NORTH LONGMONT NEIGHBORHOOD

AND

NORTH OF THE FLOUR MILL NEIGHBORHOOD





Cultural Resource Survey

Certified Local Government Grant Project CO-10-018



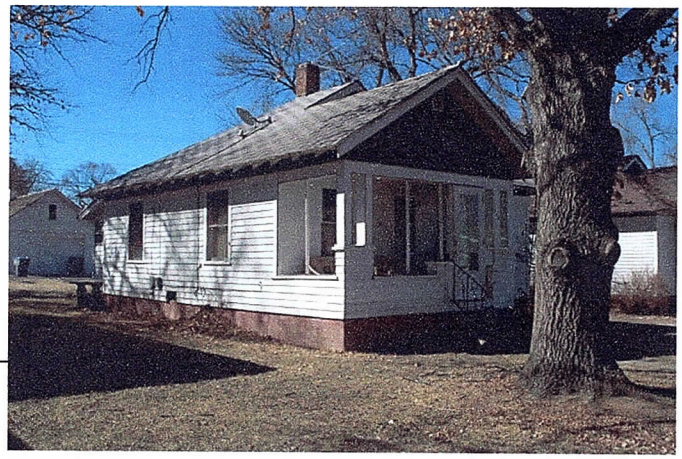
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1.0 INTRODUCTION

This report presents the results of intensive-level surveys of thirty-five properties primarily located in the North Longmont Neighborhood and in the area north of the old Farmers Union Mill site at 125 Terry Street. The latest in a series of ongoing survey projects, it is part of the City of Longmont's effort to identify and evaluate historic buildings which reflect the city's heritage.

The project was funded, in part, by a Certified Local Government (CLG) grant received by the City of Longmont from the Office of Archaeology and Historic Preservation (OAHP), a division of History Colorado (formerly the Colorado Historical Society). The CLG Project # is CO-10-018. The project was completed by Cultural Resource Historians, of Fort Collins, Colorado, under contract to the City of Longmont. Carl McWilliams and Karen McWilliams, of Cultural Resource Historians, completed the project in its entirety. Brien Schumacher, Senior Planner with the City of Longmont Economic Development Department, prepared the CLG grant application, and managed the project on behalf of the City.

The following sections describe the project area, provide an overview of Longmont's historical development, and present the research design, methodology, results, and recommendations, resulting from the project. These sections are followed by comprehensive survey logs which present the survey's findings for each specific property. Thirty-five Colorado Cultural Resource Survey Architectural Inventory Forms, with black-and-white photographs,

sketch maps, and location maps, accompany this report. The inventory forms provide detailed architectural descriptions, construction histories, historic background narratives, significance and integrity evaluations, and professional field eligibility assessments for each of the thirty-five properties.

2.0 THE PROJECT AREA

With a population of eighty-seven thousand inhabitants, the City of Longmont is located in northeastern Boulder County, overlooking the St. Vrain River Valley, at just under 5000 feet elevation. Thirty-one of the surveyed properties are located in three distinct areas, while the remaining four properties are at unique locations outside the three survey areas. The three survey areas and the four unique properties comprise approximately 235 acres. Twenty of the properties are located within the North Longmont Neighborhood, in an area bordered by 9th Avenue on the south, 10th Avenue on the north, Coffman Street on the east, and Alta Street on the west. Seven of the properties are located north of the old Farmer Union Mill site, in the 200 blocks of Coffman and Terry Streets. Four of the properties are located in the 900 block of Kimbark Street. All of these properties were built as single-family residences, and most have remained so to the present day. A few have been converted to commercial use, however, including one which is a restaurant, another which is a flower shop, and a few others which serve as professional office space. A few others have been sectioned into apartments. The four remaining, uniquely-located, properties are: the Chicago, Burlington & Quincy Railroad Depot at 137 Main Street; the Old Longmont High School at 820 Main Street, the Castle Gas Station at 1300 Main Street, and the Mrs. Harvey's Baking Company building at 954 11th Avenue.

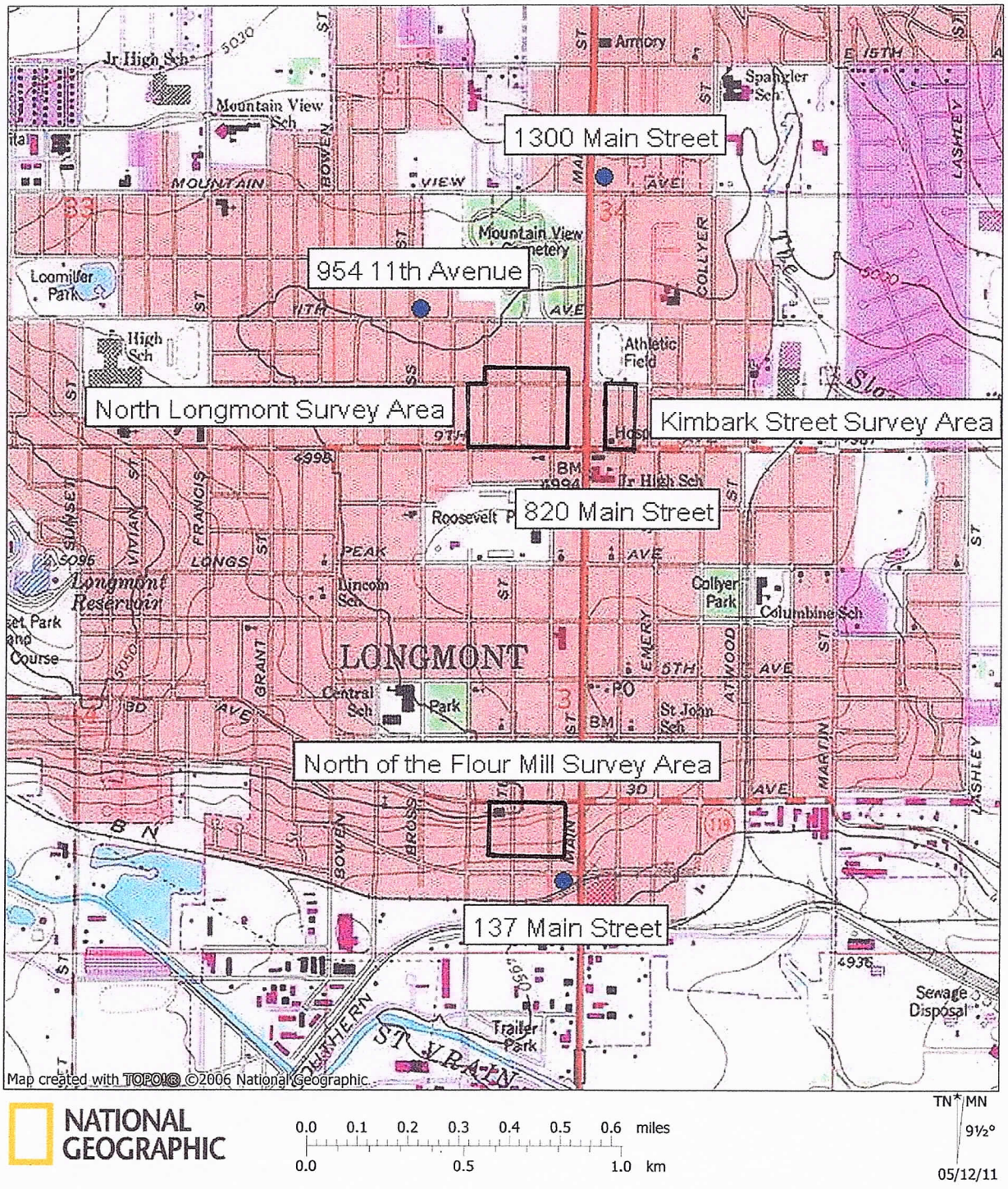


Figure 1: Project Areas Map

3.0 HISTORIC OVERVIEW

The Chicago-Colorado Colony and the Founding of Longmont 1870 - 1900

On November 2, 1870, S. H. Gay, editor of the *Chicago Tribune,* called to order a meeting of individuals interested in founding an agricultural colony in Colorado. The meeting was, in many ways, one more attempt for Chicago to throw off the yoke of second-city status: Horace Greeley, editor of the *New York Tribune,* successfully promoted and established the Union Colony (now Greeley) that same year. Despite the failures of preceding agricultural colonies in the territory, Union Colony proved that with foresight, keen management, and healthy financial support, such an endeavor on Colorado's high prairie could not only survive but also flourish. The founders of Greeley, and eventually Longmont, were far more pragmatic and visionary than individual pioneers and fortune-seekers on the one hand and religious utopian communities on the other. While early homesteaders and miners came to the west with an expectation of gaining wealth, they found themselves unable to cobble together the community necessary for permanent settlement. Without families and communities, this collection of largely single males was rootless, amorphous, and fleeting. Religious-based utopian settlers, however, arrived in the west with their families and established instant communities. But their aversion to financial gain and rejection of modernity made life on the frontier extremely difficult. "Most of these rural utopians came to their tasks with fervor," writes western historian Richard White. Few of them came with necessary agricultural skills and knowledge."[1]

