

Architectural Inventory Form

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I. IDENTIFICATION

1. Resource number: **5BL9144**
2. Temporary number: **N/A**
3. County: **Boulder**
4. City: **Longmont**
5. Historic building name: **Thompson House; Ballinger House**
6. Current building name: **Bushman House**
7. Building address: **439 Atwood Street**
8. Owner name: **Craig A. Bushman**
Owner address: **439 Atwood Street**
Longmont, CO 80501

II. GEOGRAPHIC INFORMATION

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

SW¹/₄ of SW¹/₄ of SE¹/₄ of NE¹/₄ of section 3

10. UTM reference

Zone **13**

Easting: **491800**

Northing: **4446081**

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

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

12. Lot(s): **N¹/₂ 8** Block: **48**

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: **1092 square feet**

16. Number of stories: **1¹/₂**

17. Primary external wall material

Stucco

Wood / Shingle

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

Chimney

Segmental Arch

22. Architectural style / building type:

**Late 19th and Early
Twentieth Century
Revivals / Classic Cottage**

21. General Architectural Description

Built in the Classic Cottage style, the modest residence at 439 Atwood Street is a 1½-story, hipped-roof, brick masonry dwelling. The original portion of the building features a basic rectangular plan, measuring 28' N-S (across) by 28' E-W (deep), and to this, a 28' by 14' shed-roofed addition has been built onto the original west (rear) elevation. The house is set back approximately 40' from the curb at Atwood Street, and is supported by a low coursed sandstone foundation. The building's walls are built of solid brick masonry, covered with textured white stucco. The roof is a steeply-pitched truncated hip roof, covered with red asphalt shingles, and with boxed eaves. There is an intersecting gable on the facade, with square cut wood shingles in its upper gable end. One brick chimney protrudes from the roof, near the center of the ridge. A rectangular bay window, with four 1/1 double-hung sash windows, is located on the south elevation. The home's windows otherwise are primarily single 1/1 double-hung sash, with painted beige wood frames and surrounds, and with stuccoed brick segmental arches. A 10' by 5' enclosed, shed-roofed, porch is centered on the symmetrical facade (east elevation). A paneled front entry door, with nine upper sash lights, leads into the porch from a 2-step concrete porch. A rear entry door is located on the west elevation.

A garage / workshop is located near the rear northwest corner of the property. This structure appears to be made up of what originally were two separate structures: a rectangular-shaped garage which measures 12' N-S by 24' E-W; and what was originally a chicken house, which measures 9' N-S by 32' E-W, with a small extension at the southwest corner. The former chicken house's north elevation abuts the south elevation of the garage. The garage is 1½ stories in height, is supported by a concrete foundation, and has painted yellow horizontal weatherboard walls, with 1" by 4" corner boards. The garage is covered by a moderately-pitched front gable roof, covered with rolled grey asphalt roofing material over 1x wood decking and 2x wood rafters. Two 2-light fixed-pane windows penetrate the garage's north elevation; one single-light fixed-pane window penetrates the upper gable end on the west elevation. A white metal paneled roll-away garage door, located on the west elevation, opens onto the alley. A single, painted white, wood-paneled door, with one upper sash light, is located on the garage's east elevation, opening into the backyard. The former chicken house has a concrete foundation, painted white horizontal weatherboard walls, and a shed roof with rolled grey asphalt roofing material over 1x wood decking and 2x wood rafters.

22. Architectural style / building type:

Please see front page.

23. Landscape or setting special features:

This house is located on the west side of Atwood Street, the second house south of 5th 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

Garage / Workshop

IV. ARCHITECTURAL HISTORY

25. Date of Construction:
Estimate **1898**
Actual

Source of information:
"Town of Longmont Water Rent Collection Records, 1892-1899, and 1899-1904.

26. Architect:
unknown

Source of information:
n/a

27. Builder/ Contractor:
unknown

Source of information:
n/a

28. Original owner:
Axel Peterson, or Chester W. Douglas

Source of information:
"Town of Longmont Water Rent Collection Records, 1892-1899, and 1899-1904.

