

Architectural Inventory Form
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I. IDENTIFICATION

1. Resource number: **5BL9150**
2. Temporary number: **N/A**
3. County: **Boulder**
4. City: **Longmont**
5. Historic building name: **St. Maurice's Hall**
6. Current building name: **Rietema House**
7. Building address: **520/522/524/526 Atwood Street**
8. Owner name: **Rodney and Ardith Rietema**
Owner address: **5831 Orchard Creek Lane
Boulder, CO 80301**

II. GEOGRAPHIC INFORMATION

9. P.M. **6th** Township **2N** Range **69W**
NE¹/₄ of **SW¹/₄** of **SE¹/₄** of **NE¹/₄** of section **3**
10. UTM reference
Zone **13**
Easting: **491896**
Northing: **4446214**
11. USGS quad name: **Longmont, Colorado**
Year: **1968** (**Photorevised 1979**) **7.5'**
12. Lot(s): **3, 4** Block: **44**
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 Hipped
Roof Duplex**

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: **1851 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):
**Chimney
Porch**

21. General Architectural Description

The duplex residence at 520/522 Atwood Street features a rectangular plan, measuring 46' N-S (across) by 38' E-W (deep), with a small 11' by 4' offset at the southeast corner, and a 21' by 4' projection centered on the west elevation (facade). The building is set back approximately 53' from the curb at Atwood Street to the west. The duplex is supported by a 3' high poured concrete foundation, and the exterior walls are clad with painted beige horizontal wood siding over wood frame construction. The roof is hipped, with a large intersecting gable on the facade. The roof is covered with black asphalt shingles, and the eaves are boxed with painted green wood trim. One large chimney is located on the east facing roof slope. The duplex's windows are primarily single 1x1 horizontal sliders, set in metal frames. Two windows, located at either end of the facade, also have decorative wood shutters. Two painted dark green solid wood doors enter into the residences at 520 and 522 Atwood Street on the facade. Both of these doors lead into their respective residential units from a shared concrete porch which is centered on the symmetrical facade. Two painted green wood doors lead into the rear of the residences on the east elevation.

A second duplex, with the addresses of 524/526 Atwood Street is located toward the rear of the lot. Built in 1963, this structure features a basic rectangular plan, measuring 60' N-S by 30' E-W. The building is located approximately 22' west of the alley line, and is centered on the lot north-to-south. This duplex is supported by a low concrete foundation, has painted yellow concrete block walls, and a low-pitched side gable roof. The roof is covered with asphalt shingles, and the eaves are boxed with painted green wood trim. Windows are entirely single 1x1 horizontal sliders, set in metal frames, and with painted brick rowlock sills. Two painted green solid wood entry doors, lead into the building's two residences from concrete stoops on the east elevation. Two rear entry doors are located on the west elevation.

22. Architectural style / building type:

Please see front page.

23. Landscape or setting special features:

The two duplexes at 520/522 and 524/526 Atwood Street are located on the east side of Atwood Street, the fifth property north of 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

Duplex at 524/526 Atwood Street

IV. ARCHITECTURAL HISTORY

25. Date of Construction:
Estimate
Actual **1922**

Source of information:
City of Longmont Building Permit file for 520 Atwood Street

26. Architect:
Benjamin C. Viney

Source of information:
City of Longmont Building Permit file for 520 Atwood Street

27. Builder/ Contractor:
Peter Jacobson

Source of information:
City of Longmont Building Permit file for 520 Atwood Street

28. Original owner:
St. Joseph's Academy / Roman Catholic Church

Source of information:
City of Longmont Building Permit file for 520 Atwood Street

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

This building at 520/522 Atwood was constructed in 1922 to serve as a Catholic school under the auspices of St. Joseph's Academy which was located nearby at the southeast corner of Atwood Street and 6th Avenue. Named "St. Maurice's Hall", the building was designed by Longmont architect Benjamin C. Viney, and it was constructed by Pete Jacobson, a local builder and contractor. The building served its original purpose as a Catholic school until sometime prior to 1938 when it was acquired by Paul A. Stiner and converted into a duplex dwelling. In 1969, the building was remodeled, and converted into "Sharon's Guest Home", an elderly care facility. Then in the late 1970s, the building was again remodeled and converted back into a duplex. The duplex residence on the alley, with the address of 524/526 Atwood, was constructed in 1963.

30. Original location: **yes**
Moved **no**
Date of move(s) **n/a**

V. HISTORICAL ASSOCIATIONS

31. Original use(s): **Education / School**
32. Intermediate use(s): **Domestic / Multiple Dwelling**
33. Current use(s): **Domestic / Multiple Dwelling**
34. Site type(s): **Duplex Residence (former Catholic School building)**

35. Historical Background

Named St. Maurice's Hall, this building was constructed in 1922 to serve as a Catholic school building under the auspices of St. Joseph's Academy which was located nearby at the corner of 6th and Atwood. Another Catholic school building, St. Placid's Hall, was constructed next door at 514 Atwood Street at the same time. The building served its original purpose until sometime in the 1930s. Then by 1939, this property had been acquired by Paul A. Stiner, who converted the school into a duplex residence. Stiner owned the building, and lived in one of the units, through at least the early 1940s. Subsequent owners of the property, in the 1950s and 1960s, included Frank P. and Carmen C. Johnson, and J.L. and Beatrice Schmidt. By 1968, the property had been acquired by Norman Osvold, and in 1968-1969, he had the building converted into an elderly care facility named Sharon's Guest Home. The care facility existed here until sometime in the late 1970s, and by 1975 it was owned by Donald L. Mikesell. By 1980, the building had once again been converted back into a duplex residence. From that time to the present (2003) the building has been home to several short-term tenants.

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 520 Atwood Street.

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 Water Rent Collection Records, 1920-1939.

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; Education; Religion

40. Period of Significance: **1922-1953**

41. Level of Significance:

National:

State:

Local: **XX**

42. Statement of Significance

Built in 1922, this building is historically significant for its initial use as a Catholic school, and its association with St. Joseph's Academy. The building is also significant, to a small degree, for its association with Longmont's residential development between 1939 and 1953. To a minimal extent, the house is also architecturally notable, under Criterion C, for its basic rectangular-shaped hipped roof architectural plan. The building'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, or for individual local landmark designation 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 duplex would probably 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 to the structure following its original construction in 1922; however any evidence of its original use as a Catholic school has long since disappeared.

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 would likely be considered a contributing resource within the district's newly-formed boundaries.**

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; LONG-38**

Frame(s): **29-30; 2-3**

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 24, 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**