While the Chicago-Colorado Colony's motto of "industry, temperance, and morality," reveals popular nineteenth-century utopian ethics, it also allows a place for individual gain.[2] In the first section of the General Remarks following the colony's Plan of Organization and Laws, founders noted that "the plan does not contemplate co-operative labor or common ownership of the lands...nor the supplying to any colonist the means required for emigrating, for making improvements, or for engaging in business."[3] This is a critical distinction that sets Longmont apart from other agricultural colony experiments and leaves an indelible mark on its traditional core neighborhoods. Far too many colonies underestimated the extent of west's economic connection to the east. As White observes:

> Back-to-the-land movements and utopian colonies both operated on the assumption that cities and industrialization did harm and that the countryside and agriculture healed. They misjudged the nature of early-twentieth-

[1] Betty Ann Newby, *The Longmont Album: History and Folklore of the St. Vrain Valley* (Virginia Beach, Va.: The Donning Co., 1995), 41; Billy Boyles, *The St. Vrain Valley...its Early History* (Longmont: Times-Call Publishing Co., 1967), 60-1; Richard White, *"It's Your Misfortune and None of My Own:" A New History of the American West* (Norman, Okla.: University of Oklahoma Press, 1991), 433-4, 303.

[2] Charles Bullard and Sally Vecchio-Martin, *Longmont's History in Architecture, Today* (Boulder: Johnson Publishing Company, 1986), 8.

[3] Boyles, 66.

century rural life. Modern capitalism, not a pastoral idyll, reigned on western farms.[4]

But the founders of the Chicago-Colorado colony were businessmen and shopkeepers in a city exploding as a result of agricultural capitalism. After all, Chicago was the great interface between the vast hinterland to the west of Lake Michigan and the burgeoning urban markets to the east.[5] Indeed, Longmont in time became a miniature Chicago: a rail hub where an ethnically diverse working class processed raw agricultural products for market.

The town of Longmont spread itself out on paper well before a single building rose on the prairie beneath Longs Peak. Article 8 of the Plan of Organization, approved on February 1, 1871, established the town itself. It directed the Executive Committee to select a full section of the colony's lands "to be laid out into business and residence lots."[6] Proceeds from the sale of these lots were to be applied to the construction of streets, parks, a schoolhouse, town hall, and library. Six lots dispersed throughout the section were "reserved to be given to such denominations of Christians as may erect churches thereon."[7] The plan also stipulated that membership in the colony entitled a settler to a choice in farm lots of varying sizes or three building lots in the town. Early residents constructed their homes on one lot, leaving the others open for future development. Thus, the colony's plan as developed in Chicago in 1871 led to the vibrant mixture of architectural styles visible in today's older Longmont neighborhoods.

Soon after deciding to establish the town on a bluff above the St. Vrain River, north of the existing community of Burlington, members of the Chicago-Colorado Colony began platting the town. Colony president Seth Terry and newly appointed colony surveyor Richard Fawcett surveyed the square-mile town site. In *The Longmont Album: History and Folklore of the St. Vrain Valley,* Betty Ann Newby describes the scene: "Taking a blank landscape, so empty there weren't even sticks to use for accurate marking of twenty-five foot business lots they laid out ditches that would water the home sites and irrigate the acreages and surrounding farms."[8] The resulting planned townsite was remarkably ordered and symmetrical. Main Street bisected the section into east and west as Fifth Avenue divided north and south. Terry and Fawcett sectioned into business lots the blocks facing Main Street from Second to Seventh Avenues. Interestingly, the surveyors also divided Kimbark Street (paralleling Main Street one block to the east), from Second to Seventh into business lots and reserved other lots for churches, schools and parks, ultimately contributing to the mixed use that characterizes the neighborhood today.[9]

[4] White, 435.

[5] William Cronon, *Nature's Metropolis: Chicago and the Great West* (New York: W.W. Norton & Co., 1991), 9.

[6] Boyles, 65

[7] *Ibid.*

[8] Newby, 47.

[9] Richard Fawcett, Map: Chicago Colorado Colony, Plan of Town Site, undated.

By March of 1871, the Colony began selling lots in the settlement, officially named Longmont that same month. By the end of that year, over 650 lots had been sold and over 100 buildings constructed in a town that now boasted 500 residents.[10] Yet, what emerged above old Burlington was a town far different than most other settlements on the frontier. Because of the colony's land policies and city plan, Longmont did not develop from a central core outward. While early businesses did concentrate on Main Street, churches, schools, and residences developed in a patchwork across the square-mile town site. Some of the earliest homes existed in both the East and West sides. A fire in 1879 destroyed much of the original commercial buildings on Main Street but influenced architecture in Longmont by establishing a precedent that all future, permanent structures be constructed of brick.[11] Vera Gehlert aptly describes this period of early architecture in Longmont:

> With the successful passage of the first year, the citizens of Longmont had settled a small portion of the 'Great American Desert' and had inhabited a 'place uninhabited by man.' Perhaps with this perspective, the architecture of historic Longmont may be viewed as the attempt of these emigrants from New England and the Midwest to create a culture of architecture where there was no architecture; to build monuments of permanence where the only permanence was the tumble weed and the high plains wind.[12]

Also contributing to this sense of permanence were the parks and tree-lined streets established before most homes existed in the town.[13] But establishing permanence in Longmont would be difficult without easy access to transportation. After the completion of the Denver Pacific Railroad in 1870, settlers to Burlington and early Longmont could travel by rail as far as Erie. There, teams and wagons would complete the journey. But the new colony did not exist long without a railroad of its own. In April 1873, the Colorado Central Railroad completed its line from Golden, through Boulder, to a new depot at First and Kimbark in Longmont. There the railroad stalled as the nation endured the panic of 1873, one of many financial crises to plague the end of the nineteenth century. The railroad resumed construction in 1876, turning north on Atwood Street to eventually connect the line to the Union Pacific west of Cheyenne. (The Davis/Mabe House at 909 Terry Street (5BL.1426) is the only building surveyed as part of this project which dates to Longmont's pre-railroad settlement period.)

By the turn of the twentieth century, Longmont was served by two rival railroads: the Burlington & Missouri River Railroad, a subsidiary of the Chicago, Burlington and

[10] Glenn V. Sherwood, *Longmont's Historic East Side* (Longmont: Citizens for Sensitive Revitalization, 1982), 6.

[11] Bullard and Vecchio-Martin, 13.

[12] Vera Gehlert, *Longmont Architectural Heritage* (Denver: City of Longmont, 1976), 8.

[13] Newby, 49.

Quincy Railroad, and the Colorado & Southern Railroad which had been formed in 1898. In that same year, the C&S had taken over the old Denver & Gulf Railroad, a subsidiary of the Union Pacific. These lines connected Longmont to an agricultural hinterland and the rest of the nation.[14]

Railroads brought prosperity and a connection to national markets. Many complex house components could now be mass-produced and shipped at a low cost across the country. With light, two inch boards and wire nails, balloon framing, a new method of construction pioneered in Chicago, allowed houses to be constructed cheaply and quickly and freed them from the boxier forms of heavy-timber framing. Not surprisingly, Longmont's architecture reflected this progression. A building boom captured Longmont's East Side and West Side neighborhoods in the 1880s, with most of the residences exhibiting the far more intricate details of late-Victorian architectural styles.[15] Indeed, of the thirty-four residences mentioned in the St. Vrain Historical Society's 1976 survey of the East Side Neighborhood, fifteen were built between 1881 and 1890, by far the largest number of any decade.[16]

[14] Boyles, 83-4.

