

**Architectural Inventory Form**

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**I. IDENTIFICATION**

1. Resource number: **5BL9147**
2. Temporary number: **N/A**
3. County: **Boulder**
4. City: **Longmont**
5. Historic building name: **St. Placid's Hall**
6. Current building name: **Mulvan Properties House**
7. Building address: **514/516 Atwood Street**
8. Owner name: **Mulvan Properties LLC**  
Owner address: **11455 Weld County Road 17  
Erie, CO 80504**

**II. GEOGRAPHIC INFORMATION**

9. P.M. **6<sup>th</sup>** Township **2N** Range**69W**  
**NE<sup>1</sup>/<sub>4</sub>** of **SW<sup>1</sup>/<sub>4</sub>** of **SE<sup>1</sup>/<sub>4</sub>** of **NE<sup>1</sup>/<sub>4</sub>** of section **3**
10. UTM reference  
Zone **13**  
Easting: **491896**  
Northing:**4446194**
11. USGS quad name: **Longmont, Colorado**  
Year: **1968** **(Photorevised 1979) 7.5'**
12. Lot(s): **4** Block: **44**  
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:

**No Style / Vernacular  
Wood Frame Hipped  
Roof Duplex**

**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: **1920 square feet**
16. Number of stories: **One**
17. Primary external wall material  
**Asphalt**
18. Roof configuration (enter one):  
**Hipped Roof**
19. Primary external roof material (enter one):  
**Asphalt Roof / Composition Roof**
20. Special features (enter all that apply):  
**Chimney**

**21. General Architectural Description**

Built originally as a Catholic school, the duplex residence at 514/516 Atwood Street features two first story residential units, and one basement apartment. Built in 1938, the structure measures 48' N-S (across) by 40' E-W (deep), and is set back approximately 60' from the curb at Atwood Street to the west. There is no garage or other outbuildings. The duplex is supported by a 3' high poured concrete foundation, and the exterior walls are clad with grey color asphalt shingle siding over wood frame construction. The roof is hipped, and is covered with gray asphalt shingles over 1x wood decking and 2x wood rafters. The rafter ends are exposed beneath the eaves, and are painted white. There is one tall red brick chimney. On the building's facade there is one 6/1 double-hung sash window, and one 3/3 double-hung sash window. On the north elevation there are two sets of paired 4/4 double-hung sash windows, and one single 4/4 double-hung sash window. On the south elevation there are two sets of paired 3/3 double-hung sash windows, and one single 3/3 double-hung sash window. On the east elevation there are three 3/3 double-hung sash windows. (All of the windows have painted white wood frames and surrounds.) Two painted white wood-paneled entry doors lead into the residences at 514 and 516 Atwood Street on the facade. Both of these entries lead into the duplex from non-historic wood porches, covered by gable hoods. Two painted white glass-in-wood-frame entry doors lead into the rear of the duplex from 5-step wood stoops on the east elevation.

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

Please see front page.

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

This duplex dwelling is located on the east side of Atwood Street, the fourth property north of 5th 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 Colorado and Southern Railroad tracks run down the center of Atwood Street, while the neighborhood overall features wide tree-lined streets, uniform house setbacks, and deep rectangular-shaped lots.

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

n/a

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

25. Date of Construction:  
Estimate  
Actual **1922**

Source of information:  
**City of Longmont Building Permit files for 514 and 520 Atwood Street.**

26. Architect:  
**Benjamin C. Viney**

Source of information:  
**City of Longmont Building Permit files for 514 and 520 Atwood Street.**

27. Builder/ Contractor:  
**Peter Jacobson**

Source of information:  
**City of Longmont Building Permit files for 514 and 520 Atwood Street.**

28. Original owner:  
**St. Joseph's Academy / Roman Catholic Church**

Source of information:  
**City of Longmont Building Permit files for 514 and 520 Atwood Street.**

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

This building at 514/516 Atwood was constructed in 1922 to serve as a Catholic school under the auspices of St. Joseph's Academy which was located nearby at the southeast corner of Atwood Street and 6th Avenue. Named "St. Placid's Hall", the building was designed by Longmont architect Benjamin C. Viney. and it was constructed by Pete Jacobson, a local builder and contractor. The building served its original purpose as a Catholic school until 1938 when it was acquired by Claude B. Elliott and converted into a duplex dwelling. In earlier years, between circa 1905 and the early-1920s, a single-family residence was located on this lot. This earlier dwelling had the address of 520 Atwood Street. There have been no additions to the extant structure, and no notable alterations following its conversion into a duplex in 1938.

