

Architectural Inventory Form

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I. IDENTIFICATION

- 1. Resource number: **5BL9188**
- 2. Temporary number: **N/A**
- 3. County: **Boulder**
- 4. City: **Longmont**
- 5. Historic building name: **n/a**
- 6. Current building name: **Bassoff House**
- 7. Building address: **106 4th Avenue**
- 8. Owner name: **Tobey & Jonathan Bassoff**
 Owner address: **106 4th Avenue**
Longmont, CO 80501

II. GEOGRAPHIC INFORMATION

- 9. P.M. **6th** Township **2N** Range **69W**
NW¼ of **NE**¼ of **NE**¼ of **SE**¼ of section 3
- 10. UTM reference
 Zone **13**
 Easting: **491953**
 Northing: **4445960**
- 11. USGS quad name: **Longmont, Colorado**
 Year: **1968** (**Photorevised 1979**) **7.5'**
- 12. Lot(s): **W. pt. 12** Block: **47**
 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.**

22. Architectural style /
 building type:
Ranch Type

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):
Irregular Plan
- 15. Dimensions in feet: **1355 square feet**
- 16. Number of stories: **One**
- 17. Primary external wall material
Asphalt
- 18. Roof configuration (enter one):
Hipped Roof
- 19. Primary external roof material (enter one):
Asphalt Roof / Composition Roof
- 20. Special features (enter all that apply):
Porch

21. General Architectural Description

The ranch style house at 106 4th Avenue consists of two offset rectangular blocks. Constructed in 1956, the original rectangular block dwelling measures 22' N-S by 32' E-W; while the offset block, which was built onto the original north elevation in 1959, measures 21' N-S by 31' E-W. The house is one story in height, is supported by a concrete foundation, and is of wood frame construction. The exterior walls are clad with blue asphalt shingle siding, and the low-pitched hipped roofs have asphalt shingles and boxed eaves. A set of paired 6/1 double-hung sash windows, and one single 6/1 double-hung sash window, penetrate the facade wall on the south elevation. Windows on the home's secondary elevations are primarily single 6/1 double-hung sash, with painted white wood frames and surrounds. A painted white wood-paneled front door, with a fanlight, leads into the house from a non-historic wood deck which covers the entire facade. The attractive and well-constructed deck was built in 2000, and features a pergola covering at its west end. A 15-light glass-in-wood-frame entry door leads into the home on the east (side) elevation.

22. Architectural style / building type:

Please see front page.

23. Landscape or setting special features:

This house is located on the north side of 4th Avenue, the second property west of Baker Street, 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, wide grass strips between the sidewalks and curbs, generally uniform setbacks, and deep rectangular-shaped lots.

24. Associated buildings, features, or objects

n/a

IV. ARCHITECTURAL HISTORY

25. Date of Construction:
Estimate
Actual **1956**

Source of information:
City of Longmont building permit file for 106 4th Avenue.

26. Architect:
W. Ivan Forbes

Source of information:
City of Longmont building permit file for 106 4th Avenue.

27. Builder/ Contractor:
W. Ivan Forbes

Source of information:
City of Longmont building permit file for 106 4th Avenue.

28. Original owner:
W. Ivan Forbes

Source of information:
City of Longmont building permit file for 106 4th Avenue.

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

A building permit for the construction of a "22' by 32', 4-room, 1-story, frame, 1-family", dwelling at this location was issued in 1956. W. Ivan Forbes is listed on the permit application as the property owner, as well as the home's architect and builder. The house was to be built at an estimated cost of \$7000.00. The building permit also called for the construction of a 20' by 14' garage; however, the garage was apparently never built. (Forbes also owned and constructed the house next door at 110 4th Avenue during the same time period.) In 1959, Mr. Forbes obtained a second building permit to construct a 21' by 31' addition onto the rear of the original structure. The home's attractive front porch was constructed in 2000.

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 / Multiple Dwelling**
33. Current use(s): **Domestic / Multiple Dwelling**
34. Site type(s): **Residence**

35. Historical Background

The residence at 106 Fourth Avenue was constructed in 1956. A building permit was received that year for a "four room, one bath, one water closet" family house and garage. W. Ivan Forbes is listed as the owner, builder and architect for the project, estimated to cost \$7,000. The first occupants of the home were Phil and Elizabeth Skrbina where they remained until the early 1970s. In December of 1959, a building permit was obtained for an unspecified "residential remodel" of the dwelling, with the work being done again by W. Ivan Forbes. By 1972 the Skrbina's sold the property to H.B. Fontenot. The next twenty five years saw the property occupied by a series of renters. Finally, in February of 2001, the home's current occupants, Tobey and Jonathan Bassoff acquired the property.

36. Sources of Information

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

City of Longmont building permit files.

[Edyth L. Mundt obituary] *Longmont Times-Call*, May 2, 1962, p. 2.

[Henry J. Mundt obituary] *Longmont Times-Call*, September 20, 1958, p. 1.

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.

Sanborn Fire Insurance Maps, dated June 1959.

VI. SIGNIFICANCE

37. Local landmark designation:

Yes

No **xx**

Date of Designation: **n/a**

38. **Applicable National Register Criteria**

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;

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).

xx Does not meet any of the above National Register criteria.

City of Longmont Standards for Designation

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.

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.

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.

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

39. Area(s) of Significance: **n/a**

40. Period of Significance: **n/a**

41. Level of Significance:

National:

State:

Local: **xx**

42. Statement of Significance

Built in 1956, and enlarged in 1959, this dwelling is presently less than fifty years of age, and as such it is ineligible to be considered eligible for listing in the National or State Registers of Historic Places. The property should also be considered ineligible for individual local landmark designation by the City of Longmont.

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.

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:

Not Eligible: **xx**

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 would presently be considered a non-contributing resource within the district's newly formed boundaries.**

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

Contributing:

Noncontributing: **xx**

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-41**

Frame(s): **18**

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: **May 22, 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**