I. IDENTIFICATION

1. Resource number: 5BL.13803
2. Temporary resource no.: N/A
3. County: Boulder
4. City: Boulder
5. Historic building name: Reichstein’s Mobil Service Gas Station
6. Current building name: City of Boulder Building
7. Building address: 1301 Arapahoe Avenue
8. Owner name and address: City of Boulder
   P. O. Box 791
   Boulder, CO 80306

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
   SW ¼ of SW ¼ of SE ¼ of SW ¼ of section 30
10. UTM reference (NAD83)
    Zone 13: 476397 mE 4429406 mN
11. USGS quad name: Boulder, Colorado
    Year: 2013  Map scale: 7.5
12. Legal Description: Lots 1-6 & Lots 7 & 8 Less Pt. Sold, Block 2
    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): L-Shaped Plan
15. Dimensions in feet: 40 N-S by 48’ E-W overall dimensions
16. Number of stories: One
17. Primary external wall material(s): Stucco, Concrete Block, Wood / Vertical Siding
18. Roof configuration: Flat Roof
19. Primary external roof material: Asphalt Roof / Composition Roof
20. Special features: Porch

21. General architectural description:
   This building consists of an original, 1951, rectangular-shaped concrete block building that measures 30’ N-S by 48’ E-W, and a 1984 wood frame shed-roofed addition to the east end of the original south-facing wall, that measures approximately 10’ N-S by 28’ E-W. Resting on a poured concrete slab foundation, the original east-facing and south-facing walls are clad with cream-color stucco or concrete parging over concrete block construction. The west-facing wall is also clad with stucco or concrete parging over concrete block construction and is decorated with a brightly painted mural. Executed in a variety of colors, the mural includes abstract images of human faces, lips, eyes and hands, as well as birds, fish, crescent moons and plants or flowers. A former doorway in the west-facing wall is infilled with vertical wood planks. The concrete block wall construction is exposed on the north-facing (rear) wall which is also painted cream color. The roof over the original building is flat. A painted cream color metal door enters the original south-facing wall from a concrete sidewalk beneath a green canvas awning. To the west of this door, the south-facing wall contains two large single-light fixed-pane windows. A painted cream color metal door enters the west-facing wall from a small concrete stoop. This stoop is covered by a shed roof supported by two 4” by 4” vertical wood posts. A large single-light fixed-pane window is at the south end of the west-facing wall. The original east-facing wall contains three industrial sash windows with concrete sills. Each of these three windows appear to consist of a
large single-light fixed-pane over a smaller hopper or awning type window.

The addition’s exterior walls are clad with painted cream color vertical wood siding. Its roof is covered with brown asphalt composition shingles and is penetrated by two skylights. The addition’s south-facing wall contains two bands of three single-light fixed-pane windows with painted beige wood frames. A painted cream color metal door enters the east-facing wall of the addition from a small 3-step wood porch with a wood railing. The addition’s west-facing wall contains a 1/1 double-hung sash window and a single-light fixed pane window, both with painted beige wood frames.

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

22. Landscaping or special setting features:
This building is set back from the southeast corner of Arapahoe Avenue and 13th Street which are paralleled by concrete sidewalks. The terrain is flat. Minimally-maintained planted grass lawns are immediately south and east of the building. The area immediately west of the building is landscaped with gravel and contains several bicycle racks. The west wall of the building at 1708 13th Street (SBL.4666) is less than three feet north of the west end of this building’s north wall.

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

IV. ARCHITECTURAL HISTORY

24. Date of Construction: Estimate: Actual: 1951
Source of information: Building permit application dated October 9, 1951, on file with the City of Boulder, Boulder County Assessor Real Estate Appraisal Card – Urban Master, Sanborn Insurance maps.

26. Architect:
Source of information: N/A

27. Builder/Contractor: Wilkins Company Inc. (probably)
Source of information: Building permit application dated October 9, 1951, on file with the City of Boulder.

28. Original owner: Socony – Vacuum Oil Company
Source of information: Building permit application dated October 9, 1951, on file with the City of Boulder, Boulder city directories.

29. Construction history (include description and dates of major additions, alterations, or demolitions):
Sanborn Insurance maps and Boulder city directories reveal that this property was initially developed in the early 1920s with the construction of a small filling station. The small filling station building and gas pumps were aligned at a forty-five degree angle to 13th Street and Arapahoe Avenue so that vehicles could easily enter and exit from opposite directions.
The small early 1920s filling station was replaced in 1951 by an Oblong Box style gas station of concrete block construction. A Boulder County Assessor Real Estate Appraisal Card dated March 28, 1952 includes a photo and a footprint sketch of the recently completed building. The appraisal card also lists a building permit date of October 9, 1951, and a construction cost of $6000.00. The building permit on that date was issued to the Socony – Vacuum Oil Company and its contractor the Wilkins Construction Company. The permit notes the “addition” is to be of “Mas.” (masonry) construction and also lists the cost of construction as $6000.00. Although the permit is titled “Build addition to filling station,” the work appears to have involved demolishing the earlier filling station and building a new 30’ by 48’ Mobil Service Gas Station. As originally built the gas station building consisted of an office at the front southwest corner, two service bays in the east end, and men’s and women’s restroom behind the office at the northwest corner. (Another Oblong Box style gas station was built by the Standard Oil Company one block west at 1201 Arapahoe Avenue in 1953 (5BL.13831.).)

