

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.10178** Parcel number(s): **131503210008**
- 2. Temporary resource number: **N/A**
- 3. County: **Boulder**
- 4. City: **Longmont**
- 5. Historic Building Name: **Judevine House; Koutz House**
- 6. Current Building Name: **Jones & Company House**
- 7. Building Address: **608 Terry Street**
- 8. Owner Name: **Jones & Co**
- Owner Organization:
- Owner Address: **4708 Highland Dr  
Longmont , CO 80503**

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**  
**SW ¼ of NE ¼ of SE ¼ of NW ¼ of Section 03**
10. UTM reference  
 Zone: **13** **491082 mE** **4446575 mN** **(NAD83)**
11. USGS quad name: **Longmont**  
 Year: **1968 (photorevised 1979)** Map scale: **7.5**
12. Lot(s): **S 1/2 Lot 4 Blk 29**  
 Addition: **Old South Longmont** 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: 52 feet x Width: 28 feet**
16. Number of stories: **1 1/2**
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: **Roof Treatment/Flared Eave**  
**Chimney**  
**Porch**  
**Dormer**  
**Fence**
21. General architectural description:  
**The Classic Cottage style dwelling at 608 Terry Street measures 28' N-S (across) by 46' E-W (deep). The house is supported by a painted red coursed sandstone foundation, and its exterior walls are clad with yellow asphalt shingle siding, over wood frame construction. The roof is hipped, with flared eaves, and there is an intersecting hipped-roof extension to the east (rear) elevation. A hipped-roof dormer, with flared eaves, and with two single-light windows, overlooks the façade on the west elevation. The roof is covered with brown asphalt shingles and the flared eaves are boxed. Two red brick chimneys are located on the roof ridge. The house features a symmetrical façade where a stained natural brown glass-in-wood-frame entry door leads into the house from within a 24' by 5' glassed-in front porch. The entry door is flanked on either side by large single-hung sash windows, and the porch is covered by a low-pitched hipped roof. Three concrete steps approach a painted white wood storm door, which is centered beneath the dormer at the porch's exterior. A secondary entrance is located on the south elevation. Here, a painted green wood-paneled door, with one upper sash light, and with a painted white wood screen door, leads into the house from a small 6' by 3.5' side porch. This porch features a tongue-and-groove wood floor, painted white Tuscan columns, an open wood balustrade, and a hipped roof.**
22. Architectural style: **Late 19th And 20th Century Revivals/Classic Cottage**

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Building type:

23. Landscape or special setting features: **This house is located on the east side of Terry Street in Longmont's historic West Side neighborhood. The property features maturely-landscaped planted grass front and back yards, with a narrow side yard flanking the north side of the house. A concrete strip driveway leads from Terry Street along the south side of the house. A historic garage is located adjacent to the alley near the rear northeast corner of the lot.**

24. Associated buildings, features or objects:

1:	Type:	<b>Garage</b>	Contributing?	<b>Contributing</b>
	Describe:	<p><b>A garage which measures 20' N-S by 12' E-W is located near the rear northeast corner of the lot. The garage is supported by a wood timbers on grade foundation, and its exterior walls are clad with painted cream yellow horizontal weatherboard siding with 1" by 4" corner boards. A set of paired diagonal plank garage doors, side hinged with metal strap hinges, are located on the garage's south elevation. These doors provide vehicular access to and from the alley to the east. A painted cream yellow wood-paneled door is located on the north elevation. A 4-light window penetrates the garage's north wall.</b></p>		

### IV. ARCHITECTURAL HISTORY

25. Date of construction: Estimate: Actual: **1908-1909**  
 Source of information: **Town of Longmont Water Rent Collection Records. On file at the Lonmgont Archives, Longmont Museum; Sanborn Fire Insurance maps.**
26. Architect: **Unknown**  
 Source of information: **N/A**
27. Builder: **Unknown**  
 Source of information: **N/A**
28. Original owner: **Anton Dworak and M.P. Capp**  
 Source of information: **Town of Longmont Water Rent Collection Records. On file at the Lonmgont Archives, Longmont Museum.**
29. Construction history:  
**Longmont water rent records, on file at the Longmont Archives, provide documentation that this house was built in 1908-1909. The "permit date" for the house's construction is listed as "11/24/1908", and the first entry for water usage was recorded in June 1909. Sanborn Insurance maps provide corroborating evidence that the house was constructed between 1906 and 1911. Later Sanborn maps, and the sketch on the property's real estate appraisal card, indicate that the dwelling was extended to the rear sometime after 1956. However, no building permits related to an addition were located in City of Longmont building permit files. The garage is not depicted on any of the Sanborn maps, dated from 1911 to 1956; however, it is listed on the appraisal card which dates to 1948.**
30. Original location:  Moved: Date of move(s):

