

Architectural Inventory Form

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I. IDENTIFICATION

1. Resource number: **5BL9190**
2. Temporary number: **N/A**
3. County: **Boulder**
4. City: **Longmont**
5. Historic building name: **Sorenson House**
6. Current building name: **Maneval House**
7. Building address: **500 Baker Street**
8. Owner name: **Thomas Maneval**
Owner address: **12 Reed Place**
Longmont, CO 80501

II. GEOGRAPHIC INFORMATION

9. P.M. **6th** Township **2N** Range **69W**
NE¹/₄ of **SE¹/₄** of **SE¹/₄** of **NE¹/₄** of section **3**
10. UTM reference
Zone **13**
Easting: **492028**
Northing: **4446133**
11. USGS quad name: **Longmont, Colorado**
Year: **1968** (**Photorevised 1979**) **7.5'**
12. Lot(s): **S¹/₂ 6** Block: **45**
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:

Bungalow

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: **1400 square feet**
16. Number of stories: **One**
17. Primary external wall material
Wood / Horizontal Siding
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
Dormer

21. General Architectural Description

Located on the northeast corner of Baker Street and 5th Avenue, the rectangular house on this property is one story in height and measures approximately 29' x 46'. The wood frame house rests on a coursed ashlar stone foundation that rises about 12" above the ground. Clapboard siding covers the exterior walls and fishscale shingles ornament the gables. The hipped roof is covered with asphalt shingles and finished along the perimeters with boxed eaves. Two brick chimneys rise from the east and west ends of the central ridge line. A wall dormer on the south slope is characterized by a gabled roof, fishscale shingles, and one small lattice window. Another dormer is found on the west slope, with a hipped roof, shingle siding, and two small windows. Many of the windows are 1/1 double hung sashes with wood frames and surrounds. A number of fixed single-light windows and fixed 1/1 window are also found on the east, south and west elevations. These appear to date from the early 1950s. The front of the home, which faces toward the south, has a curved projecting open porch on the southwest corner that is characterized by its wood floor, closed rail, four Tuscan columns, shed roof, old wood screen door, and three concrete steps that drop to the front sidewalk. An enclosed rear porch is found on the southeast corner of the home, with a wood floor, closed rail, fixed windows, a shed roof, and tongue-in-groove and clapboard siding. The front entry has a wood door with an oval light and the rear entry contains a wood door with eight lights. No garage or shed structures are located in the backyard, which now contains a small, separate residence near the alley at 16 5th Avenue.

22. Architectural style / building type:

Please see front page.

23. Landscape or setting special features:

This house is located at the northeast corner of Baker Street and 5th Avenue, near the east end of 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 single-family homes.

24. Associated buildings, features, or objects

Residence at 16 5th Avenue (formerly the garage for this property)

IV. ARCHITECTURAL HISTORY

25. Date of Construction:
Estimate
Actual **1906**

Source of information:
"Town of Longmont, Colorado - Water Rent Collections, 1905-1906."

26. Architect:
unknown

Source of information:
n/a

27. Builder/ Contractor:
unknown

Source of information:
n/a

28. Original owner:
James and Phoebe Sorenson

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

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

The house at 500 Baker Street was constructed in 1906 and appears to have remained essentially the same until the early 1950s. In 1951, the owner enclosed part of the front porch and the rear porch, adding the fixed and 1/1 windows now found on the home that appear to date from that time period. The same year, a wood frame garage was constructed in the rear yard near the alley. In 1953, the garage was remodeled and converted into the residence now found at 16 5th Avenue. Since 1951, the house appears to have changed little. In most respects, the house appears much like it did around 1930 and possibly much as it looked originally. Designed by an unknown architect, this home was a simple cottage typical of working-class housing of the period in terms of its size, materials and construction methods. The house is generally in good condition and has retained its overall historic appearance.

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 house at 500 Baker Street was constructed in 1906 and occupied through 1925 by the Sorenson family, which included James and Phoebe, along with their sons J. Harley and Walter. James Sorenson was born around 1850 and worked in Longmont as a dealer in coal and hay (J.O. Sorenson & Son, 536 Main Street). His wife Phoebe was born in Washington, Indiana in 1852 and came to Longmont in 1890. In 1909, their son J. Harley, an employee of the local office of the Wells Fargo Express Co., died of pneumonia in the home at 500 Baker Street at the age of 21. Phoebe died in 1924 and James remarried just five months later. However, less than one year after Phoebe's death, James committed suicide in the garage behind their home. Their son Walter, who ran the Longmont substation of the Public Service Co. at 4th Avenue and Martin Street beginning in 1919, left Longmont in 1935 to work for the Fort Collins Light & Power Department and then served during WWII with the Signal Corps. He then worked for Pacific Power and Light until his death in Yakima, Washington in 1954.

From 1926 through about 1944, the home was occupied by Alfonso and Mildred Pope. Alfonso was born in Unionville, Missouri in 1857 and came to Longmont in 1901. He worked in the coal hauling business for a number of years and then was employed by the city before retiring prior to his death in 1948. Mildred was born in 1870 and came to Longmont with Alfonso in 1901, where she served as clerk of the Neighbors of Woodcraft for more than forty years.

From around 1944 through at least 1976, the home was occupied by Mallory and Grace Morgan. Mallory was born in Stanton, Nebraska in 1889 and married Grace in 1912. They moved to a farm near Hygiene in 1936 and then into Longmont in 1944. In Longmont, Mallory worked for the Great Western Sugar Co. until his retirement in 1955.

36. Sources of Information

"Alonzo F. Pope Dies at Age 90." *Longmont Times-Call*, January 13, 1948, p. 1.

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

City of Longmont Building Permit records for 500 Baker Street.

"Died - Sorenson." *Longmont Ledger*, January 22, 1909, p. 5.

"Died - Sorenson." *Longmont Ledger*, January 2, 1925, p. 5.

"Former Local Resident Dead." *Longmont Times-Call*, October 1, 195, p. 1.

"Howard A. Rude." *Longmont Times-Call*, December 4, 1986, p. 7-A.

"James Sorenson Hangs Self." *Longmont Ledger*, November 20, 1925, p. 1.

"Mallory P. Morgan." *Longmont Times-Call*, February 28, 1976, p. 12.

"Mrs. Mildred Pope Dies in California." *Longmont Times-Call*, August 22, 1960, p. 4.

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 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.
- xx** 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.
- 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: **1906-1953**

41. Level of Significance:

National:

State:

Local: **xx**

42. Statement of Significance

This property is historically significant relative to National Register Criterion A for its association with Longmont's residential development during the period of significance, 1906-1953. The house is also architecturally notable, under Criterion C, for its early representation of the Bungalow architectural style. The property's level of significance in these regards is not to the extent that it would qualify for individual listing in the State or National Registers of Historic Places. However, the property may qualify for individual designation 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 far east, this house would be considered a contributing resource within the district's newly-formed boundaries.

43. Assessment of historic physical integrity related to significance:

This property exhibits a generally high degree of historic 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. In most respects, the house looks much like it did around 1930, and possibly much as it looked originally.

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: **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, to include the entire neighborhood, this house would probably 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-35**

Frame(s): **12, 24**

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 1, 2003**

50. Recorders: **Ron Sladek**

51. Organization: **Tatanka Historical Associates**

52. Address: **P.O. Box 1909
Fort Collins, Colorado 80522**

53. Phone number: **970/229-9704**