COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

I. IDENTIFICATION

1. Resource number: 5BL.13834
2. Temporary resource no.: N/A
3. County: Boulder
4. City: Boulder
5. Historic building name: Trolinger Realty, Arapahoe Realty
7. Building address: 1331 Arapahoe Avenue
8. Owner name and address: B. Jones Residential Ltd. Partnership
   1331 Arapahoe Avenue
   Boulder, CO 80302

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
   SW ¼ of SW ¼ of SE ¼ of SW ¼ of section 30
10. UTM reference (NAD83)
    Zone 13: 476450 mE 4429418 mN
11. USGS quad name: Boulder, Colorado
    Year: 2013 Map scale: 7.5
12. Legal Description: South 76 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: 75½’ N-S by 24½’ E-W overall dimensions
16. Number of stories: One
17. Primary external wall material(s): Brick
18. Roof configuration: Flat Roof
19. Primary external roof material: Asphalt Roof / Composition Roof
20. Special features: N/A

21. General architectural description:

   The improvement on this property consists of a small one-story commercial building at the front end of the lot, and a multi-stall garage attached to the rear of the commercial building that extends toward the rear of the lot. The garage toward the rear of the property was built circa 1931, and originally also encompassed a small residence. It measures 39’ N-S by 19’ E-W. Measuring 36½’ N-S by 24½’ E-W, the commercial building was erected in 1953 onto the south-facing side of the existing garage.

   1953 Commercial Building

   This single-story commercial building rests on a poured concrete foundation, and is covered by a flat roof. Flat parapets with metal coping extend slightly above the roof line on the west, south, and east sides. The building’s walls are of concrete block construction. The south-facing (façade) wall is clad with a painted grey brick veneer. The west-facing wall is clad with a red brick veneer laid in running bond. The east-facing wall is clad with painted grey stucco or concrete parging. The asymmetrical façade fronts onto the public sidewalk paralleling Arapahoe Avenue. A painted grey glass-in-wood-frame door enters the recessed west end of the façade. East of the entry door, the façade wall angles outward where it contains a set of paired single-light fixed-pane display windows with painted grey wood frames and a brick rowlock sill. The east end of the façade, where it is not angled and is set back
minimally from the front sidewalk, contains a single-light fixed-pane display window also with a painted grey wood frame and a brick rowlock sill. A painted grey wood-paneled door enters near the north end of the east-facing wall. The north-facing wall was built onto and abuts the south-facing wall of the previously existing garage building.

**Circa 1931 Garage Building**
The multi-stall garage is supported by a poured concrete foundation, its walls are made of red brick laid in common bond, and it is covered by a flat roof. A stepped parapet extends above the roof line on the north side. The east-facing brick wall is painted grey, while the north-facing and west-facing brick walls are unpainted. Painted darker grey brick corbeling appears at the top of the east-facing wall. The east-facing wall contains three sets of paired painted grey wood-paneled garage doors. These doors are side-hinged with metal strap hinges, and each door has six upper sash lights. A fourth door arrangement in the east-facing wall consists of a single-wood-paneled garage door with six upper sash lights, adjacent to a single-entry wood-paneled door with four upper sash lights. The west-facing wall contains four 4-light casement windows with painted grey wood frames and surrounds.

Architectural style/building type: Twentieth Century Commercial Style

22. Landscaping or special setting features:
This building is located on the north side of the 1300 block of Arapahoe Avenue. A residence is next door to the west at 1327 Arapahoe Avenue (5BL.4673). The Arapahoe Apartments building (5BL.4664) is to the west at the northwest corner of Arapahoe Avenue and 14th Street. The terrain is flat. The building’s façade is set back minimally from the public sidewalk paralleling Arapahoe Avenue. A gravel parking lot flanks the east side of the building.

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

**IV. ARCHITECTURAL HISTORY**

24. Date of Construction:
   - Estimate: Circa 1931
   - Actual: Circa 1931, 1953
   - Source of information: Boulder city directories, Sanborn Insurance maps, City of Boulder building permit records

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

27. Builder/Contractor: Unknown
   - Source of information: N/A

28. Original owner:
   - Rear garage part of building (ca. 1931): Unknown
   - Front commercial part of building (1953): L. Bruce Jones
   - Source of information: City of Boulder building permit records
29. Construction history (include description and dates of major additions, alterations, or demolitions):
The rear part of this building was built circa 1931 primarily a multi-stall garage, but with a small
residence in its south end. The front part of the building was constructed in 1953 for use as a real
estate office. Owner L. Bruce Jones filed two building permits in the summer of 1953 related to the real
estate office’s construction. A building permit for this address dated July 29, 1953 is titled “Build
Business Building.” A second permit dated August 20, 1953 describes the planned work as “New store
bldg. built onto old house 1331 Arapahoe.” Neither permit lists a contractor. Two other building permits
on file with the City of Boulder were both for roofing work, respectively in 1963 and 1968. Another
permit for electrical work is dated January 1961.

