

**Architectural Inventory Form**

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**I. IDENTIFICATION**

1. Resource number: **5BL9152**
2. Temporary number: **N/A**
3. County: **Boulder**
4. City: **Longmont**
5. Historic building name: **n/a**
6. Current building name: **Kniceley House**
7. Building address: **532 Atwood Street**
8. Owner name: **Suzanne Bronson Kniceley**  
Owner address: **532 Atwood Street**  
**Longmont, CO 80501**

**II. GEOGRAPHIC INFORMATION**

9. P.M. **6<sup>th</sup>** Township **2N** Range **69W**  
**SE<sup>1</sup>/<sub>4</sub>** of **NW<sup>1</sup>/<sub>4</sub>** of **SE<sup>1</sup>/<sub>4</sub>** of **NE<sup>1</sup>/<sub>4</sub>** of section **3**
10. UTM reference  
Zone **13**  
Easting: **491896**  
Northing: **4446234**
11. USGS quad name: **Longmont, Colorado**  
Year: **1968** (**Photorevised 1979**) **7.5'**
12. Lot(s): **2, 3** 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 Front**  
**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: **816 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):  
**Porch**  
**Attached Garage**

**21. General Architectural Description**

The modest residence at 532 Atwood Street features a basic rectangular plan, with a single-stall garage attached to the southeast corner. The house measures 24' N-S (across) by 36' E-W (deep), and the garage measures 11' N-S by 24' E-W. The house's facade, on the west elevation, is set back approximately 53' from Atwood Street, and the lot is 190' deep from the curb on Atwood Street to the alley line to the east. The dwelling is one story in height, is supported by a concrete foundation, and has painted light blue horizontal wood siding exterior wall cladding, over wood frame construction. The roof is a low-pitched front gable, with grey asphalt shingles and boxed eaves. Windows are predominantly single and paired 2/2 double-hung sash with painted white wood frames and surrounds, and those on the facade are covered by aluminum awnings. A stained natural brown solid wood door, with one upper sash light, and with an aluminum storm door, leads into the house from a concrete porch which covers the south half of the facade. The rear entry door, located on the east elevation, is a painted white wood-paneled door, with one upper sash light, and with an aluminum storm door.

The attached garage features a concrete slab foundation and floor, horizontal wood siding, and a nearly flat roof. A painted white wood-paneled roll-away garage door, on the garage's west elevation, opens onto a gravel driveway which extends along the south side of the house to Atwood Street.

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

Please see front page.

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

The house at 532 Atwood Street is located on the east side of Atwood Street, the sixth 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**

n/a

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

25. Date of Construction:  
Estimate  
Actual **1956-1957**

Source of information:  
**City of Longmont Building Permit file for 532 Atwood Street.**

26. Architect:  
**Fred H. Hockaday**

Source of information:  
**City of Longmont Building Permit file for 532 Atwood Street.**

27. Builder/ Contractor:  
**Fred H. Hockaday**

Source of information:  
**City of Longmont Building Permit file for 532 Atwood Street.**

28. Original owner:  
**Fred H. Hockaday**

Source of information:  
**City of Longmont Building Permit file for 532 Atwood Street.**

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

This residence, with an attached garage, was constructed in 1956-1957. A building permit, calling for the construction of the "one family residence and attached garage, 36' by 24'", was issued on November 13, 1956. Fred H. Hockaday is listed on the permit as the residence's proprietor (owner), architect and builder. The building's cost was estimated at \$10,000.00. There have been no additions to either the house or garage following their original construction. Longmont water rent records, and Sanborn Insurance maps, document that this property was undeveloped prior to the construction of the extant dwelling.

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**

On November 11, 1956, a building permit was issued to Fred H. Hockaday to construct a "one family residence and attached garage", situated on Lots 2 and 3 of Block 44. This permit resulted in the dwelling at 532 Atwood Street. Fred Hockaday was a carpenter, who's own residence was at 200 7th Avenue. Almost immediately after construction was completed, Hockaday sold the property to William G. Weber, who lived here through the late 1960s. By 1970, the house had become "Sharon's Guest Home Annex", an adjunct building to Sharon's Guest Home, an elderly care facility located next door at 520 Atwood. Longmont city directory information indicates that Norman W. Osvold owned the two properties. Five years later the property at 520 Atwood was still being operated as Sharon's Guest Home, but had been sold to Donald L. Mikesell. However, this house at 532 Atwood was no longer associated with the elderly care facility. In 1975, it was being rented by Frances Bowen. By 1980, the home had been sold once again to Melanie Jones. Bryant Heberlein was the occupant in 1985, before Suzanne M. Bronson purchased the home in May 1987. In the 2000 city directory, Suzanne Bronson and Michael S. Domeraski are both indicated as homeowners; however, Boulder County Assessor records for 2001, lists Suzanne Bronson Kniceley as the property's only owner of record.

### **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 532 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, 1892-1939.

**VI. SIGNIFICANCE**

37. Local landmark designation:  
Yes  
No **xx**  
Date of Designation: **n/a**

**38. Applicable National Register Criteria**

- 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;
- 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).

**xx** Does not meet any of the above National Register criteria.

**City of Longmont Standards for Designation**

- 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.
- 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.
- 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.

**xx** Does not meet any of the above City of Longmont Standards for Designation.

39. Area(s) of Significance: **n/a**

40. Period of Significance: **n/a**

41. Level of Significance:

National:

State:

Local: **XX**

**42. Statement of Significance**

Built in 1956-1957, this dwelling has not yet reached the fifty year old threshold to be considered historically significant. At the present time its significance relative to the National Register Criteria, and relative to City of Longmont local landmark criteria, is not to the extent that it could qualify for individual listing in the National or State Registers of Historic Places, or for 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 house, would presently be considered as a non-contributing resource within the district's newly expanded boundaries.

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

This property displays excellent 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, and no major exterior alterations, to the structure following its original construction in 1956-1957.

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**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 non-contributing resource within the district's newly-formed boundaries.**

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

Contributing:

Noncontributing: **xx**

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): **31-33; 4**

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**