I. IDENTITY

1. Resource number: 5BL.4672
2. Temporary resource no.: N/A
3. County: Boulder
4. City: Boulder
5. Historic building name: Daehler House, Harken House, Pace House, Streamer House
6. Current building name: Streamer House
7. Building address: 1321 Arapahoe Avenue
8. Owner name and address: Streamer Family Properties LLC
   P. O. Box 20546
   Piedmont, CA 94620

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: 476426 mE 4429418 mN
11. USGS quad name: Boulder, Colorado
   Year: 2013 Map scale: 7.5
12. Legal Description: Lot 9, 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: ~40½’ N-S by 24’ E-W overall dimensions
16. Number of stories: One
17. Primary external wall material(s): Wood / Weatherboard
18. Roof configuration: Hipped Roof
19. Primary external roof material: Asphalt Roof / Composition Roof
20. Special features: Porch, Chimneys, Fence

21. General architectural description:
   This single-story residence consists of a main, hipped-roof section, that measures 26½’ N-S by 24’ E-W, and two hipped-roof extensions to the north-facing (rear) wall of the main section, that combined measure approximately 14’ N-S by 21’ E-W, and that encompass an enclosed rear porch. The dwelling rests on a low stone foundation, and its exterior walls are clad with painted white horizontal weatherboard siding with 1” by 4” corner boards. The roof over the main section is truncated. Th entire roof is covered with red asphalt composition shingles, and the eaves are boxed with painted white wood trim. Two red brick chimneys are on the roof ridges. The façade faces south toward Arapahoe Avenue. A painted white wood-paneled entry door, with one upper sash light, enters the façade from an open front porch covered by a low-pitched hipped roof with red asphalt composition shingles. The porch roof is supported by two steel posts, and the porch floor is of poured concrete and concrete block construction. The façade wall also contains two 1/1 double-hung sash windows, located on either side of the entry door. The east-facing wall contains a set of paired 1/1 double-hung sash windows and one other 1/1 double-hung sash window. The west-facing wall contains three 1/1 double-hung sash windows and one 4/1 (ribbon-style) double-hung sash window. All of the home’s windows have painted white wood frames and surrounds. One of the windows in the west-facing wall is smaller than the others, and is within a former, larger, window opening that has been framed in. A painted white wood-
paneled door, with one upper sash light that is filled with plywood, enters an enclosed back porch at the rear of the dwelling. The enclosed porch’s north-facing wall contains two sets of paired multi-paned windows. The enclosed porch’s west-facing wall contains one 1/1 double-hung sash windows.

Architectural style/building type: Hipped-Roof Box

22. Landscaping or special setting features:
This property is located on the north side of the 1300 block of Arapahoe Avenue. A grass strip is between the curb and the public sidewalk paralleling the avenue. A former gas station building is next door to the west at 1301 Arapahoe Avenue (5BL.13803). Another residence is next door to the east at 1327 Arapahoe Avenue (5BL.4673). A small planted grass front yard and side yard are south and east of the dwelling. A well-cared-for vegetable garden is in the backyard. A gravel driveway extends from Arapahoe Avenue to along the west side of the dwelling. A chain link fence extends along the west property line. An east–west trending asphalt-paved alley is behind the property to the north.

23. Associated buildings, features, or objects:
Garage
A garage that measures 12’ N-S by 21’ E-W is at the rear of the property. The garage is of wood frame construction and is supported by a wood timbers on grade foundation. The exterior walls and gabled roof are both clad with corrugated metal. The west-facing wall contains a set of paired, painted white, vertical wood plank garage doors, side-hinged with metal strap hinges. The south-facing wall contains single-light fixed-pane window.

IV. ARCHITECTURAL HISTORY

24. Date of Construction: Estimate: 1908 Actual:
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 indicate that this dwelling was built circa 1908. The dwelling is depicted on the March 1918 Sanborn Insurance map documenting its existence at that time. (Earlier Sanborn maps do not depict this specific area along Arapahoe Avenue.) The garage is depicted on the January 1931 Sanborn map but not on the March 1918 Sanborn map indicating it was built between those years.

There are no additions to the historic dwelling or garage. Relatively few building permits related to the
property were located on file with the City of Boulder. On May 14, 1965, owner Paul Streamer obtained a permit to remodel the front porch with “cement” and “steel pipe supports.” A memo in the file dated December 9, 1966 notes that work on the porch had been “abandoned.” The work described, however, appears to match the extant front porch.

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

V. HISTORICAL ASSOCIATIONS

31. Original use(s): Domestic / Single Dwelling
32. Intermediate use(s): Domestic / Single Dwelling
33. Current use(s): Domestic / Single Dwelling
34. Site type(s): Building

35. Historical background:

Boulder city directories indicate that this house was built just prior to 1908. The 1908 directory lists Mrs. Fredericka (Freida) Daehler, a widow, as the earliest known resident. Born in Switzerland circa 1861, Mrs. Daehler immigrated to America at an unknown date. She lived at this address until the early 1920s, in most years sharing it with Benjamin J. and Dena Groothuis followed by Samuel J. and Elsie Martin.

