COLORADO CULTURAL RESOURCE SURVEY
Architectural Inventory Form

I. IDENTIFICATION

1. Resource number: 5BL.1007
2. Temporary resource no.: N/A
3. County: Boulder
4. City: Boulder
6. Current building name: XYZ Corporation Building
7. Building address: 1735 / 1737 15th Street
8. Owner name and address: XYZ Corporation
   P. O. Box 18763
   Boulder, CO 80308

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

9. P.M. 6th Township 1N Range 70W
   NE ¼ of SW ¼ of SE ¼ of SW ¼ of section 30

10. UTM reference (NAD83)
    Zone 13: 476543 mE 4429558 mN

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

12. Legal Description: Lot 2 James Subdivision (previously Lots 11 & 12, Block 15)
    Addition: Boulder O T Year of Addition: 1868

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: 51 N-S by 69 E-W

16. Number of stories: Two

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, Chimney

21. General architectural description:

   This two-story building rests on a stone or concrete foundation and is covered by a flat roof. The walls are made of painted red brick laid in common bond, with parapets extending above the roof line on the east, north and west sides. Painted red and black corbelling appears at the top of the parapets. The building’s doors and windows all appear non-historic; however (with the exception of the main entry in the north-facing wall), they are within the original segmental-arched openings. The windows also predominantly feature black metal frames and sandstone lugsills.

   The east-facing wall fronts onto the public sidewalk along 15th Street. Windows in this wall are symmetrically arranged. Three large, floor-to-ceiling windows are centered in the east wall’s first story, in what historically was a large doorway opening. These floor-to-ceiling windows are flanked to the north by a glass-in-burnished-metal-frame door, with a transom light, and to the south by a single-light fixed-pane window. The west-facing second story wall contains four single-light windows set over smaller awning or hopper type windows.

   Two glass-in-burnished-metal-frame doors, with transom lights and sidelights, enter the center of the north-facing wall beneath a black metal awning. This is now the main entry into the building. A painted
black solid wood door, with a segmental brick arch, is at the west end of the north-facing wall. The north-facing first story wall contains three single-light windows and one 16-light window. The north-facing second story wall contains five single-light windows and two 1x1 casement windows.

A former door with a wood lintel, centered in the west-facing wall, has been bricked in. A former, small, rounded-arch opening just above grade level, near the south end of the west-facing wall has also been bricked in. The west-facing second story wall contains a single-light window, flanked on either side by a 2-light window, and a single-light window set over an awning or hopper window.

A set of metal steps on the south side of the building lead to a narrow metal second story porch with a metal railing. Two wood-paneled doors, each with nine upper sash lights, transom lights, and segmental brick arches, enter the second story from the porch. The south-facing second story wall contains six primarily single-light windows. Three first story windows on the south side of the building have been infilled with plywood, and a segmental-arched door is near this side's west end. A former large door opening in the south-facing wall has been infilled with concrete block.

Architectural style/building type: Early Twentieth Century Commercial Style

22. Landscaping or special setting features:
This building is located on the west side of the 1700 block of 15th Street. The east-facing wall fronts directly onto the public sidewalk paralleling the street. The north, west and south sides are flanked by an asphalt-paved parking lot. The Boulder and White Rock Ditch runs along the south property line.

23. Associated buildings, features, or objects:
Secondary Building
A comparatively small building that measures approximately 16' N-S by 18' E-W is at the southeast corner of the property. Supported by a low stone foundation, the building’s walls are made of painted red brick laid in running bond. The roof is flat, with flat parapets extending above the roof line on the east, north and west sides. An enclosed entryway addition with a pyramidal glass roof is on the building’s west side. A painted black glass-in-wood-frame door enters the entryway, while a stained brown wood door leads from the entryway into the interior. The floor of the entryway is paved with brick. A window in the south-facing wall contains an air conditioning unit and is otherwise infilled with plywood.
IV. ARCHITECTURAL HISTORY

24. Date of Construction: Estimate: Circa 1903  Actual: N/A
   Source of information: Sanborn Insurance maps

26. Architect: Unknown
   Source of information: N/A

27. Builder/Contractor: McAllister Lumber & Supply Company
   Source of information: Sanborn Insurance maps

28. Original owner: McAllister Lumber & Supply Company
   Source of information: Sanborn Insurance maps, Boulder city directories.

29. Construction history (include description and dates of major additions, alterations, or demolitions):
Sanborn Insurance maps reveal this building was erected between 1900 and 1906 as the McAllister Lumber & Supply Company Planing Mill. It was the primary building on the company’s mill and lumberyard site encompassing all of block 15 north of the Boulder and White Rock Ditch, bordered by 14th Street on the west, Water Street (later Canyon) on the north, and 15th Street on the east. The McAllister Lumber and Supply Company’s retail hardware store was located two blocks north at the corner of 15th and Pearl Streets.

