

United States Department of the Interior
National Park Service

For NPS use only

National Register of Historic Places
Inventory—Nomination Form

received NOV 25 1986

date entered

JAN 7 1987

See instructions in *How to Complete National Register Forms*
Type all entries—complete applicable sections

1. Name

historic WEST SIDE HISTORIC DISTRICT

and/or common WEST SIDE

2. Location

street & number Roughly bounded on E. by Terry; W. by Grant; N. by Fifth;
S. by Third. n/a not for publication

city, town Longmont n/a vicinity of

state Colorado code 08 county Boulder code 013

3. Classification

<input checked="" type="checkbox"/> district	<input type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> agriculture	<input type="checkbox"/> museum
<input type="checkbox"/> building(s)	<input type="checkbox"/> private	<input type="checkbox"/> unoccupied	<input type="checkbox"/> commercial	<input checked="" type="checkbox"/> park
<input type="checkbox"/> structure	<input checked="" type="checkbox"/> both	<input type="checkbox"/> work in progress	<input checked="" type="checkbox"/> educational	<input checked="" type="checkbox"/> private residence
<input type="checkbox"/> site	Public Acquisition	Accessible	<input type="checkbox"/> entertainment	<input type="checkbox"/> religious
<input type="checkbox"/> object	<input type="checkbox"/> in process	<input checked="" type="checkbox"/> yes: restricted	<input type="checkbox"/> government	<input type="checkbox"/> scientific
	<input type="checkbox"/> being considered	<input type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial	<input type="checkbox"/> transportation
		<input type="checkbox"/> no	<input type="checkbox"/> military	<input type="checkbox"/> other:

4. Owner of Property

name Multiple - See continuation sheet

street & number

city, town _____ vicinity of _____ state

5. Location of Legal Description

courthouse, registry of deeds, etc. Boulder County Courthouse

street & number 1325 Pearl Street

city, town Boulder state Colorado

6. Representation in Existing Surveys

title Colorado Inventory of Historic Sites has this property been determined eligible? ___ yes ___X no

date Ongoing ___ federal ___X state ___ county ___ local

depository for survey records Office of Archaeology and Historic Preservation

city, town Denver state Colorado

7. Description

Condition		Check one	Check one
<u>n/a</u> excellent	<u>n/a</u> deteriorated	<u>n/a</u> unaltered	<u>x</u> original site
<u>x</u> good	<u>n/a</u> ruins	<u>x</u> altered	<u>n/a</u> moved date _____
<u>n/a</u> fair	<u>n/a</u> unexposed		

Describe the present and original (if known) physical appearance

The West Side Historic District is located to the west of downtown Longmont, and incorporates portions of two neighborhoods, Thompson Park and Central School. The district extends along Third Avenue from Terry west to Grant. It has a roughly triangular shape, with the eastern portion of the district extending from Third north to Fifth and narrowing to just the houses fronting on Third at the west end of the district. The West Side Historic District includes 136 predominantly residential structures, 117 of which contribute to the historic district; the remaining 19 structures are noncontributing. Noncontributing structures are those less than 50 years old or those that have been severely remodeled. Those that are contributing are more than 50 years old and retain their architectural integrity. Significant structures are those that have specific historical associations or are noteworthy examples of particular styles.* More specific to the district, structures that date to between 1871 and 1930 contribute to the district; included are structures that date to between 1871 and 1900 and that are associated with the colony period; and those from 1900 to 1930, which reflect the prosperity brought by construction of the sugar factory and development of the sugar beet industry. The district is predominantly twentieth century. The most intense development was over by the 1920s, but construction continued more slowly with most of the remaining vacant lots built on by the 1930s. The majority of the buildings in the district date to after 1900, thus predominant styles are post Victorian. These comfortable houses, largely of Foursquare design, along with the generous lot sizes and broad tree-lined streets, give the West Side a gracious character that sets it apart from other neighborhoods.

Longmont, Boulder County's second largest city, was historically and continues to be the agricultural center of Boulder County. It was founded in 1871 by the Chicago Colorado Colony, one of the earliest and most successful of the agricultural colonies to come to the state at this time. Its success is comparable only to that of the nearby Union Colony at Greeley, which had begun the year before. Like most agricultural towns in Colorado and the West, Longmont's architecture is quite simple and reticent, especially in contrast to the state's mining towns. Longmont's original townsite, platted in 1871, encompasses all of Section 3. The earliest development occurred along Main, between Third and Sixth and the streets to the west and east, Coffman and Kimbark. Early residents were either founding members of the Colony or area farmers and merchants. Construction dates of houses and locations of schools indicate that aside from the concentration of buildings at the center of town, residential construction occurred on a scattered basis throughout the original townsite.

*The table following this section summarizes the percentage distribution of the styles represented in the district.

8. Significance

Period	Areas of Significance—Check and justify below			
n/a prehistoric	n/a archeology-prehistoric	n/a community planning	n/a landscape architecture	n/a religion
n/a 1400-1499	n/a archeology-historic	n/a conservation	n/a law	n/a science
n/a 1500-1599	n/a agriculture	n/a economics	n/a literature	n/a sculpture
n/a 1600-1699	<input checked="" type="checkbox"/> architecture	n/a education	n/a military	<input checked="" type="checkbox"/> social/
n/a 1700-1799	n/a art	n/a engineering	n/a music	humanitarian
<input checked="" type="checkbox"/> 1800-1899	n/a commerce	n/a exploration/settlement	n/a philosophy	n/a theater
<input checked="" type="checkbox"/> 1900-	n/a communications	n/a industry	n/a politics/government	n/a transportation
		n/a invention		n/a other (specify)

Specific dates 1871-1930 Builder/Architect n/a

Statement of Significance (in one paragraph)

The West Side Historic District, a residential district composed of 136 buildings, is significant for its architecture, history and remarkable state of preservation. The neighborhood displays unusual visual homogeneity due to the similar size and complementary styles of the houses represented. The district's character is further enhanced and unified by large mature trees lining the streets. The area has important historical associations in that it developed as a direct result of the construction of the sugar factory in Longmont in 1902, a significant event in the economic development of the community. The fashionable neighborhood attracted prominent people as residents, adding to the historical interest of the district. Other important history is represented by the earlier houses located within the district, which are associated with the era of the town's founding and development by the Chicago Colorado Colony.

Longmont was founded in 1871 by the Chicago Colorado Colony, which had been formed the year before in Chicago. The company officers purchased a large tract of land in Colorado and platted a new town called Longmont. These founders then sold memberships to persons wishing to come west to farm. These first colony members arrived in 1871 and stayed at a hotel built by the colony until they could disperse to their own parcels of land. Some of these founding members chose also to have a house in town and still others came to the new town as merchants. Lots in the original townsite of the town were also sold by the Colony. Property abstracts indicate that Section 3, which was platted as the original townsite, was originally purchased from the government by John Bertwhistle, who sold the property to D.S. Coffman in 1865. Coffman was a founding officer of the colony (primarily because he owned the land), and he in turn deeded the property to the Colony. The Chicago Colorado Colony was as much a real estate venture as an agricultural one.

