

Architectural Inventory Form

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I. IDENTIFICATION

- 1. Resource number: **5BL8798**
- 2. Temporary number: **N/A**
- 3. County: **Boulder**
- 4. City: **Longmont**
- 5. Historic building name: **Lavidson House**
- 6. Current building name: **House**
- 7. Building address: **408 4th Avenue**
- 8. Owner name: **Central Presbyterian Church of Longmont**
 Owner address: **402 Kimbark Street**
Longmont, CO 80501

II. GEOGRAPHIC INFORMATION

- 9. P.M. **6th** Township **2N** Range **69W**
NW¼ of **NE**¼ of **NE**¼ of **SE**¼ of section **3**
- 10. UTM reference
 Zone **13**
 Easting: **490990**
 Northing: **4446550**
- 11. USGS quad name: **Longmont, Colorado**
 Year: **1968** (**Photorevised 1979**) **7.5'**
- 12. Lot(s): **25** Block: **50**
 Addition: **Longmont Original Town** Year of Addition **1872**
- 13. Boundary Description and Justification: **This legally defined parcel encompasses but does not exceed the land historically associated with this property.**

- 22. Architectural style / building type:
Bungalow

Official Eligibility Determination

(OAHP use only)

Date _____ Initials _____

- ___ Determined Eligible - National Register
- ___ Determined Not Eligible - National Register
- ___ Determined Eligible - State Register
- ___ Determined Not Eligible - State Register
- ___ Needs Data
- ___ Contributes to eligible National Register District
- ___ Noncontributing to eligible National Register District

III. ARCHITECTURAL DESCRIPTION

- 14. Building plan (footprint, shape):
Rectangular Plan
- 15. Dimensions in feet: **1422 square feet**
- 16. Number of stories: **1 1/2**
- 17. Primary external wall material
Brick
Stucco
- 18. Roof configuration (enter one):
Hipped Roof / Gable-on-Hip Roof
- 19. Primary external roof material (enter one):
Asphalt Roof / Composition Roof
- 20. Special features (enter all that apply):
Porch
Chimney

21. General Architectural Description

This house is located at the northwest corner of Emery Street and 4th Avenue in Longmont's Eastside neighborhood. The building's façade is set back approximately thirty-six feet from 4th Avenue to the south, and there are wide grass strips, separating the sidewalks from the curbs along 4th Avenue and Emery Street. The building is supported by a low poured concrete foundation, and there is a full basement. The basement windows are 2-light hoppers, with painted white wood frames and surrounds. The house's walls are of red brick, laid in common bond. Beige-colored stucco, with false half-timbering, appears in the upper gable ends. The roof form is a gable-on-hip, covered with brown asphalt shingles, and with exposed rafter ends. Decorative purlins and ridge poles, with knee braces, appear in the upper gable ends on the façade (south elevation), and on the east and west elevations. There are two red brick chimneys—one located on the ridge, and one located on the exterior of the east elevation. Windows are primarily 2/1 and 3/1 (ribbon-style) double-hung sash, with painted white wood frames and surrounds, and with red brick rowlock sills. A distinctive 8-light, fixed-pane window is located in the upper gable end on the façade. A stained brown wood-paneled door, with three upper sash lights, a projecting locking rail, and with a silver metal storm door, opens onto a 5-step tongue-and-groove wood porch, which extends nearly the full length of the façade. This Craftsman-style porch features red brick knee walls, tapered brick pedestals, and paired, painted white, wood piers, which support a gabled porch roof. A painted white wood-paneled door, with one upper sash light, and with a silver metal storm door, enters the building at the north end of the east elevation.

22. Architectural style / building type:

Please see front page.

23. Landscape or setting special features:

This building is located at the northwest corner of Emery Street and 4th Avenue in Longmont's Eastside Neighborhood. Among Longmont's oldest core residential neighborhoods, the Eastside was platted in 1872 as part of Longmont's original townsite. The area is now home to a mixture of single-family residences, small retail shops, professional offices, and a few small apartment buildings.

