

United States Department of the Interior
National Park Service

National Register of Historic Places
Inventory—Nomination Form

For NPS use only
received JUN 29 1987
date entered AUG 12 1987

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

1. Name

historic Longmont College

and/or common The Landmark

2. Location

street & number 546 Atwood Street n/a not for publication

city, town Longmont n/a vicinity of

state Colorado code 08 county Boulder code 013

3. Classification

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

4. Owner of Property

name Peter P. Brady and Frank Kreith

street & number P. O. Box 2371 1485 Sierra

city, town Boulder n/a vicinity of state Colorado 80302

5. Location of Legal Description

courthouse, registry of deeds, etc. Boulder County Clerk and Recorder, Courthouse, West Bldg.

street & number 1300 Spruce

city, town Boulder state Colorado

6. Representation in Existing Surveys

title Colorado Inventory of Historic Sites has this property been determined eligible? n/a yes no

date Ongoing federal state county local

depository for survey records OAHP, Colorado Historical Society

city, town Denver state Colorado

7. Description

Condition		Check one	Check one
<input checked="" type="checkbox"/> excellent	<u>n/a</u> deteriorated	<input type="checkbox"/> unaltered	<input checked="" type="checkbox"/> original site
<input type="checkbox"/> good	<input type="checkbox"/> ruins	<input checked="" type="checkbox"/> altered	<input type="checkbox"/> moved date <u>n/a</u>
<input type="checkbox"/> fair	<input type="checkbox"/> unexposed		

Describe the present and original (if known) physical appearance

The Longmont College building is located in the East Side residential neighborhood of Longmont, Colorado, which is characterized by broad, tree lined streets and well maintained late nineteenth century residential buildings. Across the street to the north is a contemporary school building. The college building, sited on a corner near the back of the lot, is the only building on the site. There is a large grassed area at the front and south side with mature trees and an original low wrought iron fence on three sides of the property.

The building is the south wing of what was originally designed to be a much larger building, but was never completed. This wing is an imposing, two-story Italianate Style building faced in red brick with a high foundation of rusticated red sandstone. The building plan is rectangular with a truncated hipped roof with original iron cresting around the top. The craftsmanship of the patterned brick work is notable such as the corbeled and crenelated cornice below the eaves. The eaves terminate in a molded, built-in metal gutter system. The west front elevation is divided into three bays; an entrance bay on the north, a central bay with a projection pavilion and a 1907 sleeping porch addition on the south.

The verticality of the front elevation is expressed in the tall, narrow windows and the projecting two-story pavilion with full height pilasters at the corners. The pavilion is topped by a triangular parapet with a metal cornice which ends in a finial at the peak. Near the top of the parapet are a pair of small square windows with stone sills and lintels which continue across the face to form belt courses. Below the parapet is a segmental arch with a keystone date block. The infill on the face below the arch is a basket weave brick pattern set with red mortar. The tall, narrow windows are arranged in groups of three at the first and second story levels. These are one-over-one wood sash with flat-arched transoms above and small stained glass panes around the outside. The wide stone lintels and narrow stone sills form a belt course across the pavilion. At the second story, the lintel course continues across the face and side of the pilaster and the sill course terminates in stone blocks set into the pilasters with floral carvings on the faces.

The windows throughout the building are flat-arched, round-arched or segmental-arched and are tall and narrow with one-over-one double hung sash. Round arched openings have been used on the entrance bay at the north side of the front elevation. The recessed arched entrance is trimmed in large blocks of light colored dressed sandstone with a keystone and carved impost blocks. Through the arched opening a pair of tall doors with wood panels and glass lights in the center lead into the entry hall and main staircase. There is a large fan light over the entry door. The three narrow round-arched stair windows, set diagonally across the face of the entrance bay, are outlined and linked by a continuous band of raised bricks laid with red mortar.

On the north side, the only windows are paired with segmental arches and are set into the center of a vertical wall panel with a raised brick border. On the roof

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at the top of the panel, is an unusual gabled roof dormer, with a louvered opening in front of a steep pyramidal roof shape.

The rear of the building, has a slightly projecting bay at the north side and there are entrances into the basement and the sleeping porch addition.

In 1907, the three-story sleeping porch was constructed on a high concrete foundation across the south side of the building. Originally the openings between the full height brick piers were enclosed with screens, but from six to ten years after its completion, the addition was fully enclosed to be more usable and comfortable in the winter. The enclosure included sets of triple sliding windows with wood frames installed between each pier and the space below enclosed with wood. On the interior, the walls and ceiling were faced with inexpensive metal. In 1948, the interior of the building was converted into ten apartments with the addition of bathrooms, kitchens, new partitions, lowered ceilings and plastered walls in the sun porch area. It is believed that asphalt siding on the sleeping porch exterior was installed at that time. During the recent rehabilitation in 1986-1987, the work included the removal of the sliding windows, the asphalt siding and other deteriorated materials from the sleeping porch. The new sleeping porch windows are double hung with wooden sash and redwood lap siding, with a four inch lap, was used for the exterior replacement material. The recent renovation has completely refurbished the interior of the original building. Where possible, the ceilings were raised to expose to original architectural elements such as transoms and wood trim on the upper parts of the windows which had been hidden. A secondary stairway, added in 1948, was rebuilt to become a straight flight of stairs eliminating the landing.

