



PLATT FARMHOUSE



MAY 2023

ACKNOWLEDGEMENTS

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IMAGE CREDITS

Current-day (2020) photographs provided by Mundus Bishop, RATIO, and JVA. Historic photographs (pre-2020) provided by the City of Boulder and from online archives at the Carnegie Branch Library for Local History and Boulder Historical Society Collection, unless otherwise noted.

STATEMENT

The report documents the history, significance, integrity and existing condition and provides treatment guidance for the resource. It does not evaluate for listing in the National Register of Historic Places. If the resource has been previously listed or evaluated it is referenced and footnoted.



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The content and opinions contained herein do not necessarily reflect the views or policies of History Colorado.

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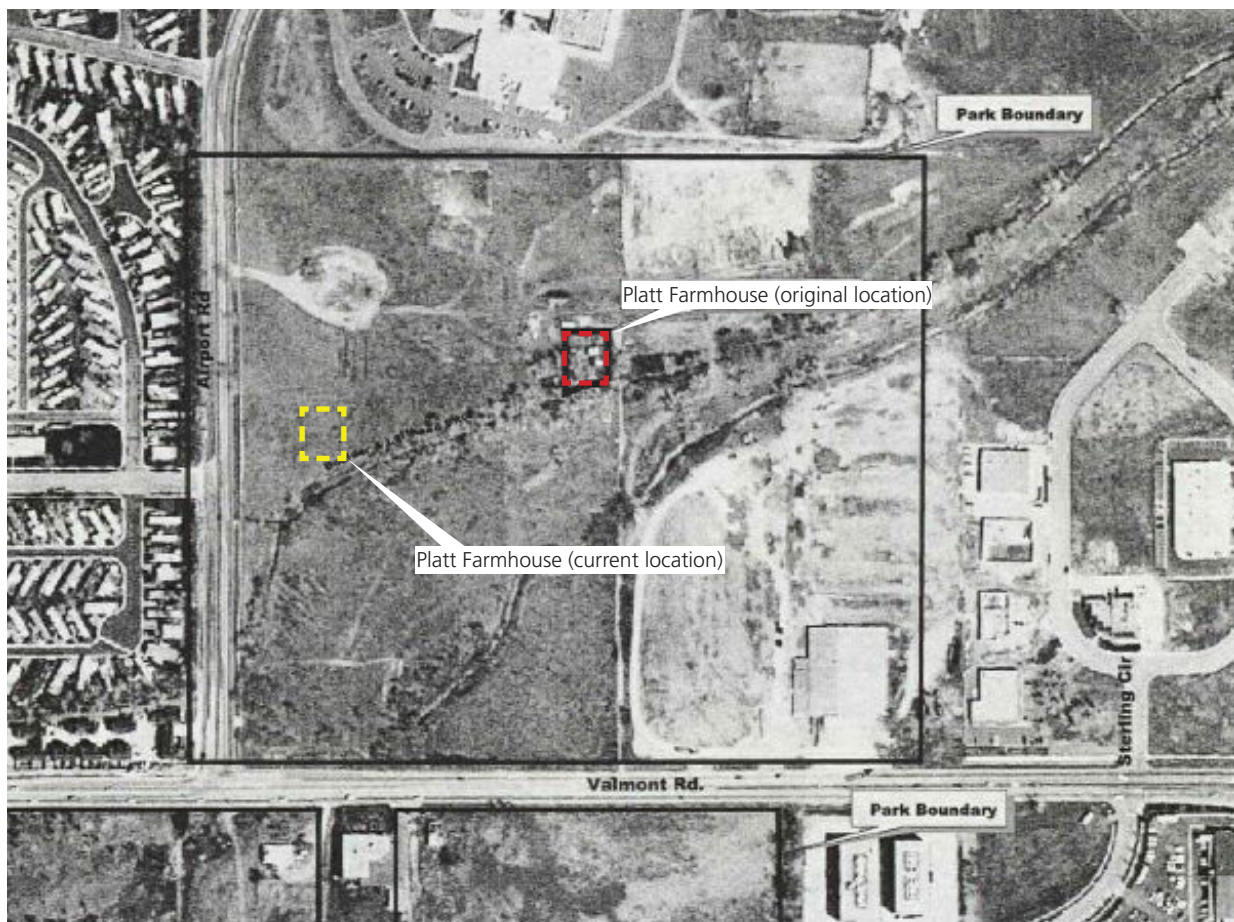


Figure 1-1. Platt Farmhouse in its current location (Yellow). Platt Farmhouse in its original location (Red) within the Valmont community. (source: Carnegie Library for Local History)

COMMON TERMINOLOGY

State/National Register Terminology^{1 2}

Area of Significance - an aspect of historic development in which a property made contributions for which it meets the National Register criteria, such as architecture, entertainment or recreation.

Character-Defining Features - the elements that account for the overall shape of the building, its materials, craftsmanship, decorative details, interior spaces and features, as well as the various aspects of its site and environment.

Compatible Feature - a prominent or distinctive aspect, quality, or characteristic of a cultural landscape that contributes significantly to its physical character. Land use patterns, vegetation, furnishings, decorative details and materials may be such features.

Contributing Resource - a building, site, structure, object, or feature adding to the significance of a property.

Designation Boundary - the boundary defined by the Landmarks Board and City Council that encompasses a historic property. This boundary represents a physical area in which any future alterations have historic preservation review associated with them.

Eligibility - ability of a property to meet the State/National Register criteria.

Evaluation Criteria - the established criteria for evaluating the eligibility of properties for inclusion in the State Register and National Register of Historic Places and its level of significance—local, state, or national.

Historic Context - information about historic properties based on a shared theme, specific time period and geographical area.

Landscape Characteristics - the tangible and intangible aspects of a landscape from a historic period; these aspects individually and collectively give a space its historic character and aid in understanding its historical importance.

Local Landmark - a local area or building that has been determined to have a special character and historic, architectural, or aesthetic or value to the city.

