COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

I. IDENTIFICATION

1. Resource number: 5BL.4666
2. Temporary resource no.: N/A
3. County: Boulder
4. City: Boulder
6. Current building name: Made in Nature Building
7. Building address: 1710 13th Street
8. Owner name and address: 1708 13th Street LLC 1708 13th Street Boulder, CO 80302

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
SE ¼ of SE ¼ of SW ¼ of SW ¼ of section 30

10. UTM reference (NAD83)
Zone 13: 476380 mE 4429431 mN

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

12. Legal Description: Northerly 29 Ft. 4 In. of Lot 7 & Northerly 29 Ft. 4 In. of South 96 Ft. 4 In. of West 10 Ft. of Lot 8, 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: 30' N-S by 60' E-W

16. Number of stories: One

17. Primary external wall material(s): Brick, Stone

18. Roof configuration: Flat Roof

19. Primary external roof material: Asphalt Roof / Composition Roof

20. Special features: N/A

21. General architectural description:

This one-story rectangular-shaped building consists of an original (circa 1925) building of stone construction that measures 30' N-S by 50' E-W, and a concrete block addition (built in 1945) to the original east-facing wall that measures 30' N-S by 10' E-W. The original building is supported by a low stone foundation and is covered by a flat roof. The north-facing and south-facing walls are also made of stone with stepped parapets extending above the roof line. The south-facing wall contains three former window openings, now infilled with concrete and painted with murals. The west-facing (façade) wall is clad with a red brick veneer and features a symmetrical parapet. The lower façade wall is angled or recessed inward from either end toward a set of paired glass-in-black-metal-frame doors that enter the center of the façade. The entry doors are flanked on either side by 4-light fixed-pane windows. These windows feature black metal frames, beige color wood surrounds, and red brick rowlock sills. The recessed lower façade wall creates a covered entry with recessed lighting in the “ceiling” just outside the entry doors. A steel pole within the entryway supports the upper façade wall. A sign fastened to the upper façade wall advertises: “organic Made in Nature.”
The rear addition rests on a stone and concrete foundation and is covered by a shed roof. The addition’s walls are made of concrete blocks, clad with concrete parging with badly faded green paint. Stepped parapets extend above the roof line on the north and south sides. A painted white glass-in-wood-frame door enters the east-facing (rear) wall from a concrete step. South of the door, the rear wall contains a single-light window and a 2-light window with steel security bars. A former window opening in the addition’s south-facing wall is infilled with Masonite type siding. The addition’s north-facing wall contains a 6-light window and a 2-light window.

Architectural style/building type: Twentieth Century Commercial Style

22. Landscaping or special setting features:
   This building is located on the east side of the 1700 block of 13th Street. The façade fronts directly on the public sidewalk paralleling the street. Another one-story commercial building at 1710 13th Street (5BL.13835) is immediately to the north. The building at 1301 Arapahoe (5BL.13803) is just to the south. A small gravel parking lot is behind this building to the east.

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

IV. ARCHITECTURAL HISTORY

24. Date of Construction: Estimate: Circa 1925  Actual:
   Source of information: Sanborn Insurance maps, Boulder city directories, Boulder County Assessor records
26. Architect: Unknown
   Source of information: N/A
27. Builder/Contractor: Unknown
   Source of information: N/A
28. Original owner: Searl T. Jencks (probably)
   Source of information: Boulder city directories

29. Construction history (include description and dates of major additions, alterations, or demolitions):
   Sanborn Insurance maps and Boulder city directories indicate that this building was constructed circa 1925. Searl T. Jencks Auto Repair was the original business. In November 1945, Mr. Jencks obtained a building permit to erect the 30’ by 10’ concrete block addition onto the rear of the original building.

   By the late 1940s, the building was occupied by the Bartlett Meat Company. Five building permits for the property date from between 1955 and 1963. In March 1955, the Bartlett Meat Company and contractor Be Home Improvements received a permit with the work described as “remodel business building.” In September 1960, the Bartlett Meat Company and contractor Robert Specht were issued a permit for a “hot water heater.” In November 1962, the Gross Construction Company received a permit
with the work described as “change storefront only.” This permit includes a sketch depicting the façade as it currently exists with the inwardly angled or recessed lower façade. A month later, in December 1962, the Gross Construction Company received another permit with the work described as “lower ceiling, separate into 2 stores, partition building.” The Bartlett Meat Company appears to have vacated the building just prior to 1962 and the work undertaken at that time was to convert the building into two insurance offices. In November 1963, owner Fisher W. Culberson was issued a permit with the work described as “finish rear storage room, lower window in front & remodel front.” Two other building permits on file for the property date from 1984 and 1996. In September 1984, owner Fisher Culberson and contractor Mark Johns received a permit with the work described as “[build] two walls to create new room.” An April 1996 permit is titled “repair office” and is otherwise incomplete or illegible.

