

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.6777** Parcel number(s): **131503302005**
- 2. Temporary resource number: **N/A**
- 3. County: **Boulder**
- 4. City: **Longmont**
- 5. Historic Building Name: **McLellan House; Walsh House**
- 6. Current Building Name: **Rogers House**
- 7. Building Address: **758 4th Avenue**
- 8. Owner Name: **Rogers Charlotte M**
- Owner Organization:
- Owner Address: **758 4th Ave**
Longmont , CO 80501

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

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II. GEOGRAPHIC INFORMATION

9. P.M.: **6th** Township: **2N** Range: **69W**
NW ¼ of NE ¼ of NE ¼ of SW ¼ of Section 03
10. UTM reference
 Zone: **13** **491073 mE** **4446189 mN** **(NAD83)**
11. USGS quad name: **Longmont**
 Year: **1968 (photorevised 1979)** Map scale: **7.5**
12. Lot(s): **W 75 Ft Lot 5 Blk 53**
 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.
 Metes and bounds?: Describe:
-

III. ARCHITECTURAL DESCRIPTION

14. Building plan (footprint, shape): **Rectangular Plan**
15. Dimensions in feet: **Length: 60 feet x Width: 30 feet**
16. Number of stories: **1 1/2**
17. Primary external wall material(s): **Wood/Horizontal Siding**
18. Roof configuration: **Gabled Roof/Side Gabled Roof**
19. Primary external roof material: **Asphalt Roof/Composition Roof**
 Other roof materials:
20. Special features: **Porch**
Chimney
Ornamentation/Decorative Shingles

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21. General architectural description:

The residence at 758 4th Avenue / 406 Terry Street is a 1.5 story, wood frame, Craftsman style dwelling. It is supported by a low concrete foundation, and its exterior walls are clad with painted white, narrow, horizontal wood siding. Painted white octagon shingles appear in the upper gable ends on the east and west elevations, and in the upper gable end of the front porch roof on the south elevation. The house is covered by a low-pitched side gable roof, with an intersecting hipped roof extension to the north, and an intersecting front gable roof over the Craftsman style front porch. The roof is covered with brown asphalt shingles, and the rafter ends are exposed beneath widely-overhanging eaves. Squared purlins and ridge poles, with knee braces, appear in the upper gable ends. A brown brick fireplace chimney is located on the east elevation. A tall brown brick chimney, with a corbelled cap, is located on the ridge of the hipped roof section of the roof. A boxed bay, with two 1/1 double-hung sash windows, is covered by a shed roof on the west elevation. A band of three narrow 4/1 double-hung sash windows also penetrate the dwelling's north wall. An 18-light fixed-pane window is located in the upper gable end of the front porch roof. The house features a symmetrical façade, where a Craftsman style porch extends across the full length of the south elevation. The porch features a carpeted wood floor, wood frame knee walls, wood pedestals, and squared posts, which support the gabled porch roof. A stained natural brown solid wood door, with three stepped lights, leads from the porch into the house. The entry door is flanked on either side by a large single-light fixed-pane window, with transom lights. A painted white wood-paneled door, covered by a painted blue wood screen door, enters into an 8' by 20' enclosed rear porch located on the north elevation. A 5' by 9' gabled projection on the west elevation covers a set of stairs which descend to a basement-level apartment which has the address 406 Terry Street.

22. Architectural style: **Late 19th And Early 20th Century American Movements/Craftsman**
 Building type:

23. Landscape or special setting features: **This house is located at the northeast corner of Terry Street in Longmont's historic West Side neighborhood. The property features small planted grass front and back yards, with narrow side yards to the east and west.**

24. Associated buildings, features or objects:

1: Type: **Garage**
 Describe: **The garage is of wood frame construction. It measures 14' by 20', and is covered by a gable roof. A set of paired vertical wood plank doors, on the west elevation, open onto a gravel driveway which extends to Terry Street to the west.**

IV. ARCHITECTURAL HISTORY

25. Date of construction: Estimate: Actual: **1915**
 Source of information: **Town of Longmont Water Rent Collection Records. On file at the Lonmgont Archives, Longmont Museum; Sanborn Fire Insurance maps.**
26. Architect: **Unknown**
 Source of information: **N/A**
27. Builder: **Unknown**
 Source of information: **N/A**
28. Original owner: **James McLellan**

