

**Architectural Inventory Form**

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**I. IDENTIFICATION**

1. Resource number: **5BL9154**
2. Temporary number: **N/A**
3. County: **Boulder**
4. City: **Longmont**
5. Historic building name: **n/a**
6. Current building name: **Nantz House**
7. Building address: **536 Atwood Street**
8. Owner name: **Steve D. and Eladia Nantz**  
Owner address: **536 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: **4446254**

11. USGS quad name: **Longmont, Colorado**  
Year: **1968** (**Photorevised 1979**) **7.5'**

12. Lot(s): **N<sup>1</sup>/<sub>2</sub> 2** 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.**

**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: **864 square feet**
16. Number of stories: **One**
17. Primary external wall material  
**Wood / Horizontal Siding**  
**Wood / Vertical Siding**
18. Roof configuration (enter one):  
**Gabled Roof / Side Gabled Roof**
19. Primary external roof material (enter one):  
**Asphalt Roof / Composition Roof**
20. Special features (enter all that apply):  
**n/a**

22. Architectural style / building type:

**No Style / Vernacular**  
**Wood Frame Side**  
**Gabled Dwelling**

**21. General Architectural Description**

The modest residence at 536 Atwood Street features a basic rectangular plan, measuring 36' N-S (across) by 24' E-W (deep), and with a small, 12' by 4' shed-roofed addition to the north end of the west elevation. The house's facade, on the west elevation, is set back approximately 44' from Atwood Street, and the lot is 190' deep from the curb on Atwood Street to the alley line to the east. The wood frame constructed dwelling is one story in height, is supported by a concrete foundation, and has painted light blue horizontal and vertical wood siding exterior wall cladding, with painted white 1" by 4" corner boards. The roof is a low-pitched side gable, with grey asphalt shingles and boxed eaves. Two sets of paired multi-paned casement windows, with painted white wood frames and surrounds, are located on the north elevation; one 6-light hopper or casement window, and one single-light fixed-pane window, are located on the facade; one 6/1 double-hung sash, and one set of paired multi-paned casement windows, are located on the south elevation; one 6/1 double-hung sash window, and one set of paired multi-paned casement windows, are located on the west elevation. A stained natural brown solid wood door, with a white metal storm door, leads into the house from a 2-step concrete stoop at the south end of the facade. A painted blue wood-paneled door, with one upper sash light, and with a painted white wood screen door, leads into the rear of the home from a 2-step concrete stoop in the east elevation.

A garage is located northeast of the house, near the north property line: one-story rectangular plan; 12' N-S by 22' E-W; concrete foundation; painted white horizontal weatherboard exterior wall cladding, over wood frame construction; steeply-pitched front gable roof, with rolled grey asphalt roofing material over 1x wood decking and 2x wood rafters; one plywood-filled window, located on the south elevation; a painted white wood-paneled roll-away garage door, located on the east elevation, opens toward the alley; a single, painted white wood-paneled door, is located at the west end of the south elevation. An old, shed-roofed structure, is attached to the garage's north elevation. This small structure has painted red horizontal wood plank walls, and a shed roof.

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

Please see front page.

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

The house at 536 Atwood Street is located on the east side of Atwood Street, the seventh property north of 5th Avenue, in Longmont's historic East Side neighborhood. The former St. Joseph's Academy property is located between this house and 6th Avenue to the north. 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 **1958**

Source of information:  
**City of Longmont Building Permit file for 536 Atwood Street.**

26. Architect:  
**Bernard Lewis**

Source of information:  
**City of Longmont Building Permit file for 536 Atwood Street.**

27. Builder/ Contractor:  
**Bernard Lewis**

Source of information:  
**City of Longmont Building Permit file for 536 Atwood Street.**

28. Original owner:  
**Bernard Lewis**

Source of information:  
**City of Longmont Building Permit file for 536 Atwood Street.**

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

This residence was constructed in 1958. A building permit, calling for the construction of the "one family residence, 36' by 24'", was issued on May 10, 1958. Bernard Lewis is listed on the permit as the residence's proprietor (owner), architect and builder. The building's cost was estimated at \$6500.00. A building permit for the construction of the garage was issued to property owner Roy A. Johnson on March 31, 1966. It was built at an estimated cost of \$792.00. A small 12' by 4' shed-roofed addition to the house's original west elevation appears to date to the 1970s. A building permit for the addition was not located in City of Longmont files. There have been no other additions to either the house or garage following their construction in 1958 and 1966. Longmont water rent records, and Sanborn Insurance maps, document that this property was undeveloped prior to the construction of the extant dwelling in 1958.

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 May 10, 1958, a building permit was issued to Bernard Lewis to construct a "one family residence", situated on the north 50' of Lot 2 of Block 44. This permit resulted in the dwelling at 536 Atwood Street. Lewis sold the house, not long after its completion, to Roy A. and Mollie Johnson who apparently maintained it as a rental. In the mid-1960s, according to Longmont city directories, the residence was occupied by Jack Houchin. Born February 11, 1930, at Louisville, Kentucky, Houchin came to Longmont with his family in 1936. After coming of age, he served in the U.S. Navy, and after returning to civilian life, he established his own painting business in Longmont. On August 12, 1967, Houchin was married to Marilyn Miller. Houchin passed away on October 22, 1990 at the age of 60.

Owners or residents of this property from the 1970s to the present have included: Warren Beebe (early 1970s); Joseph Barajas (early 1980s); Thomas Gamboa (late 1980s); and Gregory Alvidrez (early 1990s). Boulder County Assessor records indicate that the property has been owned by Steve and Eladia Nantz from October 1999 to the present (2003). City directory records indicate they may have rented the property for a year or two before making it their residence.

### **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 536 Atwood Street.

"Jack Houchin." [obituary] *Longmont Times-Call*, October 23, 1990. p. 9-A.

*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 1958, 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 a reasonably high degree 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 has been one small addition to the original structure.

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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**

Frame(s): **34-37**

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**