

UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

PH0687197

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RECEIVED OCT 24 1978  
DEC 18 1978  
DATE ENTERED

**NATIONAL REGISTER OF HISTORIC PLACES  
INVENTORY -- NOMINATION FORM**

SEE INSTRUCTIONS IN HOW TO COMPLETE NATIONAL REGISTER FORMS  
TYPE ALL ENTRIES -- COMPLETE APPLICABLE SECTIONS

**1 NAME** *Highland School*

HISTORIC

Highland-Lawn School

AND/OR COMMON

Highland School *use this*

**2 LOCATION**

STREET & NUMBER

885 Arapahoe Ave.

\_\_ NOT FOR PUBLICATION

CITY, TOWN

Boulder

CONGRESSIONAL DISTRICT

2

STATE

Colorado

\_\_ VICINITY OF

CODE

08

COUNTY

Boulder

CODE

013

**3 CLASSIFICATION**

**CATEGORY**

- DISTRICT
- BUILDING(S)
- STRUCTURE
- SITE
- OBJECT

**OWNERSHIP**

- PUBLIC
- PRIVATE
- BOTH
- PUBLIC ACQUISITION**
- IN PROCESS
- BEING CONSIDERED

**STATUS**

- OCCUPIED
- UNOCCUPIED
- WORK IN PROGRESS
- ACCESSIBLE**
- YES: RESTRICTED
- YES: UNRESTRICTED
- NO

**PRESENT USE**

- AGRICULTURE
- COMMERCIAL
- EDUCATIONAL
- ENTERTAINMENT
- GOVERNMENT
- INDUSTRIAL
- MILITARY
- MUSEUM
- PARK
- PRIVATE RESIDENCE
- RELIGIOUS
- SCIENTIFIC
- TRANSPORTATION
- OTHER:

**4 OWNER OF PROPERTY**

NAME

Economic Research and Development Corporation of Boulder ✓

STREET & NUMBER

525 Canyon Boulevard

CITY, TOWN

Boulder

STATE

Colorado

\_\_ VICINITY OF

**5 LOCATION OF LEGAL DESCRIPTION**

COURTHOUSE,  
REGISTRY OF DEEDS, ETC.

Boulder County Courthouse

STREET & NUMBER

14th and Pearl Street

CITY, TOWN

Boulder

STATE

Colorado

**6 REPRESENTATION IN EXISTING SURVEYS**

TITLE

Colorado Inventory of Historic Sites (07/04/0056)

DATE

Ongoing

\_\_ FEDERAL  STATE \_\_ COUNTY \_\_ LOCAL

DEPOSITORY FOR  
SURVEY RECORDS

Colorado Historical Society; 1300 Broadway

CITY, TOWN

Denver

STATE

Colorado 80203

# 7 DESCRIPTION

CONDITION		CHECK ONE	CHECK ONE
<input type="checkbox"/> EXCELLENT	<input type="checkbox"/> DETERIORATED	<input type="checkbox"/> UNALTERED	<input checked="" type="checkbox"/> ORIGINAL SITE
<input checked="" type="checkbox"/> GOOD	<input type="checkbox"/> RUINS	<input checked="" type="checkbox"/> ALTERED	<input type="checkbox"/> MOVED      DATE _____
<input type="checkbox"/> FAIR	<input type="checkbox"/> UNEXPOSED		

## DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

Located at 385 Arapahoe Avenue in Boulder, the Highland School is an eclectic structure reflecting both Gothic and Romanesque elements. The building itself is a single, detached structure made of brick and stone, irregular in shape, and two and one-half stories in height. The south or main facade has nine bays--three in the east third, three in the center projection, and three in the west third; in addition both the east and west facing sides of the projection have irregularly placed windows on the first and second stories. The east facade has nine bays; the north facade four bays with three windows each; and the west facade eight bays. Both the east and west facades have indentations which house irregularly placed windows and doors and which are not counted as bays. The structure has a hipped roof with five dormers and a large gable on the main facade.