The June 1906 Sanborn map labels this building’s use as “Planing Mill,” with woodworking machinery in the first story, benchwork in the second story, and with a wareroom and sawmill in a corrugated steel structure behind the building. Signage on the building advertised it as the “McAllister Lumber & Supply Co. Wood Working Factory.” Other infrastructure on the site included a (still extant) dry room at the southeast corner, and a series of wood frame sheds for the storage of lumber, timber, cement and lime, plaster, lath and shingles, sash and door material, and hardware.

The McAllister Company sold out to the Boise – Payette Lumber Company in 1927, and this facility in Boulder was closed in the early 1930s. The wood frame sheds were all removed and this building was converted for use as a wholesale grocery, initially the H. A. Marr Grocery, and later Pioneer Grocery. The building’s use was changed once again in the early 1960s as it became home to the Centennial Paper Company.

The building’s current appearance dates from the early 1990s when it was converted into professional office space. Building permits on file with the City of Boulder primarily date from this time period. The primary renovation work resulting in the building’s current appearance evidently dates from 1991. In June of that year, Dan James, (listed as the owner), and the Wyatt Construction Company (listed as the general contractor) received a building permit to “remodel existing office” with the value of the work estimated at $28,000. Subcontractors were listed as Sparkies Electric, Longs Peak Plumbing, and Design Mechanical. Another building permit for unspecified work was issued in September 1997 to People Productions and its contractor, JDL Colorado. Two other permits for electrical work date from
June and July 1998. A mechanical permit for a refrigeration system and forced air furnace was issued to the Robinson Mechanical Company in March 1998. A Plumbing permit was issued to the Rocky Mountain Dive Center in June 1998.

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

V. HISTORICAL ASSOCIATIONS

31. Original use(s): Commerce/Trade / Specialty Store (lumber yard / hardware store

32. Intermediate use(s): Commerce/Trade / Grocery Store

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

34. Site type(s): Building

35. Historical background:

The building located at 1735-1737 15th Street was built between 1900 and 1906, and was originally a part of the McAllister Lumber and Supply Company. Established Ira T. McAllister in 1878, this business grew from a single sawmill, to including large lumber yards, as well as divisions handling hardware, coal, and hay, grain and feed. By 1896, according to a Boulder Daily Camera article, the business had grown to include branches in Louisville, Lafayette and Erie, and employed thirty-five men.

Ira Thomas McAllister was born on February 8, 1843 in Plainfield, New Hampshire, and attended the International Business College at Manchester. In September of 1869, 26-year-old Ira married Lizzie M. Maxfield, one year his junior. The wedding occurred in Lizzie’s home town of Belmont, New Hampshire. Their official marriage record lists Ira’s occupation as a carpenter, while Lizzie’s is given as “operative.” The young couple soon began a family. A son, Daniel Eldridge, was born in 1872 followed by Clarence Milo in 1876. In February 1877, Ira McAllister arrived in Boulder County, followed in July of that year by Lizzie and the two boys. Two additional sons joined the family: William Waldo in 1883 and Ray Edgar in 1885. The business grew rapidly and by 1881, the firm had opened a retail store at the corner of 15th and Pearl Streets. In 1883, just five years after establishing the McAllister Lumber & Supply Company, the family’s fortunes were such that Ira began construction of an elaborate Queen Anne residence at 1619 Pine Street (5BL.1483). (A Boulder landmark, the McAllister House is also well-known as the "Mork and Mindy" home, a popular 1970s television series that featured the home’s exterior.) Early advertisements touted the firm’s supply of both Eastern and native lumber.

The next decades saw significant growth in the business. On June 19, 1892, the Boulder Daily Camera reported that, “I. T. McAllister has sold his saw mill to W. H. Harris, who is moving it up the mountains to the Gallup ranch. McAllister will have more room in his lumber yard and will handle Mr. Harris’ product.” (The Harris and McAllister families became more than business partners with the marriage of William McAllister and Irene Harris in the early 1900s.)
On June 11, 1896, The Boulder Daily Camera reported the following regarding the McAllister Lumber and Supply Company:

[the company's] product is shipped beyond Boulder county….The line they carry is extensive, embracing lumber, dressed and undressed; laths, shingles, windows, doors, sashes, etc., while they have a full line of builders' hardware. They have a department devoted specially to the handling of coal, hay and grain, and here they buy in large quantities, and are consequently able to retail lower than their competitors. Their planing mill is operated by a thirty-horse power engine and possesses the latest appliances.

