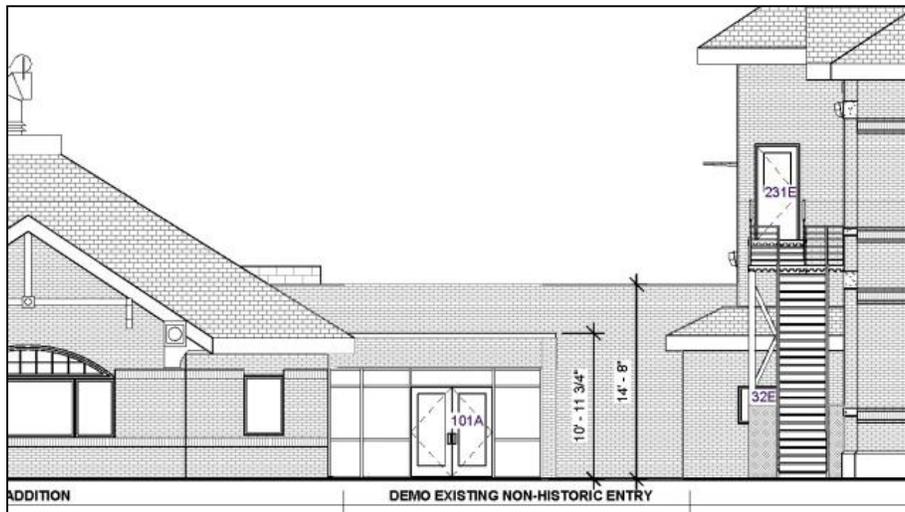


Figure 8: Existing north entry detail.

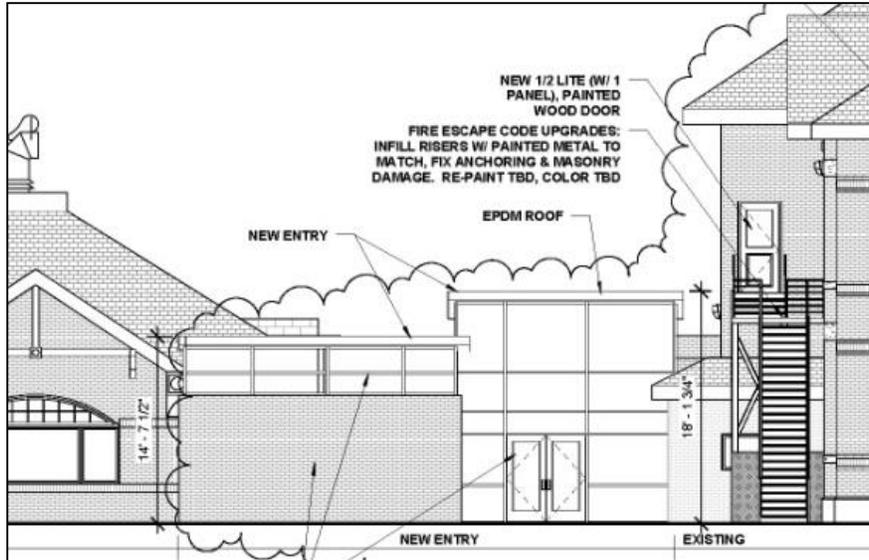


Figure 9: Proposed north entry detail.



Figure 10: Rendering of proposed north entry.

### REPLACEMENT OF DOORS ON 1882 AND 1916 BUILDING

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



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



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

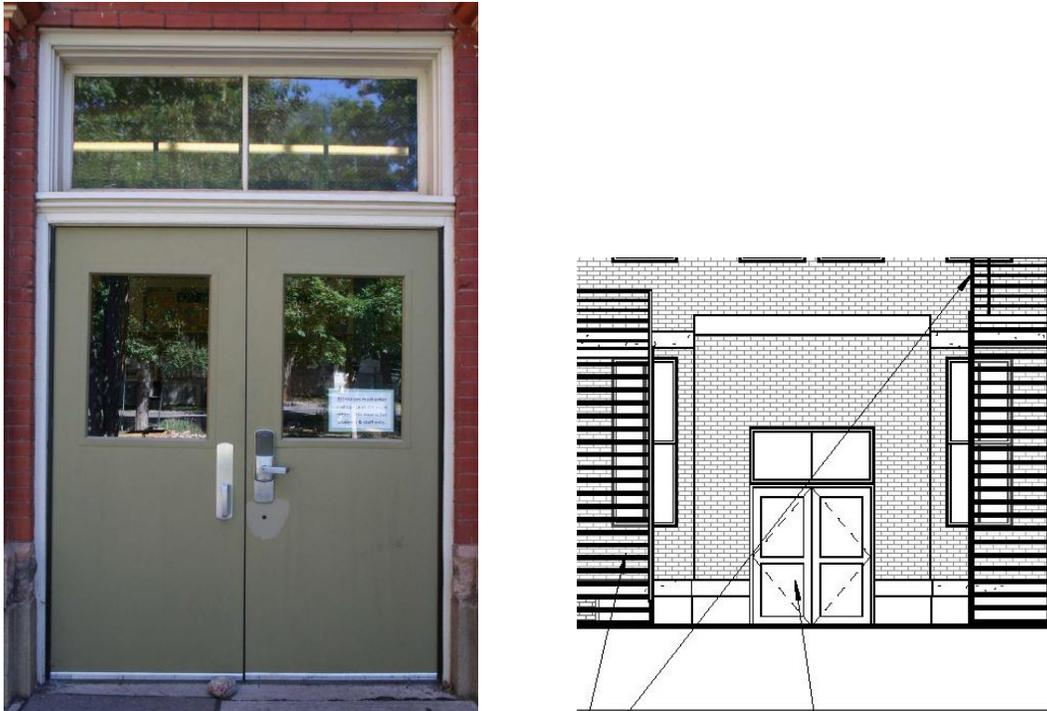


Figure 13. Detail of existing (l) and proposed (r) west entry doors on 1916 addition

## **REPLACEMENT AND REHABILITATION OF WINDOWS ON 1882 AND 1916 BUILDING**

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



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

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



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



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

## REPLACEMENT OF WINDOWS ON 1950 BUILDING (WEST FAÇADE)

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

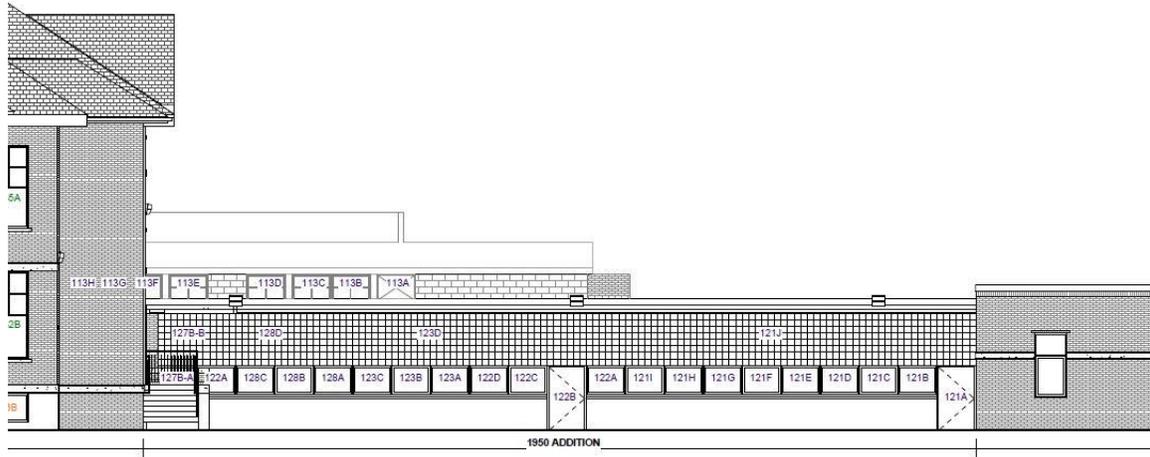


Figure 17. Existing west elevation, 2015.