[15] Virginia and Lee McAlester, *A Field Guide to American Houses* (New York: Alfred A. Knopf, 1997), 36, 239; Bullard and Vecchio-Martin, 23.

[16] Virginia Estes and others, *Who Lived Where in Old Longmont: An Architectural and Historical Tour, Part I: East Side* (Longmont: St. Vrain Historical Society, 1976).

The 1903 construction of a Great Western Sugar Company factory at the southeast edge of town, also profoundly affected Longmont's socioeconomic development. Prior to this time wheat and other cereal grains were the main crops produced by farmers in the St. Vrain Valley. Sugar beet cultivation was introduced into the plains of Colorado in the 1870s and by 1890 this root crop was included among the agricultural products grown in the region. In the 1890s a tariff on imported sugar gave rise to a large scale development of the domestic sugar beet processing industry and the first factory in the state was built at Grand Junction in 1899. Two years later, the Great Western Sugar Company built its first factory in northeastern Colorado at Loveland. Other Great Western factories were soon constructed, in Fort Collins, Windsor, Eaton, Greeley, Brighton, Brush, Fort Morgan, and Longmont. Great Western's Longmont factory remained in operation until 1977.

The Kuner-Empson Cannery, located south of 3rd Avenue between Baker and Martin Streets, also played a vital role in Longmont's socioeconomic development. Founded by John Howard Empson in 1887, the Kuner-Empson plant, was Longmont's largest employer prior to the construction of the sugar factory in 1903. It then continued among the region's most important industries until its eventual closure in the late 1960s. Along with peas, the dominant crop, the Kuner-Empson Cannery processed a variety of other vegetables including pumpkin, cabbage, and chili.

Also contributing to Longmont's growth was the completion of the city's water system to

most of the original townsite by 1883. "It is possible this new "luxury" spurred construction of new homes which could accommodate the needed plumbing facilities," observe Charles Bullard and Sally Vecchio-Martin in the guidebook to Longmont's historic architecture.[17]

A reflection of Longmont's no-nonsense agricultural heritage and economy, the town's new residences were rather understated in terms of their detailing and ornamentation. While similar Victorian-era homes in towns with gold and silver economies, such as Denver, Georgetown, and Leadville, became ornamented, perhaps to the point of gaudiness, homes in Longmont's East Side and West Side neighborhoods remained comparatively modest in size and restrained in decoration. "Agriculture made Longmont's history, and it surely influenced its architecture," write Bullard and Vecchio-Martin.[18] City directories and census records also indicate that prior to 1900, Longmont's neighborhoods were a fabric of rich and poor, shopkeeper and field hand. Among them were some of Longmont's founding and most notable family names: Allen, Atwood, Beckwith, Davis, Dickens, Donovan, Mead, Pennock, Secor, and Starbird, [19]

[17] Bullard and Vecchio-Martin, 8.

[18] Bullard and Vecchio-Martin, 9.

[19] *Polk's Longmont City Directory, 1892,* (Denver, Kansas City, and Salt Lake City: R.L. Polk and Company, Publishers); U.S. Department of Commerce, Bureau of the Census, *Eleventh Census of the United States: 1890,* enumeration sheets for precincts 1 and 33, Longmont City, Boulder County, Colorado.

Industrial and Residential Development in Southwest Longmont 1870s – 1910s

The neighborhood south of 3rd Avenue and West of Main Street developed early on after Longmont was established in 1871. Located relatively close to the St. Vrain River and near the original settlement of Burlington, this area became a mixture of primarily modest residences along with agricultural and railroad-related industries.

Circa 1883, the Burlington and Missouri River Railroad (B&MRR) erected its first depot in Longmont, southwest of Main Street and 2nd Avenue. By 1890, two flour mills had been erected adjacent to the B&MRR tracks: one by the Longmont Mills Colorado Milling and Elevator Company, in the block south of 2nd Avenue and east of Bross Street, and the other by the Longmont Farmers' Milling and Elevator Company, on the west side of Main Street, just across the tracks, south of the B&MRR depot.[20]

In the late 1910s, another flour mill began operating in the neighborhood, located west of Terry Street between 1st and 2nd Avenues. Known as the "Farmers Union Mill" or more simply as the "Union Mill," this facility's full original name was the "Farmers Union Co-operative Elevator and Supply Company Mill." Although it would cease operation in 1979, this mill's infrastructure

[20] The Longmont Farmers' Milling and Elevator Company Mill began processing flour in 1886, it was razed in 1976. The Longmont Milling and Elevator Company Mill began operating as the J. W. Denio Mill in the 1870s. It was destroyed by fire in 1934.

would remain in place, a familiar site to neighborhood residents, until the fall of 2010.

The Union Mill came into being after area farmers decided to "organize to protect their farming interests" at a meeting held at the Longmont Carnegie Library the evening of March 27, 1914.[21] The union was formed by 127 charter members who subsequently elected a slate of officers and hired a business agent. Emil Affolter, an area farmer who had graduated from Colorado Agricultural College in 1898, was elected the organization's president, circa 1915.[22] By this time, the Farmers Union had grown to 450 members, and it had raised capital funds in the amount of $30,000.00. Part of this money was used to buy land in Block 85 of Longmont's original townsite, bounded by Terry Street on the east, Pratt Street on the west, 1st Avenue on the south, and 2nd Avenue on the north. At this site in 1915, the Farmers Union constructed a seventy feet high concrete grain elevator with a capacity of 40,000 bushels.

The grain elevator was an instant success, and in 1917, the Farmers Union decided to expand the grain elevator into a "strictly modern up-to-date flour mill.[23] A contract for the mill's construction was let to John A. Bell of Berthoud in early 1918, and by January of 1919, the facility was complete and ready to begin processing flour. The benefits of having a local mill, owned and operated by the Farmers Union Co-operative, were extolled by the *Longmont Ledger*:

> The new mill means an added industry to Longmont which will mean much to the community. A division of the milling profits among 450 farmers who produce the wheat is much better for the business of the community than to have that profit go to a few, and taken out of the community as is usually the case.[24]

By the late 1930s, in addition to the original mill building and grain elevator, the facility also included a large concrete flour warehouse and six concrete grain storage elevators, each seventy feet high, with a combined capacity of between 90,000 and 100,000 bushels.[25]

By 1937, though, the Farmers Union Co-operative Elevator and Supply Company no longer owned the mill, having fallen on hard times during the Great Depression. The Longs Peak Milling Company, which briefly operated the mill in the early 1930s, also failed to make a go of it, and the facility was forced to shut down. The mill re-opened circa 1935, under the new management of the Golden West Milling Company. Golden West extensively re-furbished the mill, and

[21] Betty Ann Newby. "Union Mill Put Local Product on the Table." *Longmont Times-Call*, October 1, 2004.

[22] *Ibid.*

[23] "New Flour Mill for Longmont," *Longmont Ledger*, September 7, 1917, p. 1.

[24] "Farmers Union Mill Completed," *Longmont Ledger*, January 17, 1919, p. 1.

[25] "Contract for Elevators Let by Local Firm." *Longmont Times-Call*, April 15, 1937, p. 1.

within three years it was considered such a model of success that it was featured in an article and photos published by the *American Miller* trade magazine.[26]

The Golden West Milling Company operated the mill from circa 1935 until its closure in 1979. Prior to 1949, grain storage and the production of flour were the mill's main enterprises; however, an animal feed mill was apparently also in operation. Flour production ceased altogether in 1949, and in the ensuing years, the facility served solely as an animal feed mill until 1979. From that time until the early 2000s, the main mill building sat vacant while the warehouse buildings were leased to a variety of commercial tenants. The main mill building was extensively damaged in an arson-related fire the night of February 28, 2009. The remains of the structure, which could not be salvaged, were subsequently taken down and removed in the fall of 2010.[27]

Residential development in the flour mill area southwest of Main Street and 3rd Avenue reflected both an association with the flour mills and railroad to the south, and with downtown businesses along Main Street to the northeast. George M. Davis, who lived with his wife Sadie at 243 Terry Street from 1888 to 1919, served for nearly three decades as Chief Engineer for the Farmers Milling and Elevator Company. George Pollard, who resided with his wife Mary a block to the east at 241 Coffman Street, was employed, as a clerk, also by the Farmers Milling and Elevator Company.

