

Architectural Inventory Form
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I. IDENTIFICATION

1. Resource number: **5BL8196**
2. Temporary number: **N/A**
3. County: **Boulder**
4. City: **Longmont**
5. Historic building name: **McCary's Auto Service et. al. Building**
6. Current building name: **American Family Insurance et. al. Building**
7. Building address: **508/510/512 5th Avenue**
8. Owner name: **504-512 Fifth Avenue LLC**
Owner address: **PO Box 978**
Longmont, CO 80502

II. GEOGRAPHIC INFORMATION

9. P.M. **6th Township 2N Range 69W**

SE¹/₄ of SW¹/₄ of SW¹/₄ of NE¹/₄ of section 3

10. UTM reference

Zone **13**

Easting: **491410**

Northing: **4446180**

11. USGS quad name: **Longmont, Colorado**

Year: **1968 (Photorevised 1979) 7.5'**

12. Lot(s): **E 1/2, 37-40** Block: **40**

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.**

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: **5300 square feet**

16. Number of stories: **One**

17. Primary external wall material

Brick

Wood / Vertical Siding

18. Roof configuration (enter one):

Flat Roof

19. Primary external roof material (enter one):

Asphalt Roof / Composition Roof

20. Special features (enter all that apply):

Glass Block

Segmental Arch

22. Architectural style /
building type:

Late 19th and Early Twentieth Century American Movements/ Commercial Style

21. General Architectural Description

This building is located on the north side of 5th Avenue, in the block between Main and Kimbark Streets, at the eastern edge of downtown Longmont. The building measures 50' N-S by 100' E-W. The building is primarily of brick construction, laid either in common bond or in running bond. A portion of the building, however, at the northwest corner, is of concrete block construction. The façade fronts directly onto a wide concrete sidewalk which parallels 5th Avenue along the south elevation and the west elevation is adjacent to the alley between Kimbark and Main Streets. The lower portion of the façade is slightly recessed and the lower façade wall to about 2' above grade is made of blond bricks laid in running bond but topped by a course of bricks laid as rowlocks. This rowlock brick course serves as the sills for four large fixed-pane storefront windows which are set in silver metal frames. Above the windows most of the upper façade walls is covered with non-historic vertical wood plank siding. Above the vertical wood planking, decorative courses of the original blond brick remain exposed. Blond brick columns appear at either end of the façade. There are three entry doors on the façade, leading respectively into the business at 508, 510 and 512 5th Avenue. Each of these doors is a glass-in silver steel frame door, topped by a transom light. The building is covered by a flat roof, with stepped side gable parapet walls extending above the roof line on the north, east and west elevations. Window openings on the west elevation (facing the alley), include four 20-light glass block windows and one narrow 5-light glass block window. There are also two door openings located on the west elevation. One is a single glass-in-steel frame door, and the other is a horizontal sliding wooden garage door, which is located near the elevation's north end. The building's north (rear) elevation is primarily made of soft red bricks, laid in common bond. There are three windows on the north elevation. These windows feature painted white wood frames, red brick rowlock sills, and segmental arch brick headers.

22. Architectural style / building type:

Please see front page.

23. Landscape or setting special features:

This building is located on the north side of 5th 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 19872 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. 1906**
Actual

Source of information:
1900 and 1906 Sanborn maps

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 the western half of Lots 39 and 40, Block 40, where the south end of this building is located, was first developed in the years between 1900 and 1906. In those years, a commercial building, measuring approximately 25' N-S by 50' E-W was built adjacent to the alley and fronting directly onto the sidewalk at 4th Avenue. By 1911 according to that year's Sanborn map, a smaller structure had been built a few feet to the east. These two buildings which housed an engine repair business and a steam laundry existed as separate structures for the next few years. On the 1918 Sanborn map, though, the two formerly separate structures are depicted as a fairly large single building, measuring approximately 50' N-S by 53' E-W. In the years between 1930 and 1956, the size of the building was doubled as a large 50' N-S by 53' E-W addition was built onto the north (rear) elevation of the existing structure.

