COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

I. IDENTIFICATION

1. Resource number: 5BL.4673

2. Temporary resource no.: N/A

3. County: Boulder

4. City: Boulder

5. Historic building name: Bryant House, Feaster House


7. Building address: 1327 Arapahoe Avenue

8. Owner name and address: B. Jones Residential Ltd. Partnership

1327 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: 476438 mE  4429418 mN
11. USGS quad name: Boulder, Colorado
    Year: 2013 Map scale: 7.5
12. Legal Description: Lot 10, 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: 45’ N-S by 29’ E-W
16. Number of stories: 1½
17. Primary external wall material(s): Brick
18. Roof configuration: Hipped Roof
19. Primary external roof material: Asphalt Roof / Composition Roof
20. Special features: Porch, Chimneys, Segmental Arches

21. General architectural description:

   This dwelling consists of an original (circa 1908) main hipped-roof section that measures 33’ N-S by 29’ E-W, and a gabled rear addition (built in 1949) to the north-facing wall of the original dwelling, that measures 12’ N-S by 19’ E-W. The original dwelling is of brick masonry construction, while the addition is of frame construction.

   The original dwelling is supported by a low stone foundation, and its red brick walls are laid in running bond. The hipped roof is covered with black asphalt composition shingles and the eaves are boxed. A tall red brick chimney is on the roof ridge. Another tall red brick chimney is near the base of the west-facing roof slope. An intersecting gable is centered on the south-facing roof slope overlooking the façade. The face of this intersecting gable is clad with square-cut wood shingles and contains an oculus window. The façade faces south toward Arapahoe Avenue. A painted brown wood-paneled door, with one upper sash light, covered by a painted brown wood screen door, and with a sandstone lintel, enters the center of the façade from an open full-width front porch. Measuring 6’ N-S by 29’ E-W, the front porch is recessed under the dwelling’s hipped roof. The porch is approached by two poured concrete steps and features a tongue-in-groove wood floor, an open wood balustrade, and painted white Tuscan columns. The front door is flanked on either side by a 1/1 double-hung sash window with
a painted brown wood frame, a sandstone lugsill and a segmental brick arch. The original east-facing wall contains one set of paired 1/1 double-hung sash windows and one other 1/1 double-hung sash window, with painted brown wood frames, sandstone lugsills and segmental brick arches. The original west-facing wall contains three 1/1 double-hung sash windows with painted brown wood frames, sandstone lugsills and segmental brick arches.

The walls of the rear addition are clad with painted salmon color horizontal weatherboard siding, and its gabled roof is covered with black asphalt composition shingles. The addition rests on a poured concrete foundation, faced with stone on the east side. A painted brown solid wood door, covered by a wood screen door, enters the addition’s east-facing wall from a recessed 3-step concrete stoop. North of the recessed entry, the addition’s east-facing wall contains 2/2 double-hung sash window with a painted brown wood frame and surround. A painted brown wood-paneled door enters the addition’s north-facing wall from a 4-step wood stoop. This wall also contains two 2/2 double-hung sash windows and one 1/1 double-hung sash window, with painted brown wood frames and surrounds.

Architectural style/building type: Classic Cottage

22. Landscaping or special setting features:
This property is located on the north side of the 1300 block of Arapahoe Avenue. Another residence is next door to the west at 1321 Arapahoe Avenue (5BL.4672). A small commercial building is next door to the east at 1331 Arapahoe Avenue (5BL.13834). The terrain is flat. Minimally-maintained planted grass lawns are immediately south, east and north of the dwelling. A seldom used gravel driveway extends from Arapahoe Avenue along the east side of the dwelling to the garage at the rear of the property. An east – west trending asphalt-paved alley is behind the property to the north.

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

Garage
A wood frame garage is adjacent to the alley at the rear of the property. The garage consists of an original gabled section (built in 1943) that measures 24’ N-S by 20’ E-W, and a shed-roofed addition to the original west-facing wall that measures approximately 24’ N-S by 14’ E-W. This addition’s date of construction is unknown; however, it appears to have been erected no later than the 1950s. The garage has a poured concrete slab foundation and floor, and its exterior walls are clad with painted salmon color horizontal weatherboard siding. The roof is covered with rolled black asphalt roofing material. Painted salmon color rafter ends with a fascia board are exposed beneath the eaves. The north-facing wall contains two sets of paired vertical wood plank garage doors. These doors are side-hinged with metal-strap hinges and open toward the alley. Another set of paired vertical wood plank garage doors, side-hinged with metal-strap hinges, are in the south-facing wall. These doors open onto the driveway that extends along the east side of the dwelling.
IV. ARCHITECTURAL HISTORY

24. Date of Construction: Estimate: 1908  Actual: 1908
   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: William W. and Sarah Bryant (probably)
   Source of information: Boulder city directories

29. Construction history (include description and dates of major additions, alterations, or demolitions):
   Boulder County Assessor records list 1925 as this dwelling’s year of construction. Boulder city directories and Sanborn Insurance maps, however, indicate it was built prior to 1908. The property’s address is listed in the 1908 city directory. The original 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.)

   Building permits on file with the City of Boulder reveal that the garage was built in 1943 and that the dwelling’s frame rear addition was constructed in 1949. These dates are corroborated by the property’s Boulder County Real Estate Appraisal card. The appraisal card includes a sketch of the garage with the following notation: “1944 new garage 24 x 20 x 10.” The appraisal card also includes a sketch of the dwelling depicting the addition with the word “new,” and the date “1949.” The main gabled section of the extant garage measures 24’ by 20’ matching the dimensions listed on the appraisal card. The shed-roofed extension to the original garage’s west-facing wall is apparently an early addition. No building permit related to its construction was located on file with the City of Boulder. Recent building permits on file with the City include: a mechanical permit in May 1989 to change the location of the gas meter; an electrical permit in April 1997 to change the electrical service; a mechanical permit in October 1997 for a new furnace; a permit in 2008 to tear off and replace the roof shingles.