The company continued to prosper in the new century. A magazine devoted to the burgeoning lumber industry, The Timberman, described in its September 1915 edition, “The McAllister Lumber & Supply Company, of Boulder, have started a sawmill at that place, with a capacity of 10,000 feet per day. Manager Dan McAllister says there is a local demand for their 2-inch common that will enable them to run continuously all winter. They are cutting native spruce and pine which is brought down Boulder canyon on the narrow gauge railroad.”

Ira McAllister retired as head of the McAllister Lumber & Supply Company a few years before his death in 1921. His decision was likely spurred in part by declining health, and the death of Lizzie in October 1918. Dan McAllister, the eldest son, took on the responsibilities of president and general manager. Born in Lebanon, New Hampshire, Daniel McAllister (1872-1941) received his education in the Boulder schools and through work in the family business. Upon graduation, he returned back east to attend his father’s alma mater, the International Business College at Manchester, New Hampshire. On June 16, 1897, Dan married Louise Hankins of Boulder. In addition to heading the lumber firm, Dan McAllister was a prominent businessman who served as director of the National State Bank for twenty-two years beginning in 1919, and from 1928 to 1939 was associated with the Lashley Persons Investment Company, serving for several years as its president.

C. Milo McAllister (1876-1941) worked as the lumber firm’s treasurer and assistant manager. Milo was also born in New Hampshire and raised in Boulder. Circa 1908, he married Eugenie Estelle Easley, a native of Missouri. The couple later divorced. Milo McAllister was very active in the Masonic orders of Boulder. He was worshipful master and later secretary of Columbia Lodge 14, A.F. and A.M. He was also an active member of Royal Arch Chapter No. 7 of Knights Templar, and of Denver’s El Jebel Shrine. William McAllister (1883-1932), worked part time in the store until his graduation from the Boulder State Preparatory School in 1903, and shortly thereafter, in 1905, became one of the firm’s managers. For nearly fifteen years Will also served as secretary-treasurer of the Rocky Mountain Hardware and Implement Dealers’ Association. He was also a volunteer firefighter and the assistant fire chief for many years. His wife was Irene Harris of Boulder, whose father and brothers were also involved in the region’s lumber industry.
The youngest McAllister son, Ray, also grew up working in the family's hardware business, before turning his interests to music and photography. For a time, he was employed as the agent for the Edison photographs in Boulder. In the 1920s, Ray, his wife Osa, and their family moved to California, where they resided in San Gabriel.

On November 17, 1927, upon the division of Ira and Lizzie’s estate, the McAllister Lumber & Supply Company's lumber division was sold to the Boise-Payette Lumber Company. The Longmont Daily Times reported:

Including the new business the Boise-Payette company is now operating twelve yards located at Boulder, Longmont, Fort Collins, Greeley, Kersey, Gill, Timnath, Eaton, Nunn, Serene, Windsor, and Cheyenne, Wyo.” Will McAllister took over the firm's hardware store, buying the building and lot, while his brothers retired. Will quickly remodeled the showroom at 15th and Pearl Streets, “...provid[ing] Boulder with one of the finest of its business houses. He installed a modern front, converted the upstairs room into special display departments and was one of the first in the Rocky Mountain region to adopt the plan recommended by the National Hardware Dealers’ association for the display of stock. A formal opening of his new store was held on December 8, 1928.

The McAllister planning mill and lumberyard at 15th and Water streets was soon renamed the Boulder Planing Mill. The facility closed by the mid-1930s, however, and all infrastructure was removed except for the two-story former brick planning mill building and the brick dry room near the southeast corner of the property. The former planning mill building was then converted for use as by the H. A. Marr Grocery Company, managed by Harold Clark. By 1940, the grocery business was known as Pioneer Wholesale Grocery, which operated at this location under various managers through the late 1950s. In the early 1960, the building housed the Centennial Paper Company, Inc., with Joseph T. Bynes, Manager.

In the late 1960s and 1970s, the building provided retail space for Etcetera, Inc., which advertised Gifts, Accents and Accessories, Clothing, Toys, Jewelry, Tableware [and] Pictures. Additionally, during this time, architects Dwayne Nuzum, John Prosser, and Gale Vetter kept offices here. Nuzum and Vetter were Boulder residents, while Prosser lived in Denver. By 1975, that partnership had relocated, and the architectural firm of H. G. Willis & Associates had supplanted it. Also listed at this location were Don Carlson Photography, and Cooney, Wadman & Associates, architects and planners.