24. Associated buildings, features, or objects

n/a

IV. ARCHITECTURAL HISTORY

25. Date of Construction:
Estimate **ca 1920**
Actual

Source of information:
1918 and 1930 Sanborn maps; Longmont city directories

26. Architect:
n/a

Source of information:
n/a

27. Builder/ Contractor:
Tom Lavridson (possibly)

Source of information:
"Tom Lavridson, Resident Here 34 Years, Dies." Longmont Times-Call, December 29, 1953. p.1.

28. Original owner:
Thomas Lavridson

Source of information:
Longmont city directories

29. Construction History (include description and dates of major additions, alterations, or demolitions):

Sanborn insurance maps and Longmont city directories provide evidence that this dwelling was constructed circa 1920. There have been no additions to the structure following its original construction. Tom Lavridson, the house's original owner, was a stonemason; thus, it is very possible that he was responsible for the building's construction. He may also have built the two similar brick homes, located just to the west of this property at 410 and 414 4th Avenue.

30. Original location: **yes**
Moved
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): **Residence**

35. Historical Background

Sanborn insurance maps and Longmont city directories corroborate to indicate that his dwelling was constructed circa 1920. The structure is not depicted on the 1916 Sanborn map for Longmont; however, it is depicted on the 1930 Sanborn map, suggesting that it was built sometime between 1918 and 1930. Moreover, the property's address, 408 4th Avenue, first begins to appear in Longmont city directories in 1921.

The property's original owners were Thomas and Mary Lavridson, who lived here with their adult daughter Anna, between 1921 and 1938. Tom Lavridson had been born in Esbjerg, Demark on December 21, 1866. He immigrated to Canada at the age of sixteen, and two years later, he made his way to northern Colorado. Mr. Lavridson obtained employment at a stone quarry at Lyons, and later became a stonemason. Beginning in the last 1880s, Tom, and his wife Mary, began farming four miles north of Longmont. Their daughter, Anna, was born on October 27, 1891. In 1909, the family moved into Longmont, where Tom worked for some years as a field man for the Kuner-Empson Cannery. About a decade later, circa 1920, the family moved into this new brick bungalow at the corner of 4th and Emery. In the mid-1920s, Tom was employed by the City of Longmont, as a city's street superintendent. In ensuing years, he worked primarily as a stonemason. The Lavridsons were members of the Central Presbyterian Church, and Tom belonged to the International Order of Odd Fellows.

Mary Lavridson passed away on March 11, 1938. Tom, and his daughter Anna, continued to live here together until Tom's death in December 1953. Anna Lavridson, who never married, continued to live here in her parent's home, until her health began to fail in the early 1960s. She worked, for many years, as a clerk at the J.C. Penney store in Longmont, and was a member of the Rebekah Lodge no. 16. Anna Lavridson passed away in early March 1967, at the age of 75.

Following the long tenure of the Lavridson family (circa 1920 to 1963), 408 4th Avenue was owned by the Alf and Vera Pedigo family who lived here in the late 1960s and early 1970s. In 1974, the property was purchased by Gaye Teskar, who lived here until circa 1979. At that point, the property evidently became a rental. In recent years, the property has been owned by the Central Presbyterian Church of Longmont, which is located nearby at the corner of 4th and Kimbark. Ted A. Kinsman lived here for a short time in about 1979 and 1980. Lester P. Nickless lived here in the mid-to-late 1980s, followed by Vernon H. Hopman, in the mid-1990s.

36. Sources of Information

"Anna Lavridson Dies of Failing Health." *Longmont Times Call*, May 6-7, 1967, p. 3.

(Boulder County) "Real Estate Appraisal Card – Urban Master." On file at the Boulder Carnegie Library.

Polk's Boulder County Directory [generally published annually], Denver, Kansas City, and Salt Lake City: R.L. Polk and Company Publishers.

Polk's Longmont City Directory [generally published annually], Denver, Kansas City, and Salt Lake City: R.L. Polk and Company Publishers, 1966- 1997.

Sanborn Fire Insurance Maps, dated December 1890, September 1895, November 1900, April 1906, June 1911, March 1918, June 1930, and May 1956.

