

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

Official Eligibility Determination
(OAHF use only)

OAHF1403
Rev. 9/98

- Date _____ Initials _____
- Determined Eligible – National Register
 - Determined Not Eligible – National Register
 - Determined Eligible – State Register
 - Determine Not Eligible – State Register
 - Need Data
 - Contributes to eligible National Register District
 - Noncontributing to eligible National Register District



I. IDENTIFICATION

- 1. Resource number: **5BL.10182** Parcel number(s): **131503127017**
- 2. Temporary resource number: **N/A**
- 3. County: **Boulder**
- 4. City: **Longmont**
- 5. Historic Building Name: **White House; Scobee House; Neighbors House**
- 6. Current Building Name: **Newens House**
- 7. Building Address: **10 5th Avenue**
- 8. Owner Name: **Luella M. & Dellene D. Newens**
- Owner Organization:
- Owner Address: **10 5th Ave**
Longmont , CO 80501

44. National Register eligibility field assessment:	Not Eligible
Local landmark eligibility field assessment:	Contributes to designated or potential designated historic district

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II. GEOGRAPHIC INFORMATION

9. P.M.: **6th** Township: **2N** Range: **69W**
NW ¼ of SE ¼ of SE ¼ of NE ¼ of Section 03
10. UTM reference
 Zone: **13** **492023 mE** **4446373 mN** **(NAD83)**
11. USGS quad name: **Longmont**
 Year: **1968 (photorevised 1979)** Map scale: **7.5**
12. Lot(s): **E 471/2 Ft of W 105 Ft of S 431/2 Ft of Lot 11 & E 471/2 Ft of W 105 Ft of Lot 12 Blk 45**
 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.
 Metes and bounds?: Describe:

III. ARCHITECTURAL DESCRIPTION

14. Building plan (footprint, shape): **L-Shaped Plan**
15. Dimensions in feet: **Length: 41 feet x Width: 28 feet**
16. Number of stories: **1**
17. Primary external wall material(s): **Wood/Horizontal Siding**
18. Roof configuration: **Gabled Roof/Side Gabled Roof**
19. Primary external roof material: **Asphalt Roof/Composition Roof**
 Other roof materials:
20. Special features: **Porch**
Chimney
21. General architectural description:
The residence at 10 5th Avenue is a single-story wood frame dwelling which measures 41' N-S (deep) by 28' E-W (across). These dimensions include: a main side-gabled section which measures 15' N-S by 24' E-W; a shed-roofed rear extension which measures 19' N-S by 28' E-W; and an enclosed hipped-roof front porch which measures 7' N-S by 22' E-W. The house is supported by a low sandstone foundation, and its exterior walls are clad with wide painted beige horizontal composition board siding. The roof is covered with green asphalt composition shingles, and the eaves are boxed with painted brown wood trim. A crumbling red brick chimney is located on the roof ridge. The house features a symmetrical façade, with two fixed-pane picture windows flanking the front entry door, covered by a painted brown wood screen door, which leads into the enclosed front porch. Windows on the east, west and south elevations are primarily 1/1 double-hung sash with painted brown wood frames and surrounds. A rear entry door enters the house on the north elevation.
22. Architectural style: **No Style**
 Building type:
23. Landscape or special setting features: **This house is located on the north side of 5th Avenue, near the east end of Longmont's historic Eastside residential neighborhood. This property appears well-maintained, and features planted grass front and back yards with mature landscaping.**

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24. Associated buildings, features or objects:

1: Type: **Not Applicable** Contributing?
Describe:

IV. ARCHITECTURAL HISTORY

25. Date of construction: Estimate: **1898** Actual:
Source of information: **"Index to Boulder and Longmont Entries in the 1898 Boulder County Directory by Street Name, Street Number, and Name of Occupant." Ella M. Travis, comp.**
26. Architect: **Unknown**
Source of information: **N/A**
27. Builder: **Unknown**
Source of information: **N/A**
28. Original owner: **Ross and Maud White (possibly)**
Source of information: **"Index to Boulder and Longmont Entries in the 1898 Boulder County Directory by Street Name, Street Number, and Name of Occupant." Ella M. Travis, comp.**
29. Construction history:
The "Index to Boulder and Longmont Entries in the 1898 Boulder County Directory by Street Name, Street Number, and Name of Occupant" indicates that this house was in existence in 1898, and that it was the residence of Ross and Maude White. A shed-roofed rear extension may be an early addition. The shed-roofed front porch was enclosed, apparently in 1925. On July 7, 1925, Longmont builder Pete Jacobson obtained a building permit for a "porch and bathroom." More recently, building permits were obtained in 1975, to cover the patio, in 1987, to remodel the porch roof, and to erect a redwood fence.
30. Original location: Moved: Date of move(s):