Early owners and residents of 219 Terry Street also earned their livelihoods, either directly or indirectly, from the flour mills south of 2nd Avenue. The house at that address was built in 1906 for Mrs. Emilie Coffin, a widow, who operated it as a bachelor hall, or boardinghouse for single men employed primarily at the nearby flour mills. By 1915, though, the house at 219 Terry had become the residence of Hattie Kelly and her husband Harry, a bookkeeper with the Longmont Flour Mills, two blocks to the southwest.

Merchants and shopkeepers who owned and lived in the neighborhood included the Vyse, Wessels, Fisher, Marquand, and Balmer families. Harry Vyse, and his wife Stella, lived at 241 Coffman Street between circa 1905 and 1915. A clothier, Mr. Vyse was co-owner of "The Famous" a men's clothing store located in the 300 block of Main Street. Among other fashions, Vyse and his business partner, Ernest Kitely, featured a line of men's suits designed in New York by the Alfred Benjamin Company. Charles and Alma Wessels, the Vyse's neighbors at 237 Coffman Street had been involved in the hardware and grocery businesses, but by 1910, they had retired. In somewhat later years, during the 1920s and 1930s, the house at 218 Coffman Street was owned and occupied by Vernon C. Fisher, a well known furrier and life-long bachelor. Elias and Mary Marquand, the residents of 215 Terry Street

[26] "Golden West Mill Magazine Feature," *Longmont Times-Call*, January 28, 1938. p. 1.
[27] "Fire Damaged Mill to Go Down Monday," *Longmont Times-Call*, October 1, 2010.

the proprietors of the Isis Theater, and later operated a small grocery store in downtown Longmont. By the early 1930s, the Davis House at 243 Terry Street had become the property of Henry and Fannie Balmer. Continuing the trend away from primarily agricultural-based occupations, Mr. Balmer owned and operated Balmer's Powerine gas station at 14th Avenue and Main Street for more than two decades.

Nonetheless, a number of homes north of the flour mill served as dwellings for prominent farmers and ranchers, often as retirement residences, or as in town residences in addition to ranch houses out in the country. Farm and ranch families with homes in the neighborhood during the early 1900s included George B. and Emma Storm, William and Mary Mulvaney, and Alonzo and Fannie Biggerstaff.

During the Great Depression years of the 1930s, the Biggerstaffs, Mulvaneys, and others took in boarders or subdivided their homes into apartments, in an effort to make ends meet. Alonzo and Fannie Biggerstaff sectioned their spacious house at 241 Coffman Street into three separate apartments, continuing to live in one apartment while renting out the other two. In time, the property passed into the hands of their daughter and son-in-law, Glyde and Eugene Thomas, who continued the same arrangement. The building subsequently continued to serve as a three-unit apartment building until the early 1970s. William and Mary Mulvaney similarly began sharing their house at 237 Coffman Street during the early 1930s, a tradition which was continued by subsequent owners in later decades.

There have been few physical changes to the neighborhood's surveyed properties during the last half century. The residences at 218 and 241 Coffman Street were remodeled into restaurants in the 1970s; however, the restaurant conversions did not involve any additions and the physical integrity of both dwellings was largely preserved. In 1978, the historic garage at 237 Coffman Street was retrofitted as commercial space for an interior design business, while that same year, a new garage was constructed at 215 Terry Street. The most dramatic change occurred at 229 Terry Street where the original 1899 dwelling was razed in 1984, and was replaced by a larger dwelling moved from 345 Terry Street in 1986.

The Old North Longmont Neighborhood

The area known as the Old North Longmont Neighborhood is bounded by 9th Avenue on the south, Bross Street on the west, 11th Avenue on the north, and Main Street on the east.[28] Much of this area was platted as the Howze and Shiers Addition to the City of Longmont in August of 1890.[29] Development

[28] Tanya Ferencak, "Old Longmont Neighborhood Revitalization Plan," City of Longmont Community and Neighborhood Resources Division, November 2010, p. 9.

[29] Boulder County Clerk and Recorder's Records, http://recorder.bouldercounty.org/

was slow to occur, in part, apparently due to a lack of water and a disagreement with Longmont "Councilmen" regarding how water rights would be controlled and apportioned.[30] As a result, the Howze and Shiers Addition was never formally incorporated into the city. The water issue may have been somewhat of a red herring, obscuring an agenda to create a separate town where saloons and the sales of intoxicating liquors would be licensed, taxed, and provide revenue. This was in contrast to the City of Longmont proper where liquor was strictly prohibited. "The original town founders of the City of Longmont established the town based on the principles of temperance, industry and morality, and worked hard to attract pioneers who wanted to live a family-oriented life...in fact, the founders felt these attitudes were so important, that if liquor or malt spirits were used at any time by a resident, the founding members of the town could seize their property."[31]

Also called "Rosedale" early on, the Town of North Longmont was established in August of 1903, with a population of 148 souls D. W. Tallman was elected the first mayor, while K. R. Golden, R. L. Richmond, Harry Jordan, E. M. Lein, Elmer Rawson, and A. L. Dow were elected as the first Board of Trustees. These men wasted little time in proclaiming that North Longmont would indeed be "wet," as they immediately granted liquor licenses to Ed Lewing and the Zang Brewing Company, both of Denver.[32]

In the ensuing years, the *Longmont Ledger* newspaper spearheaded a relentless campaign opposing the incorporation of North Longmont and its undesirable liquor policies. It was discovered that some men who had signed the incorporation papers were not property owners, an apparent violation of the law, and the question of whether or not North Longmont was a legally incorporated town was soon headed to court. As the case wound its way through the legal system, the *Ledger*'s editors penned frequent editorials deriding North Longmont and the evils of drinking and gambling. At one point they seemed to throw up their hands in utter frustration writing under the heading "Whiskey and its Results"

> What North Longmont does is out of our jurisdiction. Every city seems compelled to have its slums [and] dives for the low and depraved that refuse to do better.[33]

A few years later, though, the *Ledger*'s editors were once again on the attack, penning the following under the heading "The North Longmont Question"

[30] "Rosedale," *Longmont Ledger*, August 21, 1903, p. 4.

[31] Ferencak, p. 9

[32] "North Longmont Established," *Longmont Ledger*, August 20, 1903, p. 2.

[33] "Whiskey and Its Results," *Longmont Ledger*, November 3, 1905, p. 3.

> Sooner or later the saloons in North Longmont must go, and the fight will continue until the rottenness of gambling and drink is stopped in that place.[34]

The court case was ultimately decided by the Colorado Supreme Court which ruled against North Longmont and its saloons in July of 1910. As a result, the town of North Longmont was unincorporated in March of 1911 and then formally annexed into the City of Longmont as the North Longmont subdivision.[35]

Residential development in the North Side neighborhood continued at a slow pace. Among the twenty residences surveyed for this project, only five had been constructed by 1920. The pace of development then picked up considerably so that by the start of World War II only a few lots remain to be built on. Interestingly, a relatively few property owners controlled a large number of lots. A number of these individuals built a house for their own family on one lot, while developing adjacent lots that they also owned, for sale or lease. One such person was Floy Troutman. A widow, Mrs. Troutman purchased and moved into the house at 904 Alta Street in 1909, acquiring adjacent property in the process. In 1927, she developed the two lots to the north, at 906 and 908 Alta Street, with the construction of two Bungalow style residences. A decade later, in 1938, Mrs. Troutman had a new home built just to the south at 820 9th Avenue which then became her primary residence.