"Tom Lavridson, Resident Here 34 Years, Dies." *Longmont Times Call*, December 29, 1953, p. 1.

VI. SIGNIFICANCE

37. Local landmark designation:
Yes
No **xx**
Date of Designation: **n/a**

38. Applicable National Register Criteria

- A. Associated with events that have made a significant contribution to the broad patterns 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;
- D. Has yielded, or may be likely to yield information important in history or prehistory;

Qualifies under Criteria Considerations A through G (see Manual).

xx Does not meet any of the above National Register criteria.

City of Longmont Standards for Designation

xx 2.56.040-A (1) The structure or district has character, interest or value, as part of the development, heritage or cultural characteristics of the city, state or nation.

2.56.040-A (2) The structure or district is the site of a historic event with an effect upon society.

xx 2.56.040-A (3) The structure or district is identified with a person or group of persons who had some influence on society.

xx 2.56.040-A (4) The structure or district exemplifies the cultural, political, economic, social or historic heritage of the community.

2.56.040-B (1) The structure or district portrays the environment of a group of people in an era of history characterized by a distinctive architectural style.

xx 2.56.040-B (2) The structure or district embodies those distinguishing characteristics of an architectural type specimen.

2.56.040-B (3) The structure or district is the work of an architect or master builder whose individual work has influenced the development of Longmont.

2.56.040-C (1) The structure or district, because of being part of or related to a square, park or other distinctive area, should be developed or preserved according to a plan based on a historic, cultural or architectural motif.

xx 2.56.040-C (2) The structure or district, due to its unique location or singular physical characteristics, represents an established and familiar visual feature of a neighborhood, community or the city.

Does not meet any of the above City of Longmont Standards for Designation.

39. Area(s) of Significance: **Architecture; Community Planning and Development; Ethnic Heritage / European**

40. Period of Significance: **ca. 1920-1951**

41. Level of Significance:

National:

State:

Local: **xx**

42. Statement of Significance

Built in the Bungalow style, this brick masonry dwelling is historically significant for its association with Longmont's residential development, from the time of its construction, circa 1920, through the middle of the twentieth century. In particular, the building is significant for its long association with Danish immigrant Tom Lavridson. The house is also architecturally significant for its representative Bungalow style of architecture, and for its brick masonry construction. Relatively few brick homes were constructed in Longmont's Eastside neighborhood. Although the property's level of significance is probably not to the extent that it would qualify for individual listing in the National Register of Historic Places, it does qualify for individual designation as a City of Longmont local landmark. The property would also qualify as a contributing resource with a National Register or local landmark historic district.

43. Assessment of historic physical integrity related to significance:

This house displays an exceptionally high level of physical integrity. There have been no additions, and no notable exterior alterations, to the original structure. The integrity of setting is also largely intact.

VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. National Register eligibility field assessment:

Eligible:

Not Eligible: **xx**

Need Data:

City of Longmont Local Landmark eligibility field assessment:

Eligible: **xx**

Not Eligible:

Need Data:

45. Is there National Register district potential?

Yes: **xx**

No:

Discuss: **This property is located less than one block west of the East Side Historic District, which is listed in the National Register of Historic Places. Properties in this area do have the potential to form a historic district of their own, or to be incorporated into the existing East Side Historic District.**

If there is National Register district potential, is this building:

Contributing: **xx**

Noncontributing:

46. If the building is in an existing National Register district, is it:

Contributing: **n/a**

Noncontributing: **n/a**

VIII. RECORDING INFORMATION

47. Photograph numbers:

Roll: **LONG-18**

Frame(s): **1-3**

Negatives filed at: **City of Longmont**

Department of Community Development, Planning Division

Civic Center Complex

350 Kimbark Street

Longmont, Colorado 80501

48. Report title: **East Side Neighborhood: Historic Context and Survey Report**

49. Date: **December 5, 2001**

50. Recorders: **Carl McWilliams**

51. Organization: **Cultural Resource Historians**

52. Address: **1607 Dogwood Court**
Fort Collins, Colorado 80525

53. Phone number: **970/493-5270**