

Architectural Inventory Form

(Page 1 of 7)

I. IDENTIFICATION

1. Resource number: **5BL1154**
2. Temporary number: **N/A**
3. County: **Boulder**
4. City: **Longmont**
5. Historic building name: **Sawdey House; Scribner House**
6. Current building name: **Kurczak House**
7. Building address: **700 Atwood Street**
8. Owner name: **Richard W. Kurczak**
Owner address: **700 Atwood Street**
Longmont, CO 80501

II. GEOGRAPHIC INFORMATION

9. P.M. **6th** Township **2N** Range **69W**
SE¹/₄ of **SW¹/₄** of **NE¹/₄** of **NE¹/₄** of section **3**
10. UTM reference
Zone **13**
Easting: **491907**
Northing: **44466494**
11. USGS quad name: **Longmont, Colorado**
Year: **1968** (**Photorevised 1979**) **7.5'**
12. Lot(s): **5, 6** Block: **20**
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 Cross
Gabled Dwelling

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: **754 square feet**
16. Number of stories: **1½**
17. Primary external wall material
Synthetics / Vinyl
18. Roof configuration (enter one):
Gabled Roof / Cross Gabled Roof
19. Primary external roof material (enter one):
Asphalt Roof / Composition Roof
20. Special features (enter all that apply):
Porch
Chimney

21. General Architectural Description

The residence at 700 Atwood Street is a 1½-story, vernacular wood-frame dwelling. Located at the northeast corner of Atwood Street and Longs Peak Avenue, the structure fronts toward Longs Peak Avenue to the south. It is supported by a low coursed sandstone foundation, and the exterior walls are clad with yellow horizontal vinyl siding. The house is covered by a steeply-pitched cross gabled roof, covered with grey asphalt shingles, and with boxed eaves with painted buff red wood trim. One red brick chimney is located on the west-facing roof slope. Canted bay windows, each with four 1/1 double-hung sash windows, are located on the home's east and west elevations. Elsewhere, the home's windows are primarily single and paired 1/1 double-hung sash with painted white wood frames and painted buff red wood surrounds. Most windows also feature decorative painted green wood shutters. A painted green and white wood-paneled door, with an oval-shaped upper sash light, and with a white metal storm door, is located on the south elevation. This door leads into the house from an L-shaped wrap-around porch which covers the west end of the south elevation and the south end of the west elevation. The porch features a wood floor, painted green wood columns, and a low-pitched hipped roof, with an intersecting gable over the porch's corner entry. An older 10' by 18' shed-roofed addition, been built onto the original north elevation, features a concrete foundation, wood frame construction, vinyl siding, and 1x1 horizontal sliding windows. There is also a small, two-story hexagon-shaped addition, with a polygonal roof, located on the west elevation.

A garage is located approximately 72' north of the house, near the north end of the property: one-story rectangular plan; 20' N-S by 22' E-W; concrete slab foundation and floor; painted yellow plywood exterior walls, over wood frame construction; moderately-pitched front gable roof, with grey asphalt shingles and exposed rafter ends with a fascia board; two sets of paired plywood doors, side hinged with metal strap hinges, located on the west elevation, open onto a gravel driveway which extends to Atwood Street, approximately 38' to the west.

22. Architectural style / building type:

Please see front page.

23. Landscape or setting special features:

This house is located at the northeast corner of Atwood Street and Longs Peak 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, which continue to carry freight trains, 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

Garage

IV. ARCHITECTURAL HISTORY

25. Date of Construction:
Estimate **1904**
Actual

Source of information:
"Town of Longmont, Colorado - Water Rent Collections" records; Longmont city directory.

26. Architect:
unknown

Source of information:
n/a

27. Builder/ Contractor:
unknown

Source of information:
n/a

28. Original owner:
A.W. Sawdey (probably)

Source of information:
"Town of Longmont, Colorado - Water Rent Collections" records.