These founding colony members were not the first settlers in the area. Farming had begun in the St. Vrain valley as early as 1859 by disenchanting miners. These miners grew hay and crops for sale

9. Major Bibliographical References

See continuation sheet.

10. Geographical Data

Acreege of nominated property approx. 55 acres

Quadrangle name Longmont

Quadrangle scale 1:24,000

UTM References

A	1 3	4 9 1 0 9 0	4 4 4 6 1 6 0
	Zone	Easting	Northing

B	1 3	4 9 1 0 9 0	4 4 4 5 7 5 0
	Zone	Easting	Northing

C	1 3	4 9 0 8 1 0	4 4 4 5 7 4 0
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D	1 3	4 9 0 1 0 0	4 4 4 6 0 4 0
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E	1 3	4 9 0 7 9 0	4 4 4 6 1 6 0
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F			
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G			
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H			
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Verbal boundary description and justification

See continuation sheet

List all states and counties for properties overlapping state or county boundaries

state	n/a	code	county	code
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state	code	county	code
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11. Form Prepared By

name/title Ellen T. Ittelson/Associate

organization Hammer, Siler, George Associates date June 3, 1986

street & number 1638 Pennsylvania telephone (303) 860-9996

city or town Denver state Colorado

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

national state local

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

State Historic Preservation Officer signature *Barbara Sudler*

title State Historic Preservation Officer date August 29, 1986

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I hereby certify that this property is included in the National Register

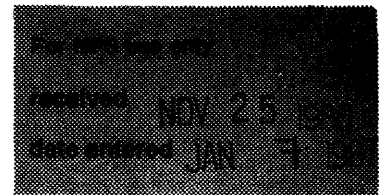
Beth Grosvenor date 1/2/87
Keeper of the National Register

Attest: date

Chief of Registration

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ADDRESSES

Terry	300 block, west side (odd) only 400 block, west side (odd) only
Pratt	300 block, both sides 400 block, both sides 511
Bross	300 block, both sides 425 503
Gay	251 300 block, both sides 409 411 413
Bowen	414 416 418 424 428 407
Third	800 block, north side (even) only 900 block, north side (even) only 1000 block, both sides 1100 block, both sides 1200 block to 1246 on north side 1200 block to 1255 on south side
Fourth	800 block, both sides 917 1000 block, both sides 1100 block, both sides
Fifth	800 block, both sides 900 block, both sides

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Most of these early residents lived in small wood frame or brick houses of various vernacular types. A few of these early structures are present in the West Side Historic District. Perhaps most noteworthy among them is the Library Hall located at 335 Pratt. Throughout what might be called Longmont's Colony period, 1871 to 1900, large and small structures were build in the district. Many of these earlier structures are rated as significant because of their architectural merit and their association with persons important to Longmont's early years.

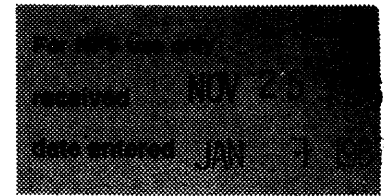
It is, however, not with these early years of Longmont and the Colony that the West Side Historic District's development is most associated, although there are a few houses from these years, 1871-1900. The West Side Historic District developed as a result of the prosperity that came to Longmont with the construction of the sugar factory in 1902. At about that time most northern Front Range towns had a sugar plant constructed to process sugar beets into sugar. By 1905 most of these plants, including the Longmont factory, had been purchased by the Great Western Sugar Company.

Styles found in the district are Italianate, Mansard, Queen Anne, Edwardian Vernacular, American Foursquare, Classic Cottage, Neo-Classical Revival, Tudor Revival, Dutch Colonial Revival, Mediterranean Revival, and Bungalow and Craftsman. Generally the earliest houses, examples of Italianate and Mansard, are found in the eastern portion of the district. The Queen Anne, Foursquare, and Edwardian Vernacular are found throughout the district. The remaining styles, which tend to have been popular in the first two decades of the 20th century, are found in the more western portions of the district. It is these houses that are specifically associated with the prosperous years of the sugar factory. The most substantial houses, those that belonged to merchants and foremen, are located along Third, Pratt, and Bross. Much of the rest of the district has smaller houses that belonged to clerks and factory workers.

The West Side Historic District was identified as part of an architectural survey conducted early in 1986. The boundaries were drawn to incorporate as many of the structures related to the early

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20th century prosperity brought to Longmont by the sugar factory. Structures to the east tend to be commercial, and those to the west, south, and north tend to be somewhat later and constructed as a result of other historical development trends. The West Side Historic District retains its integrity as relatively few of the structures have been substantially altered and fewer still have been replaced.

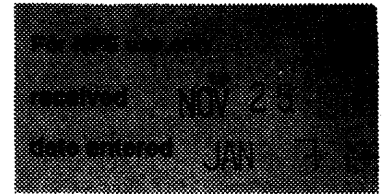
The bulk of the houses found in the West Side Historic District fall into two styles-- the Edwardian Vernacular and American Foursquare. Edwardian Vernacular is essentially late Queen Anne, Queen Anne with a simplified silhouette and predominantly classical details. American Foursquare houses have square plans, are two stories topped by a hip roof, and have a full facade classically detailed porch. The Classic Cottage, of which a few examples are found, is a scaled down, one-story version of the Foursquare. In addition, there are a few examples of various revivals, most notably the Colonial (which is similar to the American Foursquare), the Dutch Colonial Revival (characterized by its gambrel roof), and the Tudor Revival. One of the most important features of the district is its homogeneity, and the frequent use of classical details, despite the variety of styles and sizes, greatly contributes to this.

A typical example of Edwardian Vernacular in the district is the Ralph Denio House at 317 Pratt. The wood frame house is one and one-half stories topped by a gable roof with dormers. The gable end, which faces front, is pedimented and filled with shingles; the dormers are also pedimented. Across the front of the house is a porch with square posts. Denio was also an early miller, who first worked for Fox and then established his own St. Vrain Mill. Denio built this house in 1901 immediately behind the larger house he occupied on Third Avenue.

Two other examples that are also quite typical are located at 1126 and 1128 Fourth. The house at 1126 was constructed in 1906 by Lloyd Gardiner. The wood frame house is one and one half stories tall and topped by a crossed gable roof. The house features returned eaves on all the gable ends and a full front wrapped porch with Ionic columns. The use of this order is quite unusual in Longmont, especially on such a relatively modest house. George Thome built the house at 1128 Fourth in 1201. The Thome house is similar; it is one and one half stories, constructed of wood frame, and topped by a crossed gable roof. This house, however, features

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a smaller wrapped porch with Doric columns. Thesetwo houses clearly indicate the closeness of the Edwardian Vernacular and the Queen Anne. What sets the former apart from the latter is the slightly simpler massing and the predominance of classical detailing such as the returned eaves and the porch columns.

