

Architectural Inventory Form

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I. IDENTIFICATION

- 1. Resource number: **5BL8802**
- 2. Temporary number: **N/A**
- 3. County: **Boulder**
- 4. City: **Longmont**
- 5. Historic building name: **Boynton Printing Express Office**
- 6. Current building name: **FNB Insurance Group Building**
- 7. Building address: **512 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 **NE¹/₄** of **NE¹/₄** of **SE¹/₄** of section **3**
- 10. UTM reference
 Zone **13**
 Easting: **490990**
 Northing: **4446410**
- 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):
L-Shaped Plan
- 15. Dimensions in feet: **4575 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's façade fronts directly onto a wide concrete sidewalk which parallels 4th Avenue along the south elevation and the building's west elevation is adjacent to the alley between Kimbark and Main Streets. The façade wall is made of red brick courses including vertical brick columns which flank a recessed entryway and divide two sets of windows east of the entryway. Vertical brick columns with decorative recessed panels appear at either end of the façade and courses of decorative saw-toothed bricks extend over the entryway and window openings on the facade interrupted by the vertical brick columns. Courses of corbelled brickwork appear at the top of the façade wall and the name of the building's current tenant, FNB Insurance Group, appears in gold lettering across the upper façade wall, below the corbelled brickwork. The recessed entryway on the façade features a glass-in-steel frame entry door, with flanking sidelights and with transom lights. Windows on the façade are comprised of three groupings of single-light fixed-pane windows. Each grouping includes three fixed-pane windows each topped by a transom light. One group of windows is located to the west of the entryway, and the other two are located to the east of the entryway. The building's west elevation fronting toward the alley is covered with painted white stucco over brick construction. Five non-historic single-light fixed-pane windows penetrate the west elevation wall. A set of paired steel fire doors is located on the west elevation as well. The building's north (rear) elevation also features a painted white stucco wall, over brick construction. Four single-light fixed-pane windows penetrate the north elevation wall and there is one glass-in-steel frame entry door on the north elevation as well. The building's roof is flat covered with gravel/tar composition roofing material. Stepped side-gabled parapet walls (stucco over brick) extend above the roof line on the east and west elevation.

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

510 4th Avenue

IV. ARCHITECTURAL HISTORY

25. Date of Construction:
Estimate **ca. 1904**
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:
Dr. John F. Doyle (probably)

Source of information:
"Water Ledger City of Longmont, 1907-1910." On file at the Longmont Archives, Longmont Public Library.

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

Sanborn insurance maps indicate that this structure was constructed in the years between 1900 and 1906, the first commercial building built between the alley and Kimbark Street on the north side of the 500 block of 4th Avenue. The structure has been utilized as a commercial building or as an office building for nearly one hundred years – having been modified form time-to-time to meet the needs of its tenants. In recent years, the building has housed the FNB Insurance Group.

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

Constructed in the early 1900s, this building has been home to numerous retail and commercial establishments for the past nearly one hundred years. The building initially housed a printing office owned by C.W. Boynton, which existed here between circa 1904 and the end of 1910s. In subsequent years the large building often housed more than one tenant. J.H. Olinger had a second hands good store here in the early 1920s, followed in the late 1920s by the R.B. Smoot, Auto Tops business. In the early 1930s, Longmont Plumbing and Heating was located in the building, followed in the late '30s and early '40s by the Dawson Radio and Refrigerator Co. In the late 1940s, the building became a Firestone Tire Company shop and it remained a Firestone store or company warehouse until the mid-1960s. A contracting business known as Bakers Remodelers was headquartered here from the late 1960s until the end of the 1980s. David J. Dalke and Ann Kaufman maintained a family therapy and counseling practice in part of the building in the early 1990s. The building presently houses the FNB Insurance Group, which has also expanded into the building next door to the east.

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.

"Water Ledger City of Longmont, 1907-1910." On file at the Longmont Archives, Longmont Public Library.

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 no resemblance whatsoever to its historic appearance. As a result, the building is no longer able to convey a sense of 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 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): **17, 20, 21**

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**