Period of Significance - the span of time in which a property attained the significance for which it meets the State and/or National Register criteria, and/or Local Landmarks criteria.

Property Type - a grouping of properties defined by common physical and associative attributes.

Integrity³

Integrity is the ability of a property to convey its significance. It is assessed to determine if the characteristics that shaped the property during the period of significance are present as they were historically.

Location is the place where the historic property was constructed or the place where the historic event occurred.

Setting is the physical environment of a historic property.

Design is the combination of elements that create the form, plan, space, structure, and style of a property.

Materials are the physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property.

Workmanship is the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory.

Feeling is a property's expression of the aesthetic or historic sense of a particular period of time.

Association is the direct link between an important historic event or person and a historic property.

1 United States Department of the Interior, National Park Service, "National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation" (Washington DC: Department of the Interior, National Park Service, 1997); Office of Archaeology and Historic Preservation, History Colorado. "How to Nominate a Property to the State Register." (Denver, CO: History Colorado, 2018).

2 Charles A. Birnbaum and Christine Capella Peters, *The Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for the Treatment of Cultural Landscapes* (Washington DC: Department of the Interior, National Park Service, 1996).

3 Ibid.

PROPERTY OVERVIEW

Property Name: Platt Farmhouse
Location: Valmont City Park
Property Address: 3160 Airport Road (Formerly 5227 Valmont Road), Boulder, CO 80301
Latitude/Longitude: 40.0311 / -105.2338
Legal Property Description: W 28 Ac of SW 1/4 SE 1/4 less TR 2753 21-1N-70 20 Acs less .28 acs
Parcel Tag: Boulder per rec #483849
146321000028
Acreage / Square Footage: .25 Acres / 1,450 SF
Date of Construction: 1908
Designer(s): Unknown

DESIGNATION, ELIGIBILITY, & CLASSIFICATION SUMMARY

Current Designation Level <input checked="" type="checkbox"/> Local Landmark <input type="checkbox"/> State Register of Historic Places (SRHP) <input type="checkbox"/> National Register of Historic Places (NRHP) State & National Register Eligibility ⁴ <table><tr><td>State Register of Historic Places</td><td>National Register of Historic Places</td></tr><tr><td><input type="checkbox"/> Determined Eligible <input type="checkbox"/> Delisted</td><td><input type="checkbox"/> Determined Eligible <input type="checkbox"/> Delisted</td></tr></table> Recommended Period of Significance Date Range: <u>1908</u> to <u>1950</u> Property Types <table><tr><td><input type="checkbox"/> District(s)</td><td><input type="checkbox"/> Structure(s)</td></tr><tr><td><input type="checkbox"/> Sites(s)</td><td><input type="checkbox"/> Object(s)</td></tr><tr><td><input checked="" type="checkbox"/> Building(s)</td><td><input type="checkbox"/> Feature(s)</td></tr></table> Individual Character-Defining Features of Property Types <table><tr><td>District(s)</td><td>Structure(s)</td></tr><tr><td><u> </u></td><td><u> </u></td></tr><tr><td><u> </u></td><td><u> </u></td></tr><tr><td>Site(s)</td><td>Object(s)</td></tr><tr><td><u> </u></td><td><u> </u></td></tr><tr><td><u> </u></td><td><u> </u></td></tr><tr><td>Building(s)</td><td>Feature(s)</td></tr><tr><td><u>Platt Farmhouse</u></td><td><u> </u></td></tr><tr><td><u> </u></td><td><u> </u></td></tr></table>	State Register of Historic Places	National Register of Historic Places	<input type="checkbox"/> Determined Eligible <input type="checkbox"/> Delisted	<input type="checkbox"/> Determined Eligible <input type="checkbox"/> Delisted	<input type="checkbox"/> District(s)	<input type="checkbox"/> Structure(s)	<input type="checkbox"/> Sites(s)	<input type="checkbox"/> Object(s)	<input checked="" type="checkbox"/> Building(s)	<input type="checkbox"/> Feature(s)	District(s)	Structure(s)	<u> </u>	<u> </u>	<u> </u>	<u> </u>	Site(s)	Object(s)	<u> </u>	<u> </u>	<u> </u>	<u> </u>	Building(s)	Feature(s)	<u>Platt Farmhouse</u>	<u> </u>	<u> </u>	<u> </u>	Ordinance & Listing Information City of Boulder Local Landmark No: <u>99-3</u> Ordinance No: <u>7016</u> Ordinance Date: <u>November 09, 1999</u> State ID: <u>5BL6882</u> National Historic Landmark No: <u> </u> Areas of Significance <u>Agriculture</u> <u>Architecture</u> Property Integrity: Aspects <table><tr><td><input type="checkbox"/> Location</td><td><input checked="" type="checkbox"/> Workmanship</td></tr><tr><td><input type="checkbox"/> Setting</td><td><input type="checkbox"/> Feeling</td></tr><tr><td><input checked="" type="checkbox"/> Design</td><td><input checked="" type="checkbox"/> Association</td></tr><tr><td><input checked="" type="checkbox"/> Materials</td><td></td></tr></table> NRHP Evaluation Criterion <input type="checkbox"/> Criterion A: The property is associated with event that have made a significant contribution to the broad patterns of our history <input type="checkbox"/> Criterion B: The property is associated with the lives of persons significant in our past <input type="checkbox"/> Criterion C: The property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction <input type="checkbox"/> Criterion D: The property has yielded, or may be likely to yield, information important in prehistory or history	<input type="checkbox"/> Location	<input checked="" type="checkbox"/> Workmanship	<input type="checkbox"/> Setting	<input type="checkbox"/> Feeling	<input checked="" type="checkbox"/> Design	<input checked="" type="checkbox"/> Association	<input checked="" type="checkbox"/> Materials	
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4 If none are checked, no determination of listing has been made.

DESIGNATION BOUNDARY

Platt Farmhouse was relocated to its current location in Valmont City Park in 2011. The designated boundary includes only the building.