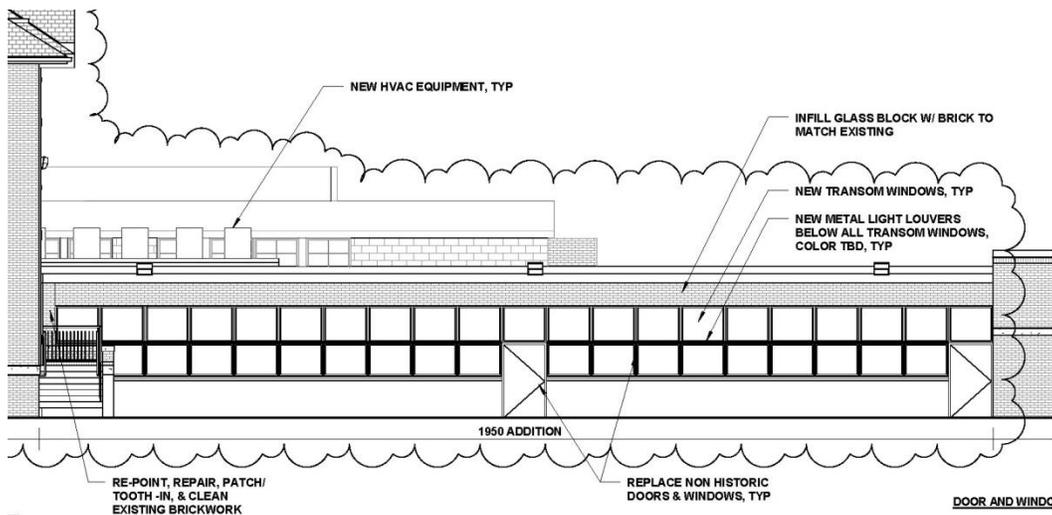


Figure 18. Proposed west elevation, 2015.



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

## **CRITERIA FOR THE BOARD'S DECISION**

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

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

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

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

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

## **ANALYSIS**

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

Not applicable.