One of the most substantial examples of Edwardian Vernacular in the district is the Fox/Downer House at 920 Third. This two and one-half story brick house features a gable roof with returned eaves and a full front wrapped porch with paired Doric columns. The wood double hung windows have stone lintels and sills. Fox, who came to Longmont in 1872, was the town's first miller. Fox built the house in 1895 as a gift to his daughter, upon her marriage to Frank Downer, an early banker.

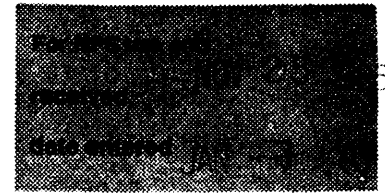
The house at 902 Fifth is one of the finest examples of the Edwardian Vernacular in the district. The one and one-half story wood frame house is topped by a hip roof that has a bellcast, dormers, and pedimented gable wing above the side bay window. The full front wrapped porch features paired Ionic columns. The wood double hung windows have diamond-shaped panes in the upper sashes. According to the water tap permit records, the house was built in 1882 by M.E. Church. That date appears to be too early for the style, and the house as it now appears may be the result of remodeling or it may have been replaced entirely. A date of about 1900 seems more likely, given the dates of other examples of the style.

Foursquare is one of the most noticeable styles in the district because of the number of examples, the quality of some of them, and the important historical associations of some of their owners. Many of the finest examples are located on Third, Pratt and Bross. The A.J. Emmons House, at 858 Third, is one of the best examples of the style in the district and city. The two and one-half story brick house is topped by a tile-covered hip roof. The upper sashes of the double hung windows are filled by elaborately patterned leaded glass. The corner wrapped porch has paired Doric columns. According to water tap records, the house was built in 1903.

D.C. Donovan, a prosperous lumber and brick merchant, constructed a fine, but perhaps more typical example of the style at 347 Pratt. The two and one-half story brick house, constructed in 1900, features a hip roof with a bellcast and dormers. The full front porch has Doric columns, and the walls are articulated with brick

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quoins. Donovan's two brothers built a similar house next door in 1894. The families' changes of address reveal much about the pattern of development in Longmont. D.C. Donovan came to Longmont in 1882 and began a lumber business, and in 1887 his two brothers joined him in Longmont and in the business. All three families had their first houses on the East Side. The elder Donovan had built a new house on Collyer in 1891; however, as the West Side became more fashionable, Donovan and his brothers built new houses on Pratt at the turn of the century.

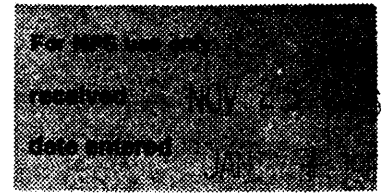
The Foursquare is an unusual style because there are so few variations on it, and the West Side Historic District has a large number of very similar examples. One of these does stand out, the Johnson/Secor House at 428 Pratt. This house, built in 1906, has the proportions and features that are characteristic of the style--two and one half stories, brick construction, hip roof with dormers, and full front porch. This example is exceptional because of its use of light and dark colored brick, its bracketed eaves, its pedimented dormers and, most important, its Ionic pilasters. The amount of classical detailing is comparable to some of the revival styles; however, the proportions of this house are clearly Foursquare. It does serve to indicate the close ties between these two styles.

Relatively few examples of the Classic Cottage style are found in the district because the West Side is not a working class neighborhood, but there are a few scattered examples of the style. Like the Foursquare, most of the houses are similar in overall massing, but differ slightly in some of the details. Two examples of the style on Third, 1125 and 1203, are typical. The latter is a brick house topped by a hipped roof with dormers. It has a full facade porch with Doric columns. Some of its more elaborate features are the shingle work below the eaves and the string course. The house at 1125 is somewhat simpler and more typical, as it lacks the shingle and brick work. It does have the typical full facade porch with Doric columns and hip roof.

A number of revival styles are also represented in the district, and like some of the other styles, examples vary in size a great deal. Most numerous are examples of the Dutch Colonial Revival style, all of which feature a gambrel roof. The C.E. Day House at 1126 Third, built in 1904, has an intersecting gambrel roof. The brick house is one and one-half stories and has shingles in the gable ends. All of the double hung windows have multi-pane

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sashes. At the rear of the ell-shape plan house is a circular sun room. The house was built in 1904 by the Day family who owned several large houses in this block of Third.

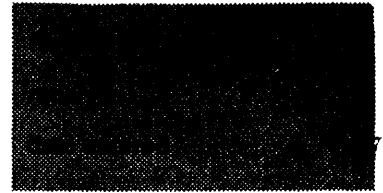
A somewhat more typical example of the style is the Williams house at 1013 Fourth. The wood frame house with its crossed gambrel roof has a full front porch with Doric columns and a Palladian motif window in the attic. The 1905 house was, according to Landmarks Designation Commission files, designed by Mrs. Ralph Kiteley at the time when she was living next door. Ralph Kiteley was the grandson of the well-known John Kiteley.

A number of examples of Tudor Revival are also found in the district. These houses vary considerably in size and level of detailing. All are of brick and all feature the use of half timbering. The most prominent example, the house at 1206 Third, is constructed of brick and has a cross gable roof with half timbering in the gables. The partial facade front porch has brick posts and a gable roof. At the rear of the house is a similarly styled carriage house. The house was constructed in 1900. One note about historical research is necessary at this point. A portion of the district is located west of Bowen and outside the original townsite; this house is among that group. Far fewer research documents exist for these areas. Water tap permits are less likely to be found and sometimes to not have the name of the permittee, and Sanborn maps did not cover this area until the 1930s.

The final style to be built in the district within its period of significance is the Bungalow style. This style, of course, is found everywhere. A few of the Bungalows in the West Side Historic District were built as infill projects on vacant or subdivided lots. The Bungalow at 336 Pratt is a good example of this; in fact, this house replaced an earlier one that had obtained a water tap permit in 1883. The house represents a fairly typical example with its wood frame construction, hip roof, porch with brick posts, and articulated wood details. At the northwest corner of the district, along Bowen are several good examples of the style. These are earliest examples of the large numbers of Bungalows that would be built to the north of the district. The house at 424 Bowen is constructed of wood frame and topped by a gable roof. It has a partial front porch articulated with wood posts in a battered shaped, knee braces, and projecting purlins. The house, one of two built by J.S. Mulligan, dates to 1919.

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Significant exceptions within the historic district are those buildings constructed before 1900--those buildings associated with members of the Chicago-Colorado Colony or other early residents. The location of these structures in this district is inevitable given the fact that early development was so scattered. Their location in the district only serves to emphasize the unusual homogeneity of most of the structures.

