

Architectural Inventory Form

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I. IDENTIFICATION

1. Resource number: **5BL1140**
2. Temporary number: **N/A**
3. County: **Boulder**
4. City: **Longmont**
5. Historic building name: **Brace House; Krueger House**
6. Current building name: **Paradiso House**
7. Building address: **800 Collyer Street**
8. Owner name: **Barbara Paradiso**
Owner address: **512 Dewey Avenue**
Boulder, CO 80304

II. GEOGRAPHIC INFORMATION

9. P.M. **6th Township 2N Range 69W**

Wood / Shingle

NE¹/₄ of NE¹/₄ of NW¹/₄ of NE¹/₄ of section 3

10. UTM reference

Zone **13**

Easting: **491739**

Northing: **44466681**

11. USGS quad name: **Longmont, Colorado**

Year: **1968 (Photorevised 1979) 7.5'**

12. Lot(s): **S¹/₂ 6** Block: **3**

Addition: **Longmont Original Town** Year of Addition **1872**

13. Boundary Description and Justification: **This legally defined parcel encompasses but does not exceed the land historically associated with this property.**

Official Eligibility Determination

(OAHP use only)

Date _____ Initials _____

- Determined Eligible - National Register
 Determined Not Eligible - National Register
 Determined Eligible - State Register
 Determined Not Eligible - State Register
 Needs Data
 Contributes to eligible National Register District
 Noncontributing to eligible National Register District

III. ARCHITECTURAL DESCRIPTION

14. Building plan (footprint, shape):
Rectangular Plan
15. Dimensions in feet: **823 square feet**
16. Number of stories: **One**
17. Primary external wall material
Brick
18. Roof configuration (enter one):
Gabled Roof / Cross Gabled Roof
19. Primary external roof material (enter one):
Asphalt Roof / Composition Roof
20. Special features (enter all that apply):
Porch
Decorative Shingles
Segmental Arches

22. Architectural style / building type:

No Style / Vernacular
Brick Masonry Cross
Gabled Dwelling

21. General Architectural Description

Located at the northeast corner of Collyer Street and 8th Avenue, the house at 800 Collyer Street is a single-story vernacular brick masonry dwelling. The house is supported by a low coursed sandstone foundation, and its walls are built of red bricks laid in common bond. The roof features steeply pitched intersecting clipped gables, covered with asphalt shingles, and with boxed eaves. Multi-colored variegated wood shingles, as well as gable ornaments, appear in the upper gable ends on the facade (west), and on the north and south (side) elevations. The home's windows are primarily single 1/1 double-hung sash with painted wood frames and surrounds, sandstone lugsills, and segmental brick arches. An L-shaped porch covers the south end of the west elevation, and wraps around to cover the west end of the south elevation. The porch features a tongue-and-groove wood floor, wood frame knee walls, Tuscan columns, and a low-pitched hipped porch roof. Three concrete steps lead onto the porch at its southwest corner where there is an intersecting gabled pediment over the corner entry. Leading into the home from the porch, the front entry door is a painted green solid wood door, with three stepped lights, and with a green metal storm door. A non-historic rear entry door is located on the east elevation.

A single-stall garage is located a short distance northeast of the house: one-story; concrete foundation; painted cream yellow board-and-batten exterior walls over wood frame construction; hip roof, covered with brown asphalt shingles and with boxed eaves; one non-historic 1x1 horizontal sliding window located on the south elevation; a single wood-paneled door is located at the east end of the south elevation; a set of paired board-and-batten garage doors, side hinged with metal strap hinges, open onto a gravel driveway which extends to the alley to the west.

22. Architectural style / building type:

Please see front page.

23. Landscape or setting special features:

This house is located at the northeast corner of Collyer Street and 8th Avenue, in Longmont's historic East Side neighborhood. Developed during the late 1800s and early 1900s, the East Side Neighborhood is an established area made up primarily of historic single-family homes. The neighborhood features wide tree-lined streets, generally uniform setbacks, and deep rectangular-shaped lots.

