

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

Official Eligibility Determination  
(OAHHP use only)

OAHHP1403  
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.1209.8** Parcel number(s): **131503303008**
- 2. Temporary resource number: **N/A**
- 3. County: **Boulder**
- 4. City: **Longmont**
- 5. Historic Building Name: **Andrew Carriage House; Christiansen House; Robinson House**
- 6. Current Building Name: **Robinson House**
- 7. Building Address: **860 4th Avenue**
- 8. Owner Name: **Champaign Co Bank & Trust Co Trustee 243**
- Owner Organization:
- Owner Address: **Po Box 3309  
Champaign , IL 61826**

44. National Register eligibility field assessment:	<b>Not Eligible</b>
Local landmark eligibility field assessment:	<b>Eligible</b>

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### II. GEOGRAPHIC INFORMATION

9. P.M.: **6th** Township: **2N** Range: **69W**  
**NW ¼ of NW ¼ of NE ¼ of SW ¼ of Section 03**
10. UTM reference  
 Zone: **13** **490963 mE** **4446186 mN** **(NAD83)**
11. USGS quad name: **Longmont**  
 Year: **1968 (photorevised 1979)** Map scale: **7.5**
12. Lot(s): **E 80.9 Ft Lot 6 Blk 54**  
 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: 57 feet x Width: 50 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: **Roof Treatment/Dormer**  
**Porch**  
**Ornamentation/Decorative Shingles**  
**Chimney**
21. General architectural description:

The residence at 860 4th Avenue consists of: the original 1.5 story gambrel-roofed building, which measures 33.5' N-S by 41' E-W; an 18' by 18' 1.5 story gabled addition to the original south elevation; a 16' N-S by 9' E-W single-story hipped roof addition to the original west elevation; a 7' by 18' open Bungalow style porch built onto the gabled addition's south elevation. The original gambrel-roofed building was constructed between 1900 and 1906, and served initially as a carriage house for the residence at 860 4th Avenue. The additions and the Bungalow style porch were built circa 1918 when the entire building was converted into a residence.

The building is supported by a concrete foundation, and the first story walls are made of red brick laid in running bond. Square-cut wood shingles appear in the upper gambrel ends on the east and west elevations, and in the upper gable end on the south elevation (façade), as well as in the upper gable end of the gabled porch roof on the façade. The gambrel and gabled roofs are covered with brown asphalt shingles, and the eaves are boxed with painted white wood trim. Shed-roofed dormers are located on the east and west facing roof slopes of the gabled addition, while non-original gabled and shed-roofed dormers penetrate the south-facing roof slope of the original gambrel-roofed carriage house. Two red brick chimneys are located on the peak of the gambrel roof, and there is a tall brick fireplace chimney located on the east (side) elevation of the gabled addition.

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A band of three single-light windows appear in the upper gable end on the south elevation, overlooking the front porch. A band of six 6/1 double-hung sash windows penetrate the west wall of the hipped-roof addition on the west elevation. A large single-light window, topped by a band of transom lights, overlooks the front porch to the west of the entry door, on the south elevation. Elsewhere, the building's windows are primarily 1/1 double-hung sash with painted wood frames. Windows on the first story also have brick rowlock sills and stone lintels. The Bungalow-style front porch on the south elevation features a tongue-in-groove wood floor, wood frame knee walls, and squared wood posts which support the gabled porch roof. A glass-in-wood frame entry door leads from the porch into the gabled addition. A set of paired, painted brown, diagonal plank doors, with latticed upper sash lights, are centered beneath a stone lintel on the original carriage house's east elevation. Another set of paired diagonal plank doors, with latticed upper sash lights, are centered beneath a stone lintel on the original carriage house's west elevation.

22. Architectural style: **Late 19<sup>th</sup> and Early 20<sup>th</sup> Century American Movements**  
 Building type:
23. Landscape or special setting features: **This property is located on the north side of 4th Avenue, within the boundaries of Longmont's Westside Historic District which is listed in the National Register of Historic Places. The property features a planted grass front yard, with narrower side yards along the house's east and west sides. A driveway extends along the east side of the house as well. The property appears well-maintained, and is landscaped with native trees, shrubs and plantings.**
24. Associated buildings, features or objects: **N/A**

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### IV. ARCHITECTURAL HISTORY