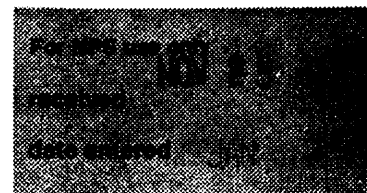
One of the most noteworthy of these early structures is Library Hall located at 335 Pratt. This one and one-half story wood frame house is topped by a crossed gable roof. The only detailing are the simple pilasters that articulate the doorways. The somewhat altered example of Vernacular Wood Frame with hints of Greek Revival was constructed in 1871, the year of the town's founding. It was donated to the community by Mrs. Elizabeth Thompson of New York, who wanted the new town to have a library (which she also endowed with books) and a community hall. Mrs. Thompson also purchased 25 colony memberships that she gave to needy and desiring persons. Thompson Park, located in the block bounded by Pratt, Bross, Fourth, and Fifth, is named in her honor.

Other early houses in Longmont reflect the Italianate style, as made popular by Downing and Davis. One such example is the 1884 Kiteley House at 319 Pratt. The one and one-half story wood frame house is topped by an intersecting gable roof. It has a number of features that are typical of the style, including the spindle post porch, the bay window, eave brackets, and bargeboards in the gables. The Kiteley family were prosperous farmers who came to Longmont with the Colony. The head of the family was also a banker and merchant, so the family had houses in town as well as on their farm. The brick barn behind the house is one of the few such structures remaining in the district. The Kiteley house is also significant because it is one of the best examples of the style in Longmont.

The Atwood-Warner House at 311 Terry also dates to about 1871. It is an example of the Italianate style, one of the styles used for early, but larger houses built in the new colony town. The wood frame house is a particularly distinguished example with its corner tower. It was constructed by W.J. Atwood, who was an early hardware merchant and president of the Colony in 1874. It is similar to the nearby McFarland House at 327 Terry constructed in 1874. These two houses are the only examples of style in Longmont that have this configuration with the corner tower. It is a

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somewhat earlier version of the style than is more commonly found in Longmont.

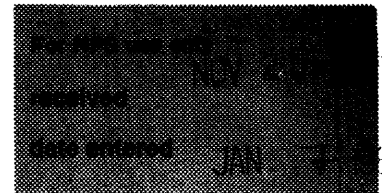
More typical examples of the Italianate style are smaller and simpler, having a spindle post porch, small brackets, and shingle work in the gables. The N.C. Sullivan House at 326 Bross, built in 1892 and the H W. Preston house at 319 Bross built in 1882 are more typical examples. The Sullivan House is constructed of brick and one and one-half stories high. Its corner porch has fluted posts. Other features include segmentally arched windows, shingled gable ends, and returned eaves.

Among the most significant of these early houses is the Emerson Buckingham Bank located at 1120 Third. The front, Italianate style portion of this now considerably larger house was originally located on Main and served as the Emerson Buckingham Bank, the first bank in Longmont. The bank was moved to this location in about 1876, and as a result it is the only early downtown structure to have survived the fire that destroyed downtown Longmont in 1879. The bank, built in 1871, is a wood frame structure that is one and one half stories tall topped by a gable roof. The original portion of the house features a bay window with brackets on the south side and bargeboards in the gables. The original structure is one of the more elaborate examples of the style in Longmont--its bargeboards are of particular note. The residential appearance of this early commercial structure is somewhat unusual, as early photographs of downtown indicated that most structures were false front commercial. Additions have been made to both sides and the rear. Water tap permit records indicate that a water permit was taken out for this property in 1883 by Charles E. Day.

Contemporary with the Italianate are examples of the Mansard style. Like the Italianate, these tend to be small simple examples compared to those found elsewhere in the state. While there are several examples of the style in Longmont, there are only two in this district, the Secor/Clark House of 1883 at 318 Pratt and the Robert Stephens House of 1891 at 503 Pratt. The Stephens House is located somewhat distant from other earlier houses in the district. The brick house has been slightly altered, the most substantial change being the replacement of the original two-story corner porch. It was built by Stephens as a retirement cottage. The Secor/Clark House is also constructed of brick and topped by a mansard roof. It has a wrapped porch with paired Doric columns. Secor was important to the community's development because he was instrumental in bringing the Presbyterian College to Longmont and served as its first president.

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A few examples of Queen Anne are also found. The number of examples of this popular style are limited because so much of the district's development occurred after 1900, and because the reticent character of the town's architecture does not mesh well with the Queen Anne. All of the examples of this style tend to be quite simple and also quite small. The Thomas Butler house at 407 Bowen is a good, but typical example of Queen Anne in the district.* The 1885 house is constructed of brick with shingled gables, is one and one-half stories, and features a wrapped, spindle post porch with a corner entrance. Butler established the subdivision which bears his name. The subdivision was one of the earliest to fall outside the original townsite.

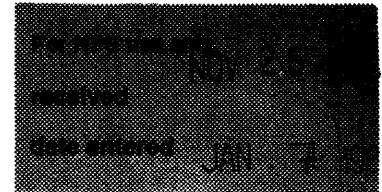
The F.L. Hughes House at 251 Gay Street is similar in size and style to the Butler House. It is constructed of wood frame and topped by a cross gable roof. The gable ends have elaborate shingle patterns and gable boards. The Hughes House was constructed in 1895. It is a good, but representative example of the Queen Anne style in Longmont with its simple massing, detailing in the gable ends, and diagonally cut front corners. This house along with the Butler House illustrates the scattered pattern of development that characterized the Colony Period of Longmont's history.

The most substantial example of the Queen Anne style in the district is the Wiswall-Denio House at 902 Third. The two and one-half story brick house is topped by a gable roof with dormers. The wood double hung windows are topped by flat arches and the front window has a corbeled arch. The gables are shingled and have brackets at the corner. The only alteration has been the replacement of the porch. The house was built in 1892 according to Jane V. Barker's Historic Homes of Boulder County. The house was built by Wellington Bruce Wiswall who was in the hardware business with J.B. Thompson. Wiswall was also secretary of the Longmont Electric Company and part owner of the Interocean Mine at Sunshine. In 1896 the house was purchased by Hattie Taylor Denio, wife of the miller. According the Denio's daughter's diary, the front steps were millstones. Denio died in 1928 and his mill, located just to the south burned in 1934.

Another outstanding early structure in the district is Central School located in the block immediately to the west of Thompson Park. It is this location that indicates the degree of development in this part of town in the 1880s, despite the predominant early twentieth century character that is now in evidence. Central

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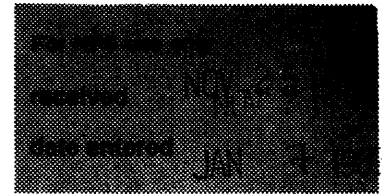
School is an impressive example of Neo-Classical Revival. Construction began in 1878 with the east wing, completed in 1881; the final section was built in 1901. The structure was designed by John B. Thompson and was constructed by M.W. Barb, a local contractor who built some of Longmont's finest houses. The brick structure has a gable roof with gabled wings. All of the gable ends are pedimented and detailed with brackets and dentils. The inset entrance is marked by attached Doric columns. All the wood double hung windows are topped by stilted, segmental arches. A new school building has been added to the site, but it does not detract from this fine school building.