The foundation of the front or southern half of the building is of white sandstone set in coursed rubble, while the back or northern half (erected three decades after the front section) has a cement foundation. The main body of the structure is of red brick set in stretcher bond with bands of white sandstone running around the building creating a certain feeling of horizontality. The windows in the first story have stone surrounds, flat arches, and decorative quoins while the main entrance lies beneath a quasi-ogee arch--all of which reflect Gothic style. The upper stories have windows with radiating voussoirs, elaborate brick corbelling, brooches, arched windows in the main projection, and finials--all of which reflect Romanesque style. All windows are double sashed and double hung. A three-story chimney made of brick, extends up the back or north facade. A sandstone nameplate that says "Highland School A.D. 1891," lies above the arch on the south facade.

The interior is spacious and simple. The original stairway still links the first and second floors, and the original alcoves remain on both. The original hardwood floors are still intact although covered by linoleum in some rooms. The classrooms still remain much as they were when the structure ceased being used for primary education. Some interior changes have been made to meet the health and fire codes of the City of Boulder.

The school lies in an idyllic setting created by the large trees that grace the property and by the building's setback from the city street. The structure lies sixty feet from Arapahoe Avenue. A walkway connects the school to a city sidewalk which has a horse ditch. Mature trees planted as part of various school projects flank the structure on all sides while the land north of the building fronts Boulder Creek. Many of these trees are not native to the area, thus adding to the park-like setting of the grounds.

# 8 SIGNIFICANCE

## PERIOD

## AREAS OF SIGNIFICANCE -- CHECK AND JUSTIFY BELOW

<input type="checkbox"/> PREHISTORIC	<input type="checkbox"/> ARCHEOLOGY-PREHISTORIC	<input type="checkbox"/> COMMUNITY PLANNING	<input type="checkbox"/> LANDSCAPE ARCHITECTURE	<input type="checkbox"/> RELIGION
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> ARCHEOLOGY-HISTORIC	<input type="checkbox"/> CONSERVATION	<input type="checkbox"/> LAW	<input type="checkbox"/> SCIENCE
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> AGRICULTURE	<input type="checkbox"/> ECONOMICS	<input type="checkbox"/> LITERATURE	<input type="checkbox"/> SCULPTURE
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> ARCHITECTURE	<input checked="" type="checkbox"/> EDUCATION	<input type="checkbox"/> MILITARY	<input type="checkbox"/> SOCIAL/HUMANITARIAN
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> ART	<input type="checkbox"/> ENGINEERING	<input type="checkbox"/> MUSIC	<input type="checkbox"/> THEATER
<input checked="" type="checkbox"/> 1800-1899	<input type="checkbox"/> COMMERCE	<input type="checkbox"/> EXPLORATION/SETTLEMENT	<input type="checkbox"/> PHILOSOPHY	<input type="checkbox"/> TRANSPORTATION
<input type="checkbox"/> 1900-	<input type="checkbox"/> COMMUNICATIONS	<input type="checkbox"/> INDUSTRY	<input type="checkbox"/> POLITICS/GOVERNMENT	<input type="checkbox"/> OTHER (SPECIFY)
		<input type="checkbox"/> INVENTION		

## SPECIFIC DATES

1891-present

## BUILDER/ARCHITECT

Ernest P. Varian and Frederick J. Sterner

## STATEMENT OF SIGNIFICANCE

The Highland School in Boulder is significant for its association with educational development in the City of Boulder; for the excellence of its architectural features; and for its association with the firm of Varian and Sterner--particularly Frederick J. Sterner, one of Colorado's most important architects in the late nineteenth and early twentieth centuries.

By 1890 the City of Boulder had three schools, but steady growth in the community had increased the school age population to such numbers that the three buildings were overcrowded. With the need for another facility apparent, the School Board asked regional architectural firms to submit plans. In July 1891 the Board announced that it had selected a design submitted by the firm of Varian and Sterner, a noted architectural firm in Denver, about twenty-five miles away. Construction began that year, and the new school opened for classes in elementary education, its primary mission for the next eight decades. In 1923, however, the City again experienced overcrowding in its school system, and this time the School Board decided to double the size of the building by erecting an addition to the north or back facade. It was finally decided to design and build the addition in such a fashion that the structure would appear as if it had been erected at one time. So well was this accomplished that except for the difference in the foundation--stone in the original section, cement in the 1923 addition--the school appears as if it had been built at one time.

