COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

I. IDENTIFICATION

1. Resource number: 5BL.13835
2. Temporary resource no.: N/A
3. County: Boulder
4. City: Boulder
5. Historic building name: The J. H. Schott Woodwork Factory
6. Current building name: Boulder Lending Group / 1710 13th Street LLC Building
7. Building address: 1710 13th Street
8. Owner name and address: 1710 13th Street LLC

Parcels number(s):
146330360002

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: 476377 mE 4429450 mN
11. USGS quad name: Boulder, Colorado
    Year: 2013 Map scale: 7.5
12. Legal Description: NLY 25 FT 8 IN IN LOT 7 & NLY 25 FT 8 IN OF W 10 FT LOT 8, BLK 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: 24½’ N-S by 40’ E-W
16. Number of stories: One
17. Primary external wall material(s): Brick, Concrete
18. Roof configuration: Flat Roof
19. Primary external roof material: Asphalt Roof / Composition Roof
20. Special features: Glass Block
21. General architectural description:

   This one story commercial building features a rectangular-shaped plan that measures 24½’ N-S (across) by 40’ E-W (deep). Supported by a poured concrete foundation, the building’s walls are of poured concrete construction. The façade wall (facing 13th Street to the west) is clad with a red brick veneer. The north, east, and south-facing concrete walls are painted red, and are buttressed on the north and south sides. The roof is flat, behind flat parapets that extend above the roof line on the west (façade) and on the north and south sides. Two entry doors are at the recessed center of the façade, from where the wall angles outward to the north and south ends of the façade. The north entry door is addressed as “1710” and is a painted grey wood-paneled door with one upper sash light. The south entry door is addressed as “1710B” and is a painted-grey glass-in-wood-frame door. The doors are flanked on each side by horizontally-oriented single-light fixed-pane windows with metal frames and red brick rowlock sills. A flat wood and metal awning, of modest proportions, extends from the façade wall directly above the entry doors and windows. Above the awning, a sign fastened to the upper façade wall reads: “BOULDER LENDING GROUP Local lender National resources.”

   The north-facing wall contains three 9-light glass block windows. A former entry door at the east end of the north-facing wall that historically entered the building from a concrete stoop has been filled in with painted red fiberboard. The south-facing wall is less than two feet from the building at 1708 13th Street.
next door to the south and contains no door or window openings. The east-facing (rear) wall contains a painted red metal utility door, a 28-light glass block window, and a 30-light glass block window.

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

22. Landscaping or special setting features:
   This building is located on the east side of 13th Street in the block north of Arapahoe Avenue. The façade fronts directly onto the public sidewalk paralleling the street. Central Park is across 13th Street to the west. A narrow asphalt paved alley extends along the north side of the building. The building at 1720 13th Street is on the opposite side of the alley. Another one-story commercial building addressed as 1708 13th Street is less than two feet south of this building’s south wall. 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: Actual: 1924
   Source of information: Historic photos located at the Boulder Carnegie Library (call # BHS-129-7-13), 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: Lenore Schott
   Source of information: Warranty Deed, Book 501, Page 586, April 1, 1924

29. Construction history (include description and dates of major additions, alterations, or demolitions):
   Boulder County Assessor records list 1937 as this building’s year of construction; however, two historic photos at the Boulder Carnegie Library, Boulder city directories, and Sanborn Insurance maps document that the building was erected in 1924. The building was originally owned by Lenore Schott. Lenore and her husband John H. Schott operated “The J. H. Schott Woodwork Factory” in the building from 1924 until the mid-1930s.

   There are no additions to the original construction. City of Boulder building permit records indicate that the façade was remodeled in 1952-1953 and again in 1962. In October 1952 owner Warren C. Nord and contractor J. B. Miller were issued two permits titled “Remodel Office Building” and “Remodel Building Front.” A corroborating notation on the property’s Boulder County Real Estate Appraisal card reads “53 made into office with new store front,” and a circa October 1953 appraisal photo depicts the building with its new storefront. It appears from the appraisal photo that the angled façade, with the two
centered entry doors, was created at that time. The intent was perhaps to have two small storefronts; however, city directory listings list only one commercial occupant in ensuing years. A Farmers Insurance office was located in the building immediately following the 1952-1953 remodel.

Subsequent building permit records indicate that the façade was again remodeled in 1959 and 1962. In May 1959, owner Harry Anderson was issued an “Application for Building Permit and Certificate of Occupancy” to remodel the building for use as the “Dixie Cream Donut Shop.” The work at that time was described as: “enclose window and add partition.” In April 1962, owner Hal Gross was issued an “Application for Building Permit and Certificate of Occupancy” with the work described as: “brick facing.” Following the 1962 remodel, the building was occupied by the Baker – Haddock and Company Insurance office. No other, more recent, building permits related to the façade were located on file with the City of Boulder, thus the façade's current appearance is interpreted to date principally from 1962.

