

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

Official Eligibility Determination
(OAHF use only)

OAHF1403
Rev. 9/98

- Date _____ Initials _____
- Determined Eligible – National Register
 - Determined Not Eligible – National Register
 - Determined Eligible – State Register
 - Determine Not Eligible – State Register
 - Need Data
 - Contributes to eligible National Register District
 - Noncontributing to eligible National Register District



I. IDENTIFICATION

- 1. Resource number: **5BL.10180** Parcel number(s): **131503336002**
- 2. Temporary resource number: **N/A**
- 3. County: **Boulder**
- 4. City: **Longmont**
- 5. Historic Building Name: **Craun House**
- 6. Current Building Name: **Gonzalez House**
- 7. Building Address: **820 2nd Avenue**
- 8. Owner Name: **Mario & Cruz Castro Gonzalez**
- Owner Organization:
- Owner Address: **820 2nd Ave**
Longmont , CO 80501

44. National Register eligibility field assessment:	Not Eligible
Local landmark eligibility field assessment:	Not Eligible

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II. GEOGRAPHIC INFORMATION

9. P.M.: **6th** Township: **2N** Range: **69W**
NW ¼ of NW ¼ of SE ¼ of SW ¼ of Section 03
10. UTM reference
 Zone: **13** **490959 mE** **4445760 mN** **(NAD83)**
11. USGS quad name: **Longmont**
 Year: **1968 (photorevised 1979)** Map scale: **7.5**
12. Lot(s): **Lot 8 Blk 78**
 Addition: **Longmont Original Town Replat A** Year of addition: **Unknown**
13. Boundary description and justification:
This legally defined parcel encompasses but does not exceed the land historically associated with this property.
 Metes and bounds?: Describe:

III. ARCHITECTURAL DESCRIPTION

14. Building plan (footprint, shape): **Irregular Plan**
15. Dimensions in feet: **Length: 46 feet x Width: 35 feet**
16. Number of stories: **1**
17. Primary external wall material(s): **Wood/Horizontal Siding**
18. Roof configuration: **Gabled Roof/Front Gabled Roof**
19. Primary external roof material: **Asphalt Roof/Composition Roof**
- Other roof materials:
20. Special features: **Car Port**
21. General architectural description:
This modest single-story wood frame dwelling is located on the north side of 2nd Avenue in the block between Terry and Pratt Streets. Featuring an irregular plan, the house is composed of two rectangular-shaped blocks: The front block measures 16' E-W (across) by 17'6" N-S (deep), while the larger rear block measures 35' E-W by 28' N-S. There is also a shed-roofed carport, which measures 17' 6" by 17' 6" located at the west end of the south elevation (façade). The house is supported by a low concrete foundation, and its exterior walls are clad with painted grey wide horizontal composition board siding, with 1" by 4" corner boards. The main roof, over the front block, is a moderately-pitched front gable; however, there are lower intersecting gables to the north end of the west elevation, and at the rear northeast corner. The roof is covered with green asphalt composition shingles, and the painted white after ends are exposed beneath the eaves, with a fascia board. A 1x1 horizontal sliding window penetrates the façade wall on the south elevation. Elsewhere, the home's windows are primarily 1/1 double-hung sash with painted white wood frames and surrounds. A white metal-paneled front door, covered by a white metal storm door, leads into the house from an uncovered concrete stoop on the facade. A wood privacy fence encloses the backyard.
22. Architectural style: **No Style**
 Building type:
23. Landscape or special setting features: **This property is located on the north side of 2nd Avenue in the block between Terry and Pratt Streets. The lot, comprising the eastern portion of Lot 8 of Block 78, measures 90' N-S by 70' E-W. A wood privacy fence encloses the backyard.**

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24. Associated buildings, features or objects:

1: Type: **N/A**
Describe:

Contributing? **Not assessed**

IV. ARCHITECTURAL HISTORY

25. Date of construction: Estimate: Actual: **1960**

Source of information: **City of Longmont building permit files.**

26. Architect: **Unknown**

Source of information: **N/A**

27. Builder: **Unknown**

Source of information: **N/A**

28. Original owner: **Mrs. A.L. Craun**

Source of information: **City of Longmont building permit files.**

29. Construction history:

City of Longmont building permit files reveal that this dwelling was constructed in 1960. On April 11, 1960, a building permit for the house's construction was issued to Mrs. A.L. Craun, the property's owner. The permit noted: "house plans to be furnished before building is started as to room locations and type of floors and construction." Subsequently, on November 16, 1960, a certificate of occupancy was issued noting that the "single family dwelling" had been completed. More recently, on August 20, 2001 a building permit was issued to construct the shed-roofed carport.

