COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

National Register eligibility assessment: **Not Eligible**
State Register eligibility assessment: **Not Eligible**
Local Landmark eligibility assessment: **Not Eligible**
II. GEOGRAPHIC INFORMATION

9. P.M. 6th Township 1N  Range 70W
   NE ¼ of NE ¼ of NW ¼ of section 31
10. UTM reference (NAD83)
    Zone 13: 476281 mE  4429378 mN
11. USGS quad name: Boulder, Colorado
    Year: 2013  Map scale: 7.5
12. Legal Description: Tract 99 Less A & B & Pt. Lot 2, Block 1
    Addition: Smith’s Grove  Year of Addition: 1902
13. Boundary Description and Justification: This legally defined parcel encompasses, but does not exceed, the land historically associated with this property.

III. ARCHITECTURAL DESCRIPTION

14. Building plan (footprint, shape):  Rectangular Plan
15. Dimensions in feet:  30’ N-S by 48’ E-W
16. Number of stories:  One
17. Primary external wall material(s):  Metal, Brick
18. Roof configuration:  Flat Roof
19. Primary external roof material:  Asphalt Roof / Composition Roof
20. Special features:  N/A
21. General architectural description:

   Built in 1953, this one-story former gas station building rests on a poured concrete slab foundation. As originally designed, a salesroom was located in the west half of the building, with two service bays in the east half, and men’s and women’s restroom at the northwest corner. A glass-in-silver-metal-frame corner entry door faces southwest toward the intersection of Arapahoe Avenue and Broadway. This door is topped by a 4-light transom and is flanked by expanses of fixed-pane storefront display windows in silver metal frames. Two glass-in-silver-metal-frame rollaway garage doors access the two service bays in the east half of the south-facing wall. A pedestrian-entry glass-in-silver-metal-frame door, with a tall transom light, is between the two service bay doors. The west-facing wall, the kickplate area below the storefront display windows, and columns flanking the two service bays are clad with mottled red brick. A painted beige wood-paneled door, with a 4-light transom, is near the north end of the west-facing wall. (Historically, this door accessed the men’s restroom, while the women’s restroom was accessed from within the salesroom.) The west-facing wall also contains a 6-light industrial sash window. The east-facing wall is clad with beige color vertical porcelain enameled steel siding and contains two sets of paired 8-light industrial sash windows. The north-facing wall is clad with beige color porcelain enameled steel panels and contains two sets of paired 4-light industrial sash windows and one other 4-light industrial sash window. The roof is flat, behind a neo-Mansard style roof eave on the west, south, and east sides of the building. The neo-Mansard style roof eave is of porcelain.
enameled steel construction, including beige color shingles, and with a low-pitched intersecting gable over the service bay doors. Remnants of an oblong-shaped metal sign with tube lights that previously advertised “CONOCO” is within the intersecting gable. A painted red and beige wood band appears as a decorative belt course just below the roof eave on the south and west sides.

Architectural style/building type: Gas Station / Oblong Box Gas Station

22. Landscaping or special setting features:
   This building is located toward the rear corner of the lot at the northeast corner of Arapahoe Avenue and Broadway. Areas immediately south and west of the building are paved with asphalt and concrete. The area just west of the building is paved with asphalt and red bricks. The Riverside Building at 1724 Broadway (5BL.1129) is immediately west of the building. Boulder Creek flows northwest to southeast within Central Park, behind the property to the east.

23. Associated buildings, features, or objects: N/A

IV. ARCHITECTURAL HISTORY

24. Date of Construction: Estimate: Actual: 1953
   Source of information: Building permit application dated March 20, 1953, on file with the City of Boulder