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- Source of information: **Town of Longmont Water Rent Collection Records. On file at the Longmont Archives, Longmont Museum.**
29. Construction history:
Longmont water rent records document that this Craftsman-style dwelling was constructed in 1915. There have been no additions to the dwelling following its original construction. A basement apartment was created in the 1930s.
30. Original location: Moved: _____ Date of move(s): _____

V. HISTORICAL ASSOCIATIONS

31. Original use(s): **Domestic/Single Dwelling**
32. Intermediate use(s): **Domestic/Multiple Dwelling**
33. Current use(s): **Domestic/Multiple Dwelling**
34. Site type(s): **Residence with a basement apartment.**
35. Historical background:
Boulder County Assessor's records indicate that this over/under duplex was constructed in 1915. The first owner of record was James "Jimmie" McLellan. A citizen of Longmont for 50 years, James Neilus McLellan was born on November 16, 1855, at Prince Edward Island, Canada. He immigrated to the United States in 1881, locating in Longmont, where he began working for the J.M. McKiernan and Company Grocery and Bakery, quickly rising to partner. In 1898, he sold his interests in the McKiernan store to open his own grocery establishment, located at 364 Main Street. He operated this grocery for the next three decades, until his death in October, 1931, just days away from his 76th birthday.
- James McLellan was a notable Longmont resident, prominent in both civic and business affairs. He was instrumental in securing and retaining the Empson Packing Company for Longmont, and was a staunch supporter of the Longmont Chamber of Commerce, for several years serving as a member of its Board of Directors. A man generous with both his time and his money, McLellan was elected to public office as a member of the Longmont Common Council, representing his Ward as alderman for many years, and served one term as City Treasurer. He was Mayor Pro Tem in 1919, and served on the board of directors of several institutions. Among other accomplishments, McLellan was recognized as a Charter Member of the Rotary Club, a Life Member of the B.P.O.E., Secretary of the Pioneer Firemen's Association, as well as being active in the Knights of Columbus and a charter member of the Elks Club. In recognition of his community standing, the Longmont Ledger reported that, during his funeral, the business establishments of Longmont would all close for a half hour as a mark of respect.**
- Mr. McLellan was married twice. His first wife was Percy Grover, a Longmont native, whom he married in 1885. She passed away circa 1906. He later married Miss Alice C. (Allie) Finlon (also spelled Findland), a New York native who came to Longmont with her family as a small girl. James had two sons, Leo and Harry. Leo remained in Longmont, while Harry moved to South Bend, Indiana. Following James' death in 1931, Alice continued to reside in the family home, until her own death on November 14, 1951. She created the basement level rental unit in the late 1930s, which became addressed as 406 Terry Street. This unit was occupied by various tenants, beginning with Jack Campbell through circa 1944, and Ruth Montgomery in the mid-1940s through early 1950s.**

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Following Alice McLellan's death, the home was sold to Mrs. Frances M. Walsh, who owned the property for the next thirty five years. She also leased out the basement unit. One tenant was Claudine Erdez. Erdez (sometimes spelled Eades) rented from Mrs. Walsh for over a decade, from the early 1960s through the mid 1970s. By 1999, Longmont City Directories indicate that the current owners, Jennifer and Steven Rogers, were residing in the home.

36. Sources of information:

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

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

Sanborn Fire Insurance Maps, dated November 1900, April 1906, June 1911, March 1918, June 1930, and June 1956. On file at the Longmont Archives, Longmont Museum.

Polk's Boulder County Directories, and Polk's Longmont City Directories [generally published annually, 1892-2004], Denver, Kansas City, and Salt Lake City: R.L. Polk and Company Publishers. On file at the Boulder Carnegie Library, and at the Longmont Public Library.

"'Jimmie' McLellan Has Passed to His Reward." Longmont Ledger, October 30, 1931, p. 1.

Boulder County Assessor Property Records

"Fame of 'A Grocer' Continues to Spread." Longmont Ledger, October 19, 1928, p. 1.

"Alice McLellan, Resident Here For Many Years, Dies." Longmont Times-Call, November 14, 1951, p. 1.

