

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: **5BL10229** Parcel number(s): **131503211005**
- 2. Temporary resource number: **N/A**
- 3. County: **Boulder**
- 4. City: **Longmont**
- 5. Historic Building Name: **Anderson House; Lind House**
- 6. Current Building Name: **Seaborn House**
- 7. Building Address: **821 Longs Peak Avenue**
- 8. Owner Name: **Seaborn, Judith M & Curtis Jones**
- Owner Organization:
- Owner Address: **8008 Pebble Rd
Niwot , CO 80503**

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**
SW ¼ of SW ¼ of NE ¼ of NW ¼ of Section 03
10. UTM reference
 Zone: **13** **490951 mE** **4446677 mN** **(NAD83)**
11. USGS quad name: **Longmont**
 Year: **1968 (photorevised 1979)** Map scale: **7.5**
12. Lot(s): **W 56 Ft of E 112 Ft of Lot 1 Blk 30**
 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: 31 feet x Width: 26 feet**
16. Number of stories: **1**
17. Primary external wall material(s): **Asphalt**
18. Roof configuration: **Hipped Roof**
19. Primary external roof material: **Asphalt Roof/Composition Roof**
 Other roof materials:
20. Special features: **Porch**
Car Port
21. General architectural description:
The house at 821 Longs Peak Avenue measures 26' N-S by 26' E-W, with a 5' by 10' gabled extension on the south (rear) elevation, and a 6' by 14' open gabled front porch on the north elevation (façade). The single story wood frame dwelling is supported by a low concrete foundation, and its exterior walls are clad with blue asphalt shingle siding. The home's hipped roof is moderately-pitched, and is covered with grey asphalt shingles. The rafter ends, which have painted white sculptured ends, are exposed beneath the eaves.

A single-light fixed-paned picture window penetrates the façade wall to the east of the entry porch. Elsewhere, the home's windows are primarily 1/1 double-hung sash with painted white wood frames and surrounds. A stained natural brown solid wood door, with three horizontal upper sash lights, and covered by a glass-in-synthetic-frame storm door, leads into the house from the gabled porch on the façade. The front porch itself is composed of three rounded concrete steps, a concrete floor, a black wrought iron railing, and black wrought iron posts which support the gabled porch roof. A rear entry door leads into the 5' by 10' gabled extension from a 3-step concrete stoop on the north elevation.
22. Architectural style:
 Building type: **Hipped-roof Box**

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23. Landscape or special setting features: **This house is located on the south side of Longs Peak Avenue in Longmont's historic Westside residential neighborhood. The well-maintained property features planted grass front and backyards with mature landscaping. A wide grass strip is located between the front sidewalk and the curb along Longs Peak Avenue. A concrete driveway extends along the west side of the house, leading to a car port.**

24. Associated buildings, features or objects:

1: Type: **Car Port**

Describe: **A flat-roofed carport, supported by four black wrought iron columns, is located a short distance southwest of the house. Vehicular access to the carport is via a concrete driveway which extends along the west side of the house to Longs Peak Avenue.**

IV. ARCHITECTURAL HISTORY

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

Source of information: **N/A**

26. Architect: **Unknown**

Source of information: **N/A**

27. Builder: **Unknown**

Source of information: **N/A**

28. Original owner: **Original Unknown; Terry R. Anderson in 1954**

Source of information: **Boulder County Assessor, Real Estate Appraisal Card - Urban Master.**

29. Construction history:

This house was moved onto this lot in 1954. The lot was previously undeveloped. The car port was probably erected soon after the house was moved here.

30. Original location: Moved: Date of move(s): **1954**

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 at 821 Longs Peak Avenue, and the house next door to the east at 817 Longs Peak Avenue, were moved to their respective current locations in 1954. Their original locations are unknown. The east part of Lot 1, Block 30, of Longmont's Original Townsite, where the two house's were moved to, was previously undeveloped.

At this location, this house was initially occupied in the late 1950s by Terry R, and Shirley Ann (Adler) Anderson. The Andersons were farmers. Boulder County Assessor records indicate that the Andersons did not own the property; its title, rather, was held by John W. and Betty J. Lind. Longmont city directories then list Virginia L, Lind ("widow of John") as the home's occupant from the mid-1960s through the early 1990s. Mrs. Lind occupation in the 1966 directory is listed as "laundry worker at Foothills Nursing Home." In later directories she is listed as "retired." Mrs. Lind celebrated her 100th birthday in January 2001, according to an article in the Longmont Times-Call.

Presently a rental, the property is now owned by Judith M. Seaborn and Curtis Jones Seaborn of Niwot..