26. Architect: Standard Oil Company
   Source of information: Building permit application dated March 20, 1953

27. Builder/Contractor: Brown & Schrepferman
   Source of information: Building permit application dated March 20, 1953

28. Original owner: Standard Oil Company
   Source of information: Building permit application dated March 20, 1953

29. Construction history (include description and dates of major additions, alterations, or demolitions):
   This building was erected in 1953 as a Standard service station or gas station. It replaced a smaller gas station built in 1931 positioned at a forty-five degree angle to the intersection of Arapahoe Avenue and Broadway. A building permit for the current building was issued to the Standard Oil Company on March 20, 1953. The permit lists Brown & Schrepferman as the contractor with the cost of construction estimated at $17,000.00. The building was designed and constructed as what is now architecturally classified as an “Oblong Box Gas Station. This was the prevalent building type or plan of gas stations built in Colorado from the late 1940s to the early 1970s. Erected on a flat concrete surface, Oblong Box gas stations typically featured a rectangular plan consisting of a salesroom, two service bays, and men’s and women’s restrooms. (Another Oblong Box style gas station was built by the Socony – Vacuum Oil Company one block east at 1301 Arapahoe Avenue in 1951 (5BL.13803,))
Founded in 1889 by Alexander Brown and Conrad Schrepferman, Brown – Schrepferman and Company was and remains one of Denver’s most prominent commercial builders. Both carpenters by trade, the two men met in 1888 while working on the construction of a house near Clayton School in east Denver. The firm gained experience building houses and other buildings in Denver’s Capitol Hill neighborhood in the 1890s, before focusing on the construction substantial commercial and public buildings in Denver and throughout Colorado. Brown & Schrepferman constructed the Telluride School (5SM.1741) in 1896, a Romanesque Revival style building designed by architect John. J. Huddart. Commissions to erect numerous other schools and educational buildings soon followed, including at the University of Colorado in Boulder, the Colorado Agricultural College in Fort Collins, the Colorado State Teachers College in Greeley, and the Colorado School of Mines in Golden.

Following the turn-of-the-twentieth century, the firm erected several Great Western sugar factories in northeastern Colorado, while continuing to gain prominence in Denver. Notable Denver area commissions include: the Agnes Phipps Memorial Sanitarium in 1902, the original Clubhouse at the Denver Country Club in 1904, a major remodel of the Morey Mercantile building on Wazee Street designed by architects Gove & Walsh in 1907, and the Fairmount Cemetery Mausoleum designed in 1928 by the architectural firm of Mountjoy and Frewan. Also, in the 1920s, Brown & Schrepferman completed a major remodel of the Denver Country Club Clubhouse. Using designs prepared by architects Fisher & Fisher, the firm erected a new addition and converted the 1904 clubhouse that had been built in the Late Victorian era Shingle style of architecture into a new Colonial Revival style edifice.

When this Standard gas station in Boulder was built in the early 1950s, Brown – Schrepferman & Company was headed by John Wilson and James S. Brown Jr., both direct descendants of the firm’s founders and original owners. Notable commissions in the ensuing years include Hill Junior High School, Mount Airy Hospital, and the Rainbow Bread Company plant, in Denver, buildings on the IBM campus in Boulder County, and the Lakewood Country Club.

City of Boulder building permit files reveal that the Standard gas station at 1201 Arapahoe Avenue in Boulder stayed largely as originally built until 1971. In June of that year, the Porcelain Enamel Company, was issued a building permit to erect the neo-Mansard style metal eave. Other building permits on file with the City include one issued in September 1975 to remove and replace the concrete flooring in the service bays. Other permits on file were for electrical and plumbing work, and to remove and install fuel tanks. Originally a Standard service station, the building became a Conoco service station in the 1980s. The station closed and the gas pumps removed in 2016 or early 2017. The building is currently vacant in 2018.

Original Location: Yes  Date of move(s): N/A
V. HISTORICAL ASSOCIATIONS

31. Original use(s): Commerce/Trade / Gas Station
32. Intermediate use(s): Commerce/Trade / Gas Station
33. Current use(s): Vacant / Not in Use
34. Site type(s): Building

35. Historical background:
This building was erected in 1953 as a Standard service station or gas station. Known originally as Cy's Standard Service, the station was independently operated by Cyrus R. Lummis until the early 1960s. During the 1950s, Cyrus and his wife, Marie, resided at 1429 10th Street in Boulder. In 1965, the business was named Don's Standard Service, independently operated by Donald L. Guyer. At that time, Don and his wife, Josephine, lived at 1064 Gapter Road in Boulder. From the late 1960s until the late 1970s, the business was known as Ralph's Standard Service, independently operated by Ralph Kwaitkoski. His personal residence was at 3425 Moorhead Avenue in Boulder. The business then again became known as Don's Standard Service, this time operated by Don Lathrop. In an advertisement in the 1980 Boulder city directory Don's Standard offered the following products and services:

- NAISE [National Institute for Automotive Service Excellence] Certified Mechanic, Tune-up, Road Service,
- Atlas Tires, Batteries, Accessories, Complete Service and Repairs, Wheel Balancing, State Inspection, Open 7 am – 8 pm.

The business became a Conoco service station by the late 1980s, initially known as University Conoco and later as Arapahoe & Broadway Conoco. In 1990, University Conoco was operated by William Darnell and Michael Brink. The service station closed and the gas pumps were removed in 2016 or early 2017. The building is currently vacant in 2018.