A small rectangular-shaped building, constructed in 1933, previously existed at this site, and it is possible that it was incorporated into the extant dwelling's construction in 1960. Longmont city directories and Sanborn Insurance maps indicate that the small 1933 building was variously used as a an office for an oil and gas company, as a plumbing shop, and as a residence.

30. Original location: Moved: Date of move(s):

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**

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35. Historical background:

This house was constructed in 1960, and has served as a single-family dwelling from that time to the present. Longmont building permit files indicate Mrs. A.L. Craun was the original owner; however, she did not live here, as during its early years this was evidently a rental property. Longmont city directories indicate that during much of the 1960s and early 1970s, this was the home of Manuel C. and Sara(h) (Mendez) Valencia. Known as "Cindy", Mr. Valencia worked variously as a washman for Classic Cleaners and Laundry, and as a laborer for the Slack-Horner Brass Manufacturing Company. He had been born on July 7, 1934 in Timnath, Colorado, the son of Alfrado and Juanita (Baldizan) Valencia. He and Sarah were married on May 27, 1957 at Raton, New Mexico, and they came to Longmont a few years later. Mr. and Mrs. Valencia had five children - sons Andrew G., Vincent J., and Bobbie D., and daughters Michelle M. and Lisa M. Mr. Valencia passed away in September 1980 at the young age of 46. In the meantime, by 1975, the Valencia family had moved from this location to 456 Alpine Street.

More recent residents of 820 2nd Avenue have included: Stella Garcia (late 1970s); Alan Parrish (early 1980s); and Elizabeth G. Temple (mid-1980s to late 1990s). Mrs. Temple, who is listed as "retired" in the city directories, previously lived across the street at 821.5 2nd Avenue. From the late 1990s to the present, the property has been owned and occupied by the Mario Gonzalez family.

An earlier building had existed on this site, between 1933 and the late 1950s. According to city directories, in 1936, this earlier building was the location of Earl B. McMullen's oil and gas business, and in 1938 it was being utilized by Ernest E. Hayzlip for his "Coal, Gas and Oil" business. By 1946, however, the earlier building had become the residence of Herbert and Joyce Atkins, and in 1949 it was the home of Bert Faltham.

36. Sources of information:

Longmont City Directories.

Sanborn Fire Insurance maps, 1930, 1956.

City of Longmont building permit files.

"Manuel C. Valencia." (obituary) Longmont Times-Call, September 6-7, 1980, p. 8.

VI. SIGNIFICANCE

37. Local landmark designation: Yes No Date of designation:

Designating authority:

38. Applicable National Register criteria:

A. Associated with events that have made a significant contribution to the broad pattern 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 possesses high artistic values, or represents a significant and distinguished 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.

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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.

39. Area(s) of significance: **Not Applicable**

40. Period of significance: **Not Applicable**

41. Level of significance: National: State: Local:

42. Statement of significance:

Built in 1960, this property is a few years short of fifty years of age. As such, because it does not meet exceptional significance criteria, it is of too recent construction to be considered for listing in the National and State Registers. It is architecturally and historically significant, to a modest extent, for its vernacular wood frame construction, and for its association with Longmont's residential growth during the latter half of the twentieth century. Its level of significance, though, is not to the extent that it would qualify for individual local landmark designation by the City of Longmont.

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 identified by the Colorado Historical Society and the National Park Service - setting, location, design, materials, workmanship, feeling and association. Aside from the construction of a carport in 2001, the house is little changed from when it was built in 1960.

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VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

