

**Architectural Inventory Form**

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**I. IDENTIFICATION**

1. Resource number: **5BL9153**
2. Temporary number: **N/A**
3. County: **Boulder**
4. City: **Longmont**
5. Historic building name: **Smith House; Hornbaker House**
6. Current building name: **McCall House**
7. Building address: **535 Atwood Street**
8. Owner name: **Verner W. and Kathleen McCall**  
Owner address: **535 Atwood Street**  
**Longmont, CO 80501**

**II. GEOGRAPHIC INFORMATION**

9. P.M. **6<sup>th</sup>** Township **2N** Range **69W**  
**SW<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: **491800**  
Northing: **4446253**
11. USGS quad name: **Longmont, Colorado**  
Year: **1968** (**Photorevised 1979**) **7.5'**
12. Lot(s): **S pt. 7; N pt. 8** 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:

**Hipped Roof Box**

**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: **1½**
17. Primary external wall material  
**Asphalt**
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):  
**Porch**  
**Dormer**

**21. General Architectural Description**

This house is located on the west side of Atwood Street, the second house south of 6th Avenue. Built in 1907, the dwelling is 1½ story in height, is of wood frame construction, and is supported by a low coursed sandstone foundation. The exterior walls are clad with beige color asphalt shingle siding, over the original horizontal wood siding. The house is covered by a steeply-pitched hipped roof, covered with green asphalt shingles and with boxed eaves. A hipped-roof dormer, with one 2-light window, is located on the east facing roof slope, overlooking the facade. The home's windows are primarily single 1/1 double-hung sash, with painted white wood frames and surrounds. A 20' by 6' enclosed porch is centered on the symmetrical facade (east elevation). This porch, which was originally a screened-in porch, now features brick veneer knee walls, casement or fixed-pane windows, and a low-pitched hipped roof. An approximately 16' by 12' gabled addition has been built onto the home's original west (rear) elevation. An entry door, with nine upper sash lights, leads into the addition from a non-historic wood deck.

A garage is just southwest of the house: one-story rectangular plan; 12' N-S by 16' E-W; poured concrete slab foundation and floor; painted beige horizontal weatherboard exterior walls, over wood frame construction; moderately-pitched front gable roof, with asphalt shingles over 1x wood decking and 2x wood rafters; one multi-paned hopper or fixed-pane window located on the north elevation. A painted beige wood-paneled overhead garage door, located on the east elevation, opens onto a gravel driveway which extends along the south side of the house to Atwood.

**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, the second house south of 6th 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**

Garage

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

25. Date of Construction:  
Estimate  
Actual **1907**

Source of information:  
**"Town of Longmont Water Rent Collection Records, 1907-1910."**

26. Architect:  
**Peter Jacobsen**

Source of information:  
**"Town of Longmont Water Rent Collection Records, 1907-1910."**

27. Builder/ Contractor:  
**Peter Jacobsen**

Source of information:  
**"Town of Longmont Water Rent Collection Records, 1907-1910."**

28. Original owner:  
**Peter Jacobsen**

Source of information:  
**"Town of Longmont Water Rent Collection Records, 1907-1910."**

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

Longmont water rent collection records indicate that this dwelling at 535 Atwood Street was constructed by Peter Jacobsen in 1907. After completing the home, Jacobsen sold it to George E. and Mary Smith. A carpenter and contractor, Jacobsen was building a home for his own family next door at 537 Atwood Street at the same time. Subsequent building permits on file for the property include: one for a "12' by 12' kitchen addition to frame house" dated January 14, 1929; a permit for a "16' by 12' frame garage" dated October 3, 1929; and a permit to "close in porch" dated May 12, 1953. At some point in time, the house's horizontal wood siding was covered with asphalt shingle siding, probably in the 1950s.