## **DESIGN GUIDELINES ANALYSIS:**

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

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

## **GENERAL DESIGN GUIDELINES**

**SITE DESIGN 2.0**

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

**ALTERATIONS 3.0**

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

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

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

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

**ADDITIONS TO HISTORIC BUILDINGS, 4.0.**

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

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

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

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

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

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

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

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

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

#### **PUBLIC COMMENT**

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

#### **FINDINGS:**

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

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

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

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**ATTACHMENTS:**

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

Attachment A: Historic Photographs



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



*2008 Pine St., Whittier School, 1921.*



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



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

Attachment B: Current Photographs



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



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



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



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



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



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



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



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



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



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



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



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



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



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



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



## Whittier Elementary- Landmarks Board Project Description

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Date: 23 Sept 2015

Project: Whittier International Elementary School – BVSD

### Project Background

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

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

### Bond Scope, Preservation Scope, & Additional Preservation Initiatives

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

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

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

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

**1950s building (West façade):**

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

**Site work**

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

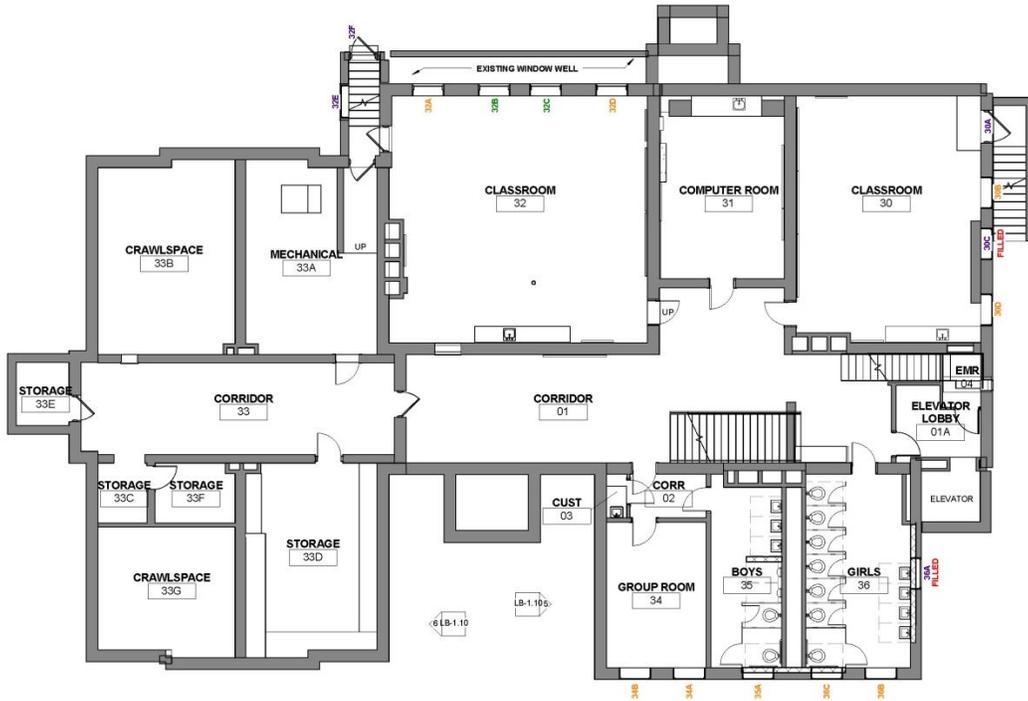
**New Entry Sequence**

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

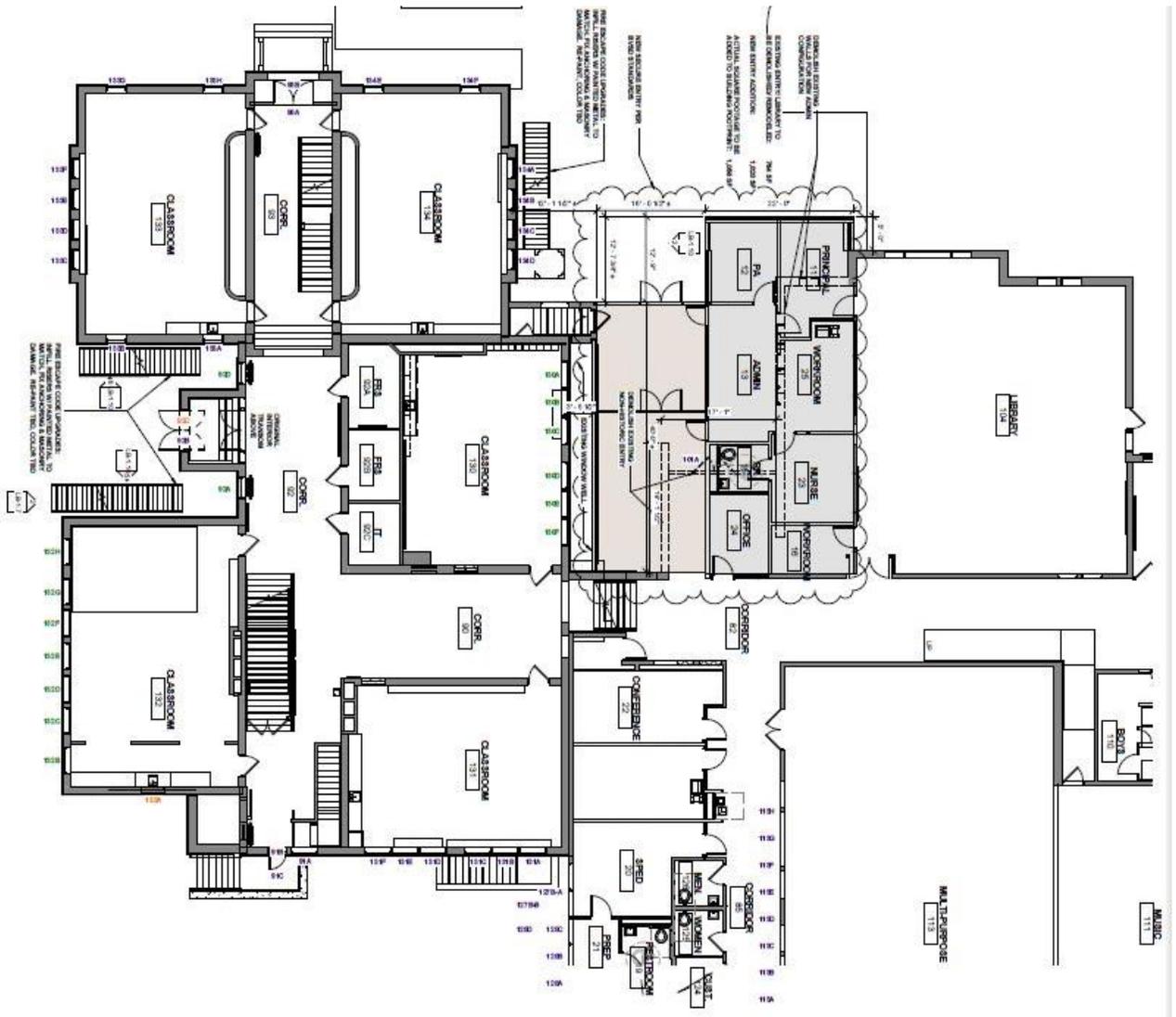
The existing 764sf non-historic north entry (built ~1980-2000) will be demolished (portions at the library to be remodeled and incorporated into the new entry/ admin), and in its place a new 1,820sf entry/ administration addition is proposed (1,056sf of building footprint is being added).