36. Sources of information:
Boulder County Assessor property data: https://www.bouldercounty.org/property-and-land/assessor/data-download/
Boulder County Real Estate Appraisal Card. On file at the Boulder Carnegie Library.
City of Boulder Building Permit files.
City of Boulder, Planning and Development Services, Parcel Summary Report for Parcel #1463300300010.
VI. SIGNIFICANCE

37. Local landmark designation: **No**  Date of designation: **N/A**
    Designating authority: **N/A**

38. **Applicable National Register Criteria:**

   A. Associated with events that have made a significant contribution to the broad pattern of our history;

   B. Associated with the lives of persons significant in our past;

   C. Embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or that possess high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction; or

   D. Has yielded, or may be likely to yield, information important in history or prehistory.

   Qualifies under Criteria Considerations A through G (see Manual)

   ✔️  Does not meet any of the above National Register criteria

38A. **Applicable State Register Criteria:**

   A. The association of the property with events that have made a significant contribution to history;

   B. The connection of the property with persons significant in history;

   C. The apparent distinctive characteristics of a type, period, method of construction, or artisan;

   D. The geographic importance of the property;

   E. The possibility of important discoveries related to prehistory or history.

   ✔️  Does not meet any of the above State Register criteria

38B. **City of Boulder Criteria for Individual Landmarks:**

   **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.
39. Area(s) of significance: Architecture, Commerce
41. Level of significance: Local

42. Statement of significance:

This building is historically significant to a modest extent for its use as a gas station or service station from 1953 until circa 2017. It is also architecturally notable because it was built by Brown – Schreperman & Company, and because it is a representative Oblong Box type gas station - the prevalent style of gas station in Colorado from the late 1940s to the early 1970s. Built on a flat concrete surface, Oblong Box gas stations typically featured a rectangular plan consisting of a salesroom, two service bays, and men’s and women’s restrooms. During those years, service station operators sold not only gasoline, but also a variety of automobile-related products such as tires, batteries, motor oil, and windshield wipers. Such stations also typically employed certified mechanics and offered a wide range of repair services. In the 1970s, petroleum companies began to surrender the repair or servicing of automobiles to dealerships and specialized repair garages. Oblong Box service stations thus became obsolete, replaced by the gas station / convenience store type of business that exists to the present day.

Nonetheless, considered relative to National and State Register criteria, and relative to City of Boulder landmarking criteria, the building is evaluated as ineligible for listing in the National and State Registers and ineligible for local landmark designation. The building’s exterior appearance was substantially altered with the installation of the prominent neo-Mansard style roof eave in 1971. Because this alteration is not yet fifty years old, and does not meet the requirements for Criteria Consideration G, it is considered to significantly detract from the original construction. The mottled brick veneer on the west-facing and south-facing walls is also an alteration to the original construction. The building therefore is presently not regarded as a particularly intact example of the Oblong Box type of gas station. Although notable for having been constructed by Brown & Schreperman, the building is hardly among the more notable buildings that the firm erected, and not all of the firm’s buildings should necessarily be considered eligible for designation.

43. Assessment of historic physical integrity related to significance:

This building displays a low level of integrity relative to the seven aspects of integrity as defined by the National Park Service and the Colorado Historical Society, location, setting, design, materials, workmanship, feeling and association. The building’s original construction was most notably altered in 1971 with the construction of the neo-Mansard style roof eave including the intersecting gable over the service bay doors. Other alterations include the mottled brick veneer on the building’s west-facing and south-facing sides, and the removal of all signage related to the Standard or Conoco oil companies.
VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. National Register eligibility assessment: Not Eligible
   State Register eligibility assessment: Not Eligible
   Local Landmark eligibility assessment: Not Eligible

45. Is there National Register district potential? No
   Discuss: Historic buildings in this neighborhood are too dispersed and do not collectively have the significance or display the integrity to comprise a National Register historic district.

   If there is N.R. district potential, is this building contributing or noncontributing? N/A

46. If the building is in an existing N.R. district, is it contributing or noncontributing? N/A

VIII. RECORDING INFORMATION

47. Photograph numbers: CD # 1, Images 15-19
   CD filed at: City of Boulder, Department of Planning, Housing and Sustainability
       1300 Canyon Blvd.
       Boulder, CO 80306

48. Report title: N/A
49. Date(s): June 29, 2018
50. Recorder(s): Carl McWilliams
51. Organization: Cultural Resource Historians
52. Address: 1607 Dogwood Court, Fort Collins, CO 80525
53. Phone number(s): (970) 493-5270
Current Photos

*CD 1, Image 15, View to East, of the west-facing wall*

*CD 1, Image 16, View to Northeast, of the west-facing and south-facing walls*
Architectural Inventory Form          5BL13831       1201 Arapahoe Avenue, Boulder, CO

Cultural Resource Historians LLC
1607 Dogwood Court, Fort Collins, CO 80525
(970) 493-5270

CD 1, Image 17, View to North, of the south-facing wall

CD 1, Image 18, View to Northwest, of the south-facing and east-facing walls
CD 1, Image 19, View to Southwest, of the east-facing wall and the east end of the north-facing wall
Historic Image