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**

The residence at 535 Atwood was constructed in 1907. On December 6 of the previous year, Peter Jacobson received a building permit for a four-room dwelling on the south half of Lot 7, Block 43. Jacobson was a local building contractor, responsible for constructing many of Longmont's commercial and residential buildings. Born on the Danish Island of Bornholm on July 7, 1873, Jacobson came to America at the age of sixteen. He traveled to Longmont to make his home with his uncle, Fred Jacobsen, who farmed south of town. Jacobsen was a very enterprising young man. A few months after arriving in Longmont, he was hired as water boy for the railroad gang constructing the spur line from Noland to the quarries on Beech Hill. He spent three summers working in the quarries, while attending the old Burlington School south of Longmont during the winters. Upon completion of his formal education, Jacobsen traveled to California where he worked at a gold smelter near Modesto, then tried his hand at farming in the Longmont and Berthoud areas, before turning to carpentry and construction. During his many years of contracting, Jacobsen worked on the construction of the Great Western Sugar factory in Longmont and later was employed by Great Western when factories were built in Lovell, Wyoming, Missoula, Montana, and Ovid, Colorado. He was the general contractor for the Longmont City Hall, the Messiah Lutheran Church, the Longs Peak Osteopathic Hospital, the Nelson and Liberty Hall schools, St. Theresa's Catholic Church in Frederick and a number of other civic, commercial and residential buildings. He retired in 1960, when he was 86 years old.

Peter Jacobson constructed his home at 535 Atwood at the same time that he was building his own house next door at 537 Atwood. The building permit indicates that Jacobsen was erecting this home for "G.S. Smith." The 1910 Longmont City Directory provides a list of the occupants for that year. Along with George S. Smith and his wife, Mary E., living here were Claude A. Smith and Mrs. Letta Porter, the widow of Roy Porter. Claude was employed as a laborer, and Letta Porter earned a living as a nurse. In circa 1915, George Smith passed away. His widow, Mary, and Letta Porter continued to reside in the home. Letta married again, in the early 1920s, to John William Alexander; however, he passed away after only a short time, and Letta returned to live at 535 Atwood. Although in the 1932 Longmont City Directory Letta is identified as a nurse, interestingly, in the 1936 directory, Letta's occupation is given as "ironer" for the Adams Laundry. Letta Porter Alexander and Mary Smith owned this home on Atwood Street through the 1930s. By 1943, the dwelling was owned by William Manke who transferred ownership of the property to his daughter and son-in-law, J. Harry and Pansy (Manke) Hornbaker. Pansy B. Manke was born in Meade on January 19, 1904. She lived in the Longmont area all of her life, attending the Chapman School northeast of Longmont. On May 24, 1927, she married Harry Hornbaker. Mr. Hornbaker was born in Niwot on September 11, 1903. He farmed northeast of Longmont until 1936, before the couple moved to town. In Longmont he worked for the John T. Murphy Implement Company for several years and was a member of the Longmont Fire Department. For fifteen years before his retirement in 1969, Mr. Hornbaker was employed by the City of Longmont as an auto mechanic. Soon after he was hired by the city, the Hornbakers sold this home in the last 1950s to Harry Granberger. City directories indicate that during much of the 1960s and 1970s the property was rented out. In 1975, Raymond Martin was the owner followed in the 1980s by Nick C. and Bonnie R. Newman. The current owners Verner W. and Kathleen R. McCall, have occupied the home since purchasing the property in October 1999.

**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 535 Atwood Street.

"Funeral Services Set for Mrs. Hornbaker." *Longmont Times-Call*, January 30, 1967, p. 3.

"Harry Hornbaker." [obituary] *Longmont Times-Call*, April 5, 1976, p. 12.

"Pete Jacobsen Dies Following Heart Attack." *Longmont Times-Call*, January 25, 1965, 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: **1907-1953**

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, 1907-1953. To a small degree, the house is also architecturally notable, under Criterion C, for its vernacular gabled-L 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 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 slightly below average 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 historical integrity was diminished when the screened-in front porch was enclosed, evidently in 1953. The home's original horizontal wood siding has been covered by asphalt shingle siding as well, probably in the 1950s. An addition to the west elevation apparently dates to 1929 and has achieved some level of historical significance in its own right.

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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 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): **23-26**

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**