Other building permit records pertain to changes in use, interior remodels, water and sewer permits, and permits for signage. A Certificate of Occupancy dated June 1974 is titled “Office Change” and “Remodel” but does not further describe the work undertaken at that time. In 1988, owner Eric Smith sought to convert the building into a “carry-out pizza outlet” named “Chicago Best Pizza,” however, it appears from city directory listings that those plans never came to fruition.

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

V. HISTORICAL ASSOCIATIONS
31. Original use(s): Industry/Processing/Extraction / Manufacturing Facility (“Woodwork Factory”)  
32. Intermediate use(s): Commerce/Trade / Specialty Store  Commerce/Trade / Business/Professional  
33. Current use(s): Commerce/Trade / Business/Professional  
34. Site type(s): Building  
35. Historical background:  
The building at 1710 13th Street in Boulder was erected in 1924 and its original use was as the J. H. Schott Woodwork Factory. In April 1924, Lenore Schott purchased an undeveloped lot on the east side of 13th Street in Block 2 of Smith’s Grove Addition to the City of Boulder. Lenore and her husband, John H. Schott, then arranged for the construction of this one-story building to become “The J. H. Schott Woodwork Factory.” As originally built, the foundation and walls were of poured concrete construction, and the façade wall contained centered, paired, bifold doors, another wood-paneled door in the north half of the façade, and a 6/6 double-hung sash window in the south half of the façade. Mr. and Mrs. Schott resided at 419 Spruce Street in Boulder during the years they had the woodworking shop at this location.
The building maintained a construction or industrial-related use until 1952-1953 when it was remodeled for use as a Farmers Insurance office. Boulder city directories list “Ston-Art Co. Alabaster Products” at this address in the early 1940s, followed by Jason W. Jamison, a painter, in the late 1940s. Farmers Insurance occupied the building throughout much of the 1950s, followed by The Dixie Cream Donut Shop, and the Suzy Q Diaper Service, both of which were short-term tenants.

Subsequently, from the mid-1960s to the present, the building has primarily been occupied by insurance, financial, and tax-related businesses. Per city directories, these include: Baker – Haddock & Company, sellers of “general insurance” (mid-to-late 1960s); Businessmen’s Bookkeeping Service Company (late 1960s and early 1970s); Farmers Insurance (mid-1970s to mid-1980s); The Copy Factory Print Shop (late 1980s); Bookworks / Richard P. Gates / Royal Alliance Tax Works (1990s); Dan Skarda and Gregory Naber / Farmers Insurance Group (circa 2000 - 2010); and the Boulder Lending Group (circa 2012 – present).

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 #0006021. “Mr. and Mrs. Schott and factory photographs, 1924.” Historic photos located at the Boulder Carnegie Library (call # BHS-129-7-13)
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
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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
41. Level of significance: Local

42. Statement of significance:
   Constructed originally as a woodworking shop and later converted to other business / commercial use, this building represents the development of commercial growth in Boulder from the 1920s to the 1960s. The building displays some modestly notable architectural features including the somewhat uncommon buttressed poured in place concrete walls. Exposed on the north and east sides, the concrete walls reflect the design and craftsmanship of the building’s original construction. Substantially altered from its original appearance, the building’s current façade dates from 1962, and thus is considered to have relatively modest historical and architectural value. From a historical standpoint the façade reflects the building’s changing commercial uses – from a woodworking shop, to other manufacturing / industrial uses, to small retail businesses, to business office space – that occurred from the 1920s to the early 1960s. From an architectural viewpoint the building’s early 1960s façade is a relatively common example of those found on small commercial buildings in Boulder dating from the post-World War II time period. Due to the building’s relatively modest level of architectural and historical 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 property displays a moderate level of integrity relative to the seven aspects of integrity as defined by the National Park Service and History Colorado, location, setting, design, materials, workmanship, feeling and association. There are no additions to the original construction, and visible elements of the original building remain intact (most notably the poured in place concrete walls). The building’s façade dates from the early 1960s and is a relatively common example of those found on small commercial buildings erected in Boulder during the post-World War II time period.
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 35-39
   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): May 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
Current Photos

CD 1, Image 34, View to East, of the west-facing (façade) wall

CD 1, Image 35, View to Northeast, of the west-facing (façade) wall
CD 1, Image 33, View to Southeast, of the north-facing wall and west-facing (façade) wall

CD 1, Image 32, View to Southwest, of the north-facing wall and east-facing (rear) wall
CD 1, Image 31, View to West of the east-facing (rear) wall
Historic Images

“Mr. and Mrs. Schott and factory photographs, 1924.” Dumm photo No. 2540, call #BHS 129-7-13, located at the Boulder Carnegie Library

Mr. and Mrs. Schott and factory photographs, 1924.” Dumm photo no. 2451, call #BHS 129-7-13, located at the Boulder Carnegie Library
Scanned image from Boulder County Real Estate Appraisal card, circa October 1953. Located at the Boulder Carnegie Library.