During the 1980s, the building was the location of Mike Montgomery and Bob Bass’ Monty Sports, a barber shop named the Dynamite Hair Company, and at 1737½ 15th Street, The New and Improved Studio. In the mid-1980, the Rocky Mountain Diving and Sailboard Center, also shared the location with Coco Montana Beauty Salon and Ciani’s Hair Design. The diving company, operated by Dave DePuy, may have developed into Boulder Scuba Tours, which remained at this location through the early 2000s. During this time, several other businesses came and went, including Living Village Design, listed here in the 1997 directory along with Nixon/Johnson Architects; and Knoll Design Studio in 2001. Intrepid Film & Video, Miranda Productions, and People Productions were also listed at this location in 2001;
Miranda Production, Inc. remained for a few years, while People Productions is still at this location in 2018. Since 2010, the building has offered space to several entities, including longer-lived concerns such as Hivelive Inc., Whiterock, Inc., and Stephen Sparn and Associates, Architects; and newer tenants, including Public Earth, Hydros Consulting, Vortigo, and Mondo Robot.

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 #146330M03002.


Newspaper articles (arranged chronologically) accessed through Colorado Historic Newspapers, https://www.coloradohistoricnewspapers.org/:


“Advertisement.” Boulder News and Courier (Colorado), November 11, 1881, p.2.


“Four Sons of Mrs. McAllister Will Bear Loved Mother to Columbia Cemetery.” The Daily Camera (Boulder, Colorado), Monday 28 October 1918.

“Ira T. McAllister, Pioneer Lumberman, Dies at Home Here.” The Daily Camera (Boulder, Colorado), Saturday, 21 May 1921.

“Colorado Pioneer Dies At Boulder.” The Fort Collins Courier (Colorado), Monday, 23 May 1921, p. 6.

“McAllister Lumber Company Bought by the Boise-Payette.” Longmont Daily Times (Colorado), November 17, 1927.


“D. E. McAllister, Prominent Boulder Businessman For Many Years, Dies. Was Head Of Lumber Firm, Bank Director And Civic Leader.” The Daily Camera (Boulder, Colorado), 22 February 1941

“Deaths and Funerals: Milo McAllister.” The Daily Camera (Boulder, Colorado), 10 October 1941, p. 10


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, statewide, 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 1903 - 1968
41. Level of significance: Local

42. Statement of significance:

This building is historically significant for its original use as the McAllister Lumber Company's planning mill and woodworking factory. The building is also architecturally significant as a representative two-story brick commercial building dating from the early twentieth century. The building suffered some loss of integrity when it was converted to professional office and new retail uses during the 1990s. However, there are no additions to the original building, its basic form remains unchanged, and evidence of its historic use remains largely intact. The building's combined levels of significance and integrity are likely not to the extent that it qualifies for listing in the National or State Registers. The property is evaluated, however, as eligible for local landmark designation by the City of Boulder.

43. Assessment of historic physical integrity related to significance:

This property displays a reasonably 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. There are no additions to the original construction, however, elements of the building were altered when it was converted to professional office space and new retail uses during the 1990s. The most notable alteration is the modern entry in the north-facing wall. The building’s windows are also all entirely new; however, the window openings, including the segmental brick arches, were preserved. The presence of the former dry room building at the southeast corner of the property and the Boulder and White Rock Ditch that runs along the south property line both serve to enhance the integrity of setting. Overall, the work completed in the 1990s resulted in an effective adaptive reuse of the building while retaining much of its historic character.
VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. National Register eligibility assessment: Not Eligible
   State Register eligibility assessment: Not 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 80-89
   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 and Karen McWilliams

51. Organization: Cultural Resource Historians

52. Address: 1607 Dogwood Court, Fort Collins, CO 80525

53. Phone number(s): (970) 493-5270
CD 1, Image 80, View to West, of the south-facing and east-facing walls

CD 1, Image 81, View to West, of the east-facing wall
CD 1, Image 82, View to South, of the north-facing wall

CD 1, Image 83, View to Southeast, of the north-facing and west-facing walls
CD 1, Image 84, View to East, of the west-facing wall

CD 1, Image 85, View to Northeast, of the west-facing and south-facing walls
CD 1, Image 86, View to Southeast, of the north-facing and west-facing walls of the secondary building

CD 1, Image 87, View to Northwest, of the south-facing and east-facing walls of the secondary building
CD 1, Image 88, View to West, of the exterior stairway on the south side of the building

CD 1, Image 89, View to Southwest, of the east-facing and north-facing walls
Historic Images

McAllister Lumber & Supply Co. building, 1922. Call #BHS 141-16-3, located at the Boulder Carnegie Library

McAllister Lumber & Supply Co. building, 1930. Call #BHS 141-4-22, located at the Boulder Carnegie Library
Boulder County Real Estate Appraisal Card photo, circa 1940