COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

I. IDENTIFICATION

1. Resource number: 5BL.4665
2. Temporary resource no.: N/A
3. County: Boulder
4. City: Boulder
5. Historic building name: Medford Building
6. Current building name: Gun Sport Building
7. Building address: 1705 14th Street (historically 1705 / 1707 14th Street)
8. Owner name and address: David C. Carter, et. al. 931 Stone Canyon Road Longmont, CO 80503

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: 476455 mE 4429441 mN

11. USGS quad name: Boulder, Colorado  
    Year: 2013 Map scale: 7.5

12. Legal Description: Northerly 51 Ft. of Lots 11 & 12, 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): Rectangular Plan

15. Dimensions in feet: 40’ N-S by 50’ E-W

16. Number of stories: One

17. Primary external wall material(s): Concrete / Ornamental 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 one-story building was constructed circa 1911 as a duplex residence. Measuring 40’ N-S by 50’ E-W, the building is supported by a poured concrete foundation, and its walls are made of rusticated ornamental concrete blocks. The roof is flat, with crenelated parapets on the north and south sides. The symmetrical façade faces east toward 14th Street. Much of the façade wall is clad with a non-historic vertical wood plank veneer with a tall flat parapet. The center of the façade contains a recessed entryway approached by four wood steps with a wood railing. A steel security gate is at top of the steps, while two solid wood doors enter the north and south sides of the building from within the porch. Single-light fixed-pane windows penetrate the façade wall to either side of the entryway. A wood sign advertising “GUNSPORT” is fastened to the façade wall above the north window. A solid wood door enters the west end of the south-facing wall from a 2-step concrete stoop and a wood handicap-accessible ramp. The south-facing wall also contains three single-light fixed-pane windows with concrete sills and lintels and steel security screens. A solid wood door at the west end of the north-facing wall enters the building from a 4-step concrete stoop. The north-facing wall also contains three single-light fixed-pane windows with concrete sills and lintels and steel security screens. A wood sign fastened to the north facing wall advertises “GunSport Colorado.” A short set of wood steps descends below grade to a basement-level door on the west side of the building. Two former window openings in the west-facing wall have been infilled with concrete block and covered with concrete parging.
Architectural style/building type: *Early Twentieth Century American Movements*

22. Landscaping or special setting features:

   This building is located on the west side of the 1700 block of 14th Street. The façade is setback minimally from the public sidewalk. The area between the public sidewalk and the street curb is paved with red brick. An apartment building at 1703 13th Street (5BL.4664) is to the south, at the corner of 13th Street and Arapahoe Avenue. A concrete and asphalt-paved alley runs along the north side of the building. A gravel parking lot is to the rear.

23. Associated buildings, features, or objects: A small metal utility shed is adjacent to the west-facing wall.

**IV. ARCHITECTURAL HISTORY**

24. Date of Construction: Estimate: 1911  Actual: 1911

   Source of information: Boulder city directories, Sanborn Insurance maps

26. Architect: Unknown

   Source of information: N/A

27. Builder/Contractor: Unknown

   Source of information: N/A

28. Original owner: Unknown

   Source of information: N/A

29. Construction history (include description and dates of major additions, alterations, or demolitions):

   Boulder city directories and Sanborn Insurance maps provide documentation that this building was erected circa 1911. It was constructed as a duplex residence with the south side addressed as 1705 14th Street and the north side addressed as 1707 14th Street. It remained a residential property until 1976 when it was converted to commercial use. The non-historic vertical wood plank veneer on the façade evidently dates from that time. In July 1976, owner Walter Medford applied for a building permit to convert the building from two residences into businesses and offices. Mr. Medford subsequently sold the property to David Carter and Mark Chanlynn. In October and November 1976, Mr. Carter and Mr. Chanlynn obtained two new permits. The first of these was titled “Wrecking Permit,” with the work described as “interior wrecking only and remove rear porches.” The second was a building permit with the scope of work described as: “remodel existing building.” This permit lists Rick Merritt as the general contractor, Chapman Electric as the electrical contractor, and unnamed plumbing and mechanical contractors.