Figure 1-2. Platt Farmhouse within Valmont City Park, 2021(source: Google Earth)

HISTORY & SIGNIFICANCE

Historic Context

Statement of Context

Platt Farmhouse is historically significant for its association with the Platt family and its role in the agricultural development of east Boulder. Platt Farmhouse is architecturally significant as an intact example of an early 20th century vernacular farmhouse as reflected in its hipped-box design, simple wood frame construction, and prominent wrap-around front porch. The house is significant for its proximity to the North Boulder Farmers Ditch and Boulder and Lefthand Ditch, which played an important role in the agricultural development of the Valmont community.⁵

Background History

Platt Farmhouse is located in east Boulder in an area generally known as the Valmont community. The subject farm was originally homesteaded by James Rhoads, the son of the Boulder pioneer Joseph Rhoads, in 1872.⁶ It is unclear if Rhoads and his family ever lived on the property. The farm changed ownership multiple times in the 1880s to 1990s until it was purchased by James M. Platt in 1896. The Platt family built the Farmhouse in 1908. Platt and his family moved to Boulder from Iowa in search of new farming opportunities. He remarried after his first wife died and had twelve children in total. In addition to farming, Platt served as Boulder County's first water commissioner. Upon Platt's death, he passed along this position to his son, Thomas Platt, who also served as a daily weather server for the National Weather Service.⁷

The Platt family lived in the farmhouse until the early 1950s. The Farmhouse was owned by the Howe Family of Howe Mortuary and, later, Mr. Everett Wiehe until the property was finally acquired by the Boulder Parks and Recreation Department in 1997.⁸ When the Parks and Recreation Department purchased the land, they proposed moving the Farmhouse to facilitate the construction of a bike park to the north and east of the site.⁹ Originally, the farmhouse was located on approximately 25 acres of rural, undeveloped land bounded to the south by Valmont Road, Airport Road to the west, the Boulder County Jail complex to the north, and an industrial site to the east.¹⁰ On March 3, 2011, the Landmarks Board approved a Landmark Alteration Certificate to relocate and restore Platt Farmhouse. On June 3, 2011, the building was relocated from 5227 Valmont Road to 3160 Airport Road, and the bike park construction was completed soon after.¹¹

Definition of the Context

Platt Farmhouse and its setting are associated with the themes of Architecture and Agricultural Development. The Farmhouse is an intact example of early 20th century vernacular Farmhouse construction and is associated with the Platt family, who played a valuable role in the development of the Valmont community and agriculture within the City of Boulder.

5 Holthouser, Neil and Ruth McHeyser. Memorandum. City of Boulder Parks Department, 2.

6 Ibid., 3.

7 Ibid., 2.

8 Ibid.

9 East Boulder Working Group. East Boulder Inventory and Analysis Report, Boulder (Colo.) Office of Arts and Culture, 6.

10 Holthouser, Neil and Ruth McHeyser. Memorandum. City of Boulder Parks Department, 3.

11 East Boulder Working Group. East Boulder Inventory and Analysis Report, Boulder (Colo.) Office of Arts and Culture, 6.

Development of the Theme or Area of Significance

The Valmont community was founded in 1860 by a group of former miners seeking their fortunes in agriculture. The town of Valmont, plotted in 1865, prospered as a farming community. For a brief period in the 1860s, Valmont's population actually surpassed that of Boulder. Platt Farmhouse site is significant for its relationship to three key land features in east Boulder: North Boulder Farmers Ditch, Boulder and Left Hand Ditch, and Valmont Road. The North Boulder Farmers Ditch was constructed in 1862 to divert water from Boulder Creek to outlying farm communities. A second irrigation canal, the Boulder and Lefthand Ditch, was constructed in 1873 to parallel the Farmers Ditch. The ditches played a vital role in the agricultural success of the Valmont area. Where originally located, the Platt Farmhouse was situated approximately 40-feet north of the Boulder and Lefthand Ditch.¹²

Valmont's agricultural accomplishments also depended on reliable transportation. Valmont Road was built in the early 1860s to transport agricultural products from outlying farm communities to markets in Boulder. The importance of the road as an agricultural trading route is reflected in the placement of many farmhouses along Valmont Road, such as Platt Farmhouse.¹³

Associated Property Types

Platt Residence was built in the typical Vernacular Farmhouse style of the early 20th century. This structure is reminiscent of other Farmhouses built during this time throughout Colorado that can still be seen in most rural communities today. Many of this style of farmhouses no longer exist in the Valmont Community making it a truly unique occurrence within the remaining rural landscape. An example of this style of architecture most similar to Platt Farmhouse is Roney Farmhouse which still exists within the Valmont Community today.

Physical Characteristics and Integrity

Platt Farmhouse possess a high degree of authenticity and retains its integrity of design, materials, workmanship, and association. This building was relocated to its existing location in 2011 for the construction of a new bike park. It was placed approximately 700-feet west of its original location and at one of the main entrances to the bike park.¹⁴ Although building relocation is never ideal, the property remains within the Valmont Community and maintains its rural character. Most of the original materials have remained the same or have been replaced with compatible materials. The workmanship is consistent with the typical Vernacular Farmhouse construction throughout Colorado since 1860, as well as a good portion of the United States in the early 20th century. Since the building was relocated, there is a feeling of disconnect with its original history. However, it still feels like a prominent part of the community in its new location within the bike park. Through preservation and continuing the Farmhouse's story, the structure has retained its association with the Platt family as prominent members of the Valmont (and wider Boulder) community, as well as its associations with early agricultural development in Boulder.

Statement of Significance

The Platt Farmhouse is historically significant for its associations with the Platt Family and the role they played in the agricultural development of East Boulder. The house is an early example of a typical vernacular farmhouse within the Boulder community. Character-defining architectural features of this building type include, but are not limited to, the hipped-box design, simple wood frame construction and wood siding, a prominent porch, and dormers. All features are extant at the Platt Farmhouse. This structure is one of the only remaining houses left from the Valmont community, making it a unique occurrence within the Boulder community.

