

**Architectural Inventory Form**

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**I. IDENTIFICATION**

1. Resource number: **5BL1159.63**
2. Temporary number: **N/A**
3. County: **Boulder**
4. City: **Longmont**
5. Historic building name: **C.J. Rowe House**
6. Current building name: **Bensky House**
7. Building address: **519 Emery Street**
8. Owner name: **Michael and Debra Bensky**  
Owner address: **519 Emery Street**  
**Longmont, CO 80501**

**II. GEOGRAPHIC INFORMATION**

9. P.M. **8<sup>th</sup>** Township **2N** Range **69W**  
**SE<sup>1</sup>/<sub>4</sub>** of **NW<sup>1</sup>/<sub>4</sub>** of **SW<sup>1</sup>/<sub>4</sub>** of **NE<sup>1</sup>/<sub>4</sub>** of section **3**
10. UTM reference  
Zone **13**  
Easting: **491546**  
Northing: **4446204**
11. USGS quad name: **Longmont, Colorado**  
Year: **1968** (**Photorevised 1979**) **7.5'**
12. Lot(s): **South half 23** Block: **41**  
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 **1300 square feet**
16. Number of stories: **1**
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):  
**Porch**

**21. General Architectural Description**

This simple bungalow is located on the west side of Emery Street, between 513 Emery Street to the south and 523 Emery Street to the north. A planted grass yard with mature landscaping surrounds the house. An unpainted wood fence entirely surrounds the backyard, and a garage with attached garden shed is located northwest of the house. The residence is set back approximately forty feet from the street and there is a wide grass strip separating the front sidewalk from the curb. Oriented to the east, the house rests on a light-green-painted concrete foundation with three-light hoper basement windows. Light-green-painted horizontal wood siding clads the exterior walls. Brown asphalt shingles cover the moderately pitched, front-gabled roof. A cream-painted fascia board caps the exposed rafter ends. Windows are generally one-over-one, double-hung sash with white-painted wooden frames and cream-painted surrounds. Storm windows with white, aluminum frames protect them. Small one-light awning windows appear beneath wood-framed screens in each gable end. Perched atop a horizontal-siding-clad knee wall, four, evenly spaced round columns support the gabled-front porch roof, accenting the symmetrical façade. Two windows flank a wooden slab door with three lights. A white, aluminum storm door protects it. One concrete step and one brick step approach the porch at its center. An enclosed porch on the rear (west) elevation features a band of three, one-over-one, double-hung sash windows. A door pierces the shout end of this elevation. It is a one-light, wooden door with a single panel.

A garage with attached gardens shed is located northwest of the house. Accessed via the alley behind the property, the structure is ell shaped. The front-gabled garage portion measures fourteen feet north-south by eighteen feet east-west; the side-gabled shed is twelve feet north-south by seven feet east-west. The inside corner of the ell faces southeast. The structure is one-story tall, ahs a coursed, sandstone-sill foundation and light-green-painted horizontal weatherboard with one-by-four inch, white-painted cornerboards clads the exterior walls. A fascia board caps the exposed rafters, which emerge beneath the brown, asphalt shingled roof. Paired, white painted, vertical wood plank doors, side hinged with metal strap hinges, open toward the alley on the garage's west elevation. A four-light, fixed-pane window with white-painted wooden frames and surrounds pierces the east elevation of the garage. Another window opening on the south elevation of the shed has been boarded shut. A pair of unglazed, four-paneled wooden doors, painted white, open on the shed's east elevation. A similar door opens on the east end of the garage's south elevation. The lintels above the windows and doors are flared.

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

Please see front page.

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

This dwelling is located on the west side of Emery Street, in one of Longmont's oldest core residential neighborhoods. The area is now home to a mixture of single-family residences, small retail shops, professional offices and a few small apartment buildings.

**24. Associated buildings, features, or objects**

Garage with Attached Garden Shed

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

25. Date of Construction:  
Estimate  
Actual **1921**

Source of information:

**St. Vrain Historical Society, *Step Back in Time: Historic East Side, Longmont, Colorado* (Longmont: St. Vrain Historical Society, Inc., 1995), no. 29.**

26. Architect:  
**n/a**

Source of information:

**unknown**

27. Builder/ Contractor:

**C.J. Rowe**

Source of information:

**"Death Takes Chas. Rowe." *Longmont Times-Call*, 5 June 1944, p. 1.**

28. Original owner:

**C.J. Rowe**

Source of information:

**St. Vrain Historical Society, *Step Back in Time: Historic East Side, Longmont, Colorado* (Longmont: St. Vrain Historical Society, Inc., 1995), no. 29.**

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

Sanborn Insurance maps indicate that a much larger house associated with the Boynton family occupied this property at least as early as 1900. However, that same footprint appears on a 1956 revision of a 1930 Sanborn Insurance map. Thus, either the map was not updated properly or this house is a much more simplified version of the existing structure. Given the style and materials of the house, the 1921 date provided by the St. Vrain Historical Society seems correct. Sanborn maps do indicate that the garage was built between 1900 and 1906 and the shed added between 1918 and 1930.