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

Records regarding the early construction history and ownership of this property are somewhat confusing. The property first appears in Longmont water rent collections records between March 1903 and June 1904, listed under the ownership of W.E. Shedd. The property, however, is also listed in the water records in March 1904, as a five-room dwelling under the ownership of A.B. Sawdey. Finally, the property also appears in the water records between 1907 and 1910, as a six-room dwelling under the ownership of John Scribner. This record also indicates that the water tap was turned on September 1, 1907. The property's address is not listed in the 1903-1904, 1906, or 1910-1911 Longmont city directories. A 10' by 18' addition to the original north elevation evidently predates 1948, while a small two-story hexagon addition to the west elevation appears more recent. No building permits for either addition were located in Longmont building permit files. Building permits for the property that are on file include one for a new roof by the Bonded Roof Company dated October 16, 1939, one for a roof re-shingle dated October 14, 1971, and one for a wood and chainlink fence dated April 22, 1996. Sanborn insurance maps indicate that the garage postdates 1956.

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

V. HISTORICAL ASSOCIATIONS

31. Original use(s): **Domestic / Single Dwelling**
32. Intermediate use(s): **Domestic / Single Dwelling**
33. Current use(s): **Domestic / Single Dwelling**
34. Site type(s): **Residence**

35. Historical Background

Longmont water rent collection records indicate that this house was constructed in the early 1900s, and that the property was owned successively by W.E. Shedd (1903-1904), A.B. Sawdey (1904-1906), John Scribner (1907-1910), G.M. Furhman (1911-1914), G.W. Lanham (1915-1919), and W.M. Garner (1920-1939). The property does not appear in Longmont city directories until 1918, when the George W. Lanham family is listed at this address.

In 1920, 700 Atwood became the residence of William and Mary Garner, and the Garner family then lived and owned here until the early 1940s. Mrs. Garner passed away in August 1934 at the age of 64. She had been born in Pulaska County, Missouri on February 28, 1870, and had come to Longmont in 1920 moving into this house on Atwood Street. She was survived by her husband, four sons (J.F., Isaac, Fay, and Albert), and two daughters, Dretta (Humbard) and Attie (Jones). Mr. Garner continued to live here for a number of years after his wife's death. By 1943, though, the property had become the residence of Dan and Albina Uzelac. Mr. Uzelac died not long afterwards, and by the mid-1950s, his widow was residing nearby at 744 Atwood Street.

Subsequent owners and residents of the property included William K. Stewart (late 1940s - early 1950s), Oliver and Iva Welburn (late 1950s); Harold G. and Helen J. Weisgerber (late 1950s - early 1970s) Mr. Weisgerber had been born on May 25, 1927 in Sedgewick, and had married Helen Carroll of Berthoud on August 27, 1950. In Longmont, he worked as a shift supervisor for the Great Western Sugar Company, and he was a deacon at the Central Presbyterian Church. The Weisgerbers moved to Findlay, Ohio in 1976, before returning to Sterling, Colorado where Mr. Weisgerber passed away following open heart surgery in September 1984.

The property's more recent owners/ occupants have included David L. Alles (late 1970s); Jay C. Gordon (early 1980s); Thomas T. Harlow (late 1980s); and Elizabeth Garcia (early 1990s). The property's current owner is Richard W. Kurczak.

36. Sources of Information

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

City of Longmont Building Permits for 700 Atwood Street.

"Death Claims Mary Garner." *Longmont Times-Call*, August 9, 1934, p. 1.

"Harold George Weisgerber." [obituary] *Longmont Times-Call*, September 10, 1984, p. 10.

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 May 1956.

"Town of Longmont, Colorado - Water Rent Collections." On file at the Longmont Archives, Longmont Museum.

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.

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.

Does not meet any of the above City of Longmont Standards for Designation.

39. Area(s) of Significance:

Architecture; Community Planning and Development

40. Period of Significance: **ca. 1904-1953**

41. Level of Significance:

National:

State:

Local: **XX**

42. Statement of Significance

This house is historically significant relative to National Register Criterion A for its association with Longmont's residential development during the period of significance, circa 1904-1953. The house is also architecturally notable, under Criterion C, for its representative vernacular wood frame cross gabled plan. The house's 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. The property also probably does not qualify to be listed as a local landmark 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 house, however, would qualify as a contributing resource within the district's newly expanded boundaries.

43. Assessment of historic physical integrity related to significance:

This property displays an average level of historical 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. The house's physical integrity has been diminished to a limited extent by the construction of additions to the north and west elevations, and by the application of vinyl siding. The garage apparently postdates the period of 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: **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 could be considered a contributing resource.**

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-32**

Frame(s): **1-3, 7**

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: **March 25, 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**