James and Fannie Mabe, who lived across the alley from Mrs. Troutman at 909 Starbird Street, similarly subdivided their property.[36] They purchased the home at that location, and undeveloped property to the north, in 1919. In 1928, the Mabes built a Bungalow home on the adjacent property, which was then addressed as 913 Starbird Street. They leased that home for a period of years before eventually selling it.

Longmont city directories reveal that North Longmont's residents earned their livings through various endeavors. Representatively few, however, apparently worked for the area's major employers, the Great Western Sugar Company, the Kuner-Empson cannery, or the flour mills at the south edge of town. Occupations of neighborhood residents listed in the city directories include carpenter, clerk, coal miner, deliveryman, dressmaker/seamstress, farmer, laborer, painter, teacher, and waitress.

There were at least two business owners among residents of the twenty North Longmont properties surveyed. Gilbert Adams, owner of 908 Alta Street for a time in the 1920s, was the proprietor of the Longmont Wet Wash Laundry, later

[34] "The North Longmont Question," *Longmont Ledger*, April 10, 1908, p. 6.

[35] "Decision Against North Longmont," *Longmont Ledger*, July 8, 1910, p. 1; "North Longmont Unincorporated," *Longmont Ledger*, March 3, 1911, p. 1; see also, Ferencak, p. 13.

[36] Starbird Street north of 9th Avenue was renamed Terry Street in 1964.

renamed Adams Laundry. A handful of Mr. Adams' neighbors were also employed at the laundry from time-to-time over the years. Charles M. Neiman, a carpenter/contractor, erected a number of homes on Alta Street in the 1930s and 1940s, and in later years he owned and operated a gas station at 201 Main Street. Other contractors who both lived and built in the neighborhood included Benjamin Adams, George Bloom, and George Trotter. Those who earned their living in the coal mines south of Longmont included Joe Akers at 915 Starbird, John Seawald at 912 Alta Street, and Tony Baima at 923 Starbird Street.

Residential architecture in the North Longmont neighborhood is representative of that found in working class neighborhoods throughout America. The area's few houses built before 1920 are primarily Hipped-Roof Boxes, or vernacular Gable-T and Gable-L plan houses with minimal architectural detail and ornamentation. Houses constructed in the 1920s and early 1930s are almost exclusively Bungalows, while those erected in the late 1930s and 1940s are Minimal Traditional type homes, representing a transition from the earlier Bungalows to the Ranch style homes which proliferated after World War II. None of the houses surveyed post-dated the mid-1940s.

Minimal physical changes have occurred within the North Longmont Neighborhood during the last half century. There has been virtually no new construction, no demolitions, no pop-tops, and only a smattering of small, mostly compatible, additions and alterations. In 1994, a shed-roofed addition and two small gabled additions were built onto the Bungalow type dwelling at 702 10th Avenue. The front porch at 906 Alta Street was remodeled circa 1980, and a shed-roofed addition was built onto the rear of that dwelling at about the same time. Other alterations within the past fifty years are limited to just a handful of properties. These date primarily from the 1960s and 1970s, and are mostly limited to small rear additions, front porch enclosures, and the application of vinyl or metal siding.

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4.0 RESEARCH DESIGN

This cultural resource survey is designed to document at the intensive-level, thirty-five properties within the City of Longmont. The properties were selected by the City of Longmont staff, within the Economic Development Department. The survey project as a whole and the specific properties selected are, in part, an outgrowth of the City's Neighborhood Revitalization Program. Designed as a comprehensive approach to improve and address issues in established core neighborhoods, the program seeks to focus on neighborhood stabilization as well as revitalization. Regarding the North Longmont Neighborhood, in 2009, the City created the Midtown Revitalization Area, roughly bordered by 9th Avenue on the south, Bross Street on the west, 17th Street on the north, and the railroad tracks on the east. Located within this area, Old North Longmont is the first neighborhood to work proactively with City staff to develop a neighborhood plan. Historic preservation and the need for an intensive-level cultural resource survey was one of eight key issues identified in the neighborhood plan. (For further information please see the "Old North Longmont Neighborhood Revitalization Plan, prepared by the City of Longmont, Community and Neighborhood Resources Division, November 1910.)

Twenty of the properties are located within the North Longmont Neighborhood, in an area bordered by 9th Avenue on the south, 10th Avenue on the north, Coffman Street on the east, and Alta Street on the west. Seven of the properties are located north of the old Farmers Union Mill site, in the 200 blocks of Coffman and Terry Streets. Four of the properties are located in the 900 block of Kimbark Street. The four remaining properties are: the Chicago, Burlington & Quincy Railroad Depot at 137 Main Street; the Old Longmont High School at 820 Main Street, the Castle Gas Station at 1300 Main Street, and the Mrs. Harvey's Baking Company building at 954 11th Avenue.

A file search of the survey areas and specific properties was obtained from History Colorado, Office of Archaeology and Historic Preservation. The file search results were then cross-referenced with an on-line file search through the CHS/OAHP "Compass" database. Twelve of the thirty-five properties had been previously surveyed.

Following the file search, the basic scope of the project was to conduct intensive-level surveys of the thirty-five selected properties. A key project objective was to inventory all of the properties with a consistent methodology and standard for excellence. In addition to recording architectural and historical data for each property, the survey also provides a professional recommendation regarding each property's eligibility to be listed individually in the National Register of Historic Places, individually designated as a local landmark by the City of Longmont, and whether or not it would contribute to a potential National Register, or locally-designated, historic district. Owners of eligible properties may be informed about the historic preservation benefits of designation, as it relates to their properties, their neighborhood, and the Longmont community.

Site No.	Address	Year Surveyed	Surveyed By:	Project
5BL.1246	137 Main Street	1986 1992	Hammer, Siler, George City of Longmont	Longmont Historic Survey
5BL.1247	218 Coffman Street	1986	Hammer, Siler, George	Longmont Historic Survey
5BL.1248	237 Coffman Street	1986	Hammer, Siler, George	Longmont Historic Survey
5BL.1249	241 Coffman Street	1986	Hammer, Siler, George	Longmont Historic Survey
5BL.1250	243 Terry Street	1986 1992	Hammer, Siler. George City of Longmont	Longmont Historic Survey
5BL.1426	909 Terry Street	1986	Hammer, Siler, George	Longmont Historic Survey
5BL.3436	229 Terry Street	1992	City of Longmont	
5BL.6758	215 Terry Street	1992	City of Longmont	
5BL.6759	219 Terry Street	1992	City of Longmont	
5BL.8282	820 Main Street	1987	CO Dept. of Education	Section 106
5BL.9094	702 10th Avenue	2002	Longmont CDBG	Section 106
5BL.9636	1300 Main Street	2005	CDOT	Lincoln Highway Special Resources Study

Table 1. List of Previously Surveyed Properties

5.0 METHODOLOGY

The intensive-level surveys of thirty-five properties were completed between January and May 2011, in accordance with the current Colorado Cultural Resource Survey Manual, issued by History Colorado, Office of Archaeology and Historic Preservation. Properties to be surveyed at the intensive level were selected by staff within the City of Longmont's Economic Development Department.

Archival Research and Oral Interviews

Archival research was conducted to provide contextual information about Longmont's historical development, and to collect relevant information about each of the properties surveyed at the intensive level. The basic research methodology for each property included the following steps:

- A Boulder County Real Estate Appraisal Card for every property was obtained at the Boulder Public Library, Carnegie Local History Branch.
- City of Longmont building permit data for each property was obtained at the City of Longmont's Building Inspection Department.

- "Town of Longmont Water Rent Collection" records for each property was obtained at the Longmont Museum and Cultural Center Archives.

- Current ownership, legal location, the parcel number, and basic building data, for each property was obtained online via the Boulder County Assessor Property Records Search website at: http://www.bouldercounty.org/government/dept/pages/assessoroffice.aspx

- A chronology of each property's residents and owners over the years was compiled using Longmont city directories, available most years from 1892 to the present.

- Sanborn Insurance maps and historic Boulder County Assessor data, and the Water Rent Collection records were reviewed to ascertain dates of construction and additions.

- Biographical information pertaining to past owners and residents was obtained from indexed historic Longmont newspapers available on microfilm at the Longmont Public Library. (primarily the *Longmont Ledger* and *Longmont Times-Call*.)

