

**Architectural Inventory Form**  
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**I. IDENTIFICATION**

1. Resource number: **5BL9138**
2. Temporary number: **N/A**
3. County: **Boulder**
4. City: **Longmont**
5. Historic building name: **n/a**
6. Current building name: **Zook House**
7. Building address: **408/410 Atwood Street**
8. Owner name: **Betty J. & Keith H. Zook**  
Owner address: **4675 Tanglewood Trail  
Boulder, CO 80301**

**II. GEOGRAPHIC INFORMATION**

9. P.M. **6<sup>th</sup> Township 2N Range 69W**  
**NE<sup>1</sup>/<sub>4</sub> of NW<sup>1</sup>/<sub>4</sub> of NE<sup>1</sup>/<sub>4</sub> of SE<sup>1</sup>/<sub>4</sub> of section 3**
10. UTM reference  
Zone **13**  
Easting: **491896**  
Northing: **4445970**
11. USGS quad name: **Longmont, Colorado**  
Year: **1968 (Photorevised 1979) 7.5'**
12. Lot(s): **5, 6** 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:

**No Style / Vernacular  
Wood Frame Hipped Roof  
Dwelling**

**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: **1680 square feet**
16. Number of stories: **One**
17. Primary external wall material  
**Wood / Horizontal Siding**
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):  
**n/a**

## **21. General Architectural Description**

Built in 1958, the dwelling at 408/410 Atwood Street is a rectangular-shaped wood frame structure which measures 60' N-S (across) by 28' E-W (deep). It is located on the east side of Atwood Street, set back approximately forty feet from the curb, the second house north of 4th Avenue. The building houses two residential units on the first floor, as well as a basement apartment under the north end. The building is one-story in height, and is supported by a low poured concrete foundation. The exterior walls are clad with wide, painted white horizontal wood siding, and the hipped roof features grey asphalt shingles and boxed eaves with an extended overhang. Located on the west elevation, the building's symmetrical facade features two painted white solid wood entry doors, with aluminum storm doors, which open onto shed roof covered 4-step concrete stoops with black wrought iron railings. In addition to the entries, the facade is also penetrated by two single-light fixed-pane windows, with flanking narrow 1/1 double-hung sash windows, and by two 1x1 horizontal sliding windows at either end. Windows on the secondary elevations are primarily single 1x1 horizontal sliders set in metal frames. Two carports, each measuring 10' by 19', are located on the north and south side elevations. A painted white wood-paneled entry door, with three upper sash lights, opens onto a 3-step carpeted concrete stoop located on the east (rear) elevation.

A shed is located in the backyard, a short distance northeast of the house: one story rectangular plan; ~12' by 10'; concrete foundation; painted white horizontal wood siding over wood frame construction; low-pitched hipped roof, with grey asphalt shingles and boxed eaves; four-light hopper or fixed-pane windows, with painted white wood frames and surrounds; a single painted white wood-paneled door is located on the south elevation.

Two historic, dilapidated, **sheds** are located adjacent to each other, along the alley at the rear of the lot. The larger of the two sheds is a one-story rectangular structure; 8' N-S by 10' E-W; uncoursed sandstone foundation; painted white vertical wood plank walls over wood frame construction; nearly flat shed roof, with metal roofing material over 1x wood decking; one plywood covered window located on the south elevation; one vertical wood plank shuttered window opening located on the east elevation; a painted white vertical wood plank door opens into the backyard on the west elevation. Abutting the north elevation of this shed is a smaller shed which measures approximately 10' by 6'; unpainted horizontal wood plank walls; shed roof with deteriorated rolled asphalt roofing material over 1x wood decking and 2x wood rafters; a vertical wood plank door, side hinged with metal strap hinges, is located on the west elevation.

## **22. Architectural style / building type:**

Please see front page.

## **23. Landscape or setting special features:**

This house is located on the east side of Atwood Street, the second house north of 4th 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 Colorado and Southern Railroad tracks run down the center of Atwood Street, while the neighborhood overall features wide tree-lined streets, uniform house setbacks, and deep rectangular-shaped lots.

