COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

I. IDENTIFICATION

<p>| | | |</p>
<table>
<thead>
<tr>
<th></th>
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</tr>
</thead>
<tbody>
<tr>
<td>1.</td>
<td>Resource number:</td>
<td>5BL.1129</td>
</tr>
<tr>
<td>2.</td>
<td>Temporary resource no.:</td>
<td>N/A</td>
</tr>
<tr>
<td>3.</td>
<td>County:</td>
<td>Boulder</td>
</tr>
<tr>
<td>4.</td>
<td>City:</td>
<td>Boulder</td>
</tr>
<tr>
<td>5.</td>
<td>Historic building name:</td>
<td>Yocom Building / Haertling Building</td>
</tr>
<tr>
<td>6.</td>
<td>Current building name:</td>
<td>Yocom Building / Haertling Building, Riverside Holdings Building</td>
</tr>
<tr>
<td>7.</td>
<td>Building address:</td>
<td>1724 Broadway (historically 1714 / 1718 and 1724 Broadway)</td>
</tr>
<tr>
<td>8.</td>
<td>Owner name and address:</td>
<td>Riverside Holdings Ltd. 1724 Broadway Boulder, CO 80302</td>
</tr>
</tbody>
</table>

National Register eligibility assessment: Eligible
State Register eligibility assessment: Eligible
Local Landmark eligibility assessment: Eligible
II. GEOGRAPHIC INFORMATION

9. P.M. 6th Township 1N Range 70W
   SE ¼ of SE ¼ of SW ¼ of SW ¼ of section 30
10. UTM reference (NAD83)
    Zone 13: 476274 mE 4429393 mN
11. USGS quad name: Boulder, Colorado
    Year: 2013 Map scale: 7.5
12. Legal Description: Tracts 98 99-B 99-A & W'ly Strip 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): Irregular Plan
15. Dimensions in feet: ~62' N-S by 80' E-W overall dimensions
16. Number of stories:
   1724 Broadway: two stories; 1714 / 1718 Broadway: one story
17. Primary external wall material(s): Brick
18. Roof configuration: Flat Roof
19. Primary external roof material: Asphalt Roof / Composition Roof
20. Special features: Segmental Arches, Glass Block
21. General architectural description:

This building currently addressed as 1724 Broadway is composed of what historically were three separate historic buildings respectively addressed as 1714, 1718 and 1724 12th Street (later Broadway).

North Half (historically addressed as 1724 12th Street (later Broadway))

Built in 1907, the north half of the building (originally 1724 12th Street) consists of a two-story front section and a one-story rear section. It is supported by a sandstone foundation and is covered by a flat roof. Flat parapets extend above the roof line on the north, west, and south sides. The west-facing (façade) wall is made of brown face brick laid in running bond, with corbelling at the top of the parapet and with projecting brick columns at the upper north and south ends. The top of the parapet is finished with sandstone. The façade’s first story wall contains four large single-light fixed-pane windows with metal kickplates. The windows are separated by three wood mullions, with brick columns at either end. The façade’s second story wall contains four single-light fixed-pane windows (originally 1/1 double-hung sash windows) with painted brown wood frames, sandstone lugsills, and rounded brick arches. The north-facing wall is made of red brick laid in running bond. The first story of the north-facing two-story wall contains a large single-light window and two 1/1 double-hung sash windows with painted brown wood frames, sandstone lugsills, and segmental brick arches. The second story of this wall section contains two single-light fixed-pane windows (originally 1/1 double-hung sash windows) with
painted brown wood frames, sandstone lugsills, and segmental brick arches. The rear one-story section of the north-facing wall contains a set of paired 1/1 double-hung sash windows with painted brown wood frames, sandstone lugsills, and a common segmental brick arch. A glassed-in atrium is between the two-story and one-story sections on the north side of the building. The east-facing (rear) wall is made of red brick laid in running bond and contains multiple sets of paired glass-in-metal-frame windows. The exposed west end of the south-facing wall is made of red brick laid in running bond, and is largely covered by the main entryway which is between the north half and the south half of the building. The floor of the entryway is paved with brick, and it is covered by a glass and metal awning. Two stained brown glass-in-wood-frame doors enter the building from within the entryway. A column of rounded glass block lights flanks the south side of the entryway adjacent to the public sidewalk.