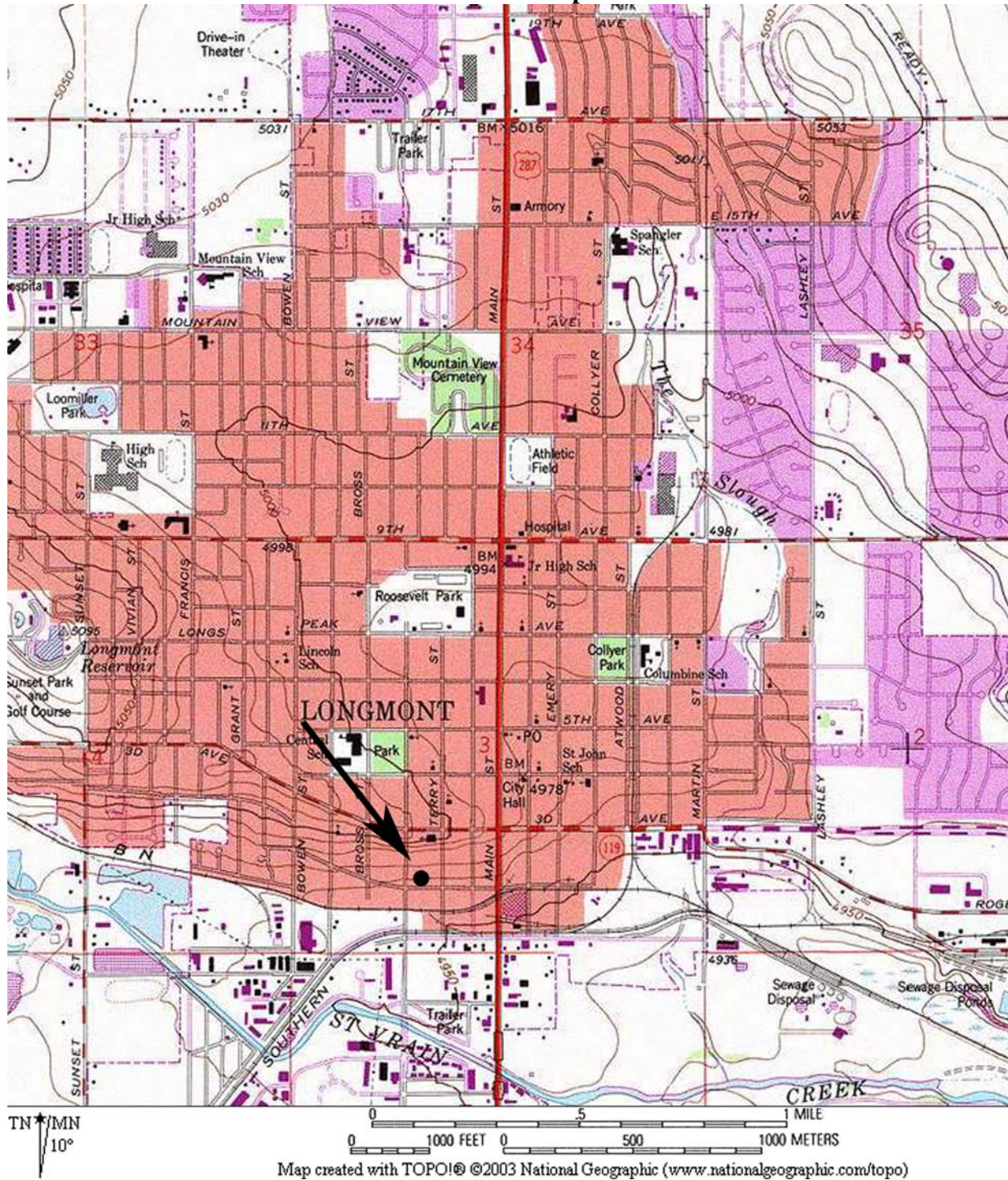
44. National Register eligibility field assessment: **Not Eligible**
 Local landmark eligibility field assessment: **Not Eligible**
45. Is there National Register district potential? Yes No
- Discuss: **Because it is less than fifty years old, this house would be considered a non-contributing resource within a potential National Register historic district. It is located one block south of the south boundary of Longmont's existing West Side Historic District, which has been listed in the National Register of Historic Places. There appears to be very limited potential that the district's boundaries could be expanded to include this block.**
- If there is National Register district potential, is this building: Contributing Noncontributing N/A:
46. If the building is in existing National Register district, is it: Contributing Noncontributing N/A:

VIII. RECORDING INFORMATION

47. Photograph number(s): **CLG Grant #08-05-20407-027 -** Negatives filed at: **City of Longmont**
CD-3, Images 15-17
48. Report title: **Eastside and Westside Neighborhoods: Historic** **Department of Community**
Context and Survey Report **Development, Planning**
Division
49. Date(s): **01/07/06** **Civic Center Complex**
50. Recorder(s): **Carl McWilliams** **350 Kimbark Street**
Longmont, Colorado 80501
51. Organization: **Cultural Resource Historians**
52. Address: **1607 Dogwood Court**
Fort Collins, Colorado 80525
53. Phone number(s): **(970) 493-5270**

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Location Map



Map created with TOPO!® ©2003 National Geographic (www.nationalgeographic.com/topo)