The building served as a gas station or service station until the early 1970s and was then converted to other uses. The City of Boulder acquired the building circa 1974 and undertook efforts to convert it into a community center. In July of that year, the City received a permit to “remove [the] concrete from [the] site and landscape with walks, shrubs, trees & grass.” The City then received another permit in October 1974 to “remodel [the] interior, add partitions, [and] install plumbing.”

The community center concept was apparently short-lived, as in 1976-1977, the City again renovated the building for private commercial use. It was then leased to Janet Dejuilianne who operated the Botanica Plant Shop out of the building. Work to convert the building into the plant shop was completed in January 1977 by the “Thom Craft” Company of Lafayette. The building was again renovated in 1983 and 1984. In April 1983, the KMH Construction Company received a building permit to renovate the building for use as a “youth nightclub.” In addition to KMH, the permit also listed Mountain View Electric as the electrical contractor and Precision Plumbing & Heating as the plumbing contractor. In July 1984, the City and contractor David “O’Neill received a contract to build the wood frame addition onto the front of the former gas station building, then described as a “greenhouse addition to existing youth center.”

30. 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 / Specialty Store
33. Current use(s): Government / Government Office
34. Site type(s): Building
35. Historical background:

The original concrete block portion of this building was erected circa 1951 as a Mobil Oil Company service station. The station was known as “Reichstein’s Mobil Service Gas Station” until the mid-1960s, independently owned and operated by brothers Roy J., Edd E., and Harley D. Reichstein. In the 1960s, Roy and his wife Leona lived just around the corner at 1705 14th Street. Edd and his wife Stella resided at 1995 Floral Drive. Harley and his wife Clara lived at 220 28th Street. In the late 1960s and early 1970s, the station was known as the “Arapahoe Mobil Service Gas Station, independently owned and operated by brothers F. Keith and Kenneth W. Kincheloe. F. Keith and his wife Mary lived at 1550 Orchard Avenue. Kenneth’s residence was at 1937 Upland Avenue.

The gas station closed circa 1974, and the City of Boulder subsequently acquired the property and converted it to other uses. The building served briefly as a community center, primarily for transients, before the City leased it for use as a botanical plant shop in the late 1970s and early 1980s. In 1983, the building was converted for use as the “Up the Creek Teen Center” and the “Chinook Clubhouse” operated by the City’s Youth Services Division. In the early 2000s, the building has housed the Boulder Journeys Youth Center, the Carriage House Homeless Community Center, and the Sources of Strength (SOS) program.

36. Sources of information:

Boulder County Assessor property data: https://www.bouldercounty.org/property-and-land/assessor/data-download/.
City of Boulder Building Permit files.
City of Boulder, Planning and Development Services, Parcel Summary Report for Parcel #146330360001.
Streamer, William. Interview with Carl McWilliams, June 1, 2018.
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

40. Period of significance: Circa 1951, Circa 1951 - 1968

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 circa 1951 to 1974. It is also architecturally notable as 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. This building’s level of significance is not to the extent that it would qualify for listing in the National or State Registers. Due to a substantial loss of integrity, the building is also evaluated as ineligible for local landmark designation by the City of Boulder.

43. Assessment of historic physical integrity related to significance:
   This property displays a well below average 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 use as a service station or gas station ended in the 1970s and it was then renovated and converted to other uses. Elements related to the original gas station were removed and/or replaced at that time, including the garage bay doors and all other doors and windows, except for those in the east-facing wall. The gas pumps, and concrete surface surrounding the building were also removed, and the interior was remodeled with new partition walls. An addition was built onto the south-facing (façade) wall in 1984. Minimal evidence remains of the building’s historic use as a Mobil Service Station.
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 40-45

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 30, 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 40, View to East, of the west-facing wall

CD 1, Image 41, View to Northeast, of the west-facing and south-facing walls
CD 1, Image 42, View to Northwest, primarily of the south-facing wall

CD 1, Image 43, View to Northeast, of the west-facing and south-facing walls, and of the landscaping and bike racks
CD 1, Image 44, View to Southwest, of the east-facing and north-facing walls

CD 1, Image 45, View to South, of the north-facing wall
Historic Image

Boulder County Real Estate Appraisal Card photo, dated March 28, 1952, on file at the Boulder Carnegie Library.