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

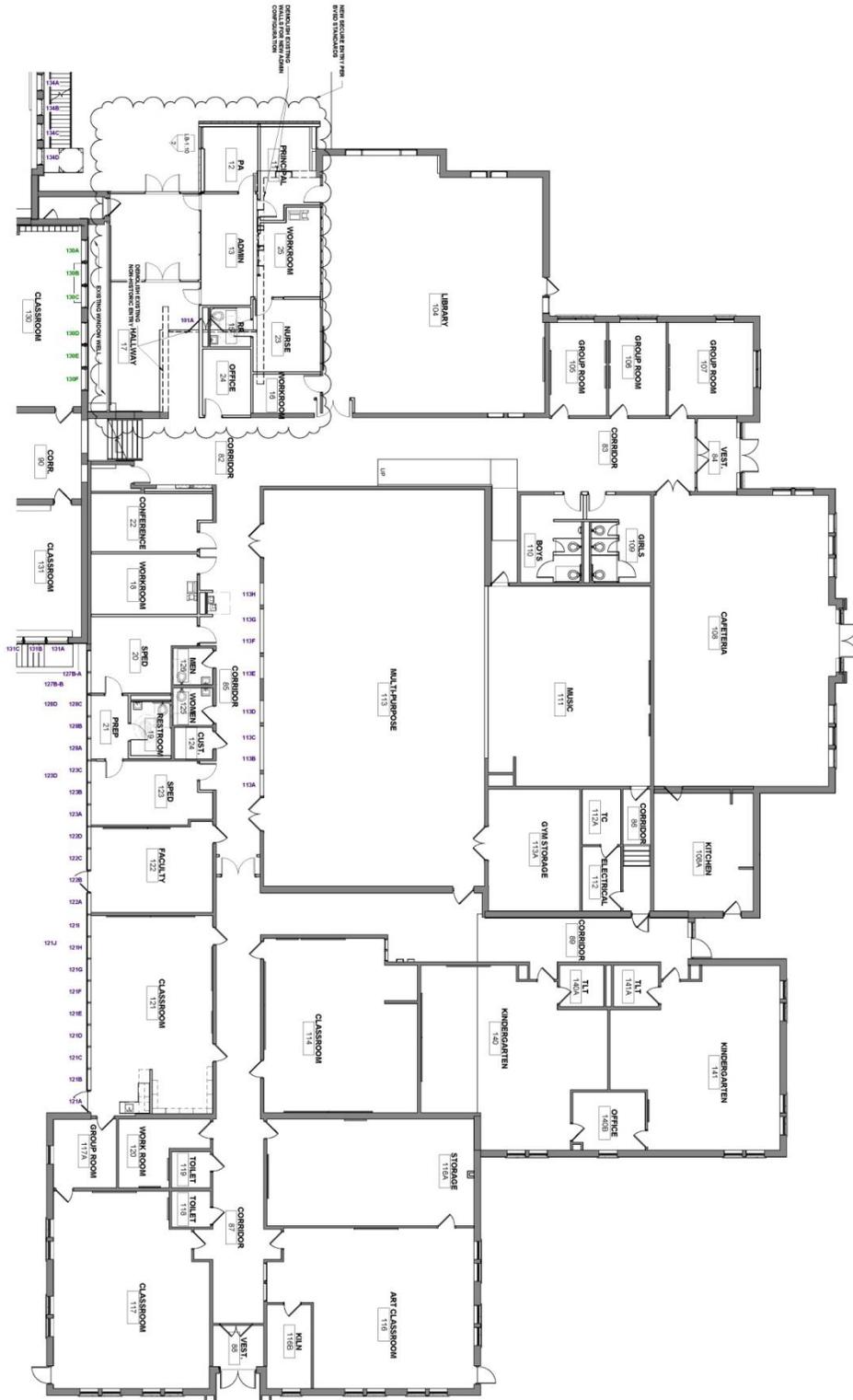




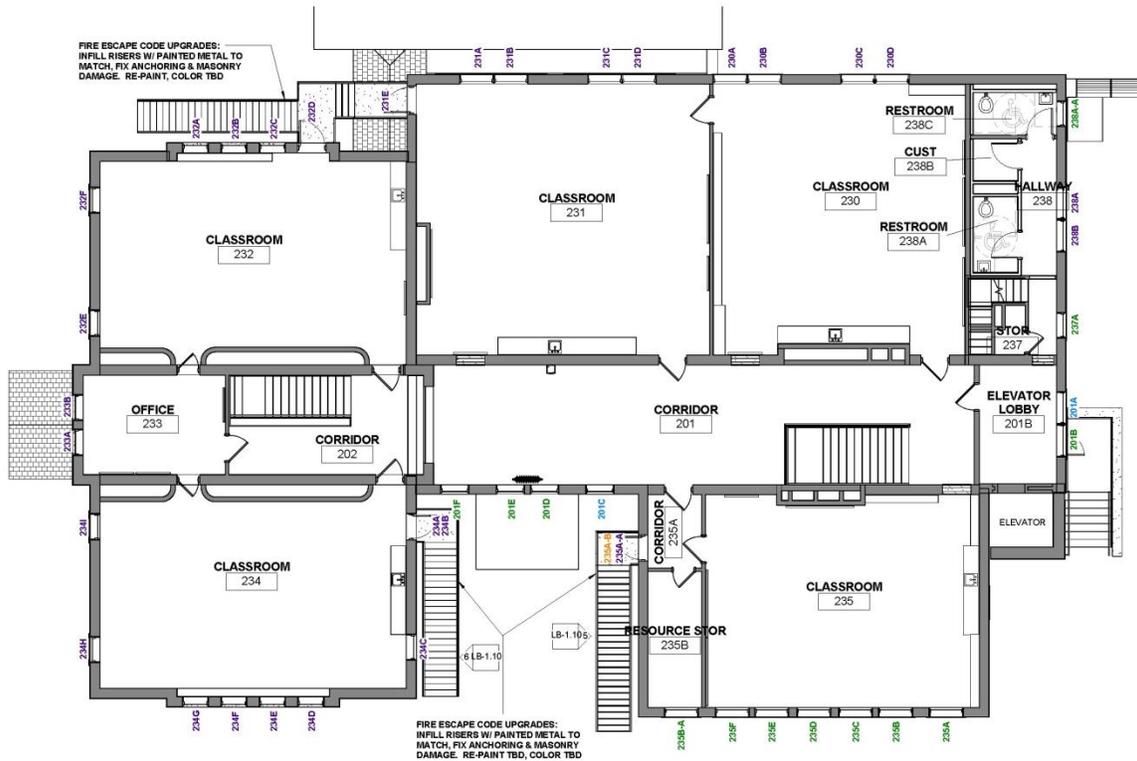
*Basement floor plan*



Floor plan of northwest portion of building (the 1882, 1916, and 2015 additions).

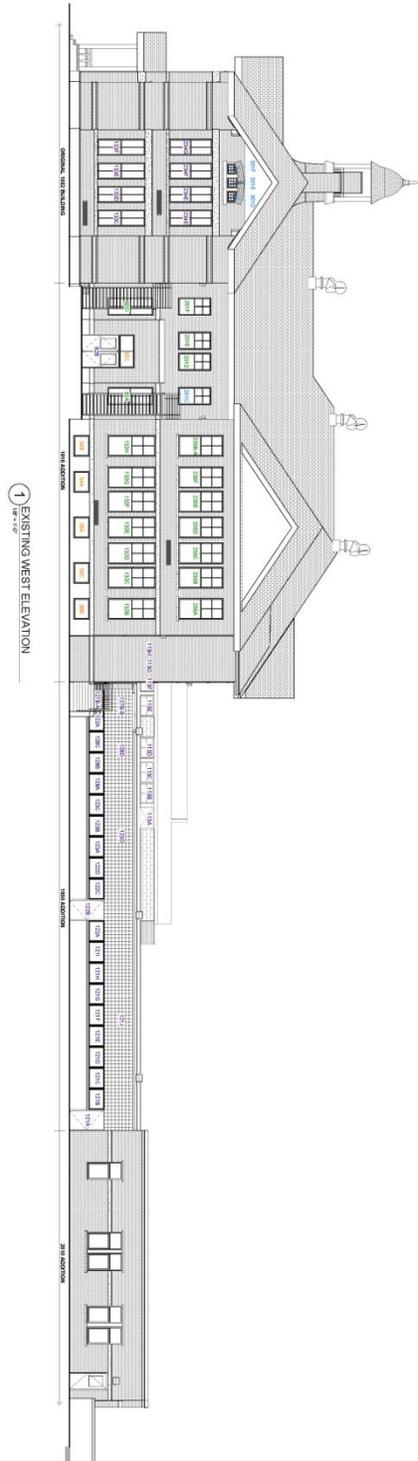
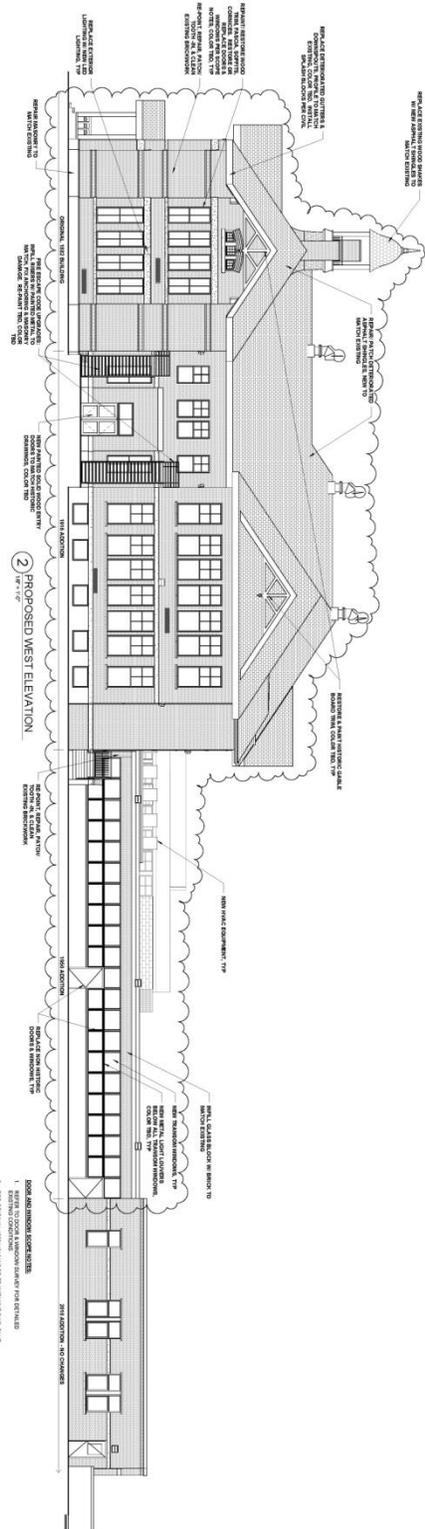


Floor plan of southeast portion of building (the 1950, 1983, and 2010 additions).



