

**Architectural Inventory Form**

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**I. IDENTIFICATION**

1. Resource number: **5BL1326**
2. Temporary number: **N/A**
3. County: **Boulder**
4. City: **Longmont**
5. Historic building name: **Beadle House**
6. Current building name: **Gonzalez House**
7. Building address: **444 Atwood Street**
8. Owner name: **Martha Nevarez Gonzalez**  
Owner address: **444 Atwood Street**  
**Longmont, CO 80501**

**II. GEOGRAPHIC INFORMATION**

9. P.M. **6<sup>th</sup>** Township **2N** Range **69W**  
**SE<sup>1</sup>/<sub>4</sub>** of **SW<sup>1</sup>/<sub>4</sub>** of **SE<sup>1</sup>/<sub>4</sub>** of **NE<sup>1</sup>/<sub>4</sub>** of section **3**
10. UTM reference  
Zone **13**  
Easting: **491896**  
Northing: **4446090**
11. USGS quad name: **Longmont, Colorado**  
Year: **1968** (**Photorevised 1979**) **7.5'**
12. Lot(s): **1** 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:

**Hipped-Roof Box**

**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: **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):  
**Flared Eaves**

**21. General Architectural Description**

Located at the southeast corner of Atwood Street and 5th Avenue, the house at 444 Atwood Street features a basic rectangular hipped roof plan. In its present configuration, the building consists of the original dwelling which measures 26' N-S (across) by 42' E-W (deep), as well as an approximately 26' by 12' shed roofed addition to the east (rear) elevation. The house is set back approximately 34 feet from Atwood Street, and approximately 50' from 5th Avenue. Supported by a low concrete foundation, the dwelling is built of wood frame construction, and is covered by a steeply-pitched hipped roof, with grey asphalt shingles and with flared eaves. The exterior walls are clad with painted blue horizontal wood siding, and the original windows are primarily single 1/1 double-hung sash with painted white wood frames and surrounds and with simple wood cornices. The home's historically open front porch has been fully enclosed and converted to interior living space. The former porch now features painted blue horizontal wood siding exterior wall cladding, 1x1 horizontal sliding windows, and a low-pitched hipped roof. An aluminum storm door opens from the porch onto a flagstone sidewalk which extends to the main sidewalk paralleling Atwood Street to the west. A rear entry leads into the rear addition on the east elevation.

A non-historic garage is located behind the house to the southeast: ~22' N-S by ~24' E-W; one story rectangular plan; poured concrete slab foundation and floor; painted blue horizontal wood siding over wood frame construction; moderately-pitched front gable roof, with brown asphalt shingles and boxed eaves; shed-roofed covered carport extension to the west elevation; a white metal-paneled roll-away garage door, located on the north elevation, opens onto a gravel driveway which extends to 5th Avenue to the north.

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

Please see front page.

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

This house is located at the southeast corner of Atwood Street and 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

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

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

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

26. Architect:  
**unknown**

Source of information:  
**n/a**

27. Builder/ Contractor:  
**unknown**

Source of information:  
**n/a**

28. Original owner:  
**Louis P. Beadle**

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 collection records provide documentation that this house was constructed in 1899. Louis P. and Gynevra were the original owners. Sanborn Insurance maps, dated 1906, 1911, 1918, 1930, and 1959, indicate that the dwelling remained essentially the same for the first six decades of its existence. In more recent years, a shed-roofed addition has been built onto the rear of the original structure, and the home's originally open front porch has been enclosed. A garage has been constructed behind the house to the east, as well.

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**

The residence at 444 Atwood Street was for many years the home of Louis P. Beadle and family. Longmont water tap records indicate that Louis P. and Gynevra M. Beadle had this dwelling constructed for their family in 1899. Prior to moving into this home, the Beadles appear to have lived in the 400 block of Baker Street, beginning in August 1896 when the family moved to Longmont. Louis worked for several years as an engineer for the Great Western Sugar Factory. The couple raised one son, J. Orman, and three daughters, Olive, Eunice and Frances. Following Louis' death, circa 1915, Gynevra remained in the family's home on Atwood Street until her own death on April 1, 1946, at the age of 71.

The property's next owners of record were the Reverend George W. and Stella A. Busch, who lived here with their daughter Ruth. George Busch was the pastor of the Peace Lutheran Church, located at 644 Baker Street. George's father, W.L. Busch, also served as pastor of the church, then known as the Evangelical Lutheran Peace Congregational Church. Before purchasing this home at 444 Atwood, George, Stella, and Ruth had lived for many years at 724 Collyer Street in the home in which George's parents, W.L. and Elizabeth Busch, had resided in since at least 1908.

In the late 1950s, this home was again sold to Albert E. and Marian Gallegos (Galagoes?). From the mid-1960s through the early 1990s, Longmont city directories indicate that the property had become a rental. The home's current (in 2003) owner/occupant is Martha Nevarez Gonzalez. She purchased the property in 1994.

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

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

*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.

"Resident Here 50 Years Dies." [Gynevra Beadle obituary] *Longmont Times-Call*, April 1, 1946, p. 1.

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: **1899-1953**

41. Level of Significance:

National:

State:

Local: **XX**

**42. Statement of Significance**

The Beadle 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, and for its long association with the Beadle family who owned and occupied the property from 1899 to 1946. To a minimal extent, the house is also architecturally notable, under Criterion C, for its hipped roof box architectural plan, and for its flared eaves which represent a distinctive architectural detail. The property's level of 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. Due to some loss of integrity, the property 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 could possibly 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 below average degree 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. The property's sense of integrity has been reduced by the enclosing of the historically open front porch, by the construction of a rear addition, and by the construction of a garage following the end of the period of significance. The home's brick chimney has also been removed.

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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 possibly 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-37**

Frame(s): **5-6, 14-15**

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 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**