30. Original location: **yes**  
Moved **no**  
Date of move(s) **n/a**

#### **V. HISTORICAL ASSOCIATIONS**

31. Original use(s): **Education / School**  
32. Intermediate use(s): **Domestic / Multiple Dwelling**  
33. Current use(s): **Domestic / Multiple Dwelling**  
34. Site type(s): **Duplex Residence (former Catholic School building)**

### **35. Historical Background**

Named St. Placid's Hall, this building was constructed in 1922 to serve as a Catholic school building under the auspices of St. Joseph's Academy which was located nearby at the corner of 6th and Atwood. Another Catholic school building, St. Maurice's Hall, was constructed next door at 520 Atwood at the same time. The building served its original purpose until sometime in the 1930s. Then, by 1938, this property had been acquired by Claude B. Elliott who converted it into a duplex residence, with a basement apartment. Born in Corey, Missouri, in 1884, Mr. Elliott grew up in the Show Me State, and was united in marriage to Blanche Johnson at Browning, Missouri in 1911. The Elliotts farmed in Missouri until 1929 when they moved to the Longmont area, acquiring a farm on West 9th Avenue. The Elliotts purchased this property some years later, and in 1938 they converted the former school building into a duplex residence. The Elliotts sold the property a few years later to Wesley Kroeger, who lived in one of the units for a time in the late 1940s. By 1949, Kroeger, in turn, had sold the property to Constance Covington. From that time to the present, the building's three residential units have for the most part been occupied by relatively short-term tenants. The property has been owned by Mulvan Properties LLC of Erie from 1999 to the present.

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

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

City of Longmont Building Permit files for 514 and 520 Atwood Street.

"Claude B. Elliott [obituary] *Longmont Times-Call*, June 4, 1973, p. 3.

*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 June 1930, and June 1959.

"Town of Longmont Water Rent Collection Records, 1938-1939."

**VI. SIGNIFICANCE**

37. Local landmark designation:  
Yes  
No **xx**  
Date of Designation: **n/a**

**38. Applicable National Register Criteria**

**xx** 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;

**xx** 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).

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.

**xx** 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; Community Planning and Development; Education; Religion**

40. Period of Significance: **1922-1958**

41. Level of Significance:

National:

State:

Local: **XX**

**42. Statement of Significance**

Built in 1922, this building is historically significant for its initial use as a Catholic school, and its association with St. Joseph's Academy. The building is also significant, to a small degree, for its association with Longmont's residential development between 1938 and 1953. To a minimal extent, the house is also architecturally notable, under Criterion C, for its basic rectangular-shaped hipped roof architectural plan. The building's level of significance in these regards is not to the extent that it would qualify for individual listing in the National or State Registers of Historic Places, or for individual local landmark designation by the City of Longmont. This property is located outside the boundaries of the Longmont East Side Historic District. If the district's boundaries were to be expanded, this duplex would probably qualify as a contributing resource within the district's newly expanded boundaries.

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

This property displays a reasonably high level of integrity, relative to the seven aspects of integrity as defined by the National Park Service and the Colorado Historical Society - setting, location, design, materials, workmanship, feeling, and association. There have been no additions to the structure, however its original use as a school is no longer in evidence.

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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:

Not Eligible: **xx**

Need Data:

45. Is there National Register district potential?

Yes: **xx**

No:

Discuss: **This property is located outside the boundaries of the East Side Historic District, which is listed in the National Register of Historic Places. If the district's boundaries were to be expanded, this house would likely be considered a contributing resource within the district's newly-formed boundaries.**

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-37**

Frame(s): **27-28**

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: **April 24, 2003**

50. Recorders: **Carl McWilliams**

51. Organization: **Cultural Resource Historians**

52. Address: **1607 Dogwood Court  
Fort Collins, Colorado 80525**

53. Phone number: **970/493-5270**