*Level 2 floor plan of 1882 and 1916 buildings.*





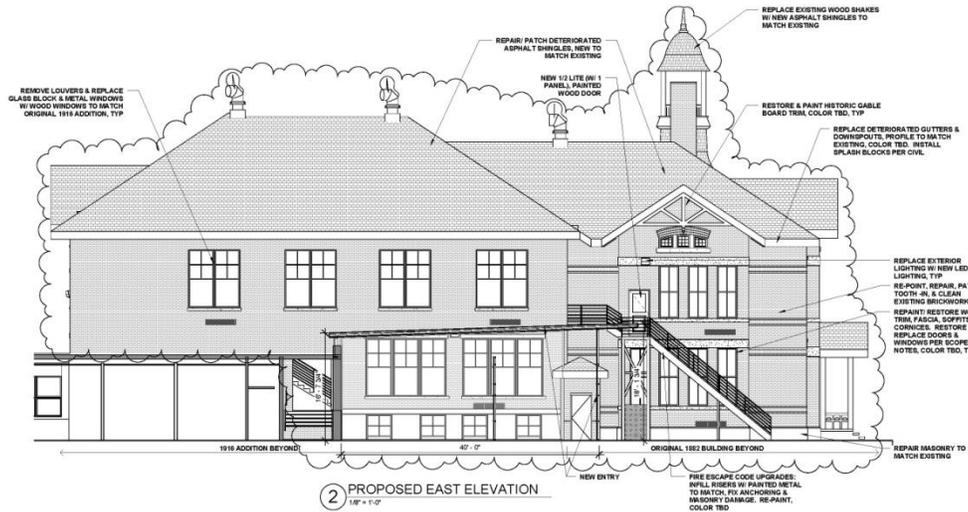
Existing (r) and proposed (l) west elevation.







1 EXISTING EAST ELEVATION  
1/8" = 1'-0"

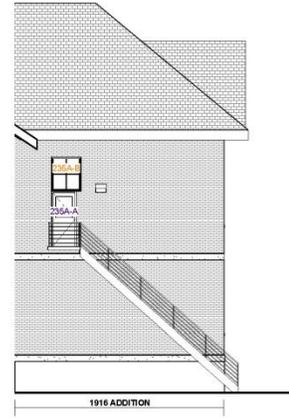


2 PROPOSED EAST ELEVATION  
1/8" = 1'-0"

Existing (r) and proposed (l) east elevation detail.

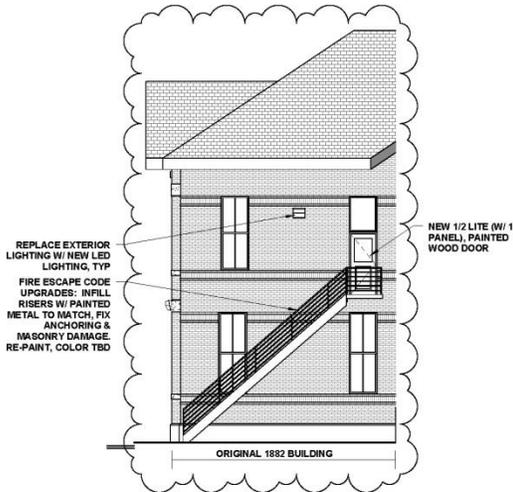


4 EXISTING NORTH ELEVATION-WEST COURTYARD  
1/8" = 1'-0"

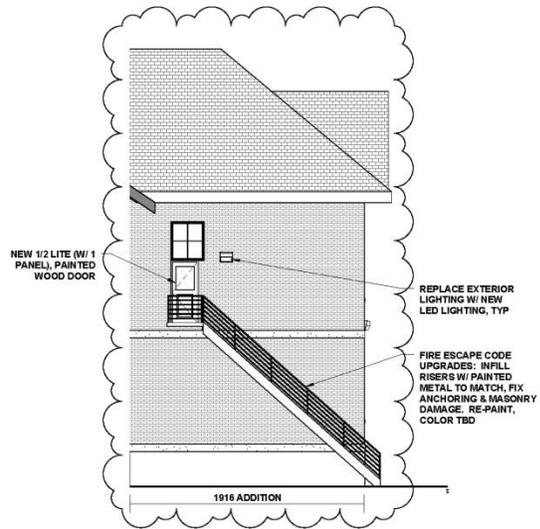


3 EXISTING SOUTH ELEVATION - WEST COURTYARD  
1/8" = 1'-0"

*Existing north and south elevations of the west courtyard.*



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



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

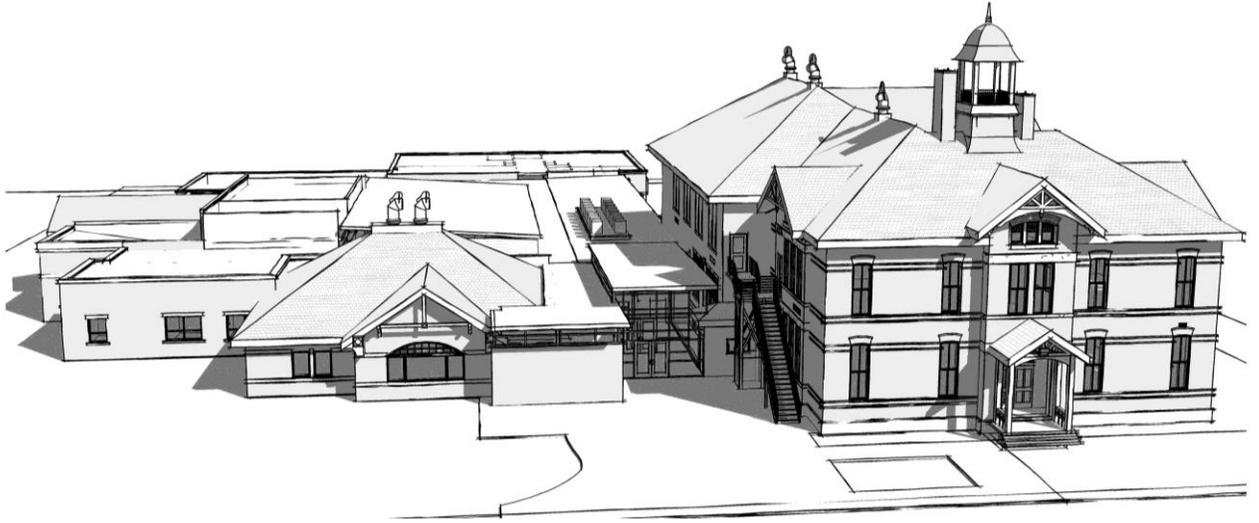
*Proposed north and south elevations of the west courtyard.*



