

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

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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.10146** Parcel number(s): **131502206014**
 2. Temporary resource number: **N/A**
 3. County: **Boulder**
 4. City: **Longmont**
 5. Historic Building Name: **Wright House; Peters House**
 6. Current Building Name: **Vavra House**
 7. Building Address: **740 Martin Street**
 8. Owner Name: **Vavra, Kathy Ellen**
 Owner Organization:
 Owner Address: **740 Martin St**
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 SW ¼ of NW ¼ of NW ¼ of Section 02
10. UTM reference
 Zone: **13** **492154 mE** **4446834 mN** **(NAD83)**
11. USGS quad name: **Longmont**
 Year: **1968 (photorevised 1979)** Map scale: **7.5**
12. Lot(s): **Lot 9**
 Addition: **Pratt & Brown Gardens** Year of addition: **Unknown**
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: 45 feet x Width: 24 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
Fence
Dormer
21. General architectural description:
This Craftsman-style residence features a rectangular plan which measures 24' N-S (across) by 45' E-W (deep). Included in these dimensions is the original, 24' N-S by 36' E-W, 1.5-story, side-gabled dwelling, and a 23' N-S by 9' E-W, one-story extension to the east (rear) elevation. A 24' by 8', Craftsman style porch extends across all of the façade on the west elevation. The house is supported by a concrete foundation, which is faced with red bricks to approximately three feet above grade. The foundation wall is penetrated by 2-light basement windows with painted wood frames. The exterior walls are clad with narrow, painted green, horizontal wood siding, and the roof is covered with brown asphalt composition shingles. The rafter ends are exposed beneath widely-overhanging eaves, and there are decorative purlins and a ridge pole in the upper gable ends on the north and south elevations. A large gabled dormer, with three 4-light windows, overlooks the façade on the west elevation. A red brick chimney is located on the east-facing roof slope. The home's windows are primarily single and paired 1/1 double-hung sash, with painted white wood frames and surrounds, and with exterior metal storm windows. A white paneled front entry door, covered by a white synthetic storm door, enters into the façade from the 24' by 8' Craftsman style front porch. The porch is approached by five concrete steps, with flanking brick knee walls, and features brick knee walls and pedestals with sandstone capping, heavy square brick piers, and a shed roof. A white paneled entry door, with one upper sash light, and covered by a non-historic transom light, leads into an 11' by 9' enclosed rear porch at the east end of the south elevation.

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22. Architectural style: **Late 19th And Early 20th Century American Movements/Craftsman**
 Building type:
23. Landscape or special setting features: **This Craftsman style residence is located on the east side of Martin Street, north of Longs Peak Avenue, just east of the eastern periphery of Longmont's historic Eastside residential neighborhood. Situated on an over-sized lot, the house is surrounded by a planted grass lawn with mature landscaping features. The front yard, and part of the rear yard, is enclosed by an older woven wire fence. A gravel driveway extends along the south side of the house, leading from Martin Street, to a garage near the rear of the property.**
24. Associated buildings, features or objects:
 1: Type: **Garage**
 Describe: **A garage is located northeast of the house. This utilitarian structure has unpainted concrete block walls, and a gabled roof covered with grey asphalt composition shingles. Two painted green wood-paneled roll-away garage doors are located on the south elevation. Access to the garage is via a gravel driveway which extends along the south side of the house to Martin Street.**

IV. ARCHITECTURAL HISTORY

25. Date of construction: Estimate: Actual: **1928**
 Source of information: **(Boulder County) Real Estate Appraisal Card Urban Master. On file at the Boulder Carnegie Library; Longmont city directories.**
26. Architect: **Unknown**
 Source of information: **N/A**
27. Builder: **Unknown**
 Source of information: **N/A**
28. Original owner: **Jesse R. Wright**
 Source of information: **Longmont City Directory, 1930.**
29. Construction history:
Boulder County Assessor records list 1928 as this house's year of construction. Longmont city directories indicate that this date is probably accurate, as the property's address (740 Martin Street) first appears in Longmont city directories in 1930. The shed-roofed extension to the east (rear) elevation may be part of the original construction, or it may be an early addition. The only building permits for the property, on file with the City of Longmont, relate to a re-roofing in 2001, and the installation of a new furnace in 2003.
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:

Jesse R. and Thelma Wright are the first known owners of this residence, at 740 Martin Street. Jesse R. Wright was born in Lyons, Colorado on December 31, 1889. The son of farmer and carpenter Friend E. and Rose F. Wright, Jesse and his family moved to Longmont when he was still a boy. The 1903 Longmont city directory identifies the Friend Wright family as owning the home at 837 Collier Street. As a young man, Jesse Wright became a chemist, and was employed by the Great Western Sugar Company as a sugar boiler. In August 1927, he married Miss Thelma Skaggs, daughter of Longmont farmer J. W. Skaggs. The couple resided first at 825 Pratt Street, before moving into this Martin Street home in 1929 or 1930. The couple, with their daughter Barbara, remained in the home for over twenty years, before selling the property in the early 1950s to George and Delma Peters.

Following the sale of this Martin Street property, Jesse Wright apparently made his home with his brother Homer; there is no indication of what became of Thelma Wright. Just a few years later, Jesse Wright met with a tragic accident. On December 4, 1954, while crossing Main Street in the 400 Block with two companions, Jesse was struck and killed by a drunk driver. The impact carried him 54 feet, and he suffered three skull fractures, a cerebral hemorrhage, fractures of both legs, and chest injuries. The driver was identified as 26- year-old Dale Piercy, a Longmont man employed by Mountain States Telephone in Cheyenne. Piercy was charged with involuntary manslaughter, driving under the influence of intoxicating liquor, and leaving the scene of an accident. Jesse Wright was just 64 years old. At the time of his death, he had worked for the Sugar Company for 47 years, and was due to retire in less than a month.

In the early 1950s, just a few years prior to Jesse Wright's death, the Wrights had sold their Martin Street home to George L. and Delma E. Peters. George L. Peters was born on January 29, 1906 in Lodgepole, Nebraska, the son of George and Maude Smith Peters. In September 1932, he married Delma Elizabeth Lance, in Raton, New Mexico. Delma and her twin brother David were born on May 7, 1912 in La Junta, the children of Clyde and Lovina Rich Lance. Following her marriage to George, the couple settled in La Junta, before moving to Longmont in 1941. In Longmont, Peters supported his wife and son, Darrell, as a heavy equipment operator for the A. S. Horner Construction Company. Tiring of this line of work, Peters became self-employed, owning a hay and grain grinding business, which he operated from his Martin Street home for 21 years. His wife was a homemaker, and also worked seasonally for the Kuner-Empson Cannery and Great Western Sugar. In later years, both Delma and George Peters worked for the St. Vrain Valley School District, as a cook and in food service. George L. Peters lived to be 82. He passed away on December 31, 1990. Delma Peters died on August 4, 1996. She was 84. In 1990, Longmont city directories show that ownership of the Martin Street property had been transferred to Kathy Ellen Vavra. Since then, the dwelling has served as the home of Kathy and Vernon L. Vavra.

36. Sources of information:

Longmont City Directories.

"George L. Peters." (obituary) Longmont Times-Call, January 1, 1991.

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

"Delma Elizabeth Peters." (obituary) Longmont Times-Call, August 15, 1996.

"James R. Wright Claims Miss Thelma Skaggs as Bride." Longmont Daily Times, August 12, 1927.

Boulder County Assessor records.

City of Longmont building permit files.

"Inquest is Ordered in Fatal Hit-Run Traffic Crash Downtown Here." Longmont Times-Call, December 6, 1954, p.

1.

"Manslaughter Charge is Filed After Inquest In Pedestrian Fatality." Longmont Times-Call, December 9, 1954, p. 1.

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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: **Not Applicable**

40. Period of significance: **Not Applicable**

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

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42. Statement of significance:

This house is historically significant for its association with Longmont's residential development beginning in the late 1920s, and extending through the Great Depression-era decade of the 1930s. The house is also architecturally significant for its notable expression of the Craftsman style of architecture. The property's level of significance is not to the extent that it would qualify for individual listing in the National Register of Historic Places. Based on its architectural significance, though, the property may qualify for individual listing in the State Register of Historic Properties. It should also be considered individually eligible for local landmark designation by the City of Longmont.

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.