Recommended Period of Significance

The recommended period of significance for Platt Farmhouse is from 1908 to 1950. The period begins with the construction of the Farmhouse and ends when the Platt family were no longer residents of the farmhouse in 1950, after which it changed ownership a several times and then leased to the City of Boulder who currently owns the property.

¹² Holthouser, Neil and Ruth McHeyser. Memorandum. City of Boulder Parks Department, 3.

¹³ Ibid.

¹⁴ East Boulder Working Group. East Boulder Inventory and Analysis Report, Boulder (Colo.) Office of Arts and Culture, 6.

Summary of Use

Historic Use

Platt Farmhouse property was originally homesteaded by James J. Rhoads who maintained the property until 1872. It is unclear if he or his family ever lived on the property. The property changed ownership multiple times in the 1880s to 1900s until it was purchased by James M. Platt in 1896. Platt Farmhouse was constructed in 1908. The Platt family lived in the farmhouse and operated the farm until the early 1950s. The residence was owned by the Howe Family of Howe Mortuary and Mr. Everett Wiehe before being acquired by the City of Boulder.¹⁵

Date	Event
1872 to 1880s	Property was homesteaded by James J. Rhoads
1886 to early 1950s	James Platt begins ownership of the property
Early 1950s to 1976	Howe Family ownership
1976 to 1997	Mr. Wiehe ownership

Current Use

Platt Farmhouse was acquired by Boulder Parks and Recreation Department in 1997. When the Parks and Recreation Department purchased the land, they proposed moving the farmhouse to facilitate the construction of a bike park to the north and east of the site. Originally, the farmhouse was located on approximately 25 acres of rural, undeveloped land bounded to the south by Valmont Road, Airport Road to the west, the Boulder County Jail complex to the north, and an industrial site to the east.¹⁶ On March 3, 2011, the Landmarks Board approved a Landmark Alteration Certificate to relocate and restore Platt Farmhouse. On June 3, 2011, the building was relocated, and the bike park construction was completed soon after.¹⁷

Date	Event
1997 to present	Ownership by Boulder Parks and Recreation Department
2011 to present	Building relocated to current site and re-purposed

¹⁵ Holthouser, Neil and Ruth McHeyser. Memorandum. City of Boulder Parks Department, 2.

¹⁶ Ibid, 4.

¹⁷ East Boulder Working Group. East Boulder Inventory and Analysis Report, Boulder, 6.

INTEGRITY

The integrity of Platt Farmhouse has been assessed to determine if the characteristics that shaped the original construction within its period of significance (1908 to 1950) are present as they were historically. Integrity is evaluated according to seven aspects or qualities: location, setting, design, materials, workmanship, feeling, and association. Platt Farmhouse retains integrity in design, materials, workmanship, and association. Platt Farmhouse does not retain integrity in location, setting or feeling as the building has been moved from its original location and its orientation has changed.

Location

Platt Farmhouse was relocated to its existing location in 2011 during construction of a new bike park. The building was placed approximately 700-feet west of its original location and at one of the main entrances to Valmont Park.

Setting

The setting has changed from a farming community to a bike park. As part of the relocation, the orientation of the building on the site was changed. In its original location the front door of the building faced toward the irrigation ditch. During relocation, the house was reoriented so that the (original) south elevation is (now) facing north. The original front door on the south elevation was relocated to the (now) south elevation so the door would still face the irrigation ditch as it had originally.

Design

Platt Farmhouse generally retains a high degree of architectural integrity, especially from the south (front) elevation. The addition of a large dormer and porch, as well as skylights were added to the structure in the 1970s, however, they were all removed when the building was relocated.

Materials

Most original materials have remained. During relocation, the entry columns and porch were replaced in-kind and a concrete ramp was installed for accessibility on the rear of the building. The farmhouse was set on a new concrete foundation, and some windows and doors were replaced to match in-kind.

Workmanship

Workmanship is consistent with the typical vernacular wood frame structure built throughout Colorado since 1860 as well as much of the United States in the early 20th century. With an absence of decorative architectural features and details that can distinguish a specific style, these simple modest homes are divided into types according to floor plan and roof shape.

Feeling

Since the building was relocated, it no longer retains integrity of feeling, but remains a prominent part of the community in its new location within the bike park.

Association

The farmhouse retains its association with the Platt family as prominent members of the Valmont (and wider Boulder) community, as well as its associations with early agricultural development in Boulder.

Construction & Alteration History

Date	Event	Source
1872	James Rhoads, farmer and son of Boulder Pioneer Joseph Rhoads, homesteaded property of 25 acres. It is unclear if him and his family ever actually lived on the property.	Memorandum, 2.
1896	Property purchased by James M. Platt.	Memorandum, 2.
1908	Platt Farmhouse was constructed.	Memorandum, 2.
1950s	Platt Family no longer resided in the Farmhouse. Purchased by the Howe Family of Howe Mortuary.	Memorandum, 2.
1970s	Large addition added to the west elevation that included a flat-roof dormer with two double-hung windows, two narrow plate-glass windows, and a doorway exiting onto a projecting balcony. Three skylights on east elevation added.	Memorandum, 4.
1976	Property changed ownership from Howe Family to Everett Wiehe.	Memorandum, 2.
1999	Platt Farmhouse designated a local landmark by the City of Boulder.	City of Boulder Landmark L-99-3
2011	Platt Farmhouse relocated within the Valmont Bike Park to its current location and rehabilitated.	East Boulder Inventory and Analysis Report, 6.

EXISTING CONDITION

Architectural Description

This a vernacular wood frame structure with painted wood board siding. The farmhouse reflects a typical vernacular farmhouse structure with a hipped-box design, wood framed construction, wood siding, dormers, and porch. A stair at the main entry leads up to the elevated wrap around porch. The hipped roof features sprung (flared) eaves and two small shed roof dormers. All of these character defining features of the structure had been retained during relocation efforts.¹⁸

Primary Materials

Character-defining features of the Platt Farmhouse include a central brick chimney (that was removed on the interior), double hung windows with wood shutters, the asphalt shingle roof and dormers with wood shingle siding, as well as original hardwood flooring and the interior painted plaster ceiling and walls.