*Rendering of north elevation with proposed north entry.*



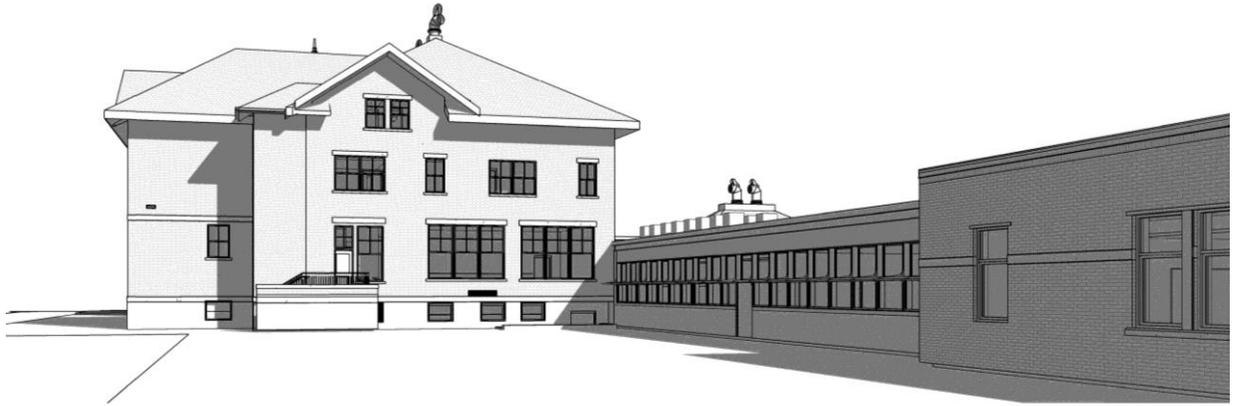
*Rendering of north elevation with proposed north entry.*



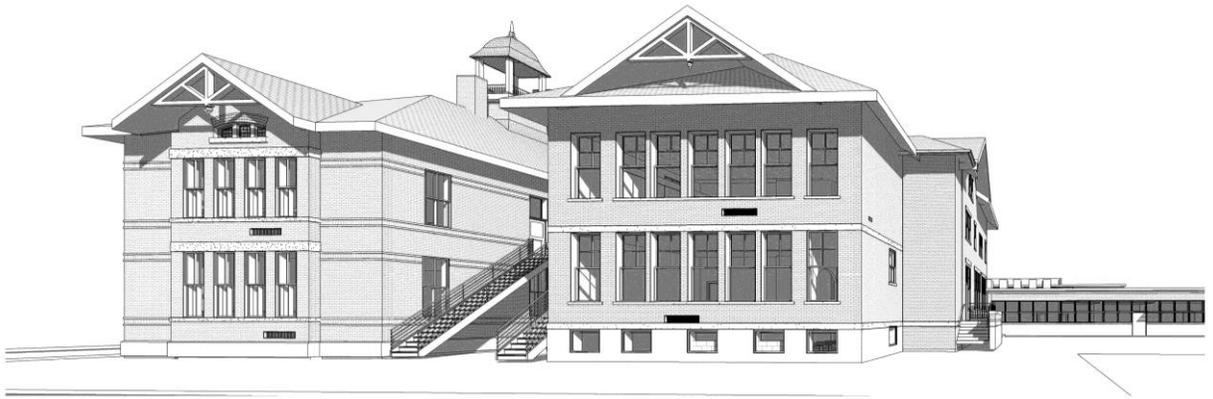
*Rendering of north elevation with proposed north entry.*



*Detail of proposed north entry.*



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



*Rendering of west elevation of 1882 Schoolhouse and 1916 addition.*

NOTE: WINDOW RESTORATION EXPERT TO CONFIRM ORIGINAL GLAZING LOCATIONS

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

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

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

**KEY**

**OPERATION**

DH Double Hung

A Awning

SH Single Hung

C Casement

H Hopper

F Fixed

O Other

D Decorative

SD Swing Door

**IMPORTANCE**

VI Very Historically Important

HI Historically Important

NH Non Historic





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

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

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

KEY

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

KEY

SCHOOL: WHITTIER ELEMENTARY										KEY																						
Room Number	Opening Number (clockwise)	Description / Condition and Notes	Operation (DH,A,SH,C,H,F,O,D,SD)	Material (STL,W,A,HM,V)	Level/Story (B, 1st, 2nd, 3rd)	OPERABLE (Y/N/VD=very difficult)	Frame					Sash					Function					Historic Assessment							TOTALS PER FLOOR			
							Sill	Jamb	Exterior trim & stops	Stool	Interior trim & stops	Interior wall surfaces	Lowest rail	Other rails & stiles	Muntins and mullions	Meeting Rails (DH,SH only)	Glazing putty & gaskets	Operators & handles	Movement Mechanics	Locks	"Square"	Weatherstripping	Elevation (N, S, E, W)	Visibility	Original Opening (Y, N)	Orig. Glass (Y,N, Top/Bottom)	Importance (VI, HI, NH)	Age of Window/Door	Screen (Y/N)	Orig. Light Configuration	Photo #'s	
F		1997 CRACKED TOP RIGHT PANE REPL., TRIM PIECE SCREWED ON TOP OF INT TRIM, MAYBE ORIGINAL INT. TRIM	SH	W	2ND	Y	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	W	PRIMARY WEST FAÇADE	Y	N	NH	1997	Y	2I2	345, 346, 347, 349, 527
G		1997 REPL., TRIM PIECE SCREWED ON TOP OF INT TRIM, MAYBE ORIGINAL INT. TRIM	SH	W	2ND	Y	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	W	PRIMARY WEST FAÇADE	Y	N	NH	1997	Y	2I2	348, 348, 525, 526	
H		1997 REPL., TRIM PIECE SCREWED ON TOP OF INT TRIM, MAYBE ORIGINAL INT. TRIM	SH	W	2ND	Y	2	2	2	2	2	3	2	2	2	2	2	2	2	2	2	2	N	PRIMARY NORTH FAÇADE	Y	N	NH	1997	Y	2I2	350-359, 586	
I		1997 REPL., TRIM PIECE SCREWED ON TOP OF INT TRIM, MAYBE ORIGINAL INT. TRIM	SH	W	2ND	Y	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	N	PRIMARY NORTH FAÇADE	Y	N	NH	1997	Y	2I2	360, 361, 585	
235	A	ORIGINAL WOOD (4) ORIGINAL GLASS PANE ON TOP, GOOD ROPES, "WINDOWS DONT ALL OPEN, VERY HEAVE, RATTLE & WHISTLE IN WIND" (STAFF)	SH	W	2ND	Y	2	3	3	2	2	2	3	2	2	2	3	2	1	3	2	NA	W	PRIMARY WEST FAÇADE	Y	Y/N	VI	1916	Y	4I1	174, 175, 176, 562	
	B	ORIGINAL WOOD, CHIP ON BOTTOM PANE, 1 FROSTED PLEXI-GLASS UPPER PANE, (2) ORIGINAL UPPER PANES, GOOD ROPES, DEBRIS CATCHER, "WINDOWS DONT ALL OPEN, VERY HEAVY, RATTLE & WHISTLE IN WIND" (STAFF)	SH	W	2ND	Y	2	3	2	2	2	2	3	3	2	2	3	2	1	2	2	NA	W	PRIMARY WEST FAÇADE	Y	Y/N	VI	1916	Y	4I1	163, 165, 561	
	C	ORIGINAL WOOD (1) ORIGINAL PANE, GOOD ROPES, "WINDOWS DONT ALL OPEN, VERY HEAVE, RATTLE & WHISTLE IN WIND" (STAFF)	SH	W	2ND	Y	2	2	3	2	2	2	2	2	2	2	3	2	2	2	2	NA	W	PRIMARY WEST FAÇADE	Y	Y/N	VI	1916	Y	4I1	163, 166, 560	
	D	ORIGINAL WOOD, CUT ROPE, HOLE IN BOTTOM PANE, (2) ORIGINAL GLASS PANES, (1) FROSTED PLEXI-GLASS PANE, PAINTED SHUT, "WINDOWS DONT ALL OPEN, VERY HEAVY, RATTLE & WHISTLE IN WIND" (STAFF)	SH	W	2ND	N	2	NA	2	2	2	2	2	2	2	2	3	2	NA	3	2	NA	W	PRIMARY WEST FAÇADE	Y	Y/N	VI	1916	Y	4I1	163, 164, 167, 177, 180, 181, 559	
	E	ORIGINAL WOOD, MISSING ROPE, PAINTED SHUT, CHUNKS MISSING FROM STILE, 3 ORIGINAL TOP PANES, "WINDOWS DONT ALL OPEN, VERY HEAVY, RATTLE & WHISTLE IN WIND" (STAFF)	SH	W	2ND	N	2	2	2	2	2	2	3	3	2	2	3	2	NA	3	2	NA	W	PRIMARY WEST FAÇADE	Y	Y/N	VI	1916	Y	4I1	163, 164, 170, 558	
	F	ORIGINAL WOOD, BROKEN ROPE, PAINTED SHUT, 1 ORIGINAL TOP PANE, "WINDOWS DONT ALL OPEN, VERY HEAVY, RATTLE & WHISTLE IN WIND" (STAFF)	SH	W	2ND	N	2	2	1	2	2	2	2	2	2	2	3	2	NA	3	2	NA	W	PRIMARY WEST FAÇADE	Y	Y/N	VI	1916	Y	4I1	164, 171, 172, 173, 557	
235A	A	HOLLOW METAL DOOR, WIRE GLAZING	SD	O	2ND	Y	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	N	WEST ENTRANCE, SET BACK	N	N	NH	1998	N	NA	248, 250, 254, 553, 555	
	B	ORIGINAL FRAME, TRANSOM WIRE GLAZING	F	W	2ND	N	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	N	WEST ENTRANCE, SET BACK	Y	N	HI	1916	N	NA	247, 251-253, 552, 553	