24. Associated buildings, features, or objects

Garage

IV. ARCHITECTURAL HISTORY

25. Date of Construction:
Estimate
Actual **1899**

Source of information:

"Town of Longmont, Colorado - Water Rent Collections, 1899-1904." On file at the Longmont Archives, Longmont Museum.

26. Architect:
unknown

Source of information:
n/a

27. Builder/ Contractor:
unknown

Source of information:
n/a

28. Original owner:
Levi D. Brace

Source of information:
"Town of Longmont, Colorado - Water Rent Collections, 1899-1904."

29. Construction History (include description and dates of major additions, alterations, or demolitions):

Longmont water rent collections records, dated between 1899 and 1904, indicate that Lot 6 of Block 3 in Longmont's original townsite, was built on with the construction of a five-room dwelling in 1899. The first entry for this lot appears in June 1899, with the listing of the five-room dwelling owned by L.D. Brace. No building permits for the property were located in City of Longmont building permit files, although a 9' by 23' shed-roofed addition to the rear of the dwelling evidently predates the late 1940s.

30. Original location: **yes**
Moved **no**
Date of move(s) **n/a**

V. HISTORICAL ASSOCIATIONS

31. Original use(s): **Domestic / Single Dwelling**
32. Intermediate use(s): **Domestic / Single Dwelling**
33. Current use(s): **Domestic / Single Dwelling**
34. Site type(s): **Residence**

35. Historical Background

Longmont water rent collection records indicate that this house was constructed in 1899, and that for the first few years of its existence the dwelling was owned by Levi D. Brace. Then, from circa 1906 through 1920, the property was owned by C.M. Krueger [Kruger? Kreuger?]. In its early years, for the most part, this house was not owner occupied. According to Longmont city directories, no members of the Brace family ever lived here, while members of the Krueger family lived here for a relatively brief time in the years surrounding 1910.

The 1906 Longmont city directory lists L.C. McCarty, a farmer, and his wife, Belle, as this property's residents. By 1910, though, the McCartys had moved away from Longmont, and in the meantime, Miss Anna Krueger had taken up occupancy in this house at 800 Collyer Street. C.M. and Anna Krueger were evidently related to A.H. Krueger, who by 1892 owned some 480 acres of ranch and farm land about five miles north of Longmont. By the early 1900s, the Krueger family was residing at 612 Kimbark Street, and by 1907, they were also the owners of this house at 800 Collyer Street. Miss Anna Krueger who evidently resided here for a brief time circa 1910, lived most of her life in Berthoud. She passed away in Denver in September 1943 at the age of 57.

This house at 800 Collyer was occupied by a number of fairly short-term tenants from the late 1910s to the late 1930s. Occupants during those years included G.W. Rimer, E.S. Bayliss, Charles Damon, Roy and May Logan, and Ralph M. and Sylvia C. Henderson. Then, in 1937, the property was purchased by Lodovico and Marie Anzelini, and they lived here together until Lodovico's death in 1955, and Marie continued to live here as a widow until the early 1970s. Born in Austria on August 15, 1884, Mr. Anzelini immigrated to the United States in 1904. He settled at Trinidad, Colorado where he worked as a coal miner, and he subsequently worked in coal mines near Florence, Walsenburg, and Louisville. Mr. Anzelini and his wife Marie moved into this house in Longmont in 1937, and he retired from work as a coal miner nine years later. He passed away in Longmont in December 1955, survived by his wife and by a daughter, Catherine (Anzelini) Widmar.

Following the Anzelini family's long tenure, more recent owners and residents of this property have included: Edward R. Miller (late 1970s); Dennis M. O'Hearn (early 1980s); Charles Gibbs (late 1980s); Russell K. Walsh (early 1990s); and Kimberly R. Smith (late 1890s-early 2000s). The property's current owner, Barbara Paradiso, purchased it in 2001. She maintains the property as a rental.

36. Sources of Information

"Anna Krueger Dies in Denver." *Longmont Times-Call*, September 20, 1943, p. 1.

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

"Directory of Farmers for Boulder County in 1892"

Polk's Boulder County Directory [generally published annually], Denver, Kansas City, and Salt Lake City: R.L. Polk and Company Publishers.

Polk's Longmont City Directory, [generally published annually], Denver, Kansas City, and Salt Lake City: R.L. Polk and Company, Publishers, 1966 - 1997.

