

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.1209.7** Parcel number(s): **131503310004**
- 2. Temporary resource number: **N/A**
- 3. County: **Boulder**
- 4. City: **Longmont**
- 5. Historic Building Name: **Howard House; Simington House; Secor House**
- 6. Current Building Name: **Moffett House**
- 7. Building Address: **829 4th Avenue**
- 8. Owner Name: **Moffett, Lawrence M**
- Owner Organization:
- Owner Address: **129 Overland Ct
Lafayette , CO 80026**

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

Architectural Inventory Form

Page 2 of 8

II. GEOGRAPHIC INFORMATION

9. P.M.: **6th** Township: **2N** Range: **69W**
SW ¼ of NW ¼ of NE ¼ of SW ¼ of Section 03
10. UTM reference
 Zone: **13** **490961 mE** **4446131 mN** **(NAD83)**
11. USGS quad name: **Longmont**
 Year: **1968 (photorevised 1979)** Map scale: **7.5**
12. Lot(s): **E1/2 Lot 1 Blk 61**
 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): **Irregular Plan**
15. Dimensions in feet: **Length: 61 feet x Width: 53 feet**
16. Number of stories: **1 1/2**
17. Primary external wall material(s): **Brick**
18. Roof configuration: **Gabled Roof/Front Gabled Roof**
19. Primary external roof material: **Asphalt Roof/Composition Roof**
- Other roof materials:
20. Special features: **Window/Segmental Arch**
Roof Treatment/Dormer
Porch
Chimney
Garage/Attached Garage
Balcony
21. General architectural description:

Built circa 1895, the distinctive brick residence at 829 4th Avenue features a modified L-shaped plan, with a 26' by 26' square north wing which fronts toward 4th Avenue, and a 14' N-S by 50' E-W rectangular south wing which extends along the south elevation, and projects 16' east of the north wing's east elevation wall. An early 18' N-S by 8' E-W hipped-roof addition to the south end of the west elevation was constructed between 1900 and 1906. A 20' N-S by 11' attached garage was built onto the original dwelling's rear southeast corner between 1918 and 1930.

The dwelling is supported by a low coursed sandstone foundation, covered by concrete pargeting. The walls are made of painted purple brick, laid in common bond. The building's north wing is 1.5 stories in height, and is covered by a truncated clipped front gable roof covered with asphalt composition shingles. A hipped-roof dormer, with Queen Anne lights, is located on the west-facing roof slope, and a gabled dormer is located on the east-facing roof slope. The long rectangular south wing is covered by a flat roof, a portion of which serves as a rear balcony. Large (probably non-historic) single-light fixed-pane picture windows penetrate the façade walls on

Architectural Inventory Form

Page 3 of 8

the north elevation. Elsewhere, the building's windows are predominantly single 1/1 double-hung sash with painted white wood frames and segmental brick arches.

A stained natural brown wood-paneled door, with a distinctive upper sash light, and topped by a transom light beneath a segmental brick arch header, is located at the west end of the north elevation. This door leads into the house from an unusual front porch, composed of seven rounded concrete steps flanked by black wrought iron railings, a concrete floor, and painted white square columns which support a gabled porch roof. Another primary entry door enters the south wing, where the two wings meet at the base of the "L." This entry also leads into the house from an unusual 6-step rounded concrete porch, with flanking black wrought iron railings. A painted white wood-paneled rear entry door leads into the house from a small, non-historic wood porch at the west end of the south elevation.

Attached Garage

The attached garage is built of wood frame construction. It has a concrete foundation and floor, square-cut wood shingle exterior siding, and is covered by a moderately-pitched front gable roof. A painted white overhead garage door is located on the north elevation.

22. Architectural style: **Late Victorian**
 Building type:
23. Landscape or special setting features: **This property is located on the south side of 4th Avenue, within the boundaries of Longmont's West Side Historic District which is listed in the National Register of Historic Places. The property is enclosed by a wood privacy fence, and features a planted grass front yard, a wide side yard to the west of the house, and a small back yard to the south. The property appears well-maintained, with mature landscaping. A driveway leads to an attached garage, along the east side of the house.**
24. Associated buildings, features or objects: **N/A**