36. Sources of information:

**Boulder County Assessor, Real Estate Appraisal Card - Urban Master.
Boulder County Assessor Property Records.
Sanborn Fire Insurance maps.
Longmont City Directories.**

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

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- 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 house lacks sufficient historical and architectural associations at this location to be considered individually eligible for local landmark designation by the City of Longmont. It is also individually ineligible for listing in the State Register of Historic Properties, and the National Register of Historic Places.
43. Assessment of historic physical integrity related to significance:
This property's architectural and historic significance is evaluated only as it relates to its existence at this location which began in 1954. As a result, it has a very limited period of historical significance, 1954-1955. Considered in this regard, it 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 its move to this location in 1954.

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: **This property is located two blocks north of the Westside Historic District's north boundary. Historic properties in this block do not appear collectively to display sufficient significance and integrity to become part of the existing district, or to form a National Register district of their own.**
- 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**

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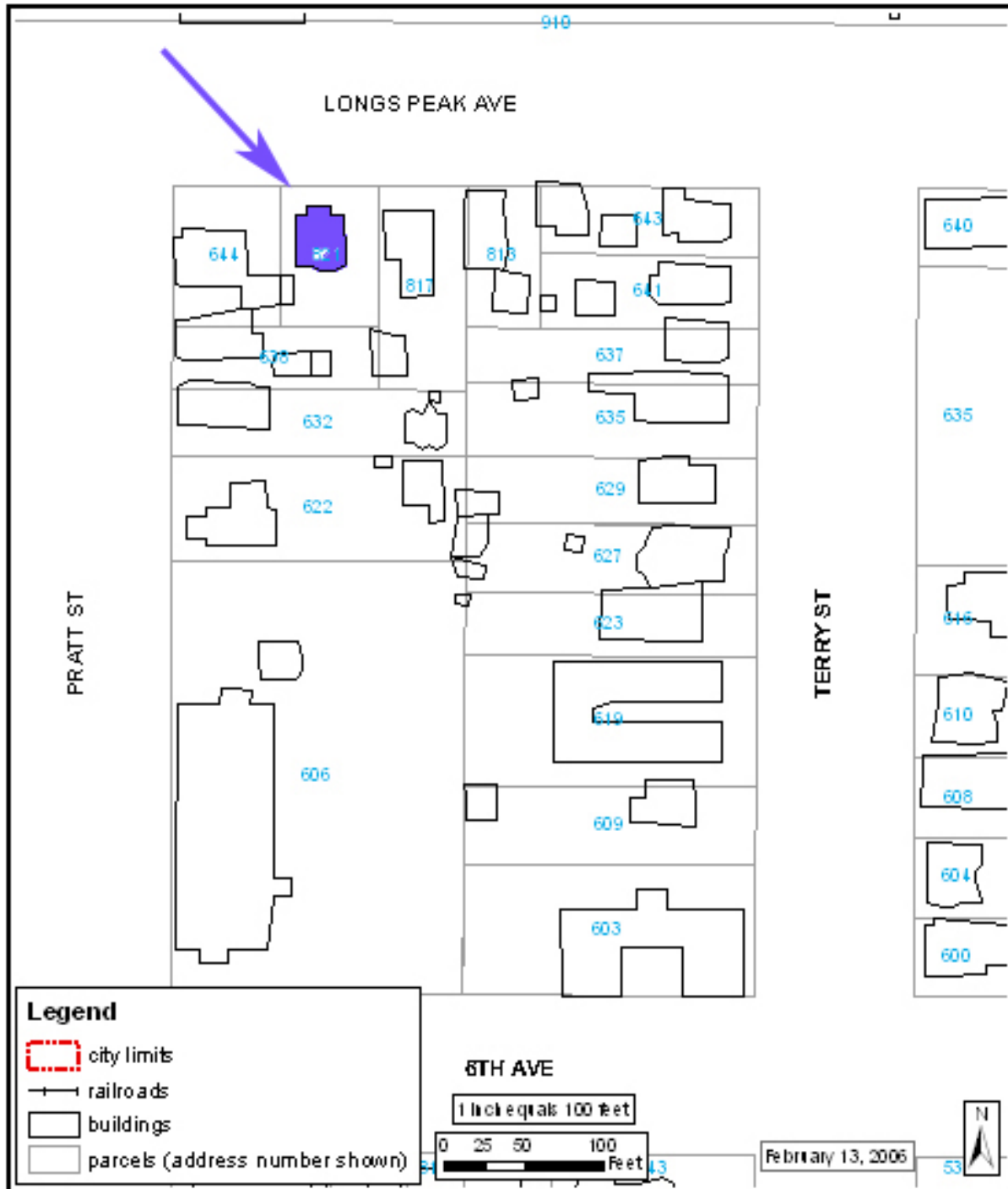
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48. Report title:	CD-2, Images 228-233, Eastside and Westside Neighborhoods: Historic Context and Survey Report	Department of Community Development, Planning Division Civic Center Complex 350 Kimbark Street Longmont, Colorado 80501
49. Date(s):	01/20/06	
50. Recorder(s):	Carl McWilliams Timothy Wilder	
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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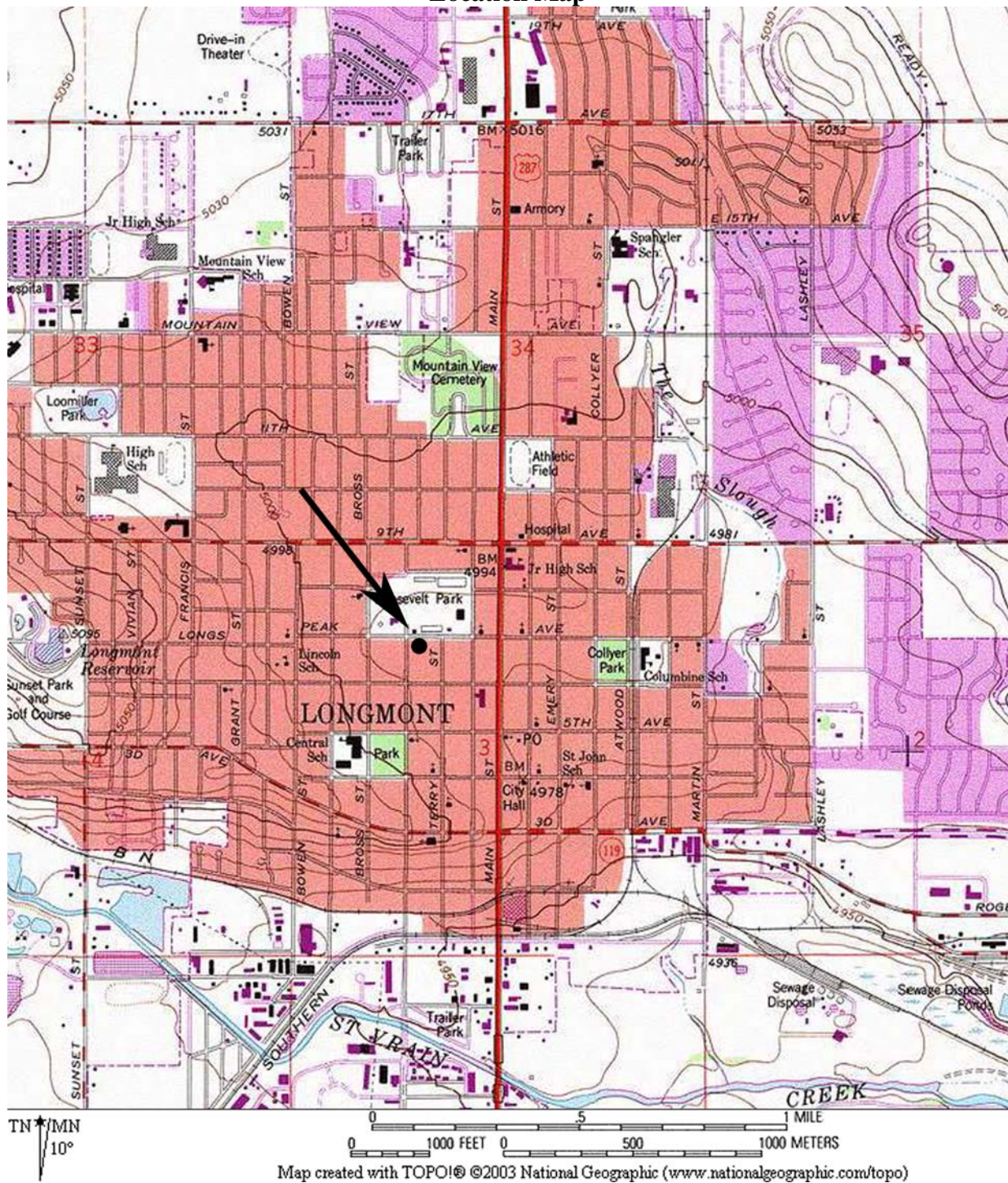
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Sketch Map



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Location Map



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