

Architectural Inventory Form

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I. IDENTIFICATION

- 1. Resource number: **5BL8801**
- 2. Temporary number: **N/A**
- 3. County: **Boulder**
- 4. City: **Longmont**
- 5. Historic building name: **Longmont Realty Company Building**
- 6. Current building name: **FNB Insurance Group Building**
- 7. Building address: **510 4th Avenue**
- 8. Owner name: **Chapman LLC**
 Owner address: **PO Box 114**
Lyons, CO 80540

II. GEOGRAPHIC INFORMATION

- 9. P.M. **6th** Township **2N** Range **69W**
NW¹/₄ of **NE**¹/₄ of **NE**¹/₄ of **SE**¹/₄ of section **3**
- 10. UTM reference
 Zone **13**
 Easting: **490990**
 Northing: **4446420**
- 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: **1500 square feet**
- 16. Number of stories: **One**
- 17. Primary external wall material
Brick
Stucco
- 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):
n/a

21. General Architectural Description

This building is located on the north side of 4th Avenue, in the block between Main and Kimbark Streets, at the eastern edge of downtown Longmont. The building measures 52' N-S by 30' E-W, and its façade fronts directly onto a wide concrete sidewalk which parallels 4th Avenue along the south elevation. The façade wall is made of wire-cut red bricks, laid in running bond. The topmost course of bricks is laid as rowlocks, and there is a large brick panel in the upper wall surface. The building's façade has been significantly altered from its historic appearance. There is no longer a front entry door, as the building has been incorporated into the FNB Insurance Group building, located next door to the west. In place of the historic entry door, and historic storefront display windows, the façade now features bands of single-light fixed-pane office windows, topped by transom lights. The windows are set in black metal frames. The building's north (rear) elevation wall features painted white stucco, over brick construction. A glass-in-steel frame door, and a single-light fixed-pane window, with a metal frame are both located on the building's north elevation. The building's east elevation abuts 504 4th Avenue to the east and the west elevation abuts 512 4th Avenue to the west. The building's roof is flat, covered with gravel/tar composition roofing material.

22. Architectural style / building type:

Please see front page.

23. Landscape or setting special features:

This building is located on the north side of 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

512 4th Avenue

IV. ARCHITECTURAL HISTORY

25. Date of Construction:
Estimate **ca. 1929**
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:
E.J. and Charlotte Bills (possibly)

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

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

Sanborn insurance maps reveal that this property was first developed prior to 1890, when a small dwelling was constructed here. (On the 1895 Sanborn map, the building is labeled "Board'g" [boarding house], but in other years it is labeled "Dwg" [dwelling].) This original building was taken down sometime between 1911 and 1918 and the lot then stood vacant until the late 1920s. The extant building at this site was constructed in the circa 1929, and has been in commercial use from that time to the present. In recent years, this building has been incorporated into the FNB Insurance Group building, which is located next door to the west.

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**

35. Historical Background

This building was constructed in the late 1920s, and has served as an office or commercial building from that time to the present. According to Longmont city directories, the building's first occupant was David M. Mills, who ran a sheet metal works business here in the early 1930s. A few years later the Longmont Brick and Tile Company was located here. For most of its history, though, this building has been home to the Longmont Realty Company and to insurance companies owned by the Jurgens family of Longmont. The Longmont Realty Company is listed at this location from the mid-1930s to the last 1980s. City directories also indicate that the Jurgens family's association with the building began in the mid-1930s as well. The 1936 Longmont city directory lists the Longmont Realty Company along with Horace H. Jurgens and Earl J. Yates (insurance) at this location. The Jurgens family has subsequently maintained an association with the building throughout most of its history. For many years, the Longmont Realty Company and the New York Life Insurance Company were in existence here. In the early 1950s these businesses perhaps combined as they were listed as a single entity – the Longmont Realty and Insurance Company.

By the late 1950s, a portion of the building was occupied by the Longmont Pain and Wallpaper Company. This business evolved into Smallwood's Pain and Wallpaper, which existed here until the late 1980s. In the last 1980s and early 1990s, Creative Cadd Concepts Inc. (a computer graphics business) was located here. The building was vacant for a time in the late 1990s. Presently (in 2001) the building is occupied by the FNB Insurance Group which is also located next door at 512 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. 1929-1951**

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 1929-1951. 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 historic front entry and storefront display windows have been removed and replaced with modern fixed-pane office windows. The building is no longer able to convey a sense of its historic past.

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 on-half block to one block either side – do have the potential to form a National Register of Historic Places historic district. J 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): **16, 19, 22**

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**