Butler's Addition, located at the west end of the district has been mentioned with reference to Butler himself, as he built one of the first houses outside the original Eownsite, and his 1886 addition is also one of the first outside the original townsite. The addition is a triangular block defined by Third on the south and Bowen on the east. The houses along Third are included in the district, and among them are some of the finest examples of particular styles found on the West Side. The Butler House at 407 Bowen has already been mentioned. The Tudor Revival style house at 1206 Third dates to 1900 and is the finest example of the style in the city with its ample size, half timbered gables and side sun porch. Another example of Tudor Revival, located at 1230 Third, dates to 1924. This example has longer, lower proportions, and little detailing. It is its brick construction and roof lines that define it as Tudor Revival. At 1236 Third is a fine example of the Foursquare built in 1905. The brick house is two and one half stories tall, topped by a hip roof with dormers, and fronted by a full facade porch. Unusual features include quoins and a rear corner oriel window. A Queen Anne style house at 1246 Third is notable for its date of 1887 and its location at the west end of the district. It is, however, a very simple and somewhat altered example of the style.

The remaining lots of the addition are taken up by examples of the Bungalow and Craftsman styles, which are differentiated primarily by size. The Bungalow at 1244 Third dates to 1932. It has a cross gable roof with exposed rafters and purlins and full facade porch. The house at 1210 Third, which dates to 1920, is one of the best examples of the Craftsman style in the district. It is constructed of brick and topped by a tile-covered cross gable roof. The porch is inset in one corner. The house is set on a fieldstone foundation that adds an interesting texture. The house is simple, but unusually well proportioned. Another example of the style is

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next door at 1228 Third. This example has been altered somewhat by addition of large dormers that affect the proportions of this otherwise simple house. The Butler Addition encapsulates the district, illustrating the varied types and sizes of houses found in the district, but illustrating also the homogeneity of its overall character.

There were a few Bungalow and Tudor style houses built in the district after the mid-1920s up through 1930 that can be considered as contributing. Although sometimes Bungalow in style a few others are constructed on much smaller lots and have smaller proportions that do not contribute to the character of the district. As the small number of noncontributing buildings indicates, relatively few buildings have been constructed in recent years.

Thompson Park, bounded by Pratt, Bross, Fourth, and Fifth, is an important contributing element to the West Side District. The park dates to the founding of the town in 1871 and is one of three parks identified in the original plan for the townsite. Thompson Park is credited to the generosity of Elizabeth S. Thompson,* who owned 25 shares in the Colony and also donated the city library.

Little is known of the park's historic plan. The present landscaping is probably similar to the original--a grassed area with a mixture of trees scattered throughout. Most of the trees are deciduous, mature plants and consist of 44 varieties. Non-contributing features include two pavilions of recent construction and one restroom facility. One pavilion is located at the north end of the park, the other at the southwest corner. The restroom is in the center, west side of the park.

*According to Longmont Parks & Recreation Department records, J. M. Munnford donated the land to the city for the park.

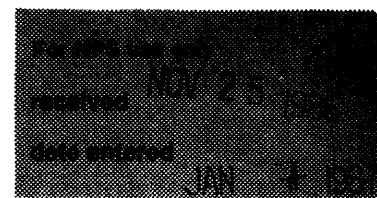
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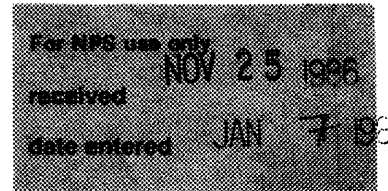


COMPREHENSIVE INVENTORY OF WEST SIDE HISTORIC DISTRICT.

street	number	date	style	significance	map #	historic name	roll/neg #	
Terry	311	1870-74	Italianate	significant	A	Atwood-Warner House		
	315	1928	Craftsman	contributing	B			
	327	1903	Italianate	significant	C	SH Nickell House		
	333	1882	Queen Anne	contributing	D	OA McFarland House		
		nw corner	--		noncontributing	E	drive-in bank	
	415	1929	Bungalow	contributing	F			
	419	1912	Bungalow	contributing	G			
	425	1883	Foursquare	contributing	H	A Williams House		
	429	1906	Edwardian Vern	contributing	I	WL McCaslin House		
	435	1910	Craftsman	contributing	J			
	439	1917	Bungalow	contributing	K	Charles Carroll House		
	445	1908	Bungalow	contributing	L			
	Pratt	310	1904	Foursquare	significant	140	JW Paxton House	6/19
318		1883	Second Empire	significant	141	EP Secor/G Clark House	6/20	
328		1902	Foursquare	contributing	142	A Adams House	6/21	
336		1883	Bungalow	contributing	143	R Streeter House	6/22	
342		1898	Foursquare	contributing	144	LJ Plumb House	6/23	
414		1906	Edwardian Vern	contributing	149	HF Kuhn House	7/3	
416		1904	Edwardian Vern	contributing	150	George Ross House	7/4	
422		1906	Edwardian Vern	contributing	151	A Fairbairn House	7/5	
428		1906	Colonial Revival	significant	152	Johnson/Secor House	7/6	
430		1907	Foursquare	contributing	152	Ellen Secor House	7/7	
436		1902	Queen Anne	contributing	153	JM Anderson House	7/8	
440		1907	Edwardian Vern	contributing	154	GB Lawson	7/9-10	
440		1907	brick barn	contributing	154		7/10	
Pratt		317	1901	Edwardian Vern	significant	172	Ralph Denio House	6/18
	319	1884	Gothic Revival	significant	171	Charolette Kiteley House	6/16-17	
	327	1906	Foursquare	contributing	170	LL Breckenridge House	6/15	
	335	1871	Vern Wood Frame	significant	169	Libriary Hall	6/14	
	339	1900	Foursquare	significant	168	JA & TT Donovan House	6/13	
	347	1900	Foursquare	significant	167	DC Donovan House	6/12	
	511	1906	Edwardian Vern	contributing	164	Ralph Shaw House	7/17	
	Bross	308	1904	Queen Anne	contributing	173	AW Leggitt House	15/23-25
314		1910	Queen Anne	significant	174	AM Preston House	8/4-5	
320		1906	Foursquare	contributing	175	GH Taft House	8/6-7	
326		1892	Italianate	significant	176	NC Sullivan House	8/8-9	
330		1906	Foursquare	contributing	177	S Schey House	8/10-11	
Bross	307	1951	---	noncontributing	--		--	
	313	1898	Vern Wood Frame	contributing	193	Anna L Barclay House	8/3	
	315	1883	Vern Wood Frame	contributing	192	AS Williams House	8/2	
	317	1918	Edwardian Vern	contributing	191	Sadie G Wright House	8/1	

