

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 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:

1. Site: 3900 Orange Ct.
2. Date of Construction: c. 1940
3. Zoning: RL-2
4. Existing House Size: 895 sq. ft. (main), 290 sq. ft. (accessory)
5. Lot Size: 123,101 sq. ft. (approx.)
6. 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:

1. A site plan showing the location of all existing improvements on the subject property; and
2. 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

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



Figure 4. West (rear) elevation, 2016

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

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



Figure 7. 3900 Orange Ct., Tax Assessor Card, c. 1949.

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 Hellems, who were sisters and prominent Boulder citizens. Their house at 1709 Pine Street (Whiteley-Hellems 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. Hellems, 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. Hellems 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.

¹ City of Boulder Planning Department, "Landmark Designation Memorandum: 1709 Pine Street." City of Boulder, July 5, 1978.

² Polk City Directories and Boulder County Public Property Records.

³ Daily Camera, "Obituaries: Howard L. Jones." July 14, 1985. Boulder Carnegie Library.

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..."⁶ While running this business, Jones continued to work at the National Bureau of Standards (later NIST) until his retirement in 1966.⁷ He and Doris had two sons and one daughter.⁸ The Joneses sold this house to Dorothy F. Bailey in 1961. Howard Jones died in Black Canyon City, Arizona, on July 6, 1985.⁹

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.

⁶ Daily Camera, "Homeworkshop Club Sees Fine Carpenter Shop." April 14, 1951. Boulder Carnegie Library.

⁷ Daily Camera, July 14, 1985.

⁸ Ibid.

⁹ Ibid.

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 1966¹⁰.

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."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

HISTORIC SIGNIFICANCE:

¹⁰ "Jesse Lofquist." Boulder Carnegie Library, Daily Camera Clipping Archive.