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## 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:

On November 24, 1908, a permit was issued for construction of a home at this location. Construction was substantially completed by June of the following year, when Longmont water rent records document the first entry for water usage. This entry indicates that the original owners/developers were Anton Dworak and M. P. Capp. Anton Frank Dworak arrived in Longmont in the early nineteen hundreds, after living in Nebraska and Ward, Colorado. In Ward, the Dworaks owned a grocery and bakery. Beset by hard times, the business burned down twice. In Longmont, he operated the same kind of business until 1907, when he established his real estate and insurance firm. This long-time Longmont firm became a family business, carried on first by Dworak's sons and later his grandsons. The company was purchased in 2000 by First MainStreet Financial, Ltd.

By 1910, the home belonged to Walter and Matilda Judevine. Walter Judevine was associated with the Colorado Creamery Company, located at 526-528 Main Street. In 1910, he served as the company's vice president and manager. In addition to Walter and his wife, the home at 608 Terry Street was occupied by Harriet Judevine and Horace Judevine. Horace's occupation is listed as "driver," a career path unheard of just a decade before. By 1916, ownership of the house had been transferred to the Harry M. Koutz family. Mr. Koutz was a manufacturer of cigars, and operated the Koutz Cigar Store, at one time located at 335 Main. Harry and his wife, Alice, raised three daughters in this Terry Street home, remaining here through 1953. Following Harry's death on May 21, 1953, Alice lived with her daughters' families, until her own death three years later at the age of 92. The house was purchased from Mrs. Koutz in 1953, by Donald J. and Helen L. King. Donald supported his family through his work as a laboratory technician for the Longmont Hospital and Clinic. The Kings remained here for only five years. By the late 1950s, the home saw the beginning of a long succession of occupants, none staying for more than a few years.

36. Sources of information:

(Boulder County) "Real Estate Appraisal Card – Urban Master." On file at the Boulder Carnegie Library.  
 Sanborn Fire Insurance Maps, dated November 1900, April 1906, June 1911, March 1918, June 1930, and June 1956. On file at the Longmont Archives, Longmont Museum.

"Mrs. Alice Koutz Taken by Death." Longmont Times-Call, July 9, 1956, p. 1.

Polk's Boulder County Directories, and Polk's Longmont City Directories [generally published annually, 1892-2004], Denver, Kansas City, and Salt Lake City: R.L. Polk and Company Publishers. On file at the Boulder Carnegie Library, and at the Longmont Public Library.

"Town of Longmont – Water Rent Collections." On file at the Longmont Archives, Longmont Museum.

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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-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.

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-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-B (2) The structure or district embodies those distinguishing characteristics of an architectural type specimen.

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-A (4) The structure or district exemplifies the cultural, political, economic, social or historic heritage of the community.

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 (2) The structure or district is the site of a historic event with an effect upon society.

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.

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 the theme of community development in Longmont, from the time of its construction in 1908, through the first half of the twentieth century. The dwelling is also architecturally significant, for its Classic Cottage architectural style and details. The property's level of significance in these regards is not to the extent that it would qualify for individual listing in the State Register of Historic Properties or the National Register of Historic Places. However, the property does appear to qualify for individual local landmark designation by the City of Longmont. It would also be considered a contributing resource within a potential historic district. The garage would also be considered a contributing resource.**

43. Assessment of historic physical integrity related to significance:

**This house displays an above-average level of integrity - relative to the seven aspects of integrity established by the National Park Service and the Colorado Historical Society - design, setting, location, materials, workmanship, feeling and association. A modest rear addition, which postdates the period of significance, is architecturally compatible with the house's original construction. The house, thus, still conveys a strong sense of its historic and architectural significance.**