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	319	1882 Italianate	significant	190 HW Preston House		8/0	
	329	1925 Edwardian Vern	contributing	189		7/24	
	425	1878 Neo-Classical Rev	significant	187 Central School		7/19-23	
	503	1891 Second Empire	significant	185 Robert Stephens House		8/21-22	
Gay	302	193 Colonial Revival	contributing	194 Charles VanZant House		9/11-12	
	314	1942 ---	noncontributing	--		--	
Gay	251	1895 Queen Anne	contributing	276 FL Higher House		10/5	
	321	1919 Mediterranean	contributing	210 NJ Grosfean House		9/10	
	409	c.1909 Classic Cottage	contributing	206		15/4-5	
	411	1906 Edwardian Vern	contributing	205 GW Butler House		9/9	
	413	1882 Edwardian Vern	contributing	204 MB Skinner House		9/8	
Bowen	414	1924 Bungalow	contributing	211 FC Wiggins House		9/17	
	416	1921 Bungalow	contributing	212 JD Baskor House			
	418	1921 Tudor Revival	contributing	213 JS Mulligan House		15/12	
	424	1919 Bungalow	contributing	214 JS Mullign House		15/11	
	428	1902 Bungalow	contributing	215 Phina Titus House		14/29	
Bowen	407	1885 Queen Anne	significant	282 Thomas Butler House		13/32	
Third	800	1957 ---	noncontributing	--		--	
	812	1902 Craftsman	contributing	M FH Stickney House		10/25	
	858	1903 Foursquare	significant	221 AJ Emmons House		10/22-24	
	902	1892 Queen Anne	significant	222 Wiswall-Denio House		10/13	
	908	1897 Foursquare	contributing	223 Charles Kistler House		10/14	
	914	1897 Foursquare	significant	224 LF Steuerwald House		10/15	
	920	1897 Queen Anne	significant	225 Fox-Downer House		10/16	
	926	1904 Foursquare	contributing	226 JW Paxton House		10/17	
	1000	1951 ---	noncontributing	--		--	
	1012	1910 Bungalow	contributing	228		15/19	
	1018	1949 ---	noncontributing	--		--	
	1022	1919 Bungalow	contributing	230 Frank Almquist House		15/21-22	
	1102	1909 Edwardian Vern	contributing	231 AH McKinion House		9/19	
	1106	1915 Bungalow	contributing	232 CE Day House		9/20	
	1120	1871 Italianate	significant	233 Emerson-Buckingham Bank		9/14,21	
	1126	1904 Dutch Colonial	contributing	234 CE Day House		9/22-23	
	1206	1900 Tudor Revival	contributing	297		13/30-31	
	1210	1920 Craftsman	contributing	298		13/33-34	
	1228	1907 Craftsman	contributing	299		13/35-36	
	1230	1924 Tudor Revival	contributing	300		13/37	
	1236	1905 Foursquare	contributing	301		14/0-2,23	
	1244	1924 Bungalow	contributing	302		14/3	
	1246	1886 Queen Anne	contributing	303		14/4	
Third	1005	1909 Foursquare	contributing	246		10/11	
	1007	1907 Dutch Colonial	contributing	245 GW Butler House		10/10	
	1009	1907 Foursquare	contributing	244		10/9	
	1011	1925 Pueblo Revival	contributing	243		15/20	

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	1015	1907 Foursquare	contributing	243 H Oviatt House	10/8
	1019	1908 Bungalow	contributing	242 GW Butler House	10/7
	1021	c1915 Bungalow	contributing	241 JW Turrell House	10/6
	1025	1906 Foursquare	contributing	240 B Turrell House	10/2-3
	1101	1932 Bungalow	noncontributing	239	15/15-16
	1105	1928 ---	noncontributing	--	--
	1109	1934 Tudor Revival	contributing	238	15/17-18
	1111	1933 ---	noncontributing	--	--
	1117	1902 Queen Anne	contributing	237 JE Bump House	10/1
	1121	1920 Dutch Colonial	contributing	236 Helen Sidger House	9/25
	1125	1901 Classic Cottage	contributing	235 LV Nichols House	9/24
	1203	c1910 Classic Cottage	contributing	317 SH Blackwell House	13/28-29
	1211	c1920 Colonial Revival	contributing	316	15/13-14
	1221	---	noncontributing	--	--
	1225	c1900 Edwardian Vern	contributing	315	13/27
	1237	1906 Foursquare	significant	314 EH Van Zant House	14/16-18
	1239	Colonial Revival	contributing	313	14/15
	1241	1920 Bungalow	contributing	312	14/14
	1249	Edwardian Vern	contributing	311	14/13
	1255	Colonial Revival	contributing	310	14/12
Fourth	812	1882 Italianate	significant	M JW Turrell House	
	860	1924 Dutch Colonial	contributing	147 CM Stafford House	7/1,18
	864	1896 Queen Anne	significant	148 Dr. CF Andrew House	7/2
	1100	1949 ---	noncontributing	--	--
	1110	1930 Tudor Revival	contributing	208	15/6
	1114	1910 Classic Cottage	contributing	207 Newton J Atwood House	15/9-10
	1126	1906 Edwardian Vern	contributing	211 Lloyd Gardiner House	9/15
	1128	1901 Edwardian Vern	contributing	211 George H Thome House	9/16
Fourth	809	---	noncontributing	--	--
	815	1903 Bungalow	contributing	N EM Buckley House	
	829	Vern Masonry	significant	145 Tom Howard House	6/25
	831	1901 Queen Anne	contributing	146 John Simington House	6/24
	917	1912 Bungalow	contributing	178 Theodore Schey House	8/12
	1011	1901 Vern Wood Frame	contributing	188 Frank Almquist House	8/13
	1013	1906 Dutch Colonial	significant	195 Samuel Williams House	8/14
	1017	1905 Queen Anne	contributing	196 Ralph Kiteley House	8/15
	1027	c. 1908 Queen Anne	contributing	197	8/16
	1111	1930 Tudor Revival	contributing	209	15/7,8
Fifth	816	1919 Classic Cottage	contributing	155 Earl Sprague House	7/13-14
	822	1904 Classic Cottage	contributing	156 Robert Neely House	7/12
	828	1899 Queen Anne	contributing	157 OJ Stephens House	7/11
	902	1882 Edwardian Vern	contributing	166 ME Church House	7/15
	906	1882 Classic Cottage	contributing	165 Ralph Shaw House	7/16
	910	1974 ---	noncontributing	--	--
	912	1958 ---	noncontributing	--	--
	914	1902 Classic Cottage	contributing	179 Harry S Tallman House	15/2-3
	954	1930 ---	noncontributing	--	--
	960	1928 Tudor Revival	contributing	180 James Butler House	8/17

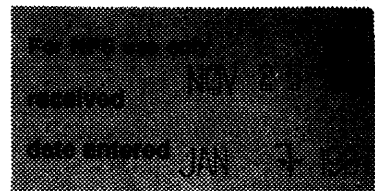
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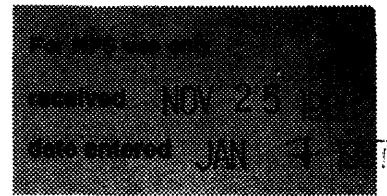
Fifth ne corner 1913 --- noncontributing -- Christian Science Church --

note: significant buildings are those structures with a high level
of historical or architectural value.