IV. ARCHITECTURAL HISTORY

25. Date of construction: Estimate: **1895** Actual:
- Source of information: **Town of Longmont Water Rent Collection Records; Sanborn Insurance maps.**
26. Architect: **Unknown**
 Source of information: **N/A**
27. Builder: **Unknown**
 Source of information: **N/A**
28. Original owner: **Thomas Howard**
 Source of information: **Town of Longmont Water Rent Collection Records.**
29. Construction history:
This distinctive brick residence was built in 1895, with a modified L-shaped plan composed of a 26' by 26' square north wing which fronts toward 4th Avenue, and a 14' N-S by 50' E-W rectangular south wing which extends along the south elevation, and projects 16' east of the north wing's east elevation wall. An 18' N-S by 8' E-W hipped-roof addition to the south end of the west elevation was constructed between 1900 and 1906. A 20' N-S by 11' attached garage was built onto the original dwelling's rear southeast corner between 1918 and 1930.
30. Original location: Moved: Date of move(s):

Architectural Inventory Form

Page 4 of 8

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:

The distinctive late nineteenth century home at 829 4th Avenue was originally owned by Longmont pioneer Thomas Howard. Born at Stockford, England in 1844, Howard immigrated to America in 1864, settling at Fall River, Massachusetts. He was wed to Miss Grace Townley in 1870, and the couple came west to Longmont in 1871, the same year the town was founded. Howard purchased property at the corner 4th Avenue and Main Street where he opened a furniture store and became the new town's first undertaker. He later became a rancher, and worked as a carpenter, before establishing a second home at LaJolla, California sometime after the turn of the twentieth century. Mr. Howard passed away in Longmont on January 14, 1920, at the age of 76. According to his obituary he had no children. His obituary does not indicate if he was survived by his wife, and no reference to her was found in local obituary files.

Although Thomas Howard owned this property at least into the late 1910s, Longmont city directories indicate that he did not live here after the turn of the twentieth century. According to the directories, in the very early 1900s, this was the home of John and Ella Simington. The Simingtons ran a dry goods store in the 400 block of Main Street. By 1916, this was the home of Gray and Maude (Williams) Secor, who lived here for but a few years until the early 1920s.

Born in Longmont on November 19, 1884, Gray Secor was the son of Judge Franklin P. and Sara (Ross) Secor who had come to Longmont in 1881. Gray and Maude were married on November 30, 1910. She was the daughter of Mr. and Mrs. Samuel Williams. Mr. Secor, who passed away in 1965 at the age of eighty, enjoyed a long career in Longmont as a successful attorney and banker. He was also active in numerous social and civic affairs, including the Rotary Club, the St. Vrain Pioneer Association, and the Longmont Chapter of the American Red Cross. Maude Secor died in October 1970.

This property was occupied by Harry I. and Dorothy Dotson in the early 1920s. They were followed by William R. Neeley, who lived here in the late 1920s and early 1930s. The property was then owned and occupied by William J. Wonders, from the late 1930s through the mid-1940s.

From the late 1940s through the early 1980s, this house was owned and resided in by Eugene H. Robinson. A real estate agent, Mr. Robinson was married twice. His first wife was Grace Morris, and his second wife was Ruth Cooper. Mr. Robinson passed away in Longmont on May 13, 1982, sixteen days short of his 100th birthday.

In the late 1990s and early 2000s, this property was owned by Karl C. Neimann. It is presently (in 2005) owned by Lawrence M. Moffett of Lafayette, Colorado.

36. Sources of information:

Town of Longmont Water Rent Collection Records.

"Atty. Gray Secor Dies at Age of 80." Longmont Times-Call, February 9, 1965, p. 1.

Longmont City Directories.

Sanborn Fire Insurance maps.

Architectural Inventory Form

Page 5 of 8

"Died - Howard." (Thomas Howard obituary) Longmont Ledger, January 16, 1920, p. 5..

Boulder County Assessor, Real Estate Appraisal Card - Urban Master.

Boulder County Assessor Property Records.

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.

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: **N/A**

40. Period of significance: **N/A**

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

Architectural Inventory Form

Page 6 of 8

42. Statement of significance:

This property is historically significant for its associations with Longmont's residential growth, and in particular for its associations with the Howard, Simington, Secor, and Robinson families. The house is also architecturally significant for its very distinctive Late Victorian architectural characteristics . This property, therefore, may be considered individually eligible for local landmark designation by the City of Longmont. It is also a contributing resource within the West Side Historic District.

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, and only moderate exterior alterations, to the dwelling following the end of the period of significance. A wood privacy fence diminishes the integrity of setting.

VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. National Register eligibility field assessment: **Not Eligible**

Local landmark eligibility field assessment: **Eligible**

45. Is there National Register district potential? Yes No **N/A**

Discuss: **This property is located within the boundaries of Longmont's existing Westside Historic District. It is a contributing resource within the district.**

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-2, Images 297-304,

48. Report title: **Eastside and Westside Neighborhoods: Historic** Department of Community
Context and Survey Report Development, Planning
Division

49. Date(s): **September 10, 2005** Civic Center Complex

50. Recorder(s): **Carl McWilliams** 350 Kimbark Street
Timothy Wilder Longmont, Colorado 80501

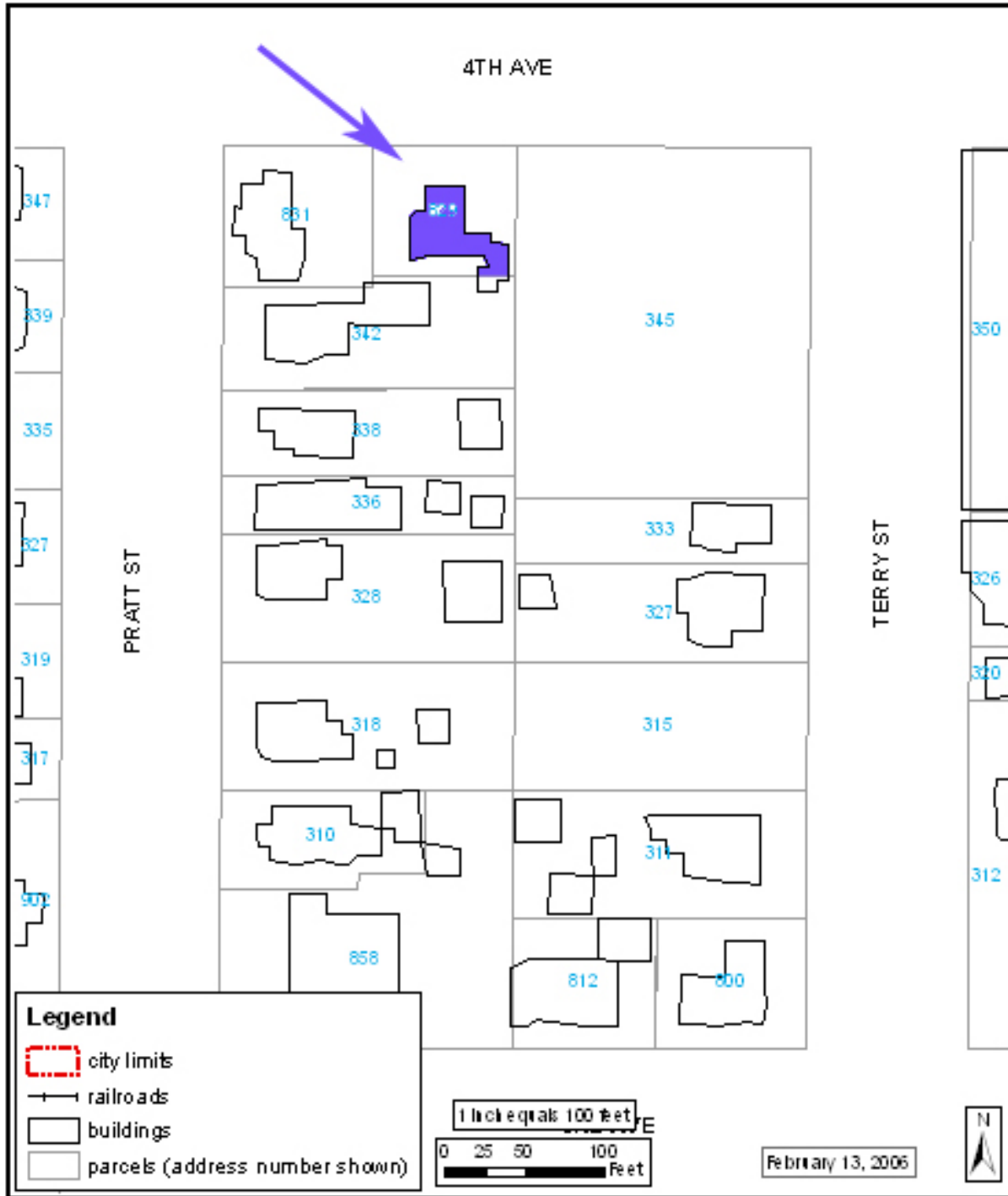
51. Organization: **Cultural Resource Historians**

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

53. Phone number(s): **(970)493-5270**

Architectural Inventory Form

Sketch Map



Architectural Inventory Form

Location Map