From the mid-1920s to the late 1940s, the house was owned, and most years occupied, by Evan R. and Gertrude P. Harken. Evan Raymond Harken was born in Black Hawk County, Iowa on July 30, 1883 to William and Adaline Harken. He married Gertrude P. Coffman in Jefferson County, Iowa on June 12, 1907. Gertrude was born in Woolson, Iowa on October 8, 1888. A daughter named Dorothy was born to the couple in 1908. The Harken family moved to Boulder circa 1925 where Evan was employed as an electrician at the University of Colorado. He passed away in Boulder on June 4, 1937 at the relatively young age of 53. Gertrude died on September 23, 1957 at the age of 69. Mr. and Mrs. Harken were interred in Boulder’s Green Mountain Cemetery.

From the late-1940s to 1956, this house was owned and occupied by Albert B. and Maude F. Pace. Mr. Pace was in the real estate business as manager of the Commonwealth Agency. Albert Burns Pace was born in Red Oak, Iowa on March 5, 1880 to John Woodford and Susan Jane (Gunter) Pace. He married Maude Frances McGimsey on February 11, 1903. Maude was also born in Red Oak, on May 9, 1881. Her parents were William and Sarah Jane (Guy) McGimsey. Living in Iowa, Albert and Maude became the parents of one son and four daughters. Born between circa 1905 and 1915, they were respectively named Roy, Helen, Donna, Gladys, and Ruth. Mr. and Mrs. Pace moved to Boulder in the early 1930s and later to this residence on Arapaho Avenue. In later years, they returned to their native Iowa. Maude Pace passed away in 1961 at the age of 80. Albert Pace died on July 25, 1980 at the age of 100. Both are interred in Red Oak, Iowa’s Evergreen Cemetery.
From 1956 to the present (2018), this property has been owned and occupied by members of the Streamer family, originally by Paul and Evaline Streamer, and currently by their son, William “Bill” Streamer. Paul Phipps Streamer was born in Montgomery County, Ohio on January 9, 1906. His parents were Reverend Charles Streamer and Mary (Phipps) Streamer. Paul spent his early years growing up in Ohio and Pennsylvania before the Streamer family moved to Boulder where Charles Streamer served as Minister for the Trinity Lutheran Church. Paul was the second eldest of Charles’ and Mary’s four children. His siblings were respectively named Phoebe, Charles, and Mary. Mary Phipps Streamer died in May 1922 at just 48 years of age. Charles Streamer passed away in 1939 at the age of 68.

As related by Bill Streamer, when the Trinity Lutheran Church insisted that his grandfather remarry following Mary’s death, Charles Streamer resigned his position as minister and went to work for the Boulder Chamber of Commerce. He later opened a “white goods” (appliance store) near the Hotel Boulderado. The store was moved to Pearl Street between 14th and 15th Streets, where it eventually evolved into Streamer’s Music or Paul’s Music, selling pianos and other instruments alongside radios and other electronics. Later still, Paul’s Music was located at 1928 14th Street.

Paul Streamer graduated from the University of Colorado circa 1933 with a degree in aeronautical engineering. In 1938, he married Evaline Gray. The daughter of Charlie and Mary Gray, Evaline was born near Lawrence, Kansas on February 7, 1909. Paul and Evaline’s known children are Charles, William “Bill,” Carol, and Philip. Prior to moving into this house on Arapahoe Avenue the Streamer family lived above the music store at 1928½ 14th Street. Paul and Evaline Streamer both lived long full lives. Paul passed away on February 13, 1999, at the age of 93, followed by Evaline who died on July 7, 2000 at the age of 91. Their son, Bill Streamer remains the resident of the house as of 2018. Born in November 1947, Bill attended college but did not obtain a degree. He served in the U. S. Navy, including with the Seabees, before becoming employed as a builder with Melody Homes. He later went to work for the Streamer family business, becoming a factory-trained technician in the repair of televisions, radios and other electronics.
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 #146330360004.
Colorado Historical Society, Historic Building Inventory Record, 1321 Arapahoe Avenue, August 1994.
Streamer, William. Interview with Carl McWilliams, June 1, 2018.
U. S. federal census records accessed via Ancestry.com (reference Daehler, Harken, Pace, and Streamer families.

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.

✓ 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 (Barker), 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 1908 - 1968
41. Level of significance: Local

42. Statement of significance:

This property is historically significant for its association with residential development in Boulder dating from the time of its construction circa 1908. The house is also architecturally notable as a representative Hipped-Roof Box type dwelling. 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 adverse alterations to the historic building. The front porch is altered from its original construction. However, building permit records indicate the current front porch dates from 1965 and is thus over fifty years old. The presence of the historic garage at the rear of the property enhances the integrity of setting. A sense of time and place relative to how this property appeared through the late 1960s remains mostly 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 46-52
    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 3, 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 46, View to Southwest, of the north-facing and west-facing walls*

*CD 1, Image 47, View to South, of the dwelling’s north-facing wall*
CD 1, Image 48, View to Southeast, of the north-facing and west-facing walls of the garage

CD 1, Image 49, View to Southwest, of the north-facing and east-facing walls of the garage
CD 1, Image 50, View to Northeast, of the dwelling’s west-facing and south-facing walls

CD 1, Image 51, View to North, of the dwelling’s south-facing (façade) wall
CD 1, Image 52, View to Northwest, of the dwelling’s south-facing and east-facing walls
Historic Image

Boulder County Real Estate Appraisal Card photo, circa 1950, on file at the Boulder Carnegie Library.