Percentage Distribution of Styles in the West Side Historic District.

style	number	percentage
Vernacular Wood Fraae	4	3.0%
Vernacular Masonry	1	0.8%
Gothic Revival	1	0.8%
Italianate	6	4.5%
Second Empire	2	1.5%
Queen Anne	15	11.3%
Edwardian Vernacular	17	12.8%
Foursquare	20	15.0%
Classic Cottage	8	6.0%
Colonial Revival	5	3.8%
Neo-Classical Revival	1	0.8%
Mediterranean Revival	1	0.8%
Tudor Revival	7	5.3%
Dutch Colonial Revival	5	3.8%
Pueblo Revival	1	0.8%
Bungalow	19	14.3%
Craftsman	5	3.8%
noncontributing	18	13.2%
total	136	100.0%

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at high prices in the mining camps. A small town called Burlington grew up to support the shipping and supply needs of these farmers. When Longmont was platted, Burlington chose to merge with the new town, and all the residents and businesses moved.

The location of early houses and the siting of schools indicates that aside from a concentration of houses and commercial buildings at the center of town, most structures were scattered around the townsite. The Central School, Longmont's first school begun in 1878 and an example of Classical Revival, is located in the block bounded by Bross, Fourth, Gay, and Fifth, several blocks west of Main. This scattered pattern may well have resulted because these early residents bought more than one lot, built their houses on one of the lots and then sold lots later. An example of this is Ransom's resubdivision located on the north side of Third between Pratt and Bross. In 1884, Daniel Ransom purchased four lots and resubdivided them into five lots, which he resold. The five houses are the Wiswall-Denio House at 902 Third (1892), the Charles Kistler House at 908 Third (Foursquare, 1897), the Steuerwald House at 914 Third (Foursquare, 1897), the Fox-Downer House at 920 Third (Edgardian Vernacular, 1897), and the Paxton House at 926 Third (Foursquare, 1904). This group of houses is representative of some of the finest turn of the century houses found in the district.

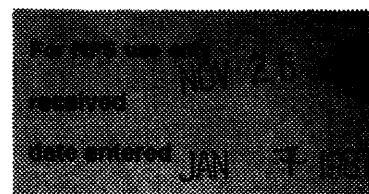
Those houses associated with the Colony period are scattered around the West Side Historic District. Examples include Library Hall at 335 Pratt, Atwood-Warner House at 311 Terry, The McFarland House at 327 Terry, The Emerson Buckingham Bank at 1120 Third, and the Wiswall-Denio House at 920 Third.

Residences with construction dates falling between 1871 and 1900 are considered significant because of their association with the Colony and because of the prominence of their owners. Many also are good examples of the styles associated with the Colony period, the Italianate, Mansard, and Queen Anne.

At about the turn of the century, it was found that Colorado was conducive to the growing of sugar beets, and a large scale effort was pursued in the northern Front Range to convince farmers to grow sugar beets and to build sugar factories in towns. Longmont entrepreneurs had just such a plant built in 1902. In 1905 it was purchased by Great Western Sugar Company which successfully operated these plants throughout northeastern Colorado. The company in fact had its own railroad that carried the processed sugar from the sugar beet factory in Longmont to Denver where the product was shipped.

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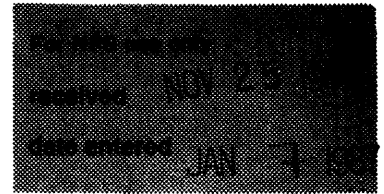
The immediate success of the sugar factories and Great Western brought great prosperity to towns such as Longmont. And it is this prosperity with which most of the development in the West Side Historic District. Beginning in about 1900, Longmont's most prosperous merchants and prominent citizen's, many of whom lived on the east side, built substantial houses on the west side. These houses were large, comfortable examples of Edwardian Vernacular and Foursquare. It is this concentration of development in a short period and limited number of styles that gives the district its identity and significance. The three Donovan brothers, all in the lumber business, built two large examples of Foursquare on Pratt Street. The Emmons House, one of the finest examples in town was built on Third in 1903. The house at 1236 Third, built in 1905, is another good example. The Steuerwald House, built by one of the town's first dentists in 1897, features an unusual corner curved porch. Numerous other examples with equal quality of design were erected.

The Edwardian Vernacular style, or late Queen Anne, is equally well represented with examples that date to the very late 1890s. A few of these Edwardian Vernacular houses are smaller, indicating that this prosperity extended to clerks and laborers. Similarly, there are a few examples of Classic Cottage. The large amount of development that occurred at one time gives the district a homogeneity that is unique in Longmont.

As has been previously cited, many of Longmont's most prominent citizens lived in the West Side Historic District. Included in this list are Atwood (311 Terry), an early hardware merchant; Andrew, two brothers both of whom were doctors, (345 Terry, 864 Fourth); Turrell, an early druggist (812 Fourth); Howard, an early contractor and furniture store owner (829 Fourth); Secor, a lawyer, first president of the Presbyterian College, and founder of the Light and Power Company (318 Pratt); Mrs. Thompson, who donated a library to the town (335 Pratt); Sullivan, a farm implement dealer and sugar factory promoter (326 Bross); Fox and Denio, both early mill owners (317 Pratt, 902 Third, 920 Third), Day, a banker and Colony officer (1120 Third), and Wiggins, member of a family of contractors (414 Bowen). These residents are representative of the many important persons who made their homes in the district. It is interesting to note the number of them that moved from the east side to the west side. Included in this group are the Donovan brothers, Stickney, Oviatt, Wiggins, and Schey, to name but a few.

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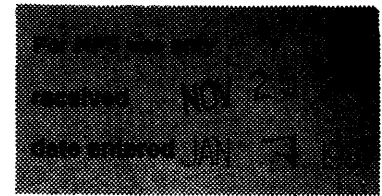
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The West Side Historic District retains its integrity of architecture, history, and context to a remarkable degree. The original townsite was set out with broad streets and large lots. To a great extent these remain. Most of the lots are still large, giving the district a sense of spaciousness. The broad streets are lined with mature trees, which contribute not only to the visual unity of the district, but also emphasize the prominence of the neighborhood. In addition, none of these already wide streets have been widened to carry more traffic, so setbacks are uniform throughout the district. The architectural integrity remains because most of the houses that were in place by 1930 remain and few of these have been altered. Alterations are limited to the screening of porches or small rear additions; changes that do not distract from the character of the neighborhood. Finally, the district demonstrates historical significance because the associations with the Colony, the sugar factory, and prominent residents can easily be made. The West Side Historic District retains its distinctive homogeneity of appearance and its integrity of architecture, history, and streetscape. The factors combine to make the district eligible for nomination to the National Register as one of Longmont's most identifiable and distinctive neighborhoods.

