

**Architectural Inventory Form**

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**I. IDENTIFICATION**

- 1. Resource number: **5BL8799**
- 2. Temporary number: **N/A**
- 3. County: **Boulder**
- 4. City: **Longmont**
- 5. Historic building name: **Andrew House**
- 6. Current building name: **Central Annex**
- 7. Building address: **414 4<sup>th</sup> 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**  
**NW**¼ of **NE**¼ of **NE**¼ of **SE**¼ of section **3**
- 10. UTM reference  
 Zone **13**  
 Easting: **490990**  
 Northing: **4446530**
- 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: **1308 square feet**
- 16. Number of stories: **1 1/2**
- 17. Primary external wall material  
**Brick**  
**Wood / Shingles**
- 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**  
**Decorative Shingles**  
**Chimney**  
**Dormer**

### **21. General Architectural Description**

This house is located on the north side of 4<sup>th</sup> Avenue in Longmont's Eastside neighborhood. The building's façade is set back approximately thirty-six feet from 4<sup>th</sup> Avenue to the south, and there is a wide grass strip separating the sidewalk from the curb along 4<sup>th</sup> Avenue. The building is supported by a 3-foot high sandstone foundation, and there is a full basement. The basement windows are set beneath stone lintels, however, the window panes have been covered with plywood. The house's walls are of red brick, laid in running bond. Fishscale wood shingles appear in the upper gable end on the façade (south elevation). The building is covered by a steeply-pitched hipped roof, with an intersecting gable, covering an enclosed front porch on the façade. The eaves of the main hipped roof are boxed, however the eaves of the intersecting gable on the facade feature exposed rafter ends. Decorative purlins and a ridge pole also appear in the upper gable end here, adding a distinct Bungalow/Craftsman influence to what otherwise is a Classic Cottage style residence. The roof is penetrated by two red brick chimneys- one located just below the ridge on the north elevation, and the other just below the ridge on the south elevation. Two non-historic she-roofed dormers are located on the east and west facing roof slopes. Windows are primarily 1/1 double-hung sash, with painted white wood frames and surrounds, and with sandstone lugsills and intels. One 4-light window is located in the upper gable end on the façade (south elevation). Windows on an enclosed, 10' x 21', rear porch are non-historic 1x1 horizontal sliders, set in metal frames. A non-historic glass-in-steel frame entry door opens onto a small wood stoop, recessed under the gable roof, near the west end of the façade. The stoop, comprised of a tongue-and-groove wood floor, is approached by four sandstone steps, flanked by coursed sandstone kneewalls. The entry door, here on the façade, leads into an L-shaped enclosed front porch, which covers most of the south elevation, and wraps around to cover the south end of the west elevation as well. A secondary entrance is located on the north (rear) elevation, where a solid wood door, with an aluminum storm door, leads into a 10' x 21' enclosed, shed-roofed, rear entry porch.

### **22. Architectural style / building type:**

Please see front page.

### **23. Landscape or setting special features:**

This house is located at the northwest corner of Baker Street and 4<sup>th</sup> Avenue, in Longmont's Historic East Side Neighborhood. Developed during the late 1800s and early 1900s, the East Side Neighborhood is an established area made up primarily of historic single-family homes. The neighborhood features wide tree-lined streets, wide grass strips between the sidewalks and curbs, generally uniform setbacks, and deep rectangular-shaped lots.

### **24. Associated buildings, features, or objects**

n/a

#### **IV. ARCHITECTURAL HISTORY**

25. Date of Construction:  
Estimate **ca. 1921**  
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:  
**C.O. and Grace Andrew**

Source of information:  
**Longmont city directories**

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

Sanborn insurance maps reveal that this property was first developed between 1900 and 1906 when a small dwelling was constructed here, along with an outbuilding which was located a short distance northwest of the dwelling, near the alley. Sanborn maps further indicate that the original dwelling and garage were replaced by the extant dwelling, in the years between 1918 and 1930; Boulder County Assessor records list 1921 as the present house's date of construction. An enclosed shed-roofed rear porch addition predates 1948, and in fact, may have been part of the house's original construction. Tom Lavridson, the original owner of the house two door to the east at 408 4<sup>th</sup> Avenue – who was a stonemason – may have constructed this house.

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 / Religious Facility**  
34. Site type(s): **Former Residence**

### **35. Historical Background**

Sanborn insurance maps reveal that this property was first developed between 1900 and 1906 when a small dwelling was constructed here, along with an outbuilding which was located a short distance northwest of the dwelling, near the alley. Sanborn maps further indicate that in the years between 1918 and 1930, the original dwelling and garage were replaced by the extant dwelling.

The property at 414 4<sup>th</sup> Avenue was owned and occupied by members of the C.O. and Grace (Sisler) Andrew family for nearly four decades – from 1913 until the early 1960s. A native of Akron Ohio, Grace Sisler was married to C.O. Andrew near Paris, Iowa, in 1890. The couple lived near Cedar Rapids, Iowa until 1899 when they moved to a farm south of Longmont. The Andrew family farmed at that location until 1913 when they moved here, to 414 4<sup>th</sup> Avenue in Longmont. C.O. and Grace Andrew had three sons, named Otis, Harold and Jesse. Only Otis grew to adulthood, however. Harold, unfortunately, died at the age of seven, and Jesse, tragically, died in infancy. Grace Andrew passed away in December 1949, at the age of 79. She was survived by her husband, who continued to live here at this location until the early 1960s. (An obituary for C.O. Andrew was not located in microfilm newspaper indexes at the Longmont Public Library).

In the late 1960s, the house at 414 4<sup>th</sup> Avenue was acquired by the Central Presbyterian Church, located across the alley to the west. Designated as the church's "Central Annex", the former residence was subsequently used by such organizations as Headstart, Meals on Wheels, the St. Vrain Family Youth Center, and the Migrant and Minority Ministry Presbytery of Boulder. The building in 2001 is still owned and maintained as the Central Annex, by the Central Presbyterian Church of Longmont.

### **36. Sources of Information**

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

"Mrs. C.O. Andrew Dies Following Lengthy Illness," *Longmont Times Call*, December 8, 194, p. 1.

*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. 1921-1951**

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 1921, through the middle of the twentieth century. In particular, the building is significant for its long association with the C.O. and Grace Andrew family, who lived here for four decades. The house is also architecturally significant for its distinct 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 within a National Register or local landmark historic district.

**43. Assessment of historic physical integrity related to significance:**

This house displays a reasonably high level of physical integrity. The original structure's integrity has most notably been compromised by the addition of two shed-roofed dormers, and by the replacement of windows on the enclosed back porch.

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**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): **8-11**

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**