During the relocation of Platt Farmhouse to its current location, the structure was rehabilitated and several modifications were made. The building was placed on a new poured-in-place concrete foundation that maintains an elevated space under the porch to provide an accessible crawlspace. The wood Doric porch columns were replaced to match in-kind. Some original windows and doors were replaced to match in-kind. The walls were repainted, kitchen and bathroom fixtures updated, and all existing appliances were replaced or added.



Figure 1-3. Platt Farmhouse and outbuildings on original site, 1949 (source: Carnegie Library for Local History)

¹⁸ Holthouser, Neil and Ruth McHeyser. Memorandum. City of Boulder Parks Department, 3.

Architectural Condition

Concrete

Sidewalk: In the current building location, the rear (north elevation) entrance is accessed from an accessible concrete ramp. The ramp was added when the building was relocated and rehabilitated and is in good condition. The building entry on the south elevation has a concrete pad at the bottom of the stairs that is in good condition.

Building Foundations: The building and porch appear to have been set on new concrete foundations as part of the relocation and rehabilitation. The concrete appears to be in good condition. Refer to structural analysis.



Figure 1-4. Concrete sidewalk at the accessible entrance, 2020 (source: Ratio)



Figure 1-5. Concrete slab at the base of the stairs, 2020 (source: Ratio)



Figure 1-6. Porch and building foundations, 2020 (source: Ratio)



Figure 1-7. Porch columns, 2020 (source: Ratio)

Wood

Porch Columns: The original wood porch and stair were reconstructed when relocated. The framing, columns, railing, and stairs were constructed with compatible materials and designed to match the original construction. The columns are in fair condition overall. The paint is peeling slightly at the base of the columns. The rails and posts are in fair condition. The bottoms of the posts are showing signs of cracking and peeling paint. Areas on both the top and bottom rails have peeling paint. To comply with the current code height requirements for guardrails, a metal rail has been added. The metal rail appears to be in fair condition, maintaining its structural integrity but showing large areas of rust.

Porch Flooring: The wood floor of the porch and the entry stairs are in poor to fair condition. The tongue and groove boards are intact and functional, but are unfinished and showing considerable wear, weathering, and warping.

Porch Roof and Soffit: The porch roof is in good condition. The wood soffit is in fair to poor condition. There is considerable wear, weathering, and cracking and peeling paint on both the support beams and the wood soffit material.



Figure 1-8. Wood porch stair, 2020 (source: Ratio)



Figure 1-9. Wood porch framing roof supports, 2020 (source: Ratio)

Exterior Siding: In general, the wood siding is in fair condition. Some discoloration is evident on the siding, as well as a few small areas where the siding is damaged or the paint is missing.

Hardwood Flooring: Both levels of the interior have wood plank flooring, that appears in good condition. The interior stairs have a wood finish. The stairs appear to be in good condition with the exception that a few nosing boards are loose.



Figure 1-10. Wood siding, 2020 (source: Ratio)



Figure 1-11. South elevation door, 2020 (source: Ratio)

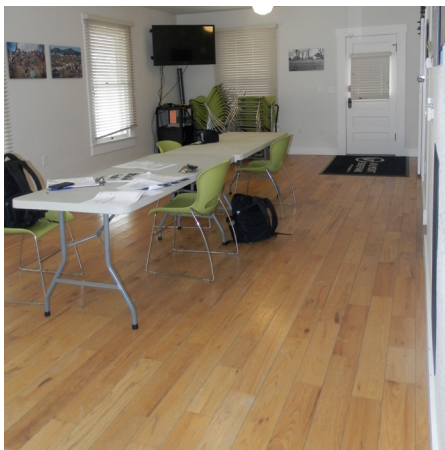


Figure 1-12. Hardwood flooring on the first floor, 2020 (source: Ratio)



Figure 1-13. Hardwood flooring on the second floor, 2020 (source: Ratio)

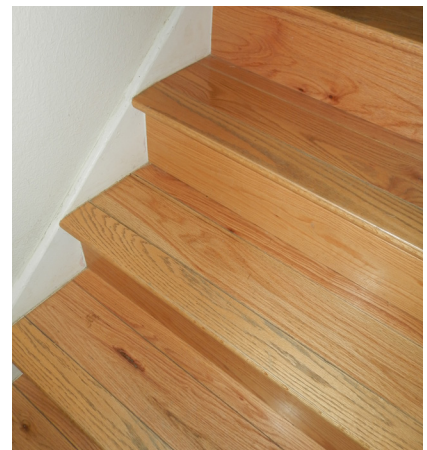


Figure 1-14. Wood treads and nosings, 2020 (source: Ratio)

Windows and Doors: The windows and doors appear to be in good condition with no obvious signs of wear or damage. Based on the City-provided building drawings of rehabilitation it appears the windows and doors are a mix of both original and replacements. Replacement windows and doors appear to match the design and materials of the original components. Recent work includes the addition of a sliding barn door and wood finish at the first floor office.

Roofing

Shingles: The main portion of the roof is finished with asphalt shingles, which appear to be in good condition. The upper dormers have an exterior wall finish of painted wood shingles. From ground level observation the shingles appear to be in fair condition.

Gutters: The gutters and downspouts appear to have been replaced during rehabilitation. The gutter profile is a half-round style, which replicates the gutter shapes in use when the Farmhouse was originally built. Both gutters and downspouts appear to be in good condition.



Figure 1-15. Sliding barn door and infill wall, 2020 (source: Ratio)



Figure 1-16. Wood shingle dormers, 2020 (source: Ratio)



Figure 1-17. Asphalt shingle roof, 2020 (source: Ratio)



Figure 1-18. Half-round gutters, 2020 (source: Ratio)

Additional Items

Tile Floors: Both the kitchen and the restroom have tile finishes. The tile is in good condition.