## 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 National Register listed Westside Historic District. The district's boundaries could be expanded to incorporate this property.**

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 - CD-1 - Images 116-118, CLG Grant #08-05-20407-027 - CD-1 - Images 131-133** Negatives filed at: **City of Longmont**

48. Report title: **Longmont Survey 3rd Phase** Department of Community Development, Planning Division

49. Date(s): **08/15/05** Civic Center Complex

50. Recorder(s): **Carl McWilliams** 350 Kimbark Street

Longmont, Colorado 80501

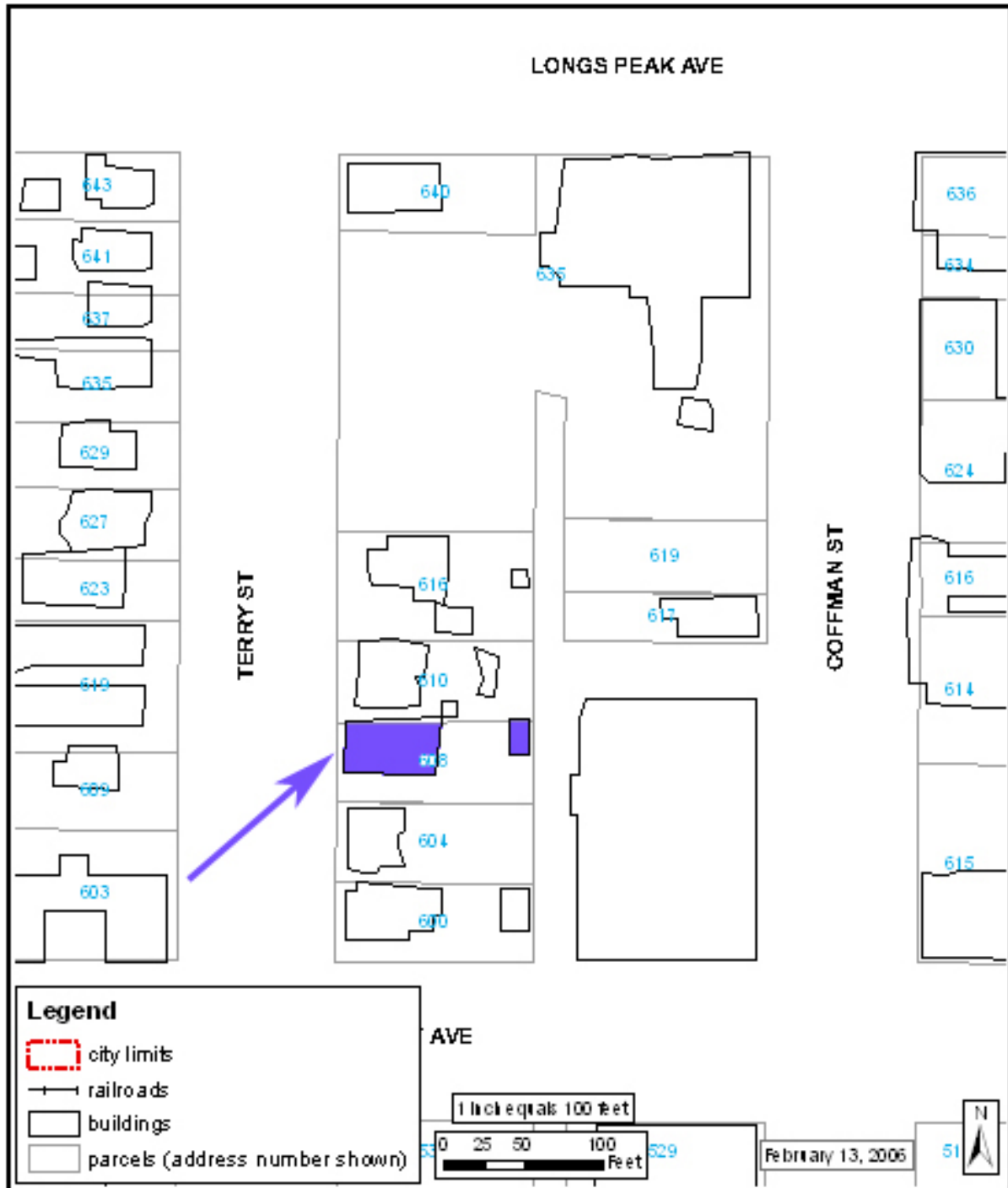
51. Organization: **Cultural Resource Historians**