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

V. HISTORICAL ASSOCIATIONS

31. Original use(s): **Commerce and Trade / Business**
32. Intermediate use(s): **Commerce and Trade / Business**
33. Current use(s): **Commerce and Trade / Business**
34. Site type(s): **Insurance Office, et. a.**

35. Historical Background

Sanborn insurance maps reveal that the western half of Lots 39 and 40, Block 40, where the south end of this building is located was first developed in the years between 1900 and 1906. In those years, a commercial building, measuring approximately 25' N-S by 50' E-W was built adjacent to the alley and fronting directly onto the sidewalk at 4th Avenue. By 1911 according to that year's Sanborn map, a smaller structure had been built a few feet to the east. These two buildings which housed an engine repair business and a steam laundry existed as separate structures for the next few years. On the 1918 Sanborn map, though, the two formerly separate structures are depicted as a fairly large single building, measuring approximately 50' N-S by 53' E-W. In the years between 1930 and 1956, the size of the building was doubled, as a large 50' N-S by 53' E-W addition was built onto the north (rear) elevation of the existing structure.

Over the course of the last several decades, this building has housed numerous Longmont businesses, many of them associated with the automobile industry. Information gleaned from Longmont city directories indicates that two of the earliest businesses here were the Vesta Batteries Company and the C.E. Hanna Radiator Repair Shop, both of which existed here as early as 1910s. In the 1920s and 1930s, George Lang had a business here which was listed variously as "auto electrician", and as a "battery service station." By 1930, Hanna's radiator repair shop was being run by Frank Decker. Also, by 1930, Archie V. Roberson had opened an auto body repair business in the building's west end. Interestingly, while most of the building was devoted to serving the burgeoning automobile industry, in the late 1930s, Walter F. Hartman had a harness shop in the building's east end. From circa 1940 to the late 1950s, the building's main occupant was McCary's Auto Repair. A photo taken for a 1948 property appraisal indicates that in those years a large overhead garage door was located at the west end of the façade, leading into a service bay. According to a sign on the façade wall, McCary's business specialized in body, fender and radiator work.

Other post-1940 businesses here included: Allen G. Stephens, Furniture Repair (early 1940s); Dekker's Tin shop (early 1940s); Atherton's Bicycle and Key Shop (ca. 1949-1957); Bachman Music Center (ca. 1964-1968); J.B. Cartwright Employment Services (ca. 1969-1984); Mary Carter Pain (mid-1970s); and Miller Music / Lang-McDonald Music instrument Sales (ca. 1979-1990). Presently (in 2001) the building houses four businesses: Ronald W. Adams, P.L.S., Land Surveying, and E. Wayne Wentworth, P.E. Civil Engineering Design, all at 508 E. 4th Avenue; Professional Window Cleaning, at 510 E. 4th Avenue; and Roger Leapley, American Family Insurance, at 512 E. 4th Avenue.

36. Sources of Information

(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.

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

- 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.
- 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.
- 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.
- 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.

xx 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. 1906-1951**

41. Level of Significance:

National:

State:

Local: **XX**

42. Statement of Significance

This building is historically significant for its association with Longmont's commercial growth during the first half of the twentieth century. The building is also architecturally significant, to a minimal extent, for its early twentieth century commercial style of architecture, and for its brick masonry construction. Due to a substantial loss of integrity, though, the building is unable to qualify for individual listing in the National Register of Historic Places, or for individual designation as a City of Longmont local landmark. The property would also be considered as a non-contributing resource within a National Register of Historic Places historic district or a City of Longmont local landmark historic district.

43. Assessment of historic physical integrity related to significance:

In its present condition, this building has retained virtually none of its original historical integrity. The building's current façade has been substantially altered so that it bears not resemblance whatsoever to its historic appearance. As a result, the building is no longer able 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:

Not Eligible: **xx**

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:

Noncontributing **xx**

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): **32-35**

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**