

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.10187** Parcel number(s): **131503113009**
- 2. Temporary resource number: **N/A**
- 3. County: **Boulder**
- 4. City: **Longmont**
- 5. Historic Building Name: **Rudy House**
- 6. Current Building Name: **Nieto House**
- 7. Building Address: **10 Longs Peak Avenue**
- 8. Owner Name: **Jose G. Nieto & Gloria L. Torrez-Nieto**
- Owner Organization:
- Owner Address: **10 Longs Peak Ave**  
**Longmont , CO 80501**

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**  
**SE ¼ of SE ¼ of NE ¼ of NE ¼ of Section 03**
10. UTM reference  
 Zone: **13** **492013 mE** **4446731 mN** **(NAD83)**
11. USGS quad name: **Longmont**  
 Year: **1968 (photorevised 1979)** Map scale: **7.5**
12. Lot(s): **W 1/2 Lot 12 Blk 21**  
 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: 44 feet x Width: 28 feet**
16. Number of stories: **1**
17. Primary external wall material(s): **Brick** 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**  
**Garage/Attached Garage**
21. General architectural description:  
**The handsome brick Bungalow at 10 Longs Peak Avenue measures 28' N-S (deep) by 44' E-W (across), not including a 15' by 20' attached garage at the building's west end. The house is supported by a low concrete foundation, and its walls are made of red bricks laid in running bond. The roof is side-gabled, with clipped ends, and with an intersecting clipped gable over the open front porch on the south elevation. The roof is covered with grey asphalt composition shingles, and there are painted white vertical wood siding in the upper gable ends. A short red brick chimney is located just below the ridge on the north-facing roof slope. Two, relatively large 1x1 windows penetrate the façade wall on either side of the entry porch. Elsewhere, the home's windows are primarily 1/1 double-hung sash with painted wood frames. The front entry porch is a prominent architectural element. It is approached by four concrete steps, and features a concrete floor, brick knee walls and pedestals, and squared brick columns which support the clipped gable porch roof. The attached garage is also covered by a clipped gable roof, and also has red brick walls laid in running bond. A wood-paneled garage door, on the south elevation, opens onto a concrete driveway which extends to Longs Peak Avenue to the south. A single-wood-paneled door, covered by a screen door, enters the building to the east (right) of the garage door.**
22. Architectural style:  
 Building type: **Bungalow**

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23. Landscape or special setting features: **This property is located on the north side of Longs Peak Avenue, near the east end of Longmont's historic Eastside residential neighborhood. The property features planted grass front and back yards, and a side yard on the east side of the house, with mature landscaping. A fir tree is located in the front yard.**
24. Associated buildings, features or objects: **N/A**

### IV. ARCHITECTURAL HISTORY

25. Date of construction:      Estimate:                      Actual:      **1948**  
 Source of information:    **City of Longmont building permit files.**
26. Architect:                      **Peter Rudy (probably)**  
 Source of information:    **City of Longmont building permit files; Longmont city directories.**
27. Builder:                        **Peter Rudy (probably)**  
 Source of information:    **City of Longmont building permit files; Longmont city directories.**
28. Original owner:                **Anna Mary (Annamarie) Rudy**  
 Source of information:    **Town of Longmont Water Rent Collection Records; City of Longmont building permit files.**
29. Construction history:  
**City of Longmont building permit files reveal that this house was constructed in 1948. A building permit for the house's construction was issued on June 23, 1948 to Anna Mary (Annamarie) Rudy. The permit indicated the house would measure 44' across by 28' deep, by 15' tall, and that it would be built for an estimated cost of \$7000.00. An attached garage, which measures 15' by 20', was probably built at the same time as the house. Subsequent building permits were issued in 1962 (for an "outside entrance"), in 1988 (for "miscellaneous electrical" work), and in 1996 (for a "lawn sprinkler system).**
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:

A building permit was issued on June 3, 1948 for this home at 10 7th Avenue, today known as Longs Peak Avenue. The first owners were Peter and Anna Marie Rudy. Peter Rudy was born at Pobolaschnagal, Russia on October 16, 1886. He married Anna Marie Schlagel in Russia in December 1909. The couple raised at least two sons, Dan and William, and seven daughters, Mary, Irene, Katherine, Amelia, Pauline, Rachel, and Emma. The family emigrated from Russia to Argentina in 1912, then came to the United States the following year. They settled first in Idaho, before coming to Colorado, living briefly in Lamar before moving to Longmont in 1929. With the help of his family, Peter Rudy spent twenty years working as a farmer in Longmont. Upon his retirement in 1949, the parents moved into this home. At the time, Anna Marie Rudy also owned the home nearby at 2 5th Avenue, which she may have bought as an investment. Peter Rudy passed away in October 1954. At some point after Peter's death, title to the property was transferred into the name of the Rudy's son and daughter-in-law, Daniel and Beverly B. Rudy. Anna Marie Rudy lived until the late 1960s. By 1970, the residence had been sold to Kenneth and Judith Schell. Richard A. Esposito lived here briefly during the mid-1970s, before the property was purchased by Steven A. Mossberg. Mossberg remained in the home until the late 1980s. In 1990, Don B. Fleece is listed in the Longmont City Directories as the property's new owner and resident. Jose G. and Gloria T. Nieto are the property's current owners. They have resided here since circa 1992.