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:

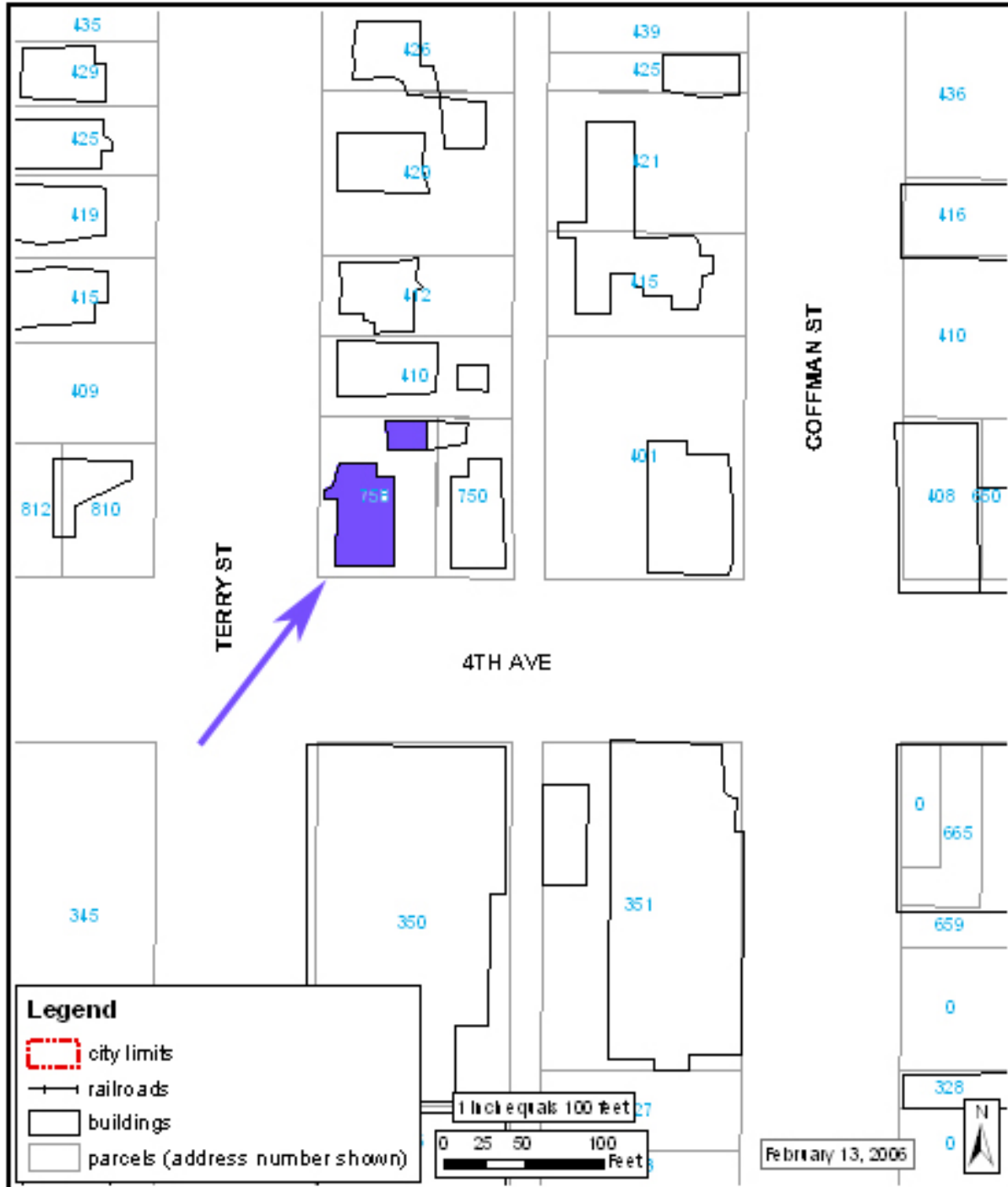
This property is historically significant for its association with Longmont's residential development, from the time of its construction in the mid-1910s through the middle of the twentieth century. The property is also significant for its association with James McLellan, who made notable contributions to Longmont's socioeconomic development. The house is also architecturally significant for its representative Craftsman style of architecture. The garage is also an architecturally significant structure. The property's level of significance in these regards is not likely to the extent that it would qualify for individual listing in the National or State Registers of Historic Places. The property, however, may be considered eligible for individual local landmark designation by the City of Longmont.