SCHOOL: WHITTIER ELEMENTARY											KEY																						
Room Number	Opening Number (clockwise)	Description / Condition and Notes	Operation (DH,A,SH,C,H,F,O,D,SD)	Material (STL,W,A,HM,V)	Level/Story (B, 1st, 2nd, 3rd)	OPERABLE (Y/N/VD=very difficult)	Frame					Sash				Function				Historic Assessment							TOTALS PER FLOOR						
							Sill	Jamb	Exterior trim & stops	Stool	Interior trim & stops	Interior wall surfaces	Lowest rail	Other rails & stiles	Muntins and mullions	Meeting Rails (DH,SH only)	Glazing putty & gaskets	Operators & handles	Movement Mechanics	Locks	"Square"	Weatherstripping	Elevation (N, S, E, W)	Visibility	Original Opening (Y, N)	Orig. Glass (Y,N, Top/Bottom)	Importance (VI, HI, NH)	Age of Window/Door	Screen (Y/N)	Orig. Light Configuration	Photo #s		
235B	A	ORIGINAL WOOD, ORIGINAL TOP PANES, BROKEN ROPE, SLAMS SHUT, "THE WINDOW IS VERY DIFFICULT TO OPEN" - (STAFF)	SH	W	2ND	VD	2	2	2	2	2	2	2	2	2	2	3	3	3	2	2	2	NA	W	PRIMARY WEST FAÇADE	Y	Y/N	VI	1916	N	4/1	256-260, 556	
237	A	ORIGINAL WOOD, METAL JAMBS, ORIGINAL TOP PANE	SH	W	2ND	NA	2	2	2	2	2	2	3	2	2	2	2	3	2	2	3	2	2	S	SOUTH FAÇADE	Y	Y/N	VI	1916	N	1/1?	244-246, 490	
238	A	REPAINTED 1997, METAL, INTERIOR SCREEN, CONCRETE SILL (EXT), MIDDLE FOUR OPERABLE, AWNING, WINDOWS ARE OLD + NEED REPLACED" - (STAFF)	A	STL	2ND	Y	2	2	2	2	2	2	2	2	2	2	3	2	2	2	2	NA	S	SOUTH FAÇADE	Y	Y	NH	1950	Y	1/1?	240-243, 491-493		
238A	A	MISSING ROPE, ORIGINAL WOOD, BOTTOM FROSTED PLEXI-GLASS IN BAD CONDITION	SH	W	2ND	Y	3	3	2	2	2	2	2	2	2	2	3	3	3	2	2	2	NA	S	SOUTH FAÇADE	Y	N	VI	1916	Y	1/1?	236-239, 494	
301	A	ATTIC, ORIGINAL, DIRTY, LOOSE EXTERIOR SCREEN	F	W	3RD	NA	3	NA	3	2	2	3	2	2	3	2	3	NA	NA	NA	2	NA	E	NORTH CRTYRD ENTRANCE	Y	Y	VI	1882	Y	9	215, 217, 221, 222, 616		
	B	ATTIC, ORIGINAL, DIRTY, LOOSE EXTERIOR SCREEN	F	W	3RD	NA	3	NA	3	2	2	3	2	2	3	2	3	NA	NA	NA	2	NA	E	NORTH CRTYRD ENTRANCE	Y	Y	VI	1882	Y	9	215, 218, 220, 616		
	C	ATTIC, ORIGINAL, DIRTY, LOOSE EXTERIOR SCREEN	F	W	3RD	NA	3	NA	3	2	2	3	2	2	3	2	3	NA	NA	NA	2	NA	E	NORTH CRTYRD ENTRANCE	Y	Y	VI	1882	Y	9	215, 219, 220, 616		
	D	ATTIC, ORIGINAL, DIRTY, LOOSE EXTERIOR SCREEN, TWO BROKEN PANES	F	W	3RD	NA	3	NA	3	2	2	2	2	2	2	2	3	NA	NA	NA	2	NA	W	PRIMARY WEST FAÇADE	Y	Y	VI	1882	Y	9	225, 228, 524		
	E	ATTIC, ORIGINAL, DIRTY, LOOSE EXTERIOR SCREEN, THREE BROKEN PANES	F	W	3RD	NA	3	NA	3	2	2	2	2	2	2	2	3	NA	NA	NA	2	NA	W	PRIMARY WEST FAÇADE	Y	Y	VI	1882	Y	9	225, 227, 229, 524		
	F	ATTIC, ORIGINAL, DIRTY, LOOSE EXTERIOR SCREEN, ONE BROKEN PANE	F	W	3RD	NA	3	NA	3	2	2	2	2	2	2	2	3	NA	NA	NA	2	NA	W	PRIMARY WEST FAÇADE	Y	Y	VI	1882	Y	9	225, 226, 299		
	G	ATTIC, ORIGINAL, DIRTY, LOOSE EXTERIOR SCREEN	F	W	3RD	NA	3	NA	3	2	2	3	2	2	3	2	3	NA	NA	NA	2	NA	N	PRIMARY NORTH FAÇADE	Y	Y	VI	1882	Y	9/1	230-234, 580		
	H	ATTIC, ORIGINAL, DIRTY, LOOSE EXTERIOR SCREEN, ONE BROKEN PANE	F	W	3RD	NA	3	NA	3	2	2	3	2	2	3	2	3	NA	NA	NA	2	NA	N	PRIMARY NORTH FAÇADE	Y	Y	VI	1882	Y	12/1	230-235, 580		
	I	ATTIC, ORIGINAL, DIRTY, LOOSE EXTERIOR SCREEN, REPLACED BOTTOM W/WIRE GLASS	F	W	3RD	NA	3	NA	3	2	2	3	2	2	3	2	3	NA	NA	NA	2	NA	N	PRIMARY NORTH FAÇADE	Y	Y/N	VI	1882	Y	9/1	230, 235, 392, 393, 580		
302	A	ORIGINAL WOOD, BROKEN ROPES, ALL ORIGINAL PANES, ONE METAL JAMB, DAMAGED HARDWARE	SH	W	3RD	Y	2	2	2	2	2	2	2	2	2	2	3	3	2	1	2	NA	S	SOUTH FAÇADE	Y	Y	VI	1916	Y	4/1	208, 209, 392, 393, 486, 487		
303	A	ORIGINAL WOOD, 2 ORIGINAL TOP PANES, BROKEN ROPES, FALLS SHUT, "HARD TO OPEN" - (STAFF)	SH	W	3RD	VD	2	2	2	2	2	2	2	2	2	2	3	3	3	2	2	NA	S	SOUTH FAÇADE	Y	Y/N	VI	1916	Y	4/1	210-214, 392, 393, 486, 487		
TOTAL: 159																TOTAL: 111											45						

