I. IDENTIFICATION

1. Resource number: 5BL.4664
2. Temporary resource no.: N/A
3. County: Boulder
4. City: Boulder
5. Historic building name: Arapahoe Apartments
7. Building address: 1703 14th Street
8. Owner name and address: B. Jones Residential Ltd. Partnership

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: 476462 mE 4429426 mN

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

12. Legal Description: **South 76 Ft. 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:** 57’ N-S by 33’ E-W overall dimensions

16. **Number of stories:** Two

17. **Primary external wall material(s):** Concrete / Ornamental Concrete Block

18. **Roof configuration:** Flat Roof

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

20. **Special features:** Porch, Chimney, Fence

21. **General architectural description:**

   This building consists of an original (circa 1908) two-story section that measures 52’ N-S by 26’ E-W, and a (circa 1920) two-story addition to the original west-facing (rear) wall. Sanborn Insurance maps indicate the addition was erected between 1918 and 1922, and that it was extended past the original south wall between 1922 and 1930. The addition replaced two single-story porches that originally were on the back of the building.

   The main two-story building is supported by a concrete foundation, and its original walls (exposed on the north, east, and south sides) are made of ornamental concrete blocks. Rusticated ornamental concrete blocks of alternating sizes create the appearance of quoins at the front southeast and northeast corners. Stringcourses composed of rusticated ornamental concrete blocks encircle three sides of the building, just above the tops of the first story windows and just above the tops of the second story windows. The roof is flat, with parapets extending above the roof line on the north, east, and south sides. The two courses of concrete blocks at the top of the parapets are painted blue. A red brick chimney is near the rear northwest corner.

   The symmetrical façade faces east toward 14th Street. A painted grey glass-in-wood-frame door, with a transom light, enters the façade from an open front porch. The porch measures 24’ N-S by 7½’ E-W and
is approached by four concrete steps with concrete block knee walls and a pipe railing. The porch features a tongue-in-groove wood floor, rusticated ornamental concrete block knee walls, painted white Tuscan columns, and a low-pitched hipped roof. A set of concrete steps descends from below the north side of the front porch to a wood-paneled basement-level entry door. Windows in the north, east, and south sides of the building are symmetrically arranged and primarily consist of 1/1 single-hung and double-hung sash, with painted white wood frames and surrounds and painted blue concrete lugsills and lintels. Single-light hopper basement-level windows penetrate the walls just above grade.

The circa 1920 rear two-story addition measures 52’ N-S by 7’ E-W. It is supported by a concrete block foundation, its exterior walls are clad with blue metal, and it is covered by a low-pitched shed roof. The addition extends beyond the south wall of the original building. A painted brown wood-paneled door enters the building at this location from a small open shed-roofed porch. This porch is approached by four concrete steps, and features a tongue-in-groove wood floor, closed wood frame knee walls, and a 1” by 8” wood post that supports the corner of the porch roof. A painted beige wood-paneled door enters the addition’s west-facing wall from a 3-step uncovered concrete stoop. A set of concrete steps on the west side of the addition are enclosed below a shed roof and descend to a basement-level entry door. Windows in the west wall of the addition consist of 1x1 horizontal sliders and 1/1 double-hung sashes, all with white metal frames.

Architectural style/building type: Early Twentieth Century American Movements

22. Landscaping or special setting features:

This building is located at the northwest corner of 14th Street and Arapahoe Avenue. Grass strips are between the public sidewalks and the street and avenue curbs. The building’s façade is set back just a few feet from the public sidewalk along 14th Street. A non-historic low vinyl picket fence is at the front northeast corner of the property. A gravel driveway extends along the north side of the building. This driveway provides vehicular access to the garage that now forms the rear of the building at 1331 Arapahoe Avenue (5BL.13834); the garage, however, was historically associated with this property.

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

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):
This two-story apartment building was erected circa 1908 and has remained in continuous residential use to the present time. Sanborn Insurance maps indicate the building was originally built with two single-story rear porches. The porches were enclosed and converted into a two-story shed-roofed addition between 1918 and 1922. The addition was then extended a few feet beyond the south wall of the original building between 1922 and 1930. The addition appears to be of wood frame construction. Its exterior walls were covered with metal siding at an unknown date.

30. Original Location:  
Yes

Date of move(s):  
N/A

V. HISTORICAL ASSOCIATIONS

31. Original use(s):  
Domestic / Multiple Dwelling

32. Intermediate use(s):  
Domestic / Multiple Dwelling

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

34. Site type(s):  
Building

35. Historical background:
This modest two-story apartment building was built circa 1908. Throughout its history it has been home to a large number of typically short-term residents. Boulder city directories and building permit records indicate the building has consisted of seven or eight units, with room for up to three additional tenants in the basement. The earliest known residents were Dennis H. and Marian J. Dickson who are listed at this address in the 1908, 1911, and 1913-1914 city directories. In addition to the Dicksons, the 1911 directory also lists Florence L. Baker, May A. Baker, and Louis Kabell, as residents. The 1918 directory lists Patrick H. and Lucetta Lonergan as residents, followed by Harry E. and Josephine Dunham in 1921. Directories from that time through the late 1930s indicate the building consisted of furnished rooms. The Dunhams are listed as the proprietor in 1921, followed by Mrs. Elizabeth Mitchell in 1926, Opal Stratton in 1930. The names of others are not listed during those years. The building became known as the Arapahoe Apartments circa 1940, and has continued to serve as housing for University of Colorado students and numerous other individuals to the present time.
36. Sources of information:

   Boulder County Real Estate Appraisal card, located 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. Embody 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
40. Period of significance: Circa 1908 - 1968
41. Level of significance: Local

42. Statement of significance:
This building is historically significant for its association with residential development in Boulder dating from the time of its construction circa 1908. It is also architecturally significant for its ornamental concrete block construction, including notable features such as the rusticated concrete block quoins at the corners of the façade, and the distinctive front porch with Tuscan columns. Due to some loss of integrity, the building is unlikely to qualify for listing in the National Register of Historic Places or in the State Register of Historic Properties. The building 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 reasonably 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 to the historic building. The one notable adverse exterior alteration is the modern-appearing metal siding on the historic rear addition. A sense of time and place remains largely intact, relative to how the building appeared through the late 1960s.
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 68-73
   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 13, 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 68, View to Northwest, of the south-facing wall and east-facing (façade) wall*

*CD 1, Image 69, View to North, of the south-facing wall*
CD 1, Image 70, View to Northeast, of the west-facing and south-facing walls

CD 1, Image 71, View to West, of the east-facing (façade) wall
CD 1, Image 72, View to Southwest, of the east-facing (façade) wall and north-facing wall

CD 1, Image 73, View to Southeast, of the north-facing and west-facing walls
Historic Images

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