The structure remained in continuous operation as an elementary school until June 1970 when it was deemed outmoded for this purpose and sold to Historic Boulder, Inc. This organization rented space to Head Start, the Community Free School, and to groups sponsoring a variety of fairs, public forums, and entertainment. In 1978 Historic Boulder sold the building to a group of investors seeking to convert the school into an office building. In purchasing the facility, the new owners signed covenants to insure the structure's preservation.

The Highland School is also significant for its association with the firm of Varian and Sterner. This enterprise, particularly its leading architect Frederick J. Sterner, designed many structures in the metropolitan area. Several are now listed in the Register, most notable the Daniels and Fisher Tower, the Tears-McFarlane House, the Pearce-McAllister Cottage, and the Chapel at St. Elizabeth's Retreat,

## 9 MAJOR BIBLIOGRAPHICAL REFERENCES

- American Institute of Architects, Journal, April 1977.  
 Jane Barker, "Over the Shoulder Series," Boulder Daily Camera, February 13, 1972.  
 F.O. Reppelier, As A Town Grows (Boulder, Colorado: Johnson Publishing Company, 1959).  
 City of Boulder, A Guide to Boulder's Heritage.  
 S.C. Gladden, Early Boulder Series No. 3A Education-Public Schools, 1974.

## 10 GEOGRAPHICAL DATA

ACREAGE OF NOMINATED PROPERTY 3 acres

QUADRANGLE NAME Boulder

QUADRANGLE SCALE 1:24000

UTM REFERENCES

A 13 475800 4429060  
 ZONE EASTING NORTHING

B           
 ZONE EASTING NORTHING

C         

D         

E         

F         

G         

H         

### VERBAL BOUNDARY DESCRIPTION

See Continuation Sheet

### LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE	CODE	COUNTY	CODE
STATE	CODE	COUNTY	CODE

STATE	CODE	COUNTY	CODE
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## 11 FORM PREPARED BY

NAME / TITLE

Ronald F. Pyke / Secretary

ORGANIZATION

Historic Boulder Inc.

DATE

April 5, 1978

STREET & NUMBER

2275 30th St.

TELEPHONE

(303)444-5192

CITY OR TOWN

Boulder

STATE

Colorado 80301

## 12 STATE HISTORIC PRESERVATION OFFICER CERTIFICATION

THE EVALUATED SIGNIFICANCE OF THIS PROPERTY WITHIN THE STATE IS:

NATIONAL   

STATE   

LOCAL X

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

STATE HISTORIC PRESERVATION OFFICER SIGNATURE

*Arthur C. Johnson*

TITLE

State Historic Preservation Officer

DATE

October 13, 1978

FOR NPS USE ONLY

I HEREBY CERTIFY THAT THIS PROPERTY IS INCLUDED IN THE NATIONAL REGISTER

*J. Mark Stoen*

DATE

12.19.78

KEEPER OF THE NATIONAL REGISTER

ATTEST:

DATE

CHIEF OF REGISTRATION

*William H. Abraham*

12.17.78

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CONTINUATION SHEET      Highland-Lawn  
                                    School                      ITEM NUMBER    8                      PAGE    2

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all designed by Sterner himself. The Highland School, notably in its Romanesque elements, manifests Sterner's distinctive architectural style. Yet from an overall architectural perspective the School is interesting for the combination of Gothic and Romanesque elements incorporated in such a fashion as to create a structure of striking beauty.

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CONTINUATION SHEET Highland-Lawn School      ITEM NUMBER 10      PAGE 1

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Beginning at the Southwest corner of Lot 4, Block 2, Willow Park Addition to the City of Boulder; thence South 89 58'10" East 192.94 feet along the North line of Arapahoe Ave. to a kink corner on the North line of said Arapahoe Ave.; thence North 75 20'25" East 73.86 feet along the Northerly line of said Arapahoe Ave. to the true point of beginning; thence North 15 02'15" West 196.70 feet; thence North 75 06'45" East 99.65 feet; thence South 61 49'25" East 147.86 feet to a kink corner on the Westerly line of 9th St.; thence South 14 42'30" East 96.55 feet along the Westerly line of said 9th St. to a point on the Northerly line of said Arapahoe Ave.; thence South 75 20'25" West along the Northerly line of said Arapahoe Ave. to the true point of beginning.