- Additional biographical information was obtained from select secondary sources obtained at the Longmont Public Library.

- In person or telephone interviews were conducted with several property owners.

Extensive additional online research was also conducted, with the following websites providing particularly useful information:

"Colorado's Historic Newspaper Collection" at: http://www.coloradohistoricnewspapers.org

U.S. Federal Census Records at: http://www.heritagequestonline.com.ezproxy.denverlibrary.org

Sanborn Insurance maps at: http://sanborn.umi.com.ezproxy.denverlibrary.org

Boulder County Clerk and Recorder at:
http://www.bouldercounty.org/government/dept/pages/clerkrecorderoffice.aspx

Land Patent records at http://www.glorecords.blm.gov/Logon/Logon_Form.asp

Field Survey and Photography

The exterior form and appearance of each building surveyed was recorded in detail by a systematic description of materials, form and design, stylistic attributes, setting, condition, and integrity. Any associated secondary buildings, such as garages and sheds, were also similarly documented. The manually recorded field notes, and the results of the research, were then used to complete a computer-generated Colorado "Cultural Resource Survey Architectural Inventory Form" (OAHP #1403) for each property in accordance with the current "Colorado Cultural Resource Survey Manual."

Locational information (UTM coordinates, legal lot and block descriptions, and Section, Township and Range grid position to within 2½ acres) was obtained for all intensively surveyed properties. The location of each intensively surveyed property was also pinpointed on a segment of the Longmont, Colorado U.S.G.S. Quadrangle map.

Black-and-white digital photographs of each intensively surveyed property were taken, the number of views being dictated by the placement of each building. All exposed elevations of each building were photographed, along with any notable façade details. Two sets of borderless 4" by 6" black-and-white prints were developed, packaged, and labeled according to Colorado Historical Society guidelines.

Each inventory form included a site sketch map showing the footprint and placement of the intensively surveyed properties, including their relationship with adjacent buildings in the same block.

Each inventory form also included the following narrative sections: architectural descriptions of all primary and secondary buildings; a description of the property's landscape features; a construction history narrative; a historical background narrative; a statement of significance, relative to the National Register Criteria and the City of Longmont's Standards for Designation; an assessment of the property's physical integrity, relative to the seven aspects of integrity as defined by the National Park Service and OAHP. This data was then synthesized to provide a field evaluation regarding each property's eligibility for individual listing in the National Register of Historic Places, individually designated as a local landmark by the City of Longmont, and whether or not the property would contribute to a potential National Register historic district.

In general, to be listed in the National Register of Historic Places, a property should (under most circumstances) be at least fifty years old, possess significance under one or more of the National Register Criteria, and exhibit sufficient integrity to convey a sense of its historic significance. The National Register Criteria, City of Longmont Landmark criteria, and the concept of integrity as it relates to significance are discussed in greater detail below:

Potential Eligibility for Individual Listing in the National Register of Historic Places

Properties eligible for inclusion in the National Register of Historic Places must be deemed significant under one or more of the National Register Criteria, as defined by the National Park Service:

Criterion A	The property is associated with events that have made a significant contribution to the broad patterns of our history.
Criterion B	Properties that are associated with the lives of persons significant in our past.
Criterion C	Properties that embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction.
Criterion D	Properties that have yielded, or may be likely to yield, information important in prehistory or history.

Potential Eligibility for Individual Designation as a City of Longmont Landmark

Longmont Standards for Designation: Longmont Municipal Code 2:56:050

The council may designate a landmark with the consent of the owner if it is at least 50 years old, or is determined to have exceptional historic value, and meets one or more of the criteria listed below. The council may designate a historic district if it includes significant concentration of designated landmarks and contributing properties and meets one or more of the criteria listed below:

- The landmark or historic district has character, interest, or value as part of the development, or the cultural, artistic, social, ethnic, economic, political, technological or institutional heritage, of Longmont, Boulder County, Weld County, the State of Colorado, or the United States.
- It includes the site of a significant historic event.
- It is identified with a person who significantly contributed to the development, or the cultural, artistic, social, ethnic, economic, political, technological or institutional heritage of Longmont, Boulder County, Weld County, the State of Colorado, or the United States.
- It portrays a historic era characterized by a distinctive architectural style.
- It is identified as the work of an architect or master builder whose individual work has influenced the development of Longmont, Boulder County, Weld County, the State of Colorado or the United States.
- It embodies elements of architectural design, detail, materials, or craftsmanship that represent a significant architectural innovation.
- The site is geographically or regionally important.

Potential Eligibility to be Listed in the National Register of Historic Places as a Contributing Property Within a Historic District

Many properties which do not meet the threshold for individual listing in the National or State Registers may be eligible as contributing resources within a National Register historic district. Contributing properties within a historic district are typically linked by context, display above-average integrity, and date to a specific time period. Properties that do not retain sufficient integrity, that are not associated with the district's significance, or properties that are less than fifty years of age, are usually considered non-contributing.

Integrity

The historical integrity of each property inventoried was evaluated as it relates to the National Register Criteria. To qualify for inclusion in the National Register of Historic Places, a property must not only be significant, but also have integrity. A property's integrity refers to its ability to convey its historic significance. In other words, integrity represents how much a property has been altered from its historic appearance. Properties that have been altered substantially have poor integrity, while those that have not been altered at all have excellent integrity.

As defined by the National Park Service, there are seven qualities of integrity that must be considered: location, design, setting, materials, workmanship, feeling, and association. Historic properties do not need to retain all seven qualities of integrity to be eligible for listing in the National Register of Historic Places; however, they must retain enough of these qualities to convey a sense of their historic significance.

6.0 RESULTS

The North Longmont Neighborhood and North of the Flour Mill Neighborhood Cultural Resource Survey has resulted in the intensive-level survey and completion of Colorado Cultural Resource Survey Architectural Inventory forms for thirty-five selected properties, with thirty-five primary buildings (predominantly single-family residences), and twenty-two secondary buildings and structures (garages, sheds, carports, and secondary residences). Table 1. categorizes the primary buildings by their historic function/use, while Table 2. categorizes the primary buildings by their current function/use.

Single Family Dwelling	31
Gas Station (Castle Gas Station, 1300 Main Street, 5BL.9636)	1
Railroad Depot (CB&Q Railroad Depot, 137 Main Street, 5BL.1246)	1
School (Old Longmont High School, 820 Main Street, 5BL.8282)	1
Specialty Store (Mrs. Harvey's Baking Company, 954 11th Avenue, 5BL.11368)	1
Total	35

Table 2. Primary Buildings by their Historic Function/Use

Single Family Dwelling	28
Specialty Store (Palmer House Florists, 917 Kimbark Street, 5BL. 11349) (Longmont Liquors, 137 Main Street, 5BL.1246)	2
Restaurant (Tortugas, 218 Coffman Street, 5BL.1247)	1
School (Old Longmont High School, 820 Main Street, 5BL.8282)	1
Multiple Family Dwelling (215 Terry Street (5BL.6758)	1
Commerce/Trade / Professional Offices (229 Terry Street, 5BL.3436)	1
Vacant / Not In Use (Castle Gas Station, 1300 Main Street, 5BL.9636)	1
Total	35

Table 3. Primary Buildings by their Current Function/Use

The twenty-two secondary buildings and structures are composed of carports, sheds, and secondary residences, and combinations thereof. One notable shed is a small brick coal shed at 916 Kimbark Street (5BL.11348). A notable garage, with a secondary residence in a second story over the garage, is located at 902 Kimbark Street (5BL.11346).