## **24. Associated buildings, features, or objects**

Three sheds

#### **IV. ARCHITECTURAL HISTORY**

25. Date of Construction:  
Estimate  
Actual **1958**

Source of information:

**Building permit, on file with the City of Longmont; (Boulder County) "Real Estate Appraisal Card - Urban Master." On file at the Boulder Carnegie Library.**

26. Architect:  
**unknown**

Source of information:  
**n/a**

27. Builder/ Contractor:  
**Willis Benjamin**

Source of information:

**Building permit, on file with the City of Longmont; (Boulder County) "Real Estate Appraisal Card - Urban Master." On file at the Boulder Carnegie Library.**

28. Original owner:  
**Willis Benjamin**

Source of information:

**Building permit, on file with the City of Longmont; (Boulder County) "Real Estate Appraisal Card - Urban Master." On file at the Boulder Carnegie Library.**

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

This duplex residence, with a basement apartment, was constructed in 1958. Willis Benjamin was the property's original owner. A building permit for the dwelling's construction was issued on April 11, 1958. There have been no additions to the structure following its original construction. Longmont water rent collection records indicate that an earlier residence was situated on this lot in the late 1890s. That structure was removed circa 1900, and the property then sat vacant until the present structure was constructed in 1958.

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

#### **V. HISTORICAL ASSOCIATIONS**

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

### **35. Historical Background**

The history of the property at 408/410 Atwood Street dates to 1896. City of Longmont Water Rent Collections records show that in June of that year, a five room dwelling at this location was owned by the Wellman Brothers. Prior to September of 1899, the property was transferred to W.D. Schoolcraft and Mrs. Palmer. By March 1900, the Water Rent Collection accounts indicate that the dwelling had been "removed." Historical records indicate that the land sat vacant for the next half century. In 1958, Willis Benjamin arranged for the construction of the currently property, with side-by-side duplex units and an additional rental unit located in the basement under 410. Renters rarely stayed more than a year or two, with the exception of Mrs. Lucy B. Flanders, who in the early 1960s, had taken up occupancy in 408. Lucy Flanders was the widow of Chester A. Flanders. Born on June 24, 1892, at Wauneta, Nebraska, Lucy was the daughter of Ezra and Elsie (Gagnon) Benjamin. The family moved to Colorado in 1896, and settled in Longmont, where Ezra operated the Benjamin Meat Market. Following her graduation from Longmont High School, Lucy married Chester A. Flanders on March 4, 1915, in Denver. The couple had three daughters, Lois, Janie, and Glynn. In 1932, the family lived at 902 3<sup>rd</sup> Avenue, and Chester operated an automatic laundry at 4 Main Street. By 1936, Chester had become secretary-treasurer for the Longmont Realty Company, owned by his parents, and the family had moved to 1341 6<sup>th</sup> Avenue. In the mid-1950s, Chester and Lucy were the owners of Chet's Sport Shop at 318 Main. At the time, the couple was living at 1707 Short Street. Following Chester's death on February 22, 1961, Lucy eventually moved to the duplex on Atwood Street, residing there for over ten years through the late 1970s. Lucy Flanders passed away in January 1986, at the age of 93. Since October 1978, Boulder residents Betty J. and Keith H. Zook have owned the property at 408/410 Atwood. Although Lucy Flanders was the longest resident, other occupants of the duplex included Janelle Friesen (408) and Larry Ford (410) in 1980; Dennis W. Hajny (408) and Tammy L. Scott (410) in 1985; and S.A. (Bud) Jones (410) from C. 1995 through 2000.

### **36. Sources of Information**

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

City of Longmont Building Permit file for 408/410 Atwood Street.

"Lucy B. Flanders." [obituary] *Longmont Times-Call*, January 13, 1986, p. 9-A.

*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 April 1906, June 1911, March 1918, June 1930, and June 1959.

"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**

- 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 1958, this duplex dwelling has not yet reached the fifty year old threshold to be considered historically significant. At the present time its significance relative to the National Register Criteria, and relative to City of Longmont local landmark criteria, is not to the extent that it could qualify for individual listing in the National or State Registers of Historic Places, or for local landmark designation 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 presently be considered as a non-contributing resource within the district's newly expanded boundaries.

**43. Assessment of historic physical integrity related to significance:**

This property displays a high degree of 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 the structure following its original construction in 1958.

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**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 could be considered a contributing resource.**

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-36; LONG-37**

Frame(s): **23-26; 12-13**

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: **April 23, 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**