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

53. Phone number(s): **9704935270**

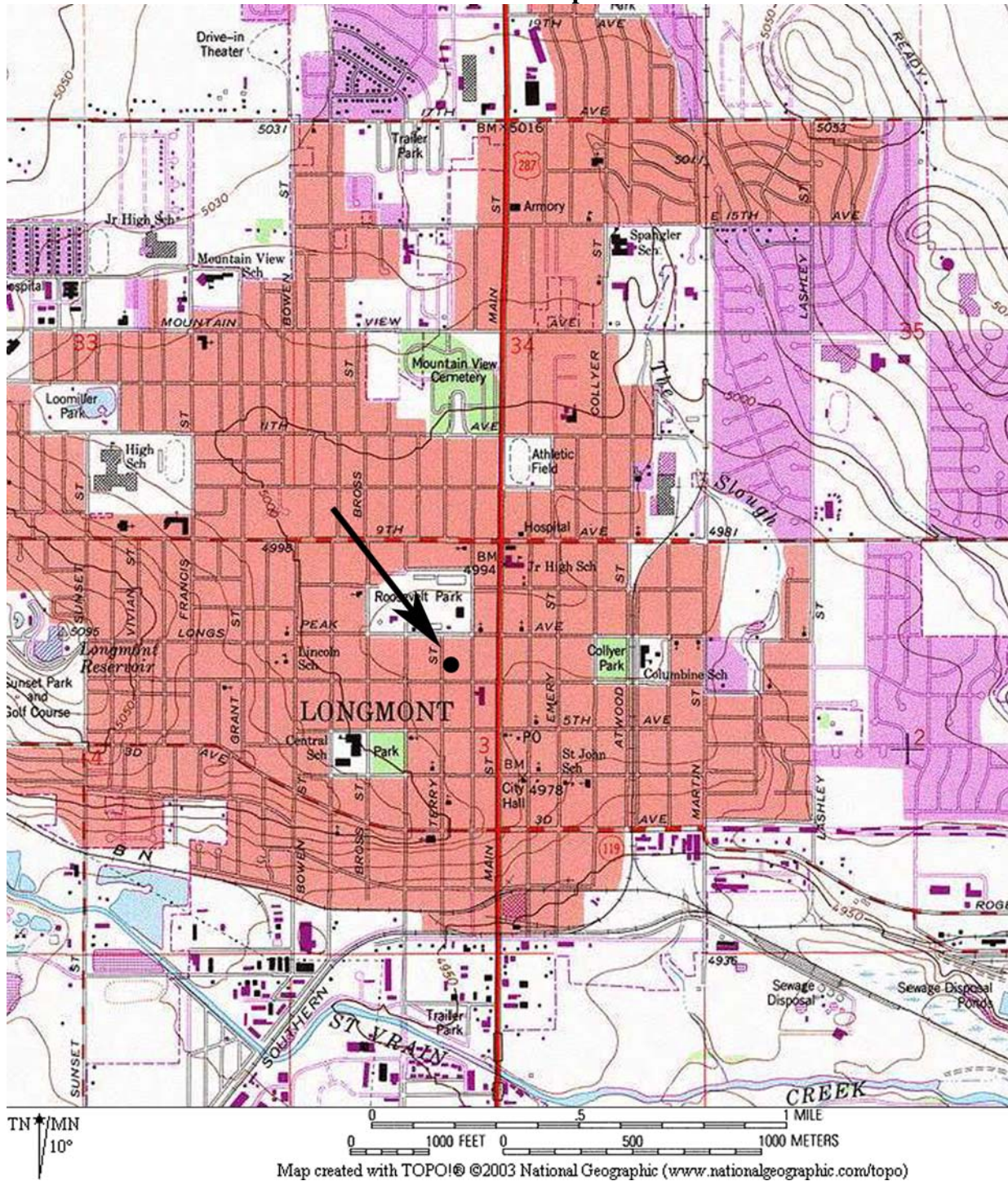
# Architectural Inventory Form

## Sketch Map



# Architectural Inventory Form

## Location Map



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