**South Half (historically addressed as 1714 / 1718 12th Street (later Broadway))**

Built circa 1928, the single-story south half of the building originally comprised two retail spaces, and later a single retail space, throughout much of its history. It is supported by a poured concrete foundation and is covered by a flat roof. The west-facing (façade) wall is made of brown brick laid in running bond. A parapet, capped with sandstone, extends slightly above the roof line. The façade wall contains three single-light fixed-pane windows with metal kickplates. The windows are divided by two painted brown wood mullions, with brick columns at either end. The west end of the north-facing wall is made of red brick laid in running bond, and is within the entryway into the building. The east-facing rear wall and the exposed west end of south-facing wall are also made of red brick laid in running bond.

The southernmost side of the building is an addition, built in the mid-1970s as part of a major remodel and renovation project. The exterior walls of this part of the building are clad with red brick veneer. The roof is flat and is somewhat lower than the adjacent original one-story roof. The roof and upper west-facing wall are largely covered with shaped metal panels. Large metal letters spelling the word “RIVERSIDE” are fastened to the south side of the shaped metal panels. A set of paired glass-in-burnished-metal-frame doors enter the west-facing (façade) wall of the addition from within a small brick-paved porch enclosed by a metal railing. These entry doors are flanked by decorative rounded sidelights. A set of metal stairs with a metal railing access the roof at the south end of the rear of the building.

Architectural style/building type: **Commercial Style / Early Twentieth Century Commercial**

22. **Landscaping or special setting features:**

   This property is located on the east side of the 1700 Block of Broadway. The building’s façade fronts directly on the public sidewalk paralleling the street. A former gas station building (5BL.13831) is immediately to the south at the northeast corner of Broadway and Arapahoe Avenue. A nicely-landscaped patio is adjacent to the north side of the building and wraps around to the rear. Boulder Creek flows under the Broadway Street bridge just north of this property, and flows northwest-to-southeast behind the property through Central Park.
23. Associated buildings, features, or objects: N/A

IV. ARCHITECTURAL HISTORY

24. Dates of Construction: 1724 Broadway: 1907
   1714 / 1718 Broadway: circa 1928


Source of information: N/A

27. Builder/Contractor: Unknown

Source of information: N/A


29. Construction history (include description and dates of major additions, alterations, or demolitions):
The north half of this building was built in 1907 with a two-story front section and a one-story rear section. Originally addressed as 1724 12th Street (later 1724 Broadway), the north half’s original primary use was as a photography studio operated by building owner Lloyd E. Nelson. Originally addressed as 1714 / 1718 12th Street (later 1714 / 1718 Broadway), the south half of the building was built circa 1928. It was originally divided into two retail spaces and later combined into a single retail space. It served as a restaurant throughout much of its history. The building has undergone a variety of alterations over the years, most notably in the mid-1970s when building owner and architect Charles Haertling designed and managed a major renovation and rehabilitation of the overall building. Five folders of architectural drawings related to the mid-1970s renovation and rehabilitation are on file at the Boulder Carnegie Library. The building’s facade has had only relatively minor modifications from that time to the present. Canvas awnings over the first story façade windows were removed between 1986 and 2007. The main entry doors were moved deeper into the entryway and a decorative glass block column was added to the entryway between 2012 and 2014. Numerous building permit applications and related records for the property are on file with the City of Boulder. A partial list includes:

<table>
<thead>
<tr>
<th>Date</th>
<th>Applicant / Contractor</th>
<th>Description / Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td>Feb. 1957</td>
<td>George Mackay / Stephenson’s</td>
<td>Wiring</td>
</tr>
<tr>
<td></td>
<td>Electric</td>
<td></td>
</tr>
<tr>
<td>Oct. 1962</td>
<td>George Mackay</td>
<td>New roof on building</td>
</tr>
<tr>
<td>Feb. 1967</td>
<td>John F. Hardy / Hardy Music</td>
<td>Put up partitions 37 ft., install hot water heater, repair existing partition, make new door in front (1714) 3 new doors interior, 2 exterior doors, new counter.</td>
</tr>
<tr>
<td>Date</td>
<td>Event</td>
<td>Description</td>
</tr>
<tr>
<td>------------</td>
<td>------------------------------------------------------------------------</td>
<td>-----------------------------------------------------------------------------</td>
</tr>
<tr>
<td>Feb 1980</td>
<td>Yocom Studio Restaurant</td>
<td>New electrical service</td>
</tr>
<tr>
<td>Aug. 1975</td>
<td>Charles Haertling</td>
<td>(Zoning Application) Renovation and some remodel, add addition per non-com. use disposition of 6-19-1975</td>
</tr>
<tr>
<td>Aug. 1975</td>
<td>Charles Haertling</td>
<td>Remodeling and Renovation</td>
</tr>
<tr>
<td>July 1977</td>
<td>Charles Haertling</td>
<td>(Final Inspection Record) Final – building ready for occupancy</td>
</tr>
<tr>
<td>Apr. 1983</td>
<td>Robert Sun Huang / From the Ground Up Construction</td>
<td>Minor demolition, interior walls &amp; bar</td>
</tr>
<tr>
<td>June 1990</td>
<td>John Haertling</td>
<td>Canvas awnings</td>
</tr>
<tr>
<td>Dec. 1995</td>
<td>Haertling Management / Centerline Building Services</td>
<td>Provide dancing deck (exterior) including redo of existing deck area to make deck area ADA accessible</td>
</tr>
<tr>
<td>May 1996</td>
<td>Haertling Investments / La Estrellita Restaurant</td>
<td>Add handicap access restroom</td>
</tr>
<tr>
<td>June 1996</td>
<td>John Montoya / La Estrellita Restaurant</td>
<td>Remodel existing restaurant</td>
</tr>
</tbody>
</table>

30. Original Location: Yes  Date of move(s): N/A

V. HISTORICAL ASSOCIATIONS

31. Original use(s): 1724 Broadway: Commerce/Trade / Business/Professional (photography studio) 1714 / 1718 Broadway: Commerce/Trade /Restaurant

32. Intermediate use(s): 1724 Broadway: Commerce/Trade / Business/Professional (photography studio) 1724 Broadway: Commerce/Trade / Specialty Store (Candy Kitchen) 1724 Broadway: Commerce/Trade / Restaurant 1714 / 1718 Broadway: Commerce/Trade /Restaurant

33. Current use(s): Commerce/Trade / Business/Professional (Riverside Event Venue)

34. Site type(s): Building

35. Historical background:

The north half of this building was built in 1907. Lloyd Nelson, the original owner, established a photography studio in the building that was then regarded as state-of-the-art. A previous inventory form completed by Front Range Research Associates in 1986 quotes the March 13, 1907 edition of the Boulder County Herald:

When this building is completed, Boulder will have the largest building in the state devoted exclusively to photography, with the exception of Colorado Springs...The new studio will be fitted throughout with the most modern instruments, the best of lenses and a single slant light, so that Boulder people will be able to get work they are not in the habit of seeing.

Lloyd Everett Nelson was born in Missouri on May 9, 1877, coming to Colorado in the 1890s. He married Mary A. Stepp in Berthoud, Colorado on May 16, 1901. Mary Alfaretta Stepp was born in Kittitas County, Washington on January 18, 1874. Two sons were born to the couple: Theodore, born January
27, 1906, and Donald, born March 28, 1907. The Nelson family’s residence was at 901 University Avenue during the early 1900s. Lloyd Nelson passed away on March 22, 1919, at just 41 years of age, and was buried in Boulder’s Green Mountain Cemetery. Mary Nelson subsequently moved to Long Beach, California where she eventually passed away on February 3, 1961, at the age of 87.