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**

Charles Judd Rowe was born in Iowa on March 20, 1870 and came to Longmont when he was just a child. He built this bungalow on the site of home associated with Boynton family and resided there until his death in 1944. His widow, Hester, lived in the house with her daughter and son-in-law, Violet Rowe and Virgil C. Garrison. They sold the house in 1953 to Ernest J. and Mary P. Pencil.

Ernest Pencil was born on December 19, 1896 in Yugoslavia. He married Mary Sadey on December 24, 1921 in Girard, Kansas. She was born on February 9, 1904, in Frontenac, Kansas. The couple moved to Longmont in 1930. Ernest was a coal miner and was a member of the Slovene National Benefits Society of Denver. Mary was well known for her crocheted afghans and her cookies, which she shared with her neighbors on Emery Street. Ernest died in 1979. Mary sold her house to Joyce Plummer in 1991. Mary died in 1996. The current owners are Michael Benschky, an architect, and his wife, Debra. They purchased the house in 1998.

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

Benschky, Michael. Interview with Adam Thomas, 12 July 2001.

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

"Death Takes Chas. Rowe" *Longmont Times-Call*, 5 June 1944, p. 1.

"Ernest J. Pencil Sr.," (obituary) *Longmont Times-Call*, 23 April 1979, p. 12.

"Mary P. Pencil." (obituary) *Longmont Times-Call*, 10 July 1996, p. 12.

*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 of Longmont Over 50 Years Dies (Alex Bloom)." *Longmont Times-Call*, 2 June 1953, p. 1.

Sanborn Fire Insurance Maps, dated December 1890, September 1895, November 1900, April 1906, June 1911, March 1918, June 1930, and May 1956.

St. Vrain Historical Society. *Step Back in Time: Historic East Side, Longmont, Colorado*. Longmont: St. Vrain Historical Society, Inc., 1995.

Warranty Deeds 900282701, 90282846, 90324669, 90418088, 90524167, 382628, 1090881, and 1877990. Boulder County Office of Clerk and Recorder, Boulder, Colorado.

**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; Ethnic Heritage / European**

40. Period of Significance: **1921-1951**

41. Level of Significance:

National:

State:

Local: **XX**

**42. Statement of Significance**

This property is significant for its association with residential development in Longmont, beginning in the late 1800's and extending through the first half of the twentieth century. In addition, the house is architecturally significant because it is an example of a later bungalow form exhibiting a transition from craftsman style to hints of colonial revival. While the property's level of physical integrity is to the extent that it would qualify for individual listing in the National Register of Historic Places, it lacks historical significance. The property may be regarded as individually eligible to be designated as a City of Longmont landmark. As well, it is also a contributing resource within this National Register and local landmark district.

**43. Assessment of historic physical integrity related to significance:**

This residence displays a high degree of physical integrity, relative to the seven aspects of integrity defined by the National Park Service and the Colorado Historical Society: location, setting, design, materials, workmanship, feeling and association. There have been minimal additions and exterior alterations to the building since its construction.

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**VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT**

44. National Register eligibility field assessment:

Eligible: **xx**

Not Eligible:

Need Data:

City of Longmont Local Landmark eligibility field assessment:

Eligible: **xx**

Not Eligible:

Need Data:

45. Is there National Register district potential?

Yes: **n/a (see below)**

No: **n/a (see below)**

Discuss: **The property is located within the East Side Historic District, which is listed in the National Register of Historic Places.**

If there is National Register district potential, is this building:

Contributing: **n/a**

Noncontributing: **n/a**

46. If the building is in an existing National Register district, is it:

Contributing: **xx**

Noncontributing:

**VIII. RECORDING INFORMATION**

47. Photograph numbers:

Roll: **LONG-11**

Frame(s): **9-11 (house); 12, 13 (garage-shed)**

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: **July 12, 2001**

50. Recorders: **Adam Thomas**

51. Organization: **Cultural Resource Historians**

52. Address: **1607 Dogwood Court  
Fort Collins, Colorado 80525**

53. Phone number: **970/493-5270**