¹¹ Jarrow Montessori School. <http://jarrow.org/mission-philosophy/>

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



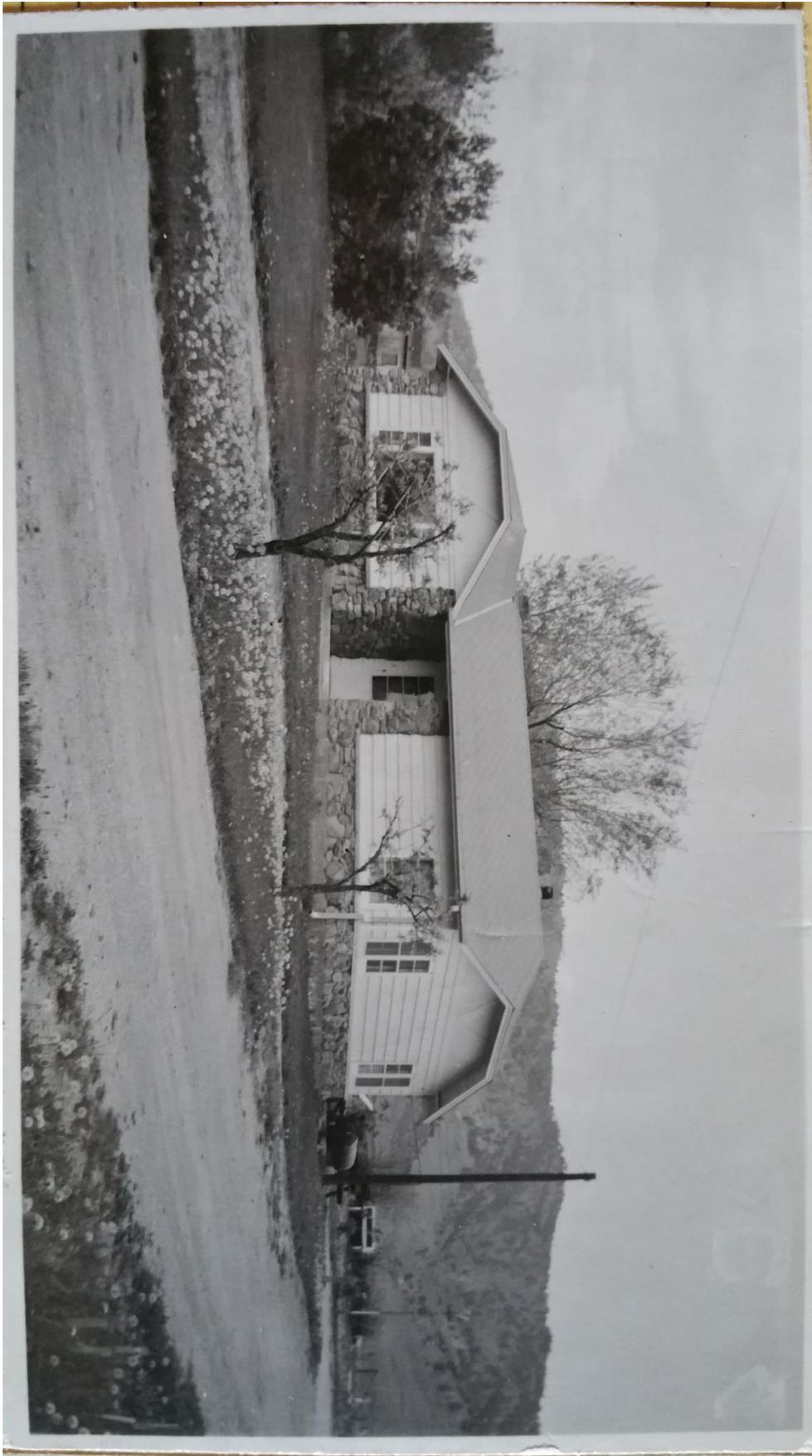
North (side) elevation, 2016



Accessory Building, South Elevation, 2016



Accessory Building, North Elevation, 2016



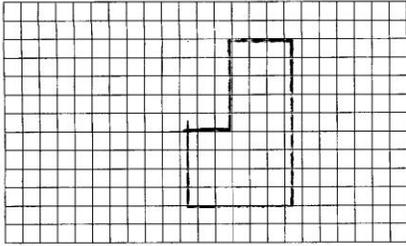
PLAN SHAPE: 	ARCHITECT: Unknown	STATE ID NO.: 5BL6256		
	SOURCE:	ORIGINAL OWNER: Unknown		
	BUILDER/CONTRACTOR: Unknown	SOURCE:		
	SOURCE:	THEME(S): Urban Residential Neighborhoods, 1858-Present		
CONSTRUCTION HISTORY (DESCRIPTION, NAMES, DATES, ETC., RELATING TO MAJOR ALTERATIONS TO ORIGINAL STRUCTURE): <p style="text-align: right;">CONTINUED YES X NO</p>				
HISTORICAL BACKGROUND (DISCUSS IMPORTANT PERSONS AND EVENTS ASSOCIATED WITH THIS STRUCTURE): Unknown				
<p style="text-align: right;">CONTINUED YES X NO</p>				
SIGNIFICANCE (CHECK APPROPRIATE CATEGORIES AND BRIEFLY JUSTIFY BELOW): <table style="width: 100%; border: none;"> <tr> <td style="width: 50%; vertical-align: top;"> ARCHITECTURAL SIGNIFICANCE: REPRESENTS THE WORK OF A MASTER POSSESSES HIGH ARTISTIC VALUES <input checked="" type="checkbox"/> REPRESENTS A TYPE, PERIOD, OR METHOD OF CONSTRUCTION </td> <td style="width: 50%; vertical-align: top;"> HISTORICAL SIGNIFICANCE: ASSOCIATED WITH SIGNIFICANT PERSONS ASSOCIATED WITH SIGNIFICANT EVENTS OR PATTERNS CONTRIBUTES TO AN HISTORIC DISTRICT </td> </tr> </table>			ARCHITECTURAL SIGNIFICANCE: REPRESENTS THE WORK OF A MASTER POSSESSES HIGH ARTISTIC VALUES <input checked="" type="checkbox"/> REPRESENTS A TYPE, PERIOD, OR METHOD OF CONSTRUCTION	HISTORICAL SIGNIFICANCE: ASSOCIATED WITH SIGNIFICANT PERSONS ASSOCIATED WITH SIGNIFICANT EVENTS OR PATTERNS CONTRIBUTES TO AN HISTORIC DISTRICT
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TIER EVALUATION:				
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.				
<p style="text-align: right;">CONTINUED YES X NO</p>				
REFERENCES (BE SPECIFIC): Boulder County Assessor records.				
<p style="text-align: right;">CONTINUED YES X NO</p>				
SURVEYED BY: R.L. Simmons/T.H. Simmons	AFFILIATION: Front Range Research Associates, Inc.	DATE: November 1995		



Photo from Historic Building Inventory Record, 1988.

Attachment D: Deed & Directory Research

Owner (Deeds)	Date	Occupant(s)/Directory

Attachment E: Significance Criteria for Individual Landmarks

SIGNIFICANCE CRITERIA

Individual Landmark

September 1975

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

Historic Significance

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

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

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

Distinction in the Development of the Community of Boulder: This is most applicable to an institution (religious, educational, civic, etc) or business structure, though in some cases residences might qualify. It stresses the importance of preserving those places

which demonstrate the growth during different time spans in the history of Boulder, in order to maintain an awareness of our cultural, economic, social or political heritage.

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

Other, if applicable.

Architectural Significance

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

Recognized Period/Style: It should exemplify specific elements of an architectural period/style, i.e.: Victorian, Revival styles, such as described by *Historic American Building Survey Criteria*, Gingerbread Age (Maass), 76 Boulder Homes (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 fracturing 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.

caddis architecture, planning, etc.
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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



Jarrow Montessori School
NURTURING THE HUMAN SPIRIT
FOUNDED 1964

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

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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 to 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 Girodo
Head of School

September 2016