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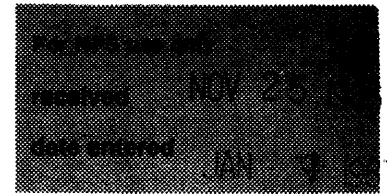
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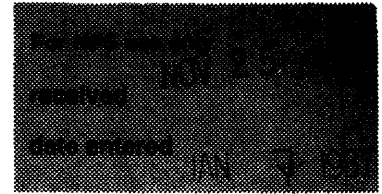
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**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Inventory—Nomination Form**



Continuation sheet WEST SIDE HISTORIC DISTRICT Item number 10 Page 2

National Register Nomination
continuation sheet item number 10 Page 2

verbal boundary description: Beginning at the southwest corner of Terry and Fifth proceed south along the west side of Terry to Third; proceed west along the north side of Third to the intersection with Bross; proceed south along the west side of Bross to the south property line of lot 8-block 80; proceed northwest along the south property line of lots 8 and 1-block 80, lots 9, 10, and 1-block 2 (both Original Townsite), lots 1 and 5-block 1 and lots 1 and 6-block 2 (both Coffman's First), to the intersection with Grant; proceed north along the east side of Grant to the intersection with 3rd where Grant jogs to the west; proceed across 3rd to the east side of Grant; proceed north along Grant to the intersection with Carlton; proceed east along the south side of Carlton for approximately 100 feet; proceed south along the east side of lot 2, Butler's Addition, for approximately 30 feet; proceed southeast and east along the north property lines of 1210 Third and 407 Bowen to the intersection with Bowen; proceed north along the east side of Bowen to the north property line of 428 Bowen; proceed east along this property line to the alley between Bowen and Gay; proceed south along the alley to the north property line of 413 Gay; proceed east along this property line to the east side of Gay; proceed north along the east side of Gay to the intersection with Fifth; proceed east along the south side of Fifth to the west property line to 503 Bross; proceed north along this property line to the north property line; proceed east along the north property lines of the structures fronting on Fifth to the alley between Pratt and Terry; proceed south along the west side of the alley to Fifth; proceed east along the south side of Fifth to the point of beginning. (See map 2.)

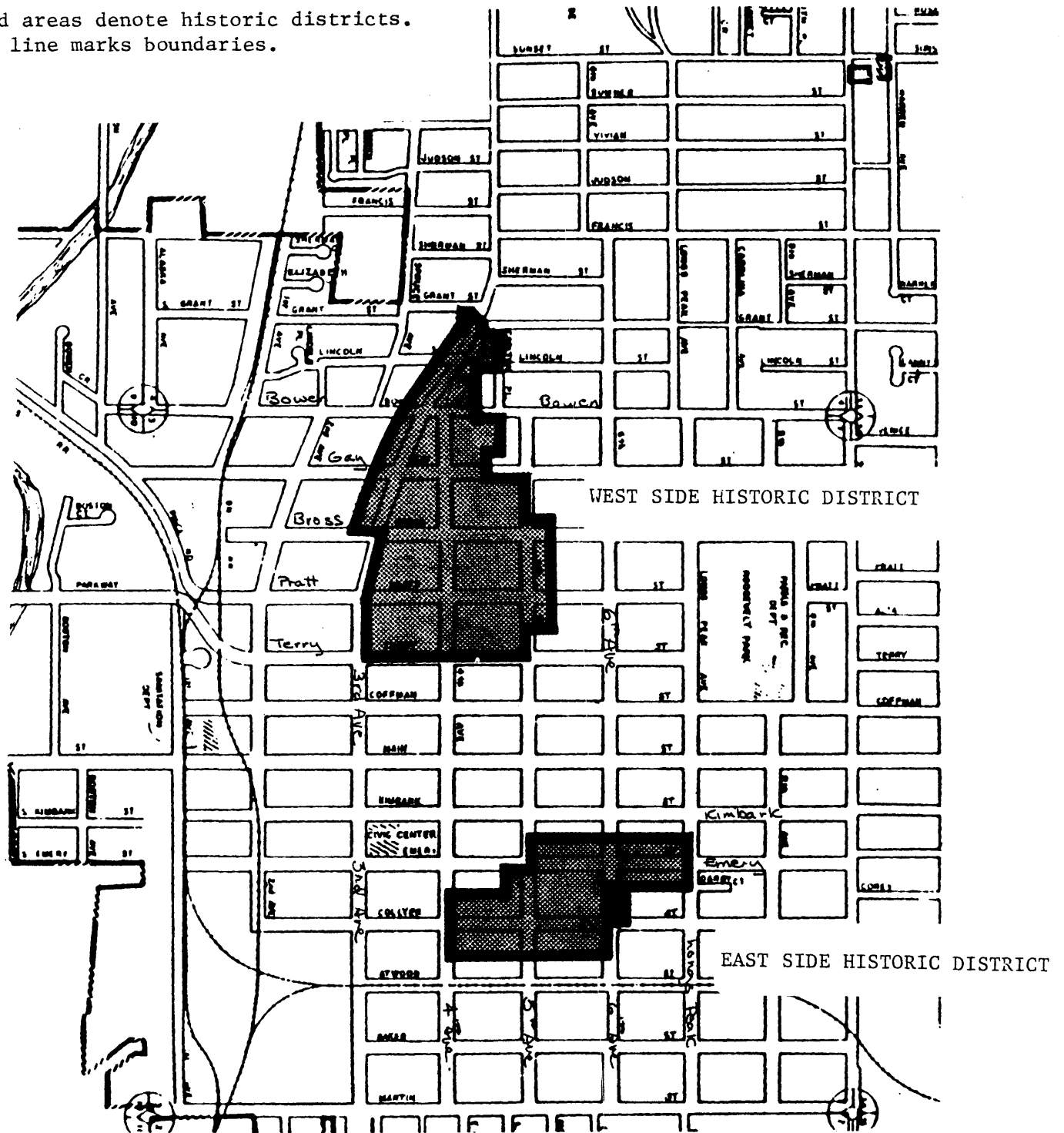
Boundary justification; This district is based on an architectural survey completed in early 1986. The district boundaries are carefully drawn to include as many structures relating to the prosperity of the sugar factory years. The boundaries have been drawn to maximize the architectural and historical integrity of the district and to keep the number of noncontributing structures to a minimum.

West Side Historic District
Boulder County, Colorado

City of Longmont. Date: Unknown
Scale: 1/2"=1000'

Shaded areas denote historic districts.
Heavy line marks boundaries.

Map 2



MAP 2
Historic Districts