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

Longmont water rent collection records indicate that this house, located on the north half of Lot 8, Block 48, was constructed in 1898 or 1899. The original structure measured 28' by 24', with front and rear porches on the east and west elevations. Sanborn Insurance maps indicate that the house remained unchanged through at least 1959. Subsequent to that time, the front porch was enclosed, and a 28' by 14' shed-roofed addition was built onto the original west elevation. The house's red brick walls were historically exposed; however, they were covered with stucco within the past several years, probably at the same time that the addition was built. The garage /workshop, in its current configuration, is depicted on the 1959 Sanborn map, but not on the 1930 Sanborn map.

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

Town of Longmont water rent collection records indicate that this house was constructed in 1898 or 1899. An entry in the water ledger dating from 1892-1899 indicates that a five room dwelling existed on this lot as early as June 1898. This entry appears under the name of Axel Peterson as owner, with the notation "Pd. by Reed, see Douglas." The next water ledger, with entries dating from 1899-1904, lists a four room dwelling at this same location, owned by C.W. (Chester) Douglas. The first entry for water service for this dwelling appears to be June 1899. Subsequent notations in this volume indicate that a person named "Belcher" was the home's tenant from 1899-1901, followed by a person named "Shepherd" as the tenant from 1902-1904. Ensuing water rent volumes indicate that Chester W. Douglas owned the property through 1914, followed by Mary E. Slater, as owner, from 1915-1919. A notation in the 1905-1906 water rent ledger indicates that the house was "vacant from May to Aug. 10, '06."

Although water rent records indicate this house was built in 1898 or 1899, and the house is depicted on the 1906 Sanborn map, the property's address does not begin to appear in Longmont city directories until 1910-1911. All of the records suggest that the house was a rental property during its early years, perhaps until the late 1940s. The 1910-1911 city directory lists Mr. Clyde Clemens, an apiarist, as the home's occupant. He was followed by August Gebert in 1918, and by J.N. (H.N.?) Covert in the 1920s. In the early 1930s, 439 Atwood was occupied by J. Harvey and Ida J. Brown, and then in the late 1930s by Mrs. Lettie Abernathy, the widow of Walter W. Abernathy. Charles T. Hartford lived here for a time in the early 1940s.

In the late 1940s, 439 Atwood Street became the residence of Anna S. Ballinger, who owned and lived here until her death in December 1970, at the age of 84. Anna had been born in Brighton, Colorado in 1886, and had come to Longmont in 1928. She was a housewife, and an active member of the Messiah Lutheran Church. She was survived by four married daughters - Ila, Dorothy, Anna, and Lillian, thirteen grandchildren, and 15 great-grandchildren. Owners or occupants of this property from 1970 to the present have included: Mike W. Ryan (1970s); Ronald S. Patryas (early 1980s); and John Fountain (late 1980s - mid-1990s). Boulder County Assessor records indicate that Craig A. Bushman, the current owner and resident, has held the property since 1997.

36. Sources of Information

"Anna S. Ballinger Dies at 84." *Longmont Times-Call*, December 22, 1970, p. 3.

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

"Died - Douglas." [Mrs. (Ormena) Chester W. Douglas obituary] *Longmont Ledger*, January 9, 1914, p. 5.

"Obituary of Mrs. Ormena Douglas." *Longmont Ledger*, January 16, 1914, p. 5.

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

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: **ca. 1898-1953**

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, circa 1898-1953. The house is also architecturally notable, under Criterion C, for its representation of the Classic Cottage style of architecture. The property's significance in these regards is not to the extent that it would qualify for individual listing in the National or State Registers of Historic Places. Moreover, because the property displays somewhat below average integrity, it also probably does not qualify to be individually 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 likely qualify as a contributing resource within the district's newly expanded boundaries.

43. Assessment of historic physical integrity related to significance:

This property displays a somewhat below average 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. The home's physical integrity has been diminished by the construction of a rear addition, by the enclosure of the historically open front porch, and by the application of stucco over the home's historically exposed brick walls.

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: **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-36; LONG-14**

Frame(s): **5-8; 15**

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 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**