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 the existing Eastside Historic District, and just outside the one mile square boundaries of Longmont's original townsite. Properties on the east side of Martin Street do not collectively appear to demonstrate sufficient significance and integrity to be part of a National Register historic 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-3, Images 282-284

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

49. Date(s): **04/30/06** **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): **9704935270**

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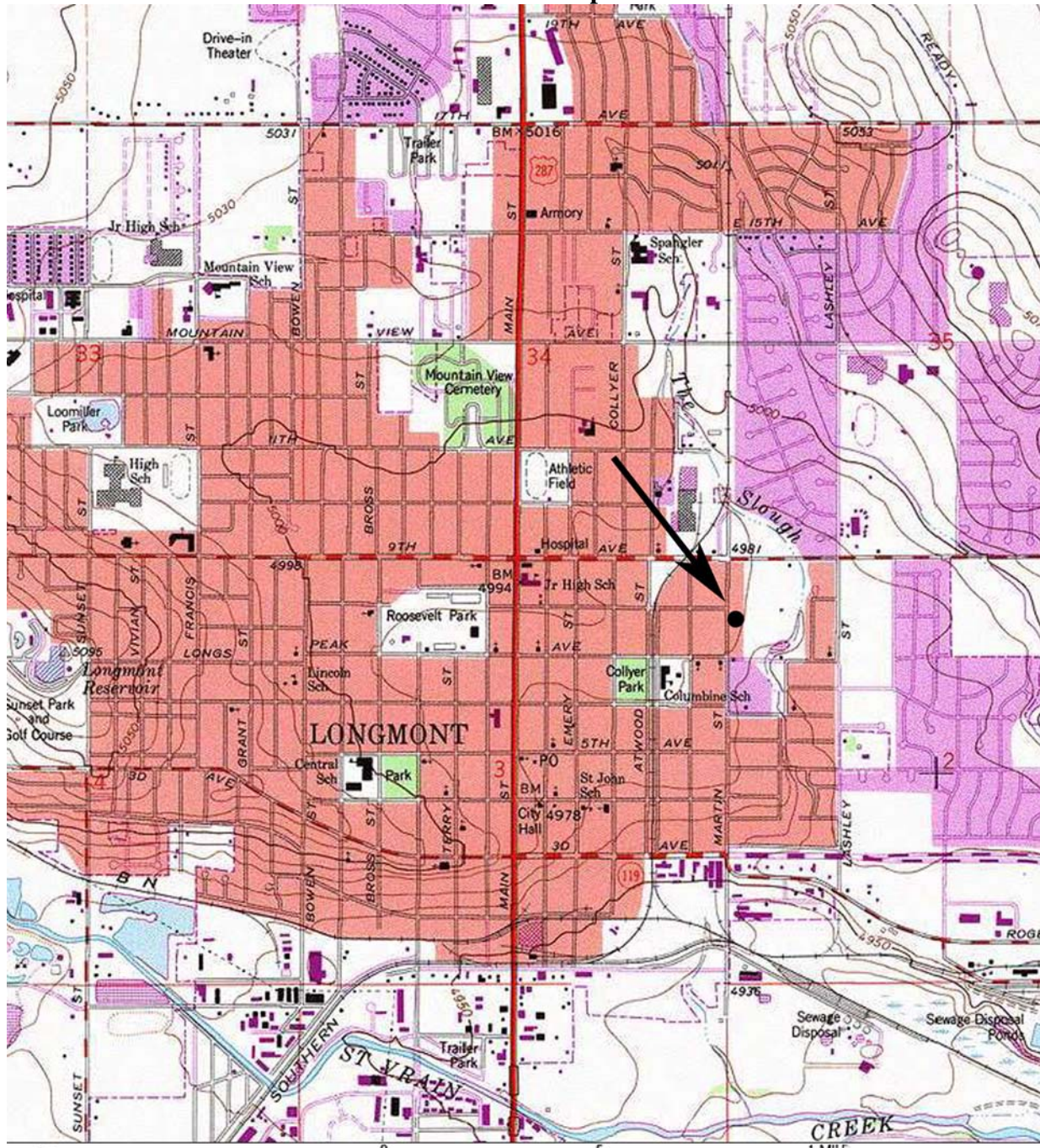
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Sketch Map



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Location Map



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