

Architectural Inventory Form

(Page 1 of 7)

I. IDENTIFICATION

1. Resource number: **5BL9149**
2. Temporary number: **N/A**
3. County: **Boulder**
4. City: **Longmont**
5. Historic building name: **Living's House**
6. Current building name: **Hall House**
7. Building address: **519 Atwood Street**
8. Owner name: **Bruce Hall**
Owner address: **502 Collyer 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: **4446215**
11. USGS quad name: **Longmont, Colorado**
Year: **1968** (**Photorevised 1979**) **7.5'**
12. Lot(s): **9** 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.**

22. Architectural style / building type:

No Style / Vernacular
Wood Frame Side
Gabled 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: **480 square feet**
16. Number of stories: **One**
17. Primary external wall material
Wood / Horizontal 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):
Chimney

21. General Architectural Description

The very small house at 519 Atwood Street is located on the west side of the street, near the middle of the 500 block. Built as a two-room dwelling circa 1903, the original portion of the house features a basic rectangular plan, measuring just 20' N-S (across) by 14' E-W (deep). To this, a 20' by 10' shed-roofed addition 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 house's exterior walls are clad with non-historic white horizontal composition board siding, over painted white horizontal wood planks. The roof is side gabled with a shed roof extension over the addition to the west elevation. The roof is covered with wood shingles, over 1x wood decking and 2x wood rafters. The rafter ends are exposed beneath the eaves, with a fascia board. One red brick chimney is located near the south end of the ridge. The building features a symmetrical facade, with a painted white wood-paneled front door, flanked by two 1/1 double-hung sash windows with painted white wood frames and surrounds, and with decorative painted green wood shutters. The frame around the front door is painted green as well. One boarded window is located on the north elevation; a single-light fixed-pane window is located on the south elevation. The rear entry door on the west elevation is no longer in use.

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

n/a

IV. ARCHITECTURAL HISTORY

25. Date of Construction:
Estimate **1903**
Actual

Source of information:
Town of Longmont Water Rent Collection records, Longmont City Directory, 1903-1904.

26. Architect:
unknown

Source of information:
n/a

27. Builder/ Contractor:
unknown

Source of information:
n/a

28. Original owner:
William Livings

Source of information:
Town of Longmont Water Rent Collection records, Longmont City Directory, 1903-1904.

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

The small house at 519 Atwood Street was apparently constructed in about 1903. The property is not listed in Town of Longmont water rent collection records until 1905; however, it is listed in the 1903-1904 Longmont city directory as the residence of Will and Anna Livings. Evidently the house existed for a time before its residents obtained city water. Livings is listed in the water records as the property's owner from 1905 until well into the 1930s. The house originally contained just two rooms, measuring 20' by 14'. A 20' by 10' shed-roofed addition was built onto the rear of the structure not long after its original construction. A note in the property's City of Longmont building permit file refers to four old buildings "on the lot north of 519 Atwood" which were to be torn down.

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): **Vacant / Not In Use**
34. Site type(s): **Residence**

35. Historical Background

The small house at 519 Atwood Street was apparently built circa 1903. Wilbur "Will" and Lidia Ann "Anna" Livings were the home's original, and longest term owners. The couple lived here together until Wilbur's death in February 1937, and Lidia then continued to live and own here until shortly before her own death in February 1952. Mr. Livings had been born at Milliageville, Illinois on December 26, 1863; and Lidia had been born in Kansas on January 9, 1868. The Livings family came to the Longmont area in 1892, where they farmed northwest of town, and where Wilbur also worked as a teamster. By 1903, Wilbur and Lidia had moved into this house on Atwood Street where they then resided through their retirement years. Mr. and Mrs. Livings had at least two children - a son, H.W. Livings, and a daughter, Nellie (Livings) Lillard.

Following the Livings long tenure, Longmont city directories indicate that this property became a rental. The home has been occupied by numerous individuals during the latter half of the 1900s, none apparently living here for more than a few years.

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 519 Atwood Street.

"Death Claims Wilbur Livings." *Longmont Times-Call*, February 23, 1937, p. 1.

"Lidia A. Livings Taken by Death." *Longmont Times-Call*, February 13, 1952, p. 1.

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: **ca. 1903-1953**

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 1903-1953. The house is also architecturally notable, under Criterion C, for its vernacular side gabled architectural plan, and somewhat for its extremely small size. 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. 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 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 reasonably high level 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 following the end of the period of significance. At the present time, the property appears not to be well cared for by its owner.

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): **30-32**

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**