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
   Commerce/Trade (beauty shop)
   Commerce/Trade / Business/Professional

33. Current use(s): Domestic / Single Dwelling

34. Site type(s): Building
35. Historical background:

This dwelling was erected circa 1908 and from that time until the late 1980s it was owned and occupied by just two couples: William W. and Sarah A. Bryant, circa 1908 – 1945, followed by Allen F. and Leila M. Feaster, circa 1945 – 1987.

William W. and Sarah A. (Stevens) Bryant, the home’s earliest known residents, are listed at this address in the 1908 Boulder city directory. They lived in the home together until William’s death in June 1941, and Sarah then continued to reside in the home until a couple of years prior to her death which occurred in February 1947. William and Sarah were both of African-American heritage. William Walker Bryant was born in Texas County, Missouri on November 11, 1855. Sarah Ann Bryant, nee Stevens, was also born in Missouri, in September 1865. They were married circa 1880 when William was 23 years old and Sarah just 14 years old. The Bryants moved to Boulder around the turn of the twentieth century, living for a time at 2212 Pine Street before moving into this house on Arapahoe Avenue by 1908. The 1904 city directory lists William’s occupation as “laborer, while the 1908 directory lists his occupation as “janitor Presbyterian Church.” Later directories indicate he was employed as a janitor at the University of Colorado for many years. Federal census records do not indicate that Mr. and Mrs. Bryant had any children. William Bryant passed away in Boulder on June 6, 1941 at the age of 86. Sarah Bryant died on February 25, 1947 at the age of 81. They are interred in adjacent plots in Boulder’s Columbia Cemetery. Findagrave.com provides the following information pertaining to Sarah’s death:

Sarah died in Denver at the home for the blind where she had been confined for the past two years. Her funeral was on 28 Feb at the African Methodist Church in Boulder, 18th & Pearl Sts. Sarah was survived by cousin Mrs. Sarah J. Akers of 1942 Water St, Boulder; 3 nieces Scyrene Banks of Ft. Worth, TX; Inez Stevens of Hannibal, MO; Katherine Proctor of Keenesburg, CO; and nephew Oliver Stevens of Denver.

Cause of Death: Pneumonia

Between circa 1945 and the late 1980s, the property at 1327 Arapahoe Avenue was owned and occupied by Allen F. and Leila M. Feaster. Like the Bryants, Mr. and Mrs. Feaster were also of African-American heritage. Allen Farris Feaster was born in Talladega, Alabama on December 29, 1888. Leila M. Feaster (maiden name unknown) was born in Mississippi on May 1, 1890. Federal census records do not indicate that they had any children. They were married circa 1926 and lived at 661 Concord Avenue in Boulder before moving to this property on Arapahoe Avenue circa 1945.

During the early 1940s, Mr. Feaster was employed as a “factory worker” by Remington Arms at the Denver Ordnance Plant. Located at the future site of the Denver Federal Center in Lakewood, the Denver Ordnance Plant was established in 1941 to manufacture ammunition during World War II. In earlier years, Mr. Feaster worked as a “car cleaner” for the Colorado & Southern Railroad, and also as a cabinet maker and in construction. Mrs. Feaster worked as a beautician for many years, establishing beauty shops in the family homes on Concord Avenue and Arapahoe Avenue. Mr. Feaster erected the garage at the rear of this property in 1943, later utilizing it as a car repair shop in the late 1940s and
The early 1950s. The auto repair business was in partnership with Lyle N. Harris and was known as “Feaster & Harris Auto Repair.” Allen Feaster passed away in Boulder on October 7, 1954 at the relatively young age of 65. Leila Feaster continued to live in the family’s Arapahoe Avenue home until shortly before she too passed away on October 19, 1987 at the age of 97. Mr. and Mrs. Feaster are interred in adjacent plots in Boulder’s Green Mountain Cemetery.

From the late 1980s to the present, the property at 1327 Arapahoe Avenue has served at different times as a residence and to house small businesses including Echo Flight Inc., and True Flight Inc.

Sources of information:

- “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 #146330360005.
- “Sarah Ann (Stevens) Bryant.” (death / cemetery information) [www.findagrave.com](http://www.findagrave.com).
- “William W. Bryant.” (death / cemetery information) [www.findagrave.com](http://www.findagrave.com).

VI. SIGNIFICANCE

- Local landmark designation: No Date of designation: N/A
  Designating authority: N/A

- 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 (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 significant for its Classic Cottage style of architecture and for its brick masonry construction. 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 a high degree 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 only addition to the original Classic Cottage style dwelling was erected in 1949, and thus is well over fifty years old. The dwelling, otherwise, appears minimally altered from its original construction. The presence of the historic garage (built in 1943) 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 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 53-60
   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 53, View to Northeast, of the dwelling’s west-facing and south-facing walls

CD 1, Image 54, View to North, of the dwelling’s south-facing (façade) wall
CD 1, Image 55, View to Northwest, of the dwelling’s south-facing and east-facing walls

CD 1, Image 56, View to North, of the north end of the dwelling’s east-facing wall and of the garage’s south-facing wall
CD 1, Image 57, View to Southwest, of the dwelling’s east-facing and north-facing walls

CD 1, Image 58, View to Northwest, of the garage’s south-facing and east-facing walls
CD 1, Image 59, View to Southwest, of the garage’s east-facing and north-facing walls

CD 1, Image 60, View to Southeast, of the garage’s north-facing wall
Historic Images

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