25. Date of construction: Estimate: **ca. 1903 (original carriage house); ca. 1918 (addition and conversion to dwelling)**  
 Source of information: **Sanborn Fire Insurance maps, 1900 and 1906.**
26. Architect: **Unknown**  
 Source of information: **N/A**
27. Builder: **Unknown**  
 Source of information: **N/A**
28. Original owner: **Dr. Charles Fisher Andrew**  
 Source of information: **Town of Longmont Water Rent Collection Records.**
29. Construction history:  
**The original portion of this building, which measures 33.5' N-S by 41' E-W, was built between 1900 and 1906, as a carriage house for the dwelling at 402 Pratt Street (By 1906, 402 Pratt Street's address had been changed to 864 4th Avenue.) Between 1911 and 1918, an 18' by 18' addition was built onto the carriage house's south elevation, and it was converted into a residence, circa 1918, with the address of 860 4th Street. Between 1918 and 1930, a second addition, measuring 16' N-S by 9' E-W, was built onto the building's west elevation.**
30. Original location:  Moved: Date of move(s):

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## HISTORICAL ASSOCIATIONS

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

35. Historical background:

The original part of this building at 860 4th Avenue was built between 1900 and 1906, and served initially as a carriage house for the prominent dwelling next door to the west, at the northeast corner of Pratt Street and 4th Avenue. At the time, that house was owned by Dr. Charles Fisher Andrew and his wife Elizabeth Turrell Andrew. Circa 1918, an 18' by 18' addition was built onto the carriage house's south elevation, as it was converted into a residence with the address of 860 4th Street. John Christiansen, who lived here in the early 1920s, was the property's first owner after it was converted into a residence. However, Longmont city directories list Robert L. and Maude Brown as the home's first residents in the late 1910s. Mr. Brown was employed with the Longmont Cleaning Works.

In 1927, the house was purchased by Earl and Mary M. (McMillan) Robinson, and it would remain the Robinson family home until Mary's death in 1984. Earl, who operated an auto parts store in Longmont died in 1952. Mary (McMillan) Robinson had been born on August 17, 1891, at Columbiana, Alabama, the daughter of Judge Donald R. and Leitta (Mason) McMillan. She graduated from the University of Alabama in 1912, and taught school for seven years, before she was offered a scholarship to pursue a course of study in social work at the University of Louisiana. During these same years, Mary became an accomplished poet and songwriter. Many poems and ballads which she wrote were later set to music, published and popularized.

While working for the Red Cross during World War I, Mary met Colorado native Earl Robinson. They were married at Arvada, Colorado on June 15, 1921, and moved to Longmont in 1927, purchasing this house at 860 4th Avenue. Mrs. Robinson entered a state poetry contest in 1930, and in 1931 she founded the Longmont Writers' Club. She also served as President of the Business and Professional Womens Club, and was involved with the American Legion Auxiliary. Following the death of her husband, Earl, in 1952, Mary continued to live on, here in the family's home at 860 4th Avenue, until her own death on December 7, 1984 at the age of 93. Today, in 2005, the house is still owned by Robinson family descendants.

36. Sources of information:

"Mary Robinson." (obituary) Longmont Times-Call, December 10, 1984, p. 1.  
 Boulder County Assessor Property Records.  
 Sanborn Fire Insurance maps.  
 Longmont City Directories.  
 Town of Longmont Water Rent Collection Records.  
 Boulder County Assessor, Real Estate Appraisal Card - Urban Master.

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## V. 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:

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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 Andrew, Brown, Christiansen, and Robinson families. The house is also architecturally significant for its original vernacular gambrel-roofed architectural plan (related to its original use as a carriage house), and for its later architectural features which give some sense of the Craftsman style of architecture. 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 Westside 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 minimal exterior alterations to the dwelling following the end of the period of significance. Evidence of the original carriage house, and of the circa 1918 historic dwelling, are both still very much in evidence.**

## VI. 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:

## VII. RECORDING INFORMATION

47. Photograph number(s):	<b>CLG Grant #08-05-20407-027 - CD-2, Images 291-296,</b>	Negatives filed at:	<b>City of Longmont</b>
48. Report title:	<b>Eastside and Westside Neighborhoods: Historic Context and Survey Report</b>		<b>Department of Community Development, Planning Division</b>
49. Date(s):	<b>September 10, 2005</b>		<b>Civic Center Complex</b>
50. Recorder(s):	<b>Carl McWilliams Timothy Wilder</b>		<b>350 Kimbark Street Longmont, Colorado 80501</b>
51. Organization:	<b>Cultural Resource Historians</b>		
52. Address:	<b>1607 Dogwood Court Fort Collins, Colorado 80525</b>		
53. Phone number(s):	<b>(970)493-5270</b>		

# Architectural Inventory Form

## Sketch Map



# Architectural Inventory Form

## Location Map