## 36. Sources of information:

Longmont City Directories.

Sanborn Fire Insurance maps.

City of Longmont building permit files.

Town of Longmont Water Rent Collection 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.

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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 1948, this house is historically significant for its representation of Longmont's residential development during the post-World War II period. The house is also architecturally significant for its distinctive clipped side-gabled Bungalow style of architecture, and for its attached garage and prominent front porch. The property's level of significance in these regards is not to the extent that it would qualify for individual listing in the National Register of Historic Places. However, it may qualify for individual listing in the State Register of Historic Properties, and it is eligible for individual local landmark designation by the City of Longmont. It would also rate as a contributing resource within a National Register or locally designated historic district.**

43. Assessment of historic physical integrity related to significance:

**This property exhibits a high level of integrity, relative to the seven aspects of integrity as defined by the National Park Service and the Colorado Historical Society - location, setting, design, materials, workmanship, feeling and association. There have been no additions, and no notable exterior alterations, to either the house following its original construction in 1948.**

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### 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
- Discuss: **This property is located outside the boundaries of Longmont's existing Eastside Historic District. There is potential that the district's boundaries could be extended east to Martin Street to include this block. This property would qualify as a contributing resource if it were located within the district's boundaries.**
- 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 167-171**
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**

# Architectural Inventory Form

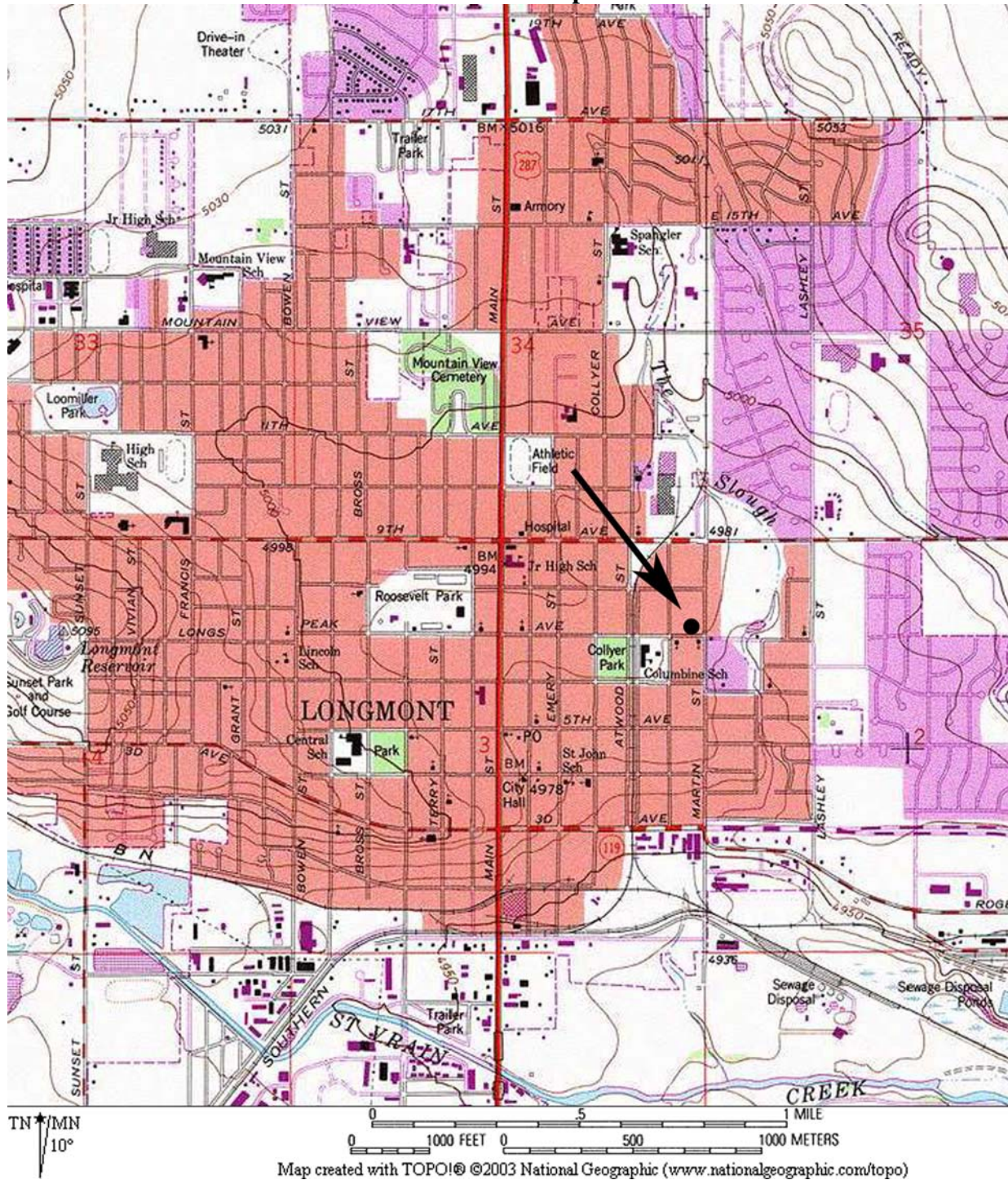
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## Sketch Map



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## Location Map



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