Garages	13
Sheds	3
Carports	3
Secondary Residences	1
Garages/Secondary Residence	1
Garage/Shed	1
Total	22

Table 4. Secondary Buildings by Function/Use

The primary buildings also were categorized by their architectural style or building type, using the style and building type lexicon of History Colorado / Office of Archaeology and Historic Preservation. Ten of the thirty-five primary buildings are representative Bungalows, No other style or type of architecture is represented by more than four buildings. The Bungalows are located in the North Longmont and Kimbark Street survey areas and date from the 1920s and 1930s. Four Minimal Traditional type dwellings are located in the 900 block of Alta Street and adjacently on 9th Avenue. Three of the four Minimal Traditional type dwellings were erected between 1938 and 1945 by the same builder, Clarence M. Neiman. Four of the surveyed primary buildings do not fit within a particular style or type classification, and thus are listed as having "No Defined Style." Other architectural styles and types represented in the survey include Late Victorian,

not fit within a particular style or type classification, and thus are listed as having "No Defined Style." Other architectural styles and types represented in the survey include Late Victorian, Queen Anne, Classic Cottage, Hipped-Roof Box, Foursquare, Dutch Colonial Revival, Late 19th and Early 20th Century American Movements, Craftsman, and Gas Station/Cottage Gas Station. The primary buildings' dates of construction range from circa 1870 to 1945.

Bungalow	10
Post World War II / Minimal Traditional	4
Late Victorian	3
No Defined Style	4
Classic Cottage	3
Hipped-Roof Box	3
Late 19th and Early 20th Century American Movements	2
Late Victorian / Italianate	1
Late Victorian / Queen Anne	1
Lat 19th and Early 20th Century Revivals / Dutch Colonial Revival	1
Late 19th and Early 20th Century American Movements / Craftsman	1
Foursquare	1
Gas Station / Cottage Gas Station	1
Total	35

Table 5. Primary Buildings by Architectural Style/Type

Eligibility Evaluations

Each property was evaluated regarding its eligibility to be individually listed in the National Register of Historic Places, as a local landmark by the City of Longmont, and whether or not it would be a contributing property within a potential historic district. None of the properties are located within an existing historic district. The following evaluations represent the professional opinion of Cultural Resource Historians, they are not formal determinations of eligibility.

Nine properties were evaluated as individually eligible for inclusion in the National Register of Historic Places. Twenty-two properties were evaluated as individually eligible for inclusion in the State Register of Historic Properties (including the nine NRHP eligible properties). Thirty-four properties were evaluated as individually eligible for local landmark designation by the City of

Longmont (including the NRHP and SRHP eligible properties). Only one property evaluated as not individually eligible for local landmark designation.

Tables 6 and 7, below, lists the properties evaluated as individually eligible for inclusion in the National and State Registers. This table is followed by Comprehensive Survey Logs for the project presented in Tables 8 and 9. Table 8 organizes the properties numerically by site number. Table 9 organizes the properties alphabetically by street or avenue, and then numerically by address. The Colorado Cultural Resource Survey Architectural Inventory Forms, for each of the thirty-five intensively-surveyed properties, accompany this report.

District Considerations

Time and budget constraints limited this intensive-level survey project to a rather small number of thirty-five properties: twenty located in the Old North Longmont Neighborhood, seven in the neighborhood north of the flour mill site, four in the nine hundred block of Kimbark Street, and four at other separate locations. The seven properties north of the flour mill site are in the two hundred blocks of Coffman and Terry Streets. These blocks are south of the existing West Side Historic District. Based on an overall integrity assessment and the proliferation of modern infill, it seems unlikely that the West Side Historic District could be enlarged to incorporate these two blocks. The formation of a new, separate, historic district north of the flour mill site also seems unlikely, based on integrity considerations. There is strong potential for a historic district in the Old North Longmont Neighborhood, based on the intensive-level surveys of twenty properties and on a rather informal windshield survey of the area. The entire neighborhood should be intensively surveyed, however, before a potential district's areas of significance, integrity, and boundaries can be established. Preliminarily, a potential North Longmont Neighborhood historic district would be bordered by Main Street on the east, 9th Avenue on the south, Bross Street on the west, and 11th Avenue on the north. Its period of significance would likely date from 1890 when the Howze and Shiers Addition was platted until circa 1945 when the neighborhood was built out. Potential areas of significance include Architecture, Community Planning and Development, and Ethnic Heritage/European. Properties on the east side of the 900 block of Kimbark Street may also have the potential to comprise part of a historic district; however, again, additional survey is recommended before a potential district's areas of significance, integrity, and boundaries can be established.

Site No.	Address	Historic Name	N.R. Criteria
5BL.1246	137 Main Street	Burlington & Missouri River Railroad Depot; Chicago Burlington & Quincy Railroad Depot	A, C
5BL.1248	237 Coffman Street	Wessels House	C
5BL.1249	241 Coffman Street	Vyse House, Pollard House, Biggerstaff House	C
5BL.1250	243 Terry Street	Davis House, Balmer House	A, C
5BL.1426	909 Terry Street	Davis House, Mabe House	A, C
5BL.6759	219 Terry Street	Coffin House, Landers House	C
5BL.8282	820 Main Street	Old Longmont High School	A
5BL.9636	1300/1302 Main Street	Castle Gas Station	A, C
5BL.11346	902 Kimbark Street	Brott House, Gabel House	B, C

Table 6. Properties Evaluated as Individually Eligible for the National Register of Historic Places

Site No.	Address	Historic Name	S.R. Criteria
5BL.1246	137 Main Street	Burlington & Missouri River Railroad Depot	A, C
5BL.1247	218 Coffman Street	Parker House, Fisher House	C
5BL.1248	237 Coffman Street	Wessels House	C
5BL.1249	241 Coffman Street	Vyse House, Pollard House	C
5BL.1250	243 Terry Street	Davis House, Balmer House	A, C
5BL.1426	909 Terry Street	Davis House, Mabe House	A, C
5BL.3436	229 Terry Street	Andrew House, Murphy House	C
5BL.6759	219 Terry Street	Coffin House, Landers House	C
5BL.8282	820 Main Street	Old Longmont High School	A
5BL.9636	1300/1302 Main Street	Castle Gas Station	A, C
5BL.11346	902 Kimbark Street	Brott House, Gabel House	B, C
5BL.11347	914 Kimbark Street	Fuller House, Shupe House	C
5BL.11349	917 Kimbark Street	Brooke House, Lamb House, DeMars House	C
5BL.11350	941 Coffman Street	Overstreet House, Alexander House	C
5BL.11351	943 Coffman Street	Oldaker House, Bryan House	C
5BL.1352	945 Coffman Street	Overstreet House, Blodgett House	C
5BL.11353	706 10th Avenue	Bloom House, Brun House	C
5BL.11358	923 Terry Street	Kendall House, Vasse House, Baima House	C
5BL.11360	820 9th Avenue	Troutman House, Velez House	C
5BL.11361	904 Alta Street	Troutman House	C
5BL.11365	914 Alta Street	Neiman House, Kenworthy House	C
5BL.11366	916 Alta Street	Neiman House, Colbert House	C

Table 7. Properties Evaluated as Individually Eligible for the State Register of Historic Properties

Table 8: Comprehensive Survey Log (organized by site number)

Site No.	Address	Historic Building Name	Current Building Name	Nat'l Register Eligibility	Local Landmark Eligibility	Contributes to Potential District
5BL.1246	137 Main Street	Burlington & Missouri River Railroad Depot, Chicago Burlington & Quincy Railroad Depot	Chicago Burlington & Quincy Railroad Depot, Longmont Liquors	Eligible	Eligible	N/A
5BL.1247	218 Coffman Street	Parker House, Fisher House	Tortugas Restaurant	Not Eligible	Eligible	N/A
5BL.1248	237 Coffman Street	Wessels House	Robertson House	Eligible	Eligible	N/A
5BL.1249	241 Coffman Street	Vyse House, Pollard House, Biggerstaff House	First Arizona LLC House	Eligible	Eligible	N/A
5BL.1250	243 Terry Street	Davis House, Balmer House	Eisler House	Eligible	Eligible	N/A
5BL.1426	909 Terry Street	Davis House, Mabe House	Burtaine House	Eligible	Eligible	Contributing
5BL.3436	229 Terry Street	Andrew House, Murphy House	ERTL Investment Partnership LLLP House	Not Eligible	Eligible	N/A
5BL.6758	215 Terry Street	Hurst House, Marquand House	Lalezari House	Not Eligible	Eligible	N/A
5BL.6759	219 Terry Street	Coffin House, Landers House	ERTL Inc House	Eligible	Eligible	N/A
5BL.8282	820 Main Street	Longmont High School	Old Longmont High School	Eligible	Eligible	Contributing
5BL.9094	702 10th Avenue	Bloom House, Asmus House	Cerdorian House	Not Eligible	Eligible	Contributing
5BL.9636	1300 Main Street	Castle Gas Station	Castle Gas Station	Eligible	Eligible	N/A
5BL.11346	902 Kimbark Street	Brott House, Gabel House	Labotte/Milligan House	Eligible	Eligible	Contributing