"Retired Miner Dies Here Today." [Lodovico Anzelini obituary] *Longmont Times-Call*, December 13, 1955, p. 3.

Sanborn Fire Insurance Maps, dated June 1930, and May 1956.

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

VI. SIGNIFICANCE

37. Local landmark designation:
Yes
No **xx**
Date of Designation: **n/a**

38. Applicable National Register Criteria

xx A. Associated with events that have made a significant contribution to the broad patterns of our history;

B. Associated with the lives of persons significant in our past;

xx C. Embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or that possess high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction;

D. Has yielded, or may be likely to yield information important in history or prehistory;

Qualifies under Criteria Considerations A through G (see Manual).

Does not meet any of the above National Register criteria.

City of Longmont Standards for Designation

xx 2.56.040-A (1) The structure or district has character, interest or value, as part of the development, heritage or cultural characteristics of the city, state or nation.

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

2.56.040-A (3) The structure or district is identified with a person or group of persons who had some influence on society.

xx 2.56.040-A (4) The structure or district exemplifies the cultural, political, economic, social or historic heritage of the community.

2.56.040-B (1) The structure or district portrays the environment of a group of people in an era of history characterized by a distinctive architectural style.

xx 2.56.040-B (2) The structure or district embodies those distinguishing characteristics of an architectural type specimen.

2.56.040-B (3) The structure or district is the work of an architect or master builder whose individual work has influenced the development of Longmont.

2.56.040-C (1) The structure or district, because of being part of or related to a square, park or other distinctive area, should be developed or preserved according to a plan based on a historic, cultural or architectural motif.

2.56.040-C (2) The structure or district, due to its unique location or singular physical characteristics, represents an established and familiar visual feature of a neighborhood, community or the city.

Does not meet any of the above City of Longmont Standards for Designation.

39. Area(s) of Significance:

Architecture; Community Planning and Development

40. Period of Significance: **1899-1953**

41. Level of Significance:

National:

State:

Local: **XX**

42. Statement of Significance

This house is historically significant relative to National Register Criterion A for its association with Longmont's residential development during the period of significance, 1899-1953. The house is also architecturally significant, under Criterion C, for its representative vernacular brick masonry construction. Although it displays a generally high level of integrity, the property's level of significance is probably not to the extent that it would qualify for individual listing in the National or State Registers of Historic Places. The property may qualify, though, to be listed as a local landmark by the City of Longmont. This property is located outside the boundaries of the Longmont East Side Historic District. If the district's boundaries were to be expanded, this house would qualify as a contributing resource within the district's boundaries.

43. Assessment of historic physical integrity related to significance:

This property displays a generally high level of historical integrity, relative to the seven aspects of integrity as defined by the National Park Service and the Colorado Historical Society - setting, location, design, materials, workmanship, feeling, and association. There have been no additions and no notable exterior alterations to either the house or garage following the period of significance.

VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. National Register eligibility field assessment:

Eligible:

Not Eligible: **xx**

Need Data:

City of Longmont Local Landmark eligibility field assessment:

Eligible: **xx**

Not Eligible:

Need Data:

45. Is there National Register district potential?

Yes: **xx**

No:

Discuss: **This property is located outside the boundaries of the East Side Historic District, which is listed in the National Register of Historic Places. If the district's boundaries were to be expanded, this house could be considered a contributing resource.**

If there is National Register district potential, is this building:

Contributing: **xx**

Noncontributing:

46. If the building is in an existing National Register district, is it:

Contributing: **n/a**

Noncontributing: **n/a**

VIII. RECORDING INFORMATION

47. Photograph numbers:

Roll: **LONG-29**

Frame(s): **1-4**

Negatives filed at: **City of Longmont
Department of Community Development, Planning Division
Civic Center Complex
350 Kimbark Street
Longmont, Colorado 80501**

48. Report title: **East Side Neighborhood: Historic Context and Survey Report**

49. Date: **February 25, 2003**

50. Recorders: **Carl McWilliams**

51. Organization: **Cultural Resource Historians**

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

53. Phone number: **970/493-5270**