Mechanical: The swamp cooler and furnace for the building appear to be in working condition. They are located in the crawl space below the building, that is accessed behind the slatted wood screens below the porch. A building systems engineer will need to be procured by the city to conduct a thorough analysis to confirm compliance and performance of existing systems.

Attic: The attic was partially renovated into an office space, likely at the time of relocation. The rest of the attic remained unfinished and is accessed through access panels on the added partition wall. There are two wall panels that appear to be the access for the unfinished attic space. In both access panels there is a hole cut into them. It is unclear the intent of the holes or if there is a grille missing from these locations. Otherwise the attic spaces are in good condition.

Chimney: The remains of the brick chimney above the roof are visually in good condition, however, a roof consultant should conduct an analysis to confirm.



Figure 1-19. Kitchen area with tile floor, 2020 (source: Ratio)



Figure 1-20. Restroom tile finishes, 2020 (source: Ratio)



Figure 1-21. Swamp cooler and furnace in the crawl space, 2020 (source: Ratio)



Figure 1-22. Attic access panel, 2020 (source: Ratio)

Structural Condition

Platt Farmhouse is a one-and-a-half story wood-framed farmhouse, which has been moved from its original location to a new location, at which time much of the structure was replaced and a second level addition was removed. Structural drawings from the rehabilitation were reviewed during this assessment. The structural systems are described below based on our site observations, documentation of the structure, and review of existing documentation.

Foundation

The structure has new concrete foundation stem walls and concrete footings at frost depth. The foundation is in good condition. It appears that the new concrete piers at the porch were coated in a finish coat to look like the original piers which had a honeycombed surface.

Roof Framing

The farmhouse has a hip roof with curved eaves and a shed roof dormer on the front and back. The wrap around porch has a shed roof. Most of the roof framing was replaced with new lumber during the renovation. The roof framing now supports the historic masonry chimney remnant above the roof. The historic chimney below the roof was removed during the renovation. The roof is in good condition. It was strengthened during the renovation and is performing adequately.

Floor Framing

The first-floor framing system consists of dimensional lumber spanning between perimeter concrete stem walls and interior stem walls or steel beams. The second-floor framing spans between bearing walls or LVL headers. The original joists have been sistered or replaced with new lumber. The floor systems are in good condition. They were strengthened during the renovation and are performing adequately.

Wall Framing

The structure has wood-framed stud walls and LVL headers. During the renovation the framing was updated to comply with current codes. The walls are in good condition. They were strengthened during the renovation and are performing adequately.

Lateral Force Resisting System (LFRS)

The LFRS of the farmhouse consists of the wood framed and sheathed shear walls, the wood floor diaphragms, and wood roof sheathing and framing; it was updated to meet the ASCE 7-05 and 2006 IBC Codes for an office occupancy. The existing LFRS is in good condition. It was strengthened during the renovation and is performing adequately.

Other Structural Features

The farmhouse has a wrap-around front porch supported by wood columns. The rear entrance has an ADA-compliant concrete ramp. The porch and ramp are in good condition. The paint on the porch's wood framing elements is failing.



Figure 1-23. Front and west elevation of Platt Farmhouse, 2020
(source: JVA)



Figure 1-24. Porch piers wrapped in coating, 2020 (source: JVA)



Figure 1-25. Back and east elevation of Platt Farmhouse, 2020
(source: JVA)

Structural Condition Definitions

This structural condition assessment makes use of terms concerning the condition of building components which are defined as follows:

Good - A structural element, component or system is considered in good condition when it is undamaged, structurally sound or functionally operational, and performing as intended. No specific repairs are required, and only minor or routine maintenance is needed.

Fair - An element, component or system is considered in fair condition when there are signs of wear or deterioration, such as freeze-thaw deterioration, corrosion, or wood decay exceeding expectations based on the age and use of the element, that may be reducing the structural capacity of the member. Replacement or repair of the element may be required.

Poor - An element, component, or system is considered in poor condition when it no longer performs its intended structural purpose. Deterioration or damage reduced the load carrying capacity of the element and simple repairs cannot be justified or are not expected to be effective. The element may show signs of imminent failure. Major repair or replacement will be required.

Note: Condition ratings reported are based upon visual observations only. No material testing or exploratory observations have been made. Further investigation could result in modification to condition ratings.

Table 1-1: Condition Assessment of Architectural Features

The building systems or roofs were not thoroughly assessed as part of the project scope as this scope included field reconnaissance and not a full assessment.

Primary Features	Description of Primary Materials	Condition
Concrete	Exterior ramp	Good
Wood	Porch and stairs, siding	Poor, Fair
Roofing	Asphalt shingles	Good
Additional Building Systems		
Mechanical	Swamp cooler and furnace	Good
Electrical	Lighting and power	Good
Plumbing	Restroom and kitchen sink	Good
Fire Protection & Suppression		Not Assessed

Table 1-2: Condition Assessment of Structural Features

Primary Features	Description of Primary Materials	Condition
Foundation	Reinforced concrete stem walls and footings	Good
Roof Framing	Wood-framed system	Good
Floor Framing	Wood-framed system	Good
Walls Framing	Wood-framed stud walls and LVL headers	Good
Lateral Force Resisting Systems (LFRS)	Wood framed and sheathed shear walls, the wood floor diaphragms, and wood roof sheathing and framing	Good
Other Structural Features	Wrap around porch and entrance ramp	Good

ADDITIONAL IMAGES



Figure 1-26. Platt Farmhouse Landmark Designation plaque, 2020 (source: Ratio)



Figure 1-27. North elevation, 2020 (source: Ratio)



Figure 1-28. West elevation, 2020 (source: Ratio)



Figure 1-29. South elevation, 2020 (source: Ratio)



Figure 1-30. East elevation, 2020 (source: Ratio)



Figure 1-31. Crawl space access, 2020 (source: Ratio)