The Riverside Candy Kitchen was in business in the building for a time circa 1920s, before another photographer, Daniel L. Yocom, re-established it as a photography studio. Mr. Yocom, and his wife Pearle, owned the building for many years, operating the D. L. Yocom Studio at this location until the early 1970s. Daniel Lea Yocom was born in Benton, Ringgold County, Iowa on May 28, 1884. He married Pearle Clemena Nichols in Juneau, Wisconsin on December 1, 1908. Pearle was born in Juneau, Dodge County, Wisconsin on July 20, 1886. The Yocoms lived in Iowa and Nebraska before moving to Boulder in the 1920s. A son, Daniel Lea Yocom Jr. was born in May 1914. In the early 1930s, the Yocom family residence was at 1628 Pine Street. Mr. and Mrs. Yocom lived long full lives. Daniel died in Boulder on February 1, 1978 at the age of 95. Pearle passed away exactly four years later on February 1, 1982, also at the age of 95.

The south half of this building was built circa 1928. It originally consisted of two retail spaces addressed as 1714 or 1716 and 1718 12th Street or Broadway. The Parrish Grill restaurant was located at 1716 Broadway by the 1940s, soon followed by Miller's Café which remained in business until circa 1970. The Smoot Shoe Repair Shop occupied 1718 Broadway in the 1940s. This business later became known as Broadway Shoe Repair. By the 1960s, 1718 Broadway housed a real estate office, known successively as Coen Realty, the Flatirons Agency, and Bradford Realty. The Parrish Grill was owned by Donald C. and William R. Parrish, Miller’s Café was owned or managed by Jason G. and Jeanette M. Campbell. The Smoot Shoe Repair Shop was owned by Bryan J. and Melva M. Smoot. Coen Realty was owned by Bob Coen. Bradford Realty was owned by Richard and Shirley Bradford.

Circa 1974, the combined property at 1714 / 1718 and 1724 Broadway was acquired by Boulder architect Charles A. Haertling. Mr. Haertling subsequently designed and oversaw a major remodeling and renovation project that modernized and transformed the building.

Regarded as Boulder’s foremost Modernist architect, Charles Allan Haertling was born in St. Genevieve, Missouri on October 21, 1928. He served in the U. S. Navy 1946-1948, before obtaining a degree in architecture from Washington University in St. Louis. He accepted a position to teach architecture at the University of Colorado in 1953 and opened his architectural practice in 1957. During the next quarter century, Haertling designed over forty Modernist buildings. His work focused primarily on the design of unique residences in the Boulder – Denver area; however, he also designed buildings in Gold Hill, Snowmass, Telluride, and Vail, and in Albuquerque, New Mexico and Palo Alto, California. Mr. Haertling died on April 20, 1984, prematurely, of brain cancer, at the age of 55. Following his death, the property at 1724 Broadway remained under ownership by the Haertling family for the next several years, managed by his widow, Viola, and son John Haertling. The publication “Modern Architectural Structures in
Boulder: 1947 – 1977” states the following regarding the legacy of Charles A. Haertling:

Surely the most heralded local Modern architect from this period is the late Charles A. Haertling whose work pushed Usonian to its Expressionist margins. Everything that Haertling designed is noteworthy. In twenty-five years of practice, beginning in 1954, he designed over forty buildings, mostly residence, almost exclusively in Boulder and the Boulder area. Before his untimely death at the age of fifty-five, Haertling’s singular creative genius produced a highly individualistic and innovative body of work, bringing regional architectural currents to national significance much in the same way as Bruce Goff did in Oklahoma and Antoine Predock has done in New Mexico.