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

31. Original use(s): Domestic / Multiple Dwelling
32. Intermediate use(s): Domestic / Multiple Dwelling
33. Current use(s): Commerce/Trade / Specialty Store
34. Site type(s): Building

35. Historical background:

This building was erected as a duplex residence circa 1911. Addressed in most years as 1705 and 1707 14th Street, it remained duplex until 1976 when the building was converted to commercial use. The earliest known residents were Henry and Barbara Frank and Anna Ulack, as listed in the 1911 Boulder city directory. Persons living in the south (1705) half of the building from the 19010s to the late 1940s include: F. J. Wallace (1916), Russel C. and Jessie Abbott (1918), Kirk and Grace Foile (1921), Benjamin and Emma Kast (1930), Ray and Hester Neuschwanger (circa 1936-1940), and Emory and Thelma Fraker (1946).

From the late-1940s to the late-1960s, 1705 14th Street was the residence of Roy J. and Leona F. Reichstein. Roy and his brothers Edd E. Reichstein and Harley D. Reichstein were the proprietors of Reichstein’s Mobil Service Gas Station, located just around the corner at 1301 Arapahoe Avenue (5BL.13803). In 1970, 1705 14th Street was occupied by Walter R. and Fern M. Medford. Boulder County Assessor records indicate the Medfords owned the entire building for some years previously.

City directories list the north (1707) half of the building as “vacant” in 1921, 1926, and 1930. Residents in other years include: G. B. Cook (1918), Samuel L. and Adelaide Ragin (1936), George N. and Minnie Neff (circa 1946-1955), Henry R. Tominger (1960), and Richard D. Fuller (1974).

Owner Walter Medford sold the building to David Carter and Mark Chanlynn in 1976 who then converted it to commercial use. H & L Communications and a Western Union Telegraph Company outlet were located in the building during much of the 1980s. A Western Union advertisement in the 1988-1989 Boulder city directory offered the following products and services at this location: “FAX Service, Telex, UPS Shipping & Receiving, Computer Paper, Private Mailboxes.” H & L Communications continued to exist in the building in the 1990s, alongside Analytical Applications, Inc. and other businesses. In the late 1990s and early 2000s, the building appears to have become short-term leased office space. The building has been occupied by GunSport Colorado from 2010 to the present.
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, located at the Boulder Carnegie Library.
   City of Boulder Building Permit files.
   City of Boulder, Planning and Development Services, Parcel Summary Report for Parcel
   #146330360006.
   Sanborn Insurance maps for Boulder, dated November 1883, July 1886, December 1890, September
   1895, November 1900, June 1906, July 1910, March 1918, February 1922, January 1931, and

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
40. Period of significance: Circa 1911 - 1968
41. Level of significance: Local

42. Statement of significance:

Considered from a historic viewpoint, this building is historically notable to a modest extent for its association with residential development in Boulder dating from the time of its construction circa 1911. Considered from an architectural viewpoint it is notable for its ornamental concrete block construction. However, the building’s historical and architectural significance in these regards is not to the extent that it qualifies for listing in the National or State Registers. Due to a loss of integrity (most notably a vertical wood plank veneer applied to the façade in 1976), 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 less than ideal 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. There are no additions to the original construction; however, the building was substantially altered in 1976 when it was converted from residential to commercial use. Evidence of the building’s historic use as a residential duplex is no longer intact.
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 74-79
   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 74, View to Northwest, of the south-facing wall and east-facing (façade) wall*

*CD 1, Image 75, View to West, of the east-facing (façade) wall*
CD 1, Image 76, View to Southwest, of the east-facing (façade) wall and north-facing wall

CD 1, Image 77, View to Southeast, of the north-facing wall and west-facing wall
CD 1, Image 78, View to East, of the west-facing wall

CD 1, Image 79, View to Northeast, of the south-facing wall
Historic Image

Boulder County Real Estate Appraisal Card photo, n.d. Located at the Boulder Carnegie Library