

Architectural Inventory Form

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I. IDENTIFICATION

- 1. Resource number: **5BL8800**
- 2. Temporary number: **N/A**
- 3. County: **Boulder**
- 4. City: **Longmont**
- 5. Historic building name: **Hapke-Wall Service Station and Garage**
- 6. Current building name: **Hillcrest Glass Company Building**
- 7. Building address: **504 4th Avenue**
- 8. Owner name: **MEB LLC**
 Owner address: **472 Humboldt Street**
Denver CO 80218

II. GEOGRAPHIC INFORMATION

- 9. P.M. **6th** Township **2N** Range **69W**
NW¹/₄ of **NE**¹/₄ of **NE**¹/₄ of section **3**
- 10. UTM reference
 Zone **13**
 Easting: **490990**
 Northing: **4446440**
- 11. USGS quad name: **Longmont, Colorado**
 Year: **1968** (**Photorevised 1979**) **7.5'**
- 12. Lot(s): **36-40** Block: **51**
 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:
Late 19th and Early Twentieth Century American Movements / Commercial Style

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: **4140 square feet**
- 16. Number of stories: **One**
- 17. Primary external wall material
Brick
Glass
- 18. Roof configuration (enter one):
Flat
- 19. Primary external roof material (enter one):
Asphalt Roof / Composition Roof
- 20. Special features (enter all that apply):
n/a

21. General Architectural Description

The Hillcrest Glass building is located at the northwest corner of Kimbark Street and 4th Avenue, at the eastern edge of downtown Longmont. The building's façade fronts directly onto a wide concrete sidewalk which parallels 4th Avenue along the south elevation. The lower portion of the façade wall is faced with coursed sandstone to about 2' above grade. Above this low sandstone wall, the first story of the façade is dominated by bands of large fixed-pane storefront display windows, flanking a recessed entryway. Additional fixed-pane storefront display windows face toward Kimbark Street at the south end of the east elevation. The entryway on the façade features a glass-in-steel frame door, topped by a transom light. Above the entryway and the storefront display windows, a flat metal awning projects out over the sidewalk along 4th Avenue, and wraps around to the building's east elevation where it also projects out over the sidewalk along Kimbark Street. The awning features black Carrara glass panels, with the name of the business HILLCREST GLASS appearing in the panels, centered on the façade. Above the awning, the building's upper wall surface is covered with black Carrara glass panels. Behind the Carrara glass panels, and on the secondary elevations, the building is of red brick construction. The brick wall along the north end of the east elevation (facing Kimbark Street) is composed of wire-cut red brick laid in common bond. The wall on the north (rear) elevation is made of soft red brick laid in common bond. Most of the building's west elevation abuts the building next door at 510 4th Avenue. The Hillcrest Glass building is covered with a flat roof. Stepped parapet brick walls extend above the roof line on the east and west elevations. Door and window openings on the east elevation include two 9-light windows, a single glass-in-steel frame door with a transom light, and a large metal roll-away garage door. Three large 9-light industrial sash windows, with red brick rowlock sills penetrate the building's north elevation. A former large door opening at the north end of the west elevation has been filled in with concrete blocks. A sign affixed to the upper portion of the building at the southeast corner advertises: HILLCREST GLASS INC> CARLITE AUTOMOTIVE SAFETY GALSS PRODUCT OF FORD MOTOR CO.

22. Architectural style / building type:

Please see front page.

23. Landscape or setting special features:

This building is located at the northwest corner of Kimbark Street and 4th Avenue, in a transitional area between downtown Longmont to the west and the Eastside neighborhood to the east. 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. 1926**
Actual

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

26. Architect:
n/a

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):

Sanborn insurance maps reveal that this building at the corner of 4th and Kimbark was constructed in the late 1920s, and has been in commercial use from that time to the present.

30. Original location: **yes**
Moved
Date of move(s) **n/a**

V. HISTORICAL ASSOCIATIONS

31. Original use(s): **Commerce and Trade/ Gas Station**
32. Intermediate use(s): **Commerce and Trade / Specialty Store**
33. Current use(s): **Commerce and Trade / Specialty Store**
34. Site type(s): **Commercial Building**

35. Historical Background

Sanborn insurance maps reveal that this building at the northwest corner of 4th and Kimbark was constructed in the late 1920s, and has seen commercial use from that time to the present. The structure was initially occupied in the late '20s and early '30s by the Wall-Hapke Service Station and Garage (alternately known as the Hapke-Wall Service Station and Garage). Capitalizing on Longmont's (and the nation's) increasing dependence on the automobile, this building served as an automobile-related retail establishment or one sort or another until the early 1960s. It remained a service station and garage through the end of the 1930s. By 1932, Wall-Hapke had given way to the Richart Service Station and by 1936 the business was known as the Pratt Fuel Company. Circa 1938 and 1939, the establishment was known as the City Hall Service Station, profiting on its location across the street from the Longmont City Hall. During these years, while the property was used as a service station, a set of gas pumps were located close to the corner of Kimbark and 4th.

From 1940 to the early 1960s, the building was used to sell cars, rather than to repair them. In the early 1940s the Winchell Brothers Motor Company was located here, followed in the late 1940s and early 1950s, by the Winchell Pontiac Company dealership. In 1953, the enterprising Winchell family expanded their business to include the sales of appliances, along with the sale of a relatively new item which would soon captivate the imagination of consumers throughout the nation – the television. By 1958, the Winchells had sold the business, and from that time until circa 1963, the VonKimkamp Pontiac dealership was located here.

From 1964 to the early 1970s, the Harding Glass Company of Colorado had their business in the building. The Harding Glass Company then moved one block north, to the corner of 5th and Kimbark, and was replaced here by another glass company, the Hillcrest Glass Company of Longmont. Hillcrest Glass has now (in 2001) been serving its Longmont customers from this location for more than a quarter century.

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.

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.

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; Commerce; Transportation / Road - Related**

40. Period of Significance: **ca. 1926-1951**

41. Level of Significance:

National:

State:

Local: **xx**

42. Statement of Significance

This building is historically significant for its association with Longmont's growth during the period circa 1926-1951. The building is especially notable for its affiliation with the burgeoning automobile industry in Longmont throughout the years of the Great Depression and World War II. The building is also architecturally significant, to some extent, for its early twentieth century commercial style of architecture, and for its brick masonry construction. Although the property's level of significance is not to the extent that it would qualify for individual listing in the National Register of Historic Places, it may 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 building's physical integrity has been diminished to some extent by alterations to the original façade. However, the building should still be considered eligible for local landmark designation, and eligible for inclusion in the National Register as a contributing resource within a potential National Register historic district. Tenants and uses of commercial buildings naturally change over time and as a result the buildings' facades also often change as well. These changes are part of commercial buildings' natural historical progression and accordingly they do not necessarily diminish a building's ability to convey a sense of its historic significance.

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: **Commercial buildings in downtown Longmont along Main Street and perhaps extending one-half block to one block either side – do have the potential to form a National Register of Historic Places historic district. Alternately, this property is located 1 ½ blocks 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 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): **12-15**

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**