The remodel and renovation of 1724 Broadway was completed in July 1977, and it then opened as Yocom’s Studio Restaurant. The building’s use remained as a restaurant until 2006. In 1983, Yocom’s Studio Restaurant gave way to the 1st Wok Café owned and managed by Robert Sun Huang. The 1st Wok Café was in business until 1996 when it was replaced by La Estrellita’s, a Mexican restaurant owned by John Montoya. Later establishments included the Library Pub, circa 2003-2004, 32 Degrees and Rising, circa 2004, and Alexander’s & Levorio’s Creekside Café, circa 2005-2006. The building sat vacant for a time, circa 2007-2009 before finding new uses. It currently serves as the Riverside Event Center.

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 #146330300001.
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 (Barker), 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: 1907, circa 1928, 1975-77
41. Level of significance: Local

42. Statement of significance:

This building is historically significant for its use as photography studio for most of the time period between 1907 and circa 1970, for its associations with Lloyd Nelson and Daniel Yocom, both of whom made notable contributions to Boulder’s history, and for its other commercial uses through the late 1960s. The upper façade of the north half of the building is architecturally notable because elements of the original Early Twentieth Commercial style of architecture were preserved on that part of the building and remain discernable.

The building’s primary significance, however, relates to the mid-1970s remodel and renovation designed by architect Charles Haertling. For this reason alone, the building is evaluated as eligible for inclusion in the National and State Registers under Criterion C, and also eligible for local landmark designation. It is also evaluated as meeting the requirements of Criteria Consideration G, relating to properties that have achieved significance within the past fifty years.

Regarded as Boulder’s foremost Modernist architect, Haertling unquestionably qualifies as a master builder or architect relative to National and State Register guidelines. This building accrues additional significance relative to Haertling because: it is one of only three commercial buildings in Boulder he is known to have designed; it was among the last buildings that he designed, completed just eight years before his death; and because he also owned the property. Haertling’s work in Boulder and elsewhere focused primarily on residences, although he also designed a couple of notable churches, but rarely any commercial buildings. In addition to this building, the known exceptions in Boulder are the Boulder Valley Eye Clinic (5BL.8246) at 2401 Broadway, and the Alpine Knitting Mills (5BL.8274) at 719 Walnut Street.

43. Assessment of historic physical integrity related to significance:

Considered relative to the Haertling-designed remodel and renovation completed in 1977, this building displays an overall high 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. Alterations from that time to the present include the removal of canvas awnings and relatively minor modifications to the main entryway. A sense of time and place remains intact relative to how the building appeared in the late 1970s.
VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. National Register eligibility assessment: Eligible
State Register eligibility assessment: Eligible
Local Landmark eligibility assessment: 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 6-14
   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): July 8, 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
Location Map
Current Photos

CD 1, Image 6, View to North, of the west end of the south-facing wall

CD 1, Image 7, View to Northeast, of the west end of the south-facing wall and of the west-facing (façade) wall
CD 1, Image 8, View to East, of the entrance on the Broadway side of the building.

CD 1, Image 9, View to southeast, of the north-facing and west-facing walls of the two-story section.
CD 1, Image 10, View to Northeast, of the west-facing (facade) wall and the west end of the south-facing wall

CD 1, Image 11, View to East, of the west-facing (façade) wall
CD 1, Image 12, View to Southeast, of the north-facing and west-facing walls

CD 1, Image 13, View to Northwest, of the east-facing (rear) wall
CD 1, Image 14, View to Southwest, of the east-facing and north-facing walls.
View to southeast of two-story building at 1724 12th Street (Broadway), circa 1920. (The extant building(s) at 1714 and 1718 Broadway were not yet built when the photo was taken.) call #BHS 207-3-42, located at the Boulder Carnegie Library.

View of two-story building at 1724 Broadway, circa 1940s. Call # BHS-129-11-48
View of lower façade of 1724 Broadway, circa 1951-1952. Call #BHS-120-8-51, located at the Boulder Carnegie Library.

Boulder County Real Estate Appraisal Card photo, circa 1940s.