The most notable work accomplished during the renovation was the restoration of the entry hall and the main staircase. The woodwork in this area of the building is especially elaborate. The window and door surrounds have low pedimented lintels with carved medallions in the center and shaped corner blocks. The open stairway has a large, rectangular newel post with carving at the top and elaborate turned balusters. There is a tongue-and-groove wainscoting around the walls of the entry hall and up the stair walls. All of the woodwork in this portion of the building had several layers of paint, which was stripped and the wood refinished with hand graining. The original hardware throughout has been retained and refinished.

8. Significance

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

Specific dates 1886, 1907 **Builder/Architect** Fred A. Hall, architect
James Wiggins, builder

Statement of Significance (in one paragraph)

The Longmont College building meets criteria C for its architectural design, fine craftsmanship and as a unique example of a nineteenth century institutional structure in Longmont, a small agricultural community incorporated in 1873. The College also meets criteria A for its association with the early history of Longmont which aspired to have an institution of higher education. Although not at this specific location, the original plat of this western agricultural town reserved space for a college. This building served as Longmont's first and only college for only three years from 1886 to 1889.

As Longmont grew the city fathers felt the need for higher education as well as religious institutions in the community. The Presbyterian Synod of Colorado commissioned Frederick Albert Hale, a Denver architect, to design the college building. Originally planned as a much larger building, only the south wing was ever completed. In 1886, the Longmont College opened with sixteen students. For financial reasons, the college closed after only three years of operation. It reopened as a preparatory school late in 1889 after it was decided by the Synod not to complete the rest of the building as originally proposed.

On October 15, 1889, W. O. Thompson and A. D. Holt, president of the Longmont College, made a report to the Presbyterian Synod of Colorado when it was in session in Colorado Springs. After the college closed, president Holt went to Ohio State University and served as president of that institution from 1890 until ca. 1923. Thompson and Holt explained the difficulties of the school as "an indifference was found that hitherto had not been discovered...that there always had been sentiment against a college at Longmont, and that it should have been located elsewhere." Thus a preparatory school, called the Longmont Academy, opened and served the Longmont students who could afford the \$24.00 tuition in an advanced high school. Later, this structure housed the Longmont High School until a new one could be built.

From 1906 until 1948, the building was owned by the Sisters of Saint Francis. It was under their ownership that the sleeping porch was constructed on the south side of the building in 1907. The school operated by the Sisters, called Saint Joseph's Adademy, had sixty-eight pupils in attendance the year it opened.

With housing in short supply after World War II, the building was purchased in 1948 by George Smoot of Longmont and was converted to ten housing units.

The building is notable not only for its unique design, but for the fine craftsmanship of the decorative brick and stone work as found in the cornice, on the front pavilion and arched front entry. Of equal importance is the fine woodwork found on the

9. Major Bibliographical References

They Came to Stay, St. Vrain Historical Society, 1971.

V. W. Gehlert, Longmont Architectural Heritage.

10. Geographical Data

Acreeage of nominated property under one

Quadrangle name Longmont

Quadrangle scale 1:24000

UTM References

A

1	3	4	9	3	8	9	0	4	4	4	6	2	7	0
Zone			Easting				Northing							

B

Zone			Easting				Northing							

C

Zone			Easting				Northing							

D

Zone			Easting				Northing							

E

Zone			Easting				Northing							

F

Zone			Easting				Northing							

G

Zone			Easting				Northing							

H

Zone			Easting				Northing							

Verbal boundary description and justification

N.E.¼, Sec.3, T2N, R69W. The south 15 feet of Lot 16 and all of lots 17, 18, 19 and 20. BECKWITH's SUBDIVISION, City of Longmont, County of Boulder, State of Colorado

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

state n/a code n/a county n/a code n/a

state code county code

11. Form Prepared By

name/title Peter P. Brady

organization owner

date January 12, 1987

street & number P. O. Box 2371

telephone (303) 442-0581

city or town Boulder

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 6-23-87

For NPS use only

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

Peter Crowe
Keeper of the National Register

date 8/12/87

Attest:

date

Chief of Registration

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interior in the grand entry hall and main stairway.

Architect Frederic Albert Hale, who was commissioned by the Colorado Synod to design the Longmont College, came to Denver from Rochester, New York in 1880. A multi-talented man, Hale was not only a noted architect, but an accomplished singer who was widely acclaimed for his fine voice.¹ In Denver, Hale first worked as chief draughtsman in the office of Robert S. Roeschlaub, a prominent Denver architect, from 1880 to 1883. Roeschlaub is recongnized for his early school designs, such as Emerson School and Corona School, as well as Trinity Methodist Church in Denver.

When Hale left Roeschlaub in 1883, he established a practice with H. B. Seeley (Seeley and Hale) which lasted until 1886 when he returned to the Roeschlaub office as a full partner. Hale again left the office in 1887 to form his own practice. In 1890, Hale moved to Salt Lake City, Utah where he designed a number of the city's more important buildings such as the Alta Club. Hale died in Salt Lake City in 1934.²

Even though the structure was never completed to its original grand design, it served the residents of the community as an educational institution for over sixty-two years and has retained its original exterior architectural integrity and beauty. The building was designated a local landmark and was completely renovated on the interior in 1986-1987.

¹Fred A. Hale Scrapbook, Library at the Utah Historical Society. Various undated clippings from Denver and Salt Lake City newspapers.

²Judith Brunvand, "Frederic Albert Hale, Architect", Utah History Quarterly, vol. 54, no. 1, Winter, 1986, p.7.