Figure 1-32. Attic space, 2020 (source: Ratio)



Figure 1-35. Attic space, 2020 (source: Ratio)



Figure 1-33. South porch, 2020 (source: Ratio)



Figure 1-36. East porch, 2020 (source: Ratio)

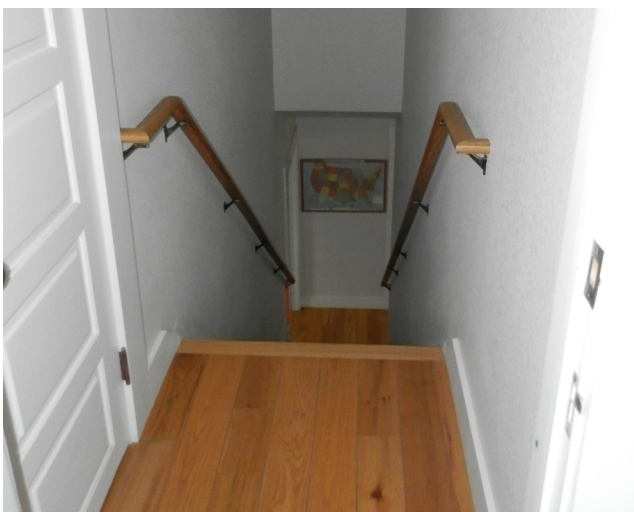


Figure 1-34. Interior stairway, 2020 (source: Ratio)



Figure 1-37. Kitchen, 2020 (source: Ratio)

SKETCHES

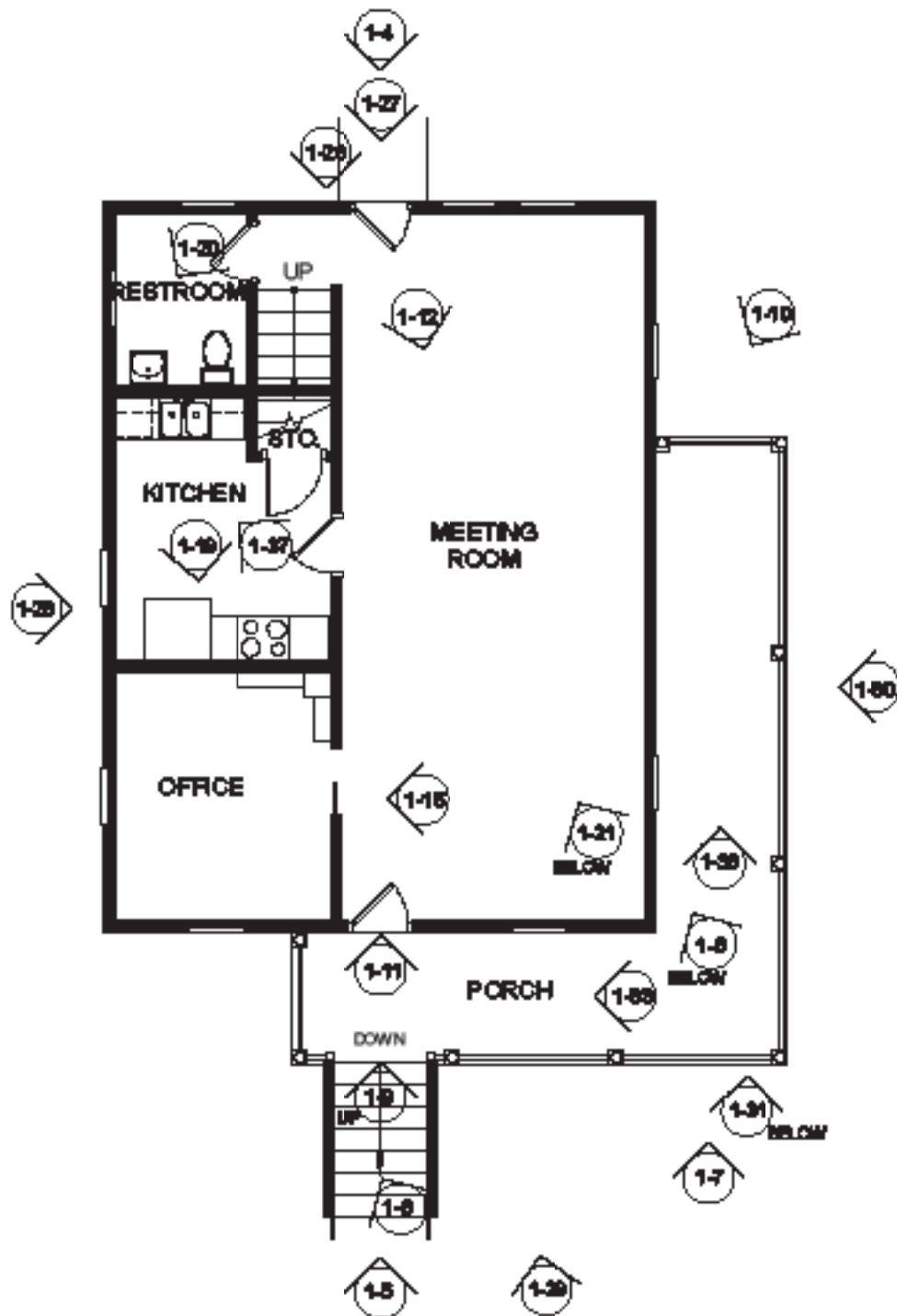


Figure 1-38. First Floor Plan, 2020 (source: Ratio)