5BL.11347	914 Kimbark Street	Fuller House, Shupe House, DeMars House	Homestead Land Company House	Not Eligible	Eligible	Contributing
5BL.11348	916 Kimbark Street	Saltzman House, Everly House	Neal House	Not Eligible	Eligible	Contributing
5BL.11349	917 Kimbark Street	Brooke House, Lamb House, DeMars House	Palmer House Florists	Not Eligible	Eligible	N/A
5BL.11350	941 Coffman Street	Overstreet House, Alexander House	Sullivan House	Not Eligible	Eligible	Contributing
5BL.11351	943 Coffman Street	Oldaker House, Bryan House, Moore House	Sullivan House	Not Eligible	Eligible	Contributing
5BL.11352	945 Coffman Street	Overstreet House, Blodgett House, Hill House, Atherton House	DPM Investment LLC House	Not Eligible	Eligible	Contributing
5BL.11353	706 10th Avenue	Bloom House, Brun House, Waggoner House	Hoedel House	Not Eligible	Eligible	Contributing
5BL.11354	802 9th Avenue	Adams House, Limbocker House	Steely House	Not Eligible	Eligible	Contributing
5BL.11355	913 Terry Street	Mabe House, Briden House, Clapper House, Cline House	Ioerger House	Not Eligible	Eligible	Contributing
5BL.11356	915 Terry Street	Akers House, Wilson House	Ames House	Not Eligible	Not Eligible	Contributing
5BL.11357	917 Terry Street	Dunfee House	Ioerger House	Not Eligible	Eligible	Contributing
5BL.11358	923 Terry Street	Kendall House, Vasse House, Baima House	Thirty Year Plan House	Not Eligible	Eligible	Contributing
5BL.11359	712 10th Avenue	Hoyle House, Rawson House, Barefoot House	Creason House	Not Eligible	Eligible	Contributing
5BL.11360	820 9th Avenue	Troutman House	Velez House	Not Eligible	Eligible	Contributing
5BL.11361	904 Alta Street	Troutman House, Legg House	Armfield House	Not Eligible	Eligible	Contributing

5BL.11362	906 Alta Street	Troutman House, Krout House, Teeter House	Uryevick House	Not Eligible	Eligible	Contributing
5BL.11363	908 Alta Street	Troutman House, Adams House	Pies House	Not Eligible	Eligible	Contributing
5BL.11364	912 Alta Street	Neiman House	Smith House	Not Eligible	Eligible	Contributing
5BL.11365	914 Alta Street	Neiman House	Kenworthy House	Not Eligible	Eligible	Contributing
5BL.11366	916 Alta Street	Neiman House	Colbert House	Not Eligible	Eligible	Contributing
5BL.11367	932 Alta Street	Trotter House, Geer House	Korn House	Not Eligible	Eligible	Contributing
5BL.11368	954 11th Avenue	Mrs. Harvey's Baking Company	Dorr House	Not Eligible	Eligible	Contributing

Table 9: Comprehensive Survey Log (organized by address)

Site No.	Address	Historic Building Name	Current Building Name	Nat'l Register Eligibility	Local Landmark Eligibility	Contributes to Potential District
5BL.11354	802 9th Avenue	Adams House, Limbocker House	Steely House	Not Eligible	Eligible	Contributing
5BL.11360	820 9th Avenue	Troutman House	Velez House	Not Eligible	Eligible	Contributing
5BL.9094	702 10th Avenue	Bloom House, Asmus House	Cerdorian House	Not Eligible	Eligible	Contributing
5BL.11353	706 10th Avenue	Bloom House, Brun House, Waggoner House	Hoedel House	Not Eligible	Eligible	Contributing
5BL.11359	712 10th Avenue	Hoyle House, Rawson House, Barefoot House	Creason House	Not Eligible	Eligible	Contributing
5BL.11368	954 11th Avenue	Mrs. Harvey's Baking Company	Dorr House	Not Eligible	Eligible	Contributing
5BL.11361	904 Alta Street	Troutman House, Legg House	Armfield House	Not Eligible	Eligible	Contributing
5BL.11362	906 Alta Street	Troutman House, Krout House, Teeter House	Uryevick House	Not Eligible	Eligible	Contributing
5BL.11363	908 Alta Street	Troutman House, Adams House	Pies House	Not Eligible	Eligible	Contributing
5BL.11364	912 Alta Street	Neiman House	Smith House	Not Eligible	Eligible	Contributing
5BL.11365	914 Alta Street	Neiman House	Kenworthy House	Not Eligible	Eligible	Contributing
5BL.11366	916 Alta Street	Neiman House	Colbert House	Not Eligible	Eligible	Contributing
5BL.11367	932 Alta Street	Trotter House, Geer House	Korn House	Not Eligible	Eligible	Contributing
5BL.1247	218 Coffman Street	Parker House, Fisher House	Tortugas Restaurant	Not Eligible	Eligible	N/A

5BL.1248	237 Coffman Street	Wessels House	Robertson House	Eligible	Eligible	N/A
5BL.1249	241 Coffman Street	Vyse House, Pollard House, Biggerstaff House	First Arizona LLC House	Eligible	Eligible	N/A
5BL.11350	941 Coffman Street	Overstreet House, Alexander House	Sullivan House	Not Eligible	Eligible	Contributing
5BL.11351	943 Coffman Street	Oldaker House, Bryan House, Moore House	Sullivan House	Not Eligible	Eligible	Contributing
5BL.11352	945 Coffman Street	Overstreet House, Blodgett House, Hill House, Atherton House	DPM Investment LLC House	Not Eligible	Eligible	Contributing
5BL.11346	902 Kimbark Street	Brott House, Gabel House	Labotte / Milligan House	Eligible	Eligible	Contributing
5BL.11347	914 Kimbark Street	Fuller House, Shupe House, DeMars House	Homestead Land Co. House	Not Eligible	Eligible	Contributing
5BL.11348	916 Kimbark Street	Saltzman House, Everly House	Neal House	Not Eligible	Eligible	Contributing
5BL.11349	917 Kimbark Street	Brooke House, Lamb House, DeMars House	Palmer House Florists	Not Eligible	Eligible	N/A
5BL.1246	137 Main Street	Burlington & Missouri River Railroad Depot, Chicago Burlington & Quincy Railroad Depot	Chicago Burlington & Quincy Railroad Depot, Longmont Liquors	Eligible	Eligible	N/A
5BL.8282	820 Main Street	Longmont High School	Old Longmont High School	Eligible	Eligible	Contributing
5BL.9636	1300 Main Street	Castle Gas Station	Castle Gas Station	Eligible	Eligible	N/A
5BL.6758	215 Terry Street	Hurst House, Marquand House	Lalezari House	Not Eligible	Eligible	N/A
5BL.6759	219 Terry Street	Coffin House, Landers House	ERTL Inc. House	Eligible	Eligible	N/A
5BL.3436	229 Terry Street	Andrew House, Murphy House	ERTL Investment Partnership LLLP House	Not Eligible	Eligible	N/A

5BL.1250	243 Terry Street	Davis House, Balmer House	Eisler House	Eligible	Eligible	N/A
5BL.1426	909 Terry Street	Davis House, Mabe House	Burtaine House	Eligible	Eligible	Contributing
5BL.11355	913 Terry Street	Mabe House, Briden House, Clapper House, Cline House	Ioerger House	Not Eligible	Eligible	Contributing
5BL.11356	915 Terry Street	Akers House, Wilson House	Ames House	Not Eligible	Eligible	Contributing
5BL.11357	917 Terry Street	Dunfee House	Ioerger House	Not Eligible	Eligible	Contributing
5BL.11358	923 Terry Street	Kendall House, Vasse House, Baima House	Thirty Year Plan House	Not Eligible	Eligible	Contributing