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

V. HISTORICAL ASSOCIATIONS

31. Original use(s): Commerce/Trade / Specialty Store (auto repair)

32. Intermediate use(s): Commerce/Trade / Specialty Store (meat market)  Commerce/Trade / Business/Professional

33. Current use(s): Commerce/Trade / Specialty Store

34. Site type(s): Building

35. Historical background:

Built circa 1925, this building was occupied by Searl T. Jencks Auto Repair until 1937. Searl DeWitt Jencks was born in Waunakee, Dane County, Wisconsin on October 17, 1887. Circa 1911, Searl was married to Caroline Lusby (Lusby?). The daughter of Marbury and Adenea (Adine?) Rosena Lusby (nee Anderson), Caroline was born in Iowa on February 25, 1893. The 1900 U. S. federal census lists Caroline as a resident of Hardin County, Iowa, living with and listed as the granddaughter of William F. and Caroline Clover. (The Clover surname, however, does not match her paternal grandparents’ name of Lusby or her maternal grandparents’ name of Anderson.) Census records, nevertheless, indicate that young Caroline grew up in the household of Mr. and Mrs. Clover.

The Clover family moved to Boulder circa 1910 and subsequently resided at 916 Pine Street. The 1920 and 1930 federal censuses list William and Caroline Clover (as husband and wife), and Searl and Caroline Jencks, all as residing at 916 Pine Street. William Clover (who had been born in 1848) passed away in Boulder in 1926. His wife, Caroline (who had also been born in 1848) died in 1934. Following her death, Searl and Caroline Jencks continued to reside in the Pine Street home for many years. They passed away respectively in 1977 and 1996. William and Caroline Clover, and Searl and Caroline Jencks are interred in adjacent plots, with a common headstone, in Boulder’s Green Mountain Cemetery.
The building at 1708 13th Street was briefly home to the Higgins Motor Company in the late 1930s and early 1940s. It then housed the Bartlett and Son Meat Company until the early 1960s. This business was owned by Perry F. Bartlett and his son, John Franklin Bartlett. The elder Mr. Bartlett was born in Winona, Mississippi on April 27, 1885, and came to Boulder in the late 1890s or very early 1900s. On September 21, 1907, Perry Bartlett married Irene (Inez?) Hill. They subsequently lived in Boulder. Two children were born to the couple, Mary Francis (born August 19, 1910) and John Franklin (born November 24, 1913). John Franklin Bartlett passed away in Cowlitz County, Washington on November 21, 1980. Cemetery / obituary records were not located for other members of the Bartlett family.

In the early 1960s, the building at 1708 13th Street was remodeled into professional office space, occupied primarily by insurance companies, realtors, and architects through the mid-1980s. From the late 1980s until 2013, the building was occupied by the Boulder Map Gallery. Purchased by Patrik DeCicco in 1997, the business was at this location until 2013 when it moved to 607 S. Broadway. The Boulder Map Company closed its doors at that location in January 2017. The building at 1708 13th Street is currently occupied by Made in Nature, an organic natural foods store.

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 #146330360003.


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 1925 - 1968
41. Level of significance: Local

42. Statement of significance:

Built originally as an auto repair shop, and later converted for use as a meat market, and later still for use as offices and a retail map store, this building represents the development of commercial growth in Boulder from the 1920s to the 1960s. Substantially changed from its original appearance, the building’s façade dates from 1962, and thus is considered to have relatively modest historical and architectural value dating from that time period. From a historical perspective the façade reflects the building’s changing commercial uses – from an auto repair shop, to a meat market, to business office space – that occurred from the 1920s to the early 1960s. From an architectural standpoint the building’s early 1960s façade is a relatively common example of those from small commercial buildings in Boulder dating from the post-World War II time period. Due to the building’s relatively modest level of historical and architectural significance it is evaluated as ineligible for local landmark designation by the City of Boulder. The building is also evaluated as ineligible for individual listing in the National Register of Historic Places or in the State Register of Historic Properties.

43. Assessment of historic physical integrity related to significance:

This building 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. The one addition to the original construction is a small rear addition built in 1945. The façade dates from the early 1960s and is a relatively common example of those found on small commercial buildings in Boulder from the post-World War II time period. The building’s original rubble stone façade wall was a distinctive architectural feature. Its replacement with the current façade wall resulted in a substantial loss if integrity.

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 29-34
   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 11, 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 29, View to North, of the south-facing wall

CD 1, Image 30, View to Northeast, of the west-facing (façade) wall
CD 1, Image 31, View to Southeast, of the west-facing (façade) wall

CD 1, Image 32, View to East, of the west-facing (façade) wall
CD 1, Image 33, View to Southwest, of the east-facing wall and the east end of the north-facing wall

CD 1, Image 34, View to West, of the east-facing wall
Historic Images

Photo of the façade when the building was occupied by the Boulder Map Gallery, circa 2010, call #703-1-153, located at the Boulder Carnegie Library.

Boulder County Real Estate Appraisal Card photo, circa 1960