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

V. HISTORICAL ASSOCIATIONS
31. Original use(s): Commerce/Trade / Business/Professional
32. Intermediate use(s): Commerce/Trade / Business/Professional
33. Current use(s): Vacant / Not in Use
34. Site type(s): Building

35. Historical background:
The rear part of this building was built circa 1931, primarily as a multi-stall garage but with a small
residence in its south end. At that time the building was associated with the apartment building at 1703
14th Street (5BL.4664), next door to the east. The garage was apparently built for use by the apartment
building’s residents. The small residence in the building’s south end was occupied by a series of
typically short-term tenants in the years between 1931 and 1953. These include: Donald R. and Anne E.
Beedon (1936), Pearle Osborne (circa 1940 - 1946), Franz L. and Doris F. Engblom (1949), and James
and Mae B. Strosnider (1951). Mr. Strosnider was a Boulder police officer. Pearle Osborne who lived
here in the early 1940s also operated an employment agency out of the building. The following
advertisement appears in the 1940 Boulder city directory:
Osborne Employment Agency, Competent Efficient 24 Hour Service, Registered and Practical Nurses,
Office and Domestic Help. Let Us Solve Your Employment Problems.

The front part of the building was built as a real estate office in 1953, and per city directories was home
to Arapahoe Realty until 2017. The building was vacant and not in use at the time of survey in May 2018.
Although city directories consistently list Arapahoe Realty at this address, historic photos from the
1950s indicate the business was at one time known as the Trolinger Realty Company. These photos
depict advertising for Trolinger Realty on a sign above the roof, painted on the east-facing wall, and
stenciled on the storefront display windows. Another sign painted on the west-facing wall simply
advertised “REAL ESTATE.” Originally operated, apparently, by Vaughn Trolinger, the business was
evidently originally named Trolinger Realty before the name was soon changed to Arapahoe Realty. Vaughn Truman Trolinger was born in Henry County, Missouri on July 20, 1904. He married Josephine Murray in Tulsa, Oklahoma on April 30, 1930. Josephine was born in Tillman County, Oklahoma on February 2, 1907. Mr. and Mrs. Trolinger lived in Tulsa and in Albuquerque, New Mexico before moving to Boulder in the late 1940s. Mr. and Mrs. Trolinger moved to Ottawa County, in northeastern Oklahoma, circa 1990. Josephine passed away there on October 13, 1992 at the age of 85, followed by Vaughn who died at the age of 94 on November 20, 1998. They are interred in adjacent plots in Baxter Springs Cemetery in nearby Cherokee County, Kansas.

36. Sources of information:
   - Boulder County Assessor property data: https://www.bouldercounty.org/property-and-land/assessor/data-download/.
   - “Boulder County Assessor Real Estate Appraisal” card. On file at the Boulder Carnegie Library.
   - City of Boulder Building Permit files.
   - City of Boulder, Planning and Development Services, Parcel Summary Report for Parcel #146330360007.

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/Wiffen), 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
41. Level of significance: Local

42. Statement of significance:

The front part of this building is historically significant for its association with commercial development in Boulder dating from the time of its construction in 1953. It is also architecturally significant as an intact representative example of a small commercial building dating from the middle of the twentieth century. The angled storefront is a particularly notable feature. Similar angled storefronts gained popularity with a number of chain retailers in the design of department store designs in the late 1950s and in the 1960s. The garage in the rear of the building is also architecturally notable as a largely intact representative auto garage dating from the early 1930s. The construction of garages, especially in association with an apartment building, was gaining favor, but still somewhat of a new concept at that time. The property’s level of significance is not to the extent that it qualifies for individual listing in the
National Register of Historic Places or in the State Register of Historic Properties. 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 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. There are no additions and no notable exterior alterations subsequent to when the commercial building was erected in 1953. A sense of time and place relative to how the building appeared in the 1950s and 1960s remains intact.

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 61-67
   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
Location Map

1331 Arapahoe Avenue

Scale 1:6014 Datum WGS84
Current Photos

CD 1, Image 61, View to Northeast, of the south end of the west-facing wall and the south-facing (façade) wall

CD 1, Image 62, View to Northwest, of the south end of the east-facing wall and the south-facing (façade) wall
CD 1, Image 63, View to North, of the south-facing (façade) wall

CD 1, Image 64, View to Northwest, primarily of the south-facing (façade) wall
CD 1, Image 65, View to Southwest, of the east-facing wall

CD 1, Image 66, View to South, of the north-facing wall
CD 1, Image 67, View to Southeast, of the north-facing wall and the north end of the west-facing wall
Historic Images

Undated photo (circa 1953?), call #BHS 207-1-30, located at the Boulder Carnegie Library

Boulder County Real Estate Appraisal Card photo, dated May 13, 1954, on file at the Boulder Carnegie Library
Boulder County Real Estate Appraisal Card photo, circa 1943, showing the south-facing wall of what is now the garage portion of the building, prior to when the commercial building was built at the front of the lot in 1953.