43. Assessment of historic physical integrity related to significance:

This property displays a relatively high level of integrity, relative to the seven aspects of integrity established by the National Park Service and the Colorado Historical Society - design, setting, location, materials, workmanship, feeling and association. There have been no additions, and only minimal exterior alterations, to the house and garage following their original construction.

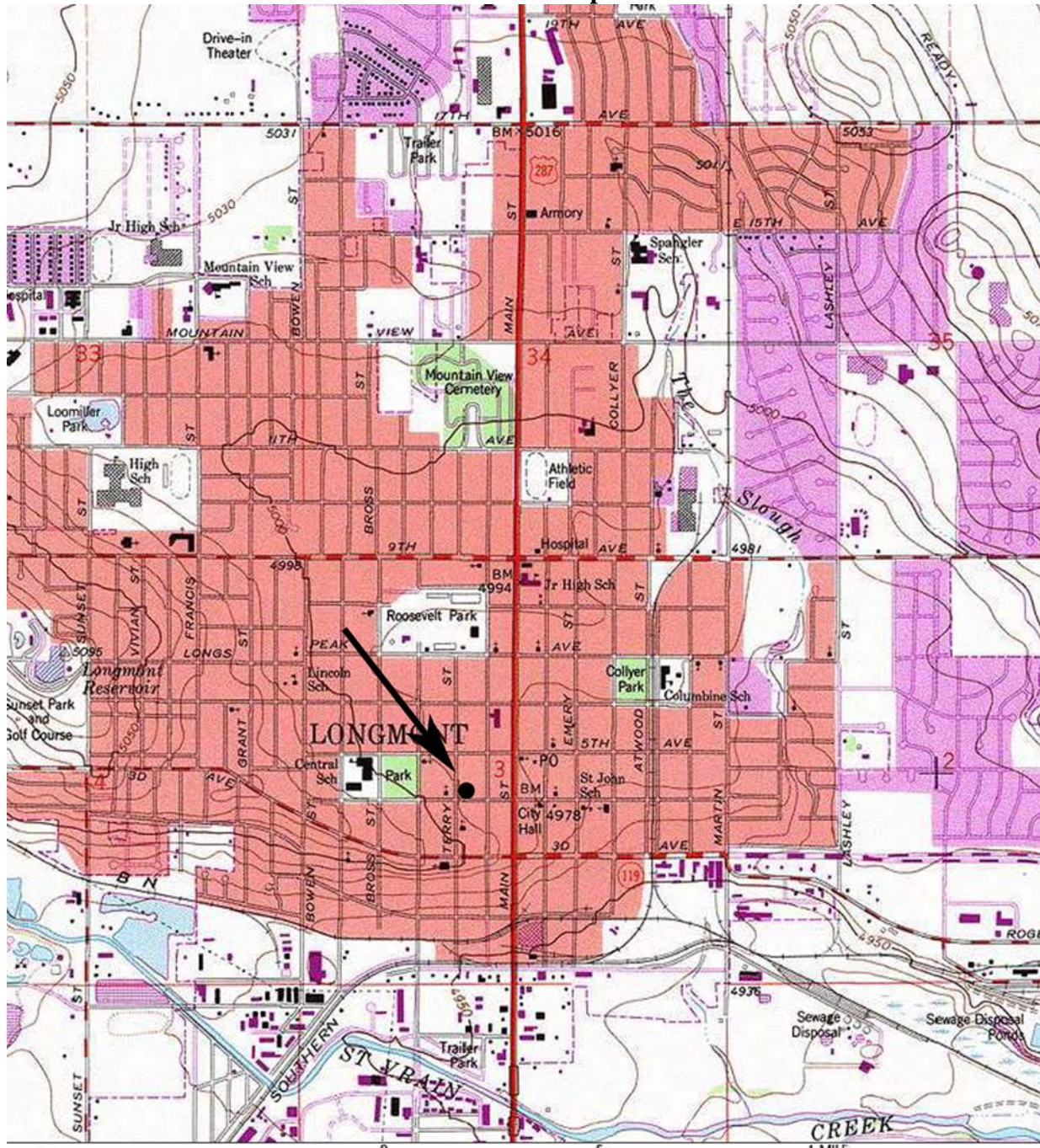
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Sketch Map



Architectural Inventory Form

Location Map



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