

Architectural Inventory Form

(Page 1 of 7)

I. IDENTIFICATION

1. Resource number: **5BL9148**
2. Temporary number: **N/A**
3. County: **Boulder**
4. City: **Longmont**
5. Historic building name: **Newton House**
6. Current building name: **Bopp House**
7. Building address: **517 Atwood Street**
8. Owner name: **Jon C. and Beth E. Bopp**
Owner address: **517 Atwood Street**
Longmont, CO 80501

II. GEOGRAPHIC INFORMATION

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

NW¹/₄ of SW¹/₄ of SE¹/₄ of NE¹/₄ of section 3

10. UTM reference

Zone **13**

Easting: **491800**

Northing: **4446190**

11. USGS quad name: **Longmont, Colorado**
Year: **1968** (**Photorevised 1979**) **7.5'**

12. Lot(s): **N¹/₂ 10** Block: **43**

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: **694 square feet**
16. Number of stories: **One**
17. Primary external wall material
Asphalt
Wood / Vertical Siding
18. Roof configuration (enter one):
Gabled Roof / Front Gabled Roof
19. Primary external roof material (enter one):
Asphalt Roof / Composition Roof
20. Special features (enter all that apply):
Porch
Chimney

22. Architectural style / building type:

No Style / Vernacular
Wood Frame Front
Gabled Dwelling

21. General Architectural Description

This house is located on the west side of Atwood Street, near the middle of the 500 block. Built in 1936, the original portion of the home features a basic rectangular plan, measuring 20' N-S (across) by 29' E-W (deep), and to this, a gabled addition with a shed-roofed extension has been built onto the original west (rear) elevation. The house is one story in height, is of wood frame construction, and is supported by a low concrete foundation. The exterior walls are clad with beige color asphalt shingle siding, and the front gabled roof is finished with green asphalt shingles and boxed eaves. One tall brick chimney, covered with concrete pargeting, is located on the north-facing roof slope. Three non-historic windows (one single-light fixed-pane, and two 1x1 horizontal sliders) penetrate the building's south elevation wall. Windows otherwise are the original 1/1 double-hung sash, with painted beige wood frames and surrounds. A non-historic ~8' by ~8' enclosed gabled porch is centered on the symmetrical facade. The entry door, leading into the porch, is a solid wood door, covered by a white metal storm door.

A garage is located just southwest of the original house's southwest corner: one story rectangular plan; 12' by 20'; poured concrete slab foundation and floor; asphalt shingle exterior siding, over wood frame construction; moderately-pitched clipped front gable roof, with asphalt shingles over 1x wood decking and 2x wood rafters. A green fiberglass roll-away garage door, located on the east elevation, opens onto a concrete driveway which extends along the south side of the house to Atwood Street. A shed-roofed addition has been built onto the garage's south elevation.

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, near the middle of the 500 block, 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 **1936-1937**

Source of information:
City of Longmont Building Permit file for 517 Atwood Street.

26. Architect:
unknown

Source of information:
n/a

27. Builder/ Contractor:
unknown

Source of information:
n/a

28. Original owner:
John Newton

Source of information:
City of Longmont Building Permit file for 517 Atwood Street.

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

The house at 517 Atwood Street was built in 1936-1937. A building permit for the home's construction was issued November 19, 1936. The garage was built circa 1960, and the rear addition dates to 1980. A building permit for its construction was issued on August 11, 1980.

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

Since its construction in 1936, the residence at 517 Atwood Street has been owned by only two families. The earliest owners of record are John and LaVene Newton. John R. Newton was born October 1, 1911 in Angora, Oklahoma, the son of Thomas Roy and Bessie (Cox) Newton. When John was only seven, his parents left Oklahoma and settled in Longmont, where they raised three boys and two girls. John married LaVene Louise Early on November 15, 1932, on what was LaVene's twentieth birthday. LaVene Early Newton was the daughter of Andrew and Margaret Early. She was born in Mulberry, Kansas on November 15, 1912. In 1928, she moved to Longmont, graduating from Longmont High School in 1931. Following their marriage, Mr. and Mrs. Newton lived at 120 7th Avenue for a brief time, before moving into their new home here at 517 Atwood in 1936. LaVene was a homemaker, raising the couple's daughter, Carol. John worked as a power plant operator for the City of Longmont for 26 years, retiring in 1976. LaVene lived to be 79 years old, passing away on March 3, 1992 in Longmont. Following her death, in the late 1990s, John moved to Loveland to be closer to Carol and her husband Kenneth Harmon. John passed away on July 2, 2002, at the age of 90. In October 1999, 517 Atwood was purchased by its second owners, Jon C. and Beth E. Bopp. Today (in 2003), the Bopps continue to make this modest house their home.

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 517 Atwood Street.

"John R. Newton." *Longmont Times-Call*, July 3, 2002, p. B-7.

[LaVene Newton obituary] *Longmont Times-Call*, March 4, 1992, p. 7-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 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: **1936-1953**

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, 1936-1953. To a small degree, the house is also architecturally notable, under Criterion C, for its vernacular front gabled architectural plan. 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, and an enclosed front porch addition. The windows on the south elevation have been altered as well. Finally, the garage postdates the period of significance, and has also had an addition.

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-34**

Frame(s): **33-36**

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 2, 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**