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

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Date: 11 Sept 2015

Project: Whittier International Elementary School – BVSD

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

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



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



3. Existing 1882 attic windows [North]



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



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



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



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



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





9. Existing West entry doors to 1916 addition.



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



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



12. Existing West Facing window on basement of 1916 addition



13. Partially covered West basement window on 1916 addition



14. Existing original typical East facing windows on 1916 addition. 1<sup>st</sup> floor.



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





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



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



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



19. Typical original existing single window on 2<sup>nd</sup> floor of 1916 addition.



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



21. Existing South entry to 1916 addition



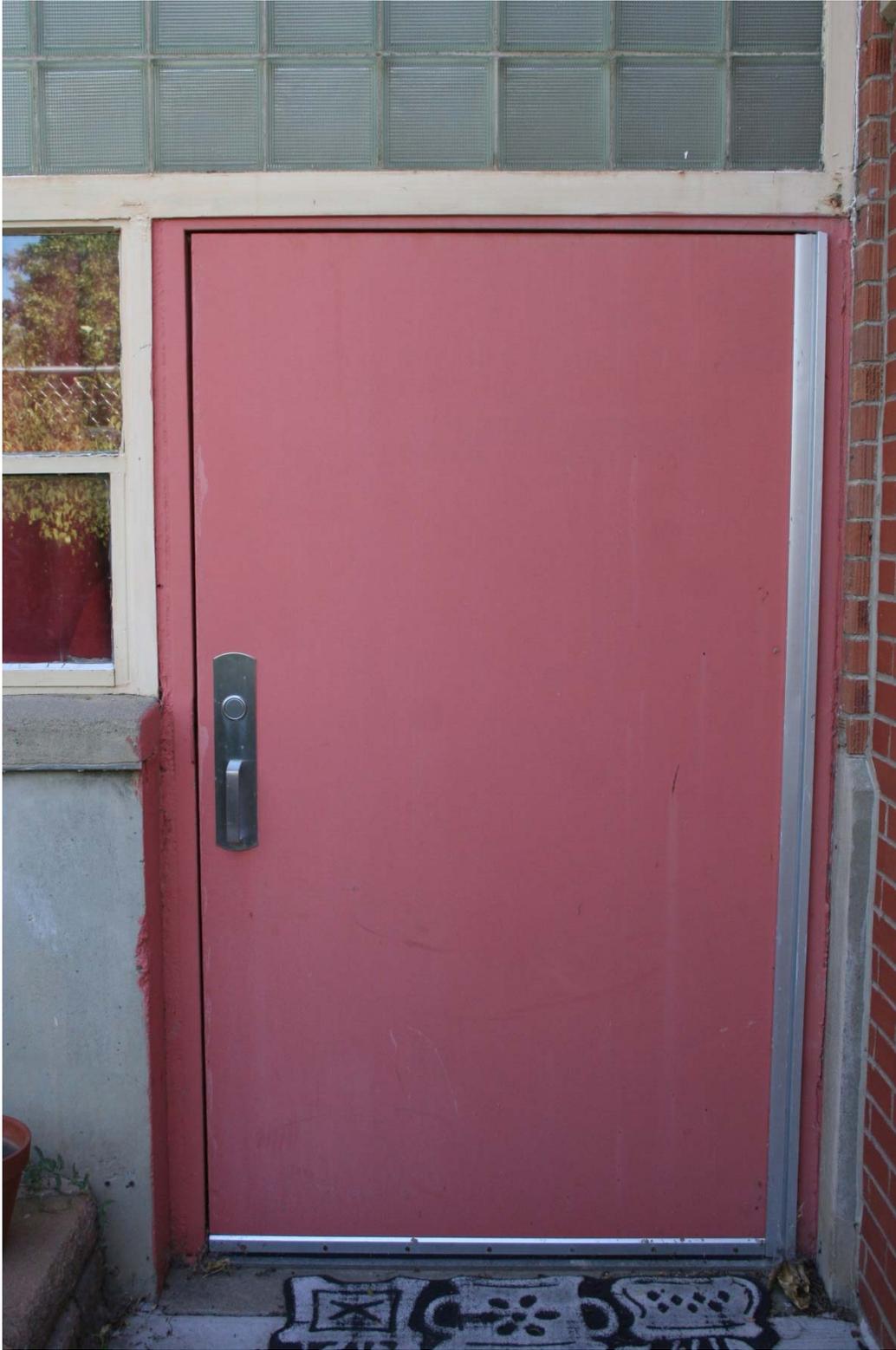
22. Typical South facing window on 1<sup>st</sup> floor of 1916 addition (1997 replacements).



23. Existing South basement window on 1916 addition



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



25. Typical awning window on 1950's addition.



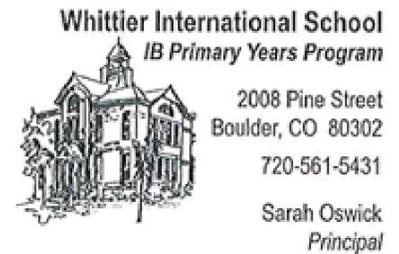
26. Typical existing glass block on 1950's addition.





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





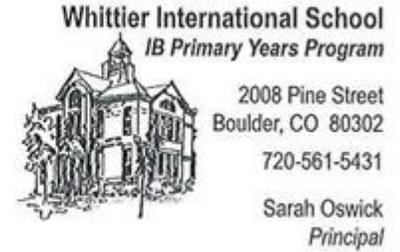
October 22, 2015

Dear City of Boulder Landmarks Board,

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

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

Sincerely,  
Loran Lattes  
Librarian  
Whittier International Elementary School  
[loran.lattes@bvsd.org](mailto:loran.lattes@bvsd.org)



October 19, 2015

Dear City of Boulder Landmarks Board,

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

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

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

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

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

Sincerely,

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