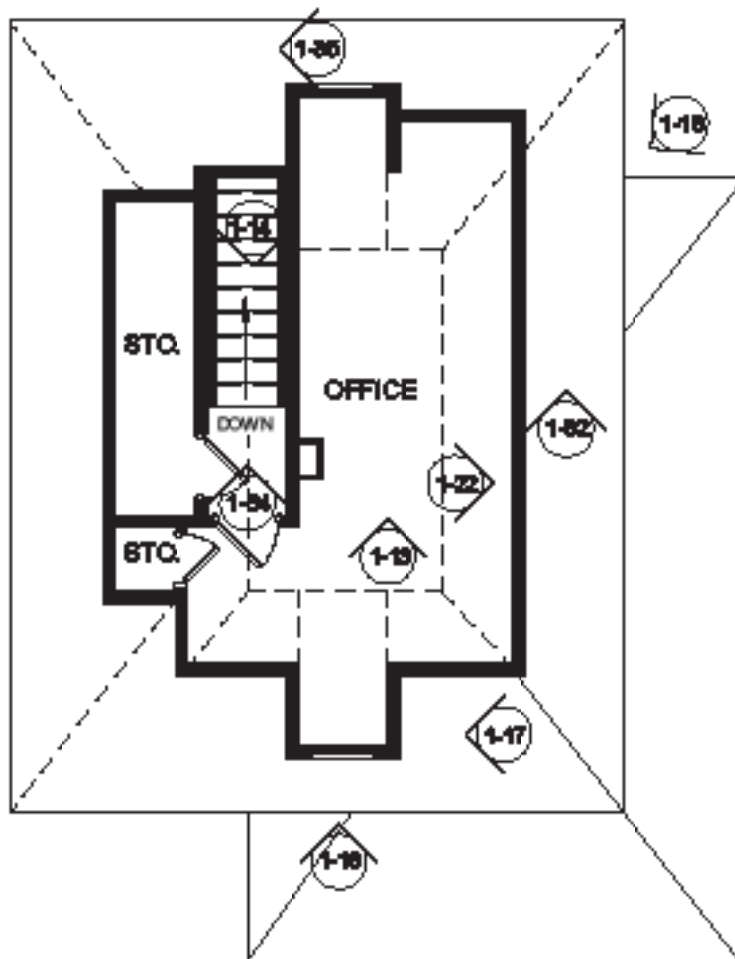


Figure 1-39. Second Floor Plan, 2020 (source: Ratio)

TREATMENT

Introduction and Overview

Rehabilitation is the selected treatment approach for the Platt Farmhouse. This approach emphasizes the preservation of the property, and allows for adaptive reuse. This section provides actions and recommendations to guide the holistic preservation and rehabilitation of the Platt Farmhouse to ensure its future as a valued landmark.

Treatment guidance is based upon review of historic documentation, assessment of condition and integrity, and in support of current and planned futures uses. This section provides treatment actions to protect character-defining features, and repair features. Treatment recommendations identify where repair is needed to reveal historic features, retain character, and maintain integrity. Future work planned for the Platt Farmhouse shall be guided by *The Secretary of the Interior's Standards for the Treatment of Historic Properties* and accomplished by using accepted preservation methods detailed by the National Park Service, and Chapter 9-11 (Historic Preservation) of the Boulder Revised Municipal Code.

Rehabilitation is defined as the act or process of making possible a compatible use for a property through repair, alterations, or additions if those portions or features that convey its historic, cultural, or architectural values are preserved. Rehabilitation allows for new additions to be integrated within the study area in a manner that preserves established patterns and features. Additional actions include those that preserve, repair, and retain contributing features and qualities that contribute to the historic character.

Guiding Principles

Platt Farmhouse is historically significant for its association with the Platt family and for their role in the agricultural development of east Boulder. The farmhouse is architecturally significant as an intact example of an early-twentieth century vernacular farmhouse. Platt Farmhouse is characterized by its hipped-box design, simple wood frame construction, and prominent wrap-around front porch. The house is significant for its proximity to the North Boulder Farmers Ditch and the Boulder and Lefthand Ditch, which played significant roles in the agricultural development of the Valmont community.

Guiding Principles

- Preserve, protect, and repair the Platt Farmhouse's contributing architectural and structural features including characteristics that contribute to its historic character on the interior and exterior of the structure.
- Maintain and enhance current year-round use by leasing tenants and community rental spaces.

Treatment Guidance

Treatment guidance provides recommendations for the preservation and repair of individual characteristics of Platt Farmhouse. Treatment guidance is presented for the building only as the site is not included within its designation boundary. This guidance is to be followed when proposing modifications to contributing features, to qualities that contribute to the historic integrity of the property, and for existing features.

Buildings and Structures

Protect and preserve the farmhouse's contributing features in their original locations.

- Preserve and repair character-defining features including the central brick chimney, double hung windows, the asphalt shingle roof and dormers with wood shingle siding.
 - Repair existing porch and exterior stair wood decking.

- Review original design/plans for the moving, renovation and restoration to determine if there are any outstanding phases of work that weren't completed during the original renovation and restoration project.
- Preserve extant structural features in-place.
 - No structural recommendations at this time for the foundation, floor framing, roof framing, wall framing, or lateral force resisting system.
 - Maintain envelope to ensure wood framing is dry.
 - Keep vegetation away from the structure.
- Preserve, repair, and replace extant architectural finishes to match in-kind.
 - Repair and refinish all painted surfaces.
- Maintain contributing structures and objects through regular maintenance including the following:
 - Touch up all painted surfaces on a routine basis.
 - Cyclical repair and replacement of broken or missing architectural and structural features and finishes.
 - Maintain weatherstripping of windows and doors.
 - Roof sealants and flashing should be reviewed yearly (biannually at a minimum) to ensure water tightness.

Top Priorities

The following actions to improve or repair physical features or landscape characteristics are the top recommended priorities. These actions meet the following criteria: impact for safety / stabilization; threat of loss of integrity; poor condition; potential impact due to enhancement; critical path / adjacency to other planned work; or relevancy to other current plans.

These priorities do not diminish the necessity to complete other recommendations to protect the structure over the long-term, but rather highlight the current highest priorities.

- 1 - Conduct repairs for the safety and stabilization of Platt Farmhouse.
 - Repair existing porch wood declining and stairs.
 - Install roof and soffit vents and paint soffits.
 - Evaluate exterior paint for routine scheduled maintenance.

RESOURCES

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