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**

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35. Historical background:

According to Ella Travis' "Index to Boulder and Longmont Entries in the 1898 Boulder County Directory by Street Name, Street Number, and Name of Occupant", the property at 10 5th Avenue was the residence of Ross and Maud White in 1898. The October 1903 Longmont City Directory lists the H. T. and Mary Scobee family as the home's occupants. Scobee earned his living as a teamster. Among the remainder of the six people that the directory indicates lived here was Robert D. Scobee, likely H. T.'s and Mary's son. Robert worked as a laborer.

The directory for 1910-11 lists Ruth Neighbors as the resident. She was employed as a clerk for the Longmont Candy Kitchen, at 358 Main Street. In 1916, the occupant is listed as Mrs. T.N. Neighbors, and in 1918 as Mrs. T.E. Neighbors. During this same time, relatives William and Mabel Neighbors were living next door, at 6 5th Avenue. The Neighbors lived here through the late 1910s. By the early 1920s, J.P. Ryan was the property's occupant, followed in 1930 by Edgar L. Nixon. In 1932, Jacob W. and Elizabeth Arnold are listed as the home's owners. Jacob Arnold worked as a miner, likely in the area's coal mines. Four years later, the Arnolds are no longer listed in the Longmont Directories. Instead, the home at 10 5th Avenue is now the residence of Mr. Pearl A. Woodward and his wife Laura M. Mr. Woodward worked as a laborer, and later, as a tree trimmer. Circa 1940, the couple moved, eventually purchased the home at 833 Emery.

By 1943, this 5th Avenue home was the residence of Allen R. Marshall. He was followed by Harold J. and Mary Kummer, who owned the house in the early 1950s, before conveying it in turn to Charlotte K. Bills and Francis and Hattie E. Beckwith. By the mid-1950s, the home had been purchased by its current owner, Mrs. Luella M. Newens. Luella Newens was the wife of Alfred R. Newens, a Longmont welder. For the past 50 years, Mrs. Newens has made this her home.

36. Sources of information:

City of Longmont building permit files.

Boulder County Assessor records.

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

Longmont City Directories.

Town of Longmont Water Rent Collection Records.

Sanborn Fire Insurance maps.

VI. SIGNIFICANCE

37. Local landmark designation: Yes No Date of designation:

Designating authority:

38. Applicable National Register criteria:

A. Associated with events that have made a significant contribution to the broad pattern 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 possesses high artistic values, or represents a significant and distinguished 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.

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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.

39. Area(s) of significance: **Not Applicable**

40. Period of significance: **Not Applicable**

41. Level of significance: National: State: Local:

42. Statement of significance:

This house is historically significant for its association with Longmont's residential development beginning in the very late 1800s and extending into the early 1900s. Built in 1898, it is representative of a relatively small number of East Side neighborhood houses, built as part of a modest housing boom following the opening of the Empson Cannery and other commercial development in the late 1880s and 1890s. This boom was a precursor to an even larger housing boom which followed the opening of Longmont's Great Western Sugar factory in 1903. The house is also architecturally significant, to a limited extent, for its representative wood frame side-gabled plan. The property'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. It also probably does not qualify for individual local landmark designation by the City of Longmont. The house, though, would qualify as a contributing resource within a National Register or locally designated historic district.

43. Assessment of historic physical integrity related to significance:

This property exhibits 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 - location, setting, design, materials, workmanship, feeling and association. The exterior siding does not look historic; however, City of Longmont building permit files do not indicate that the building has been significantly altered since perhaps 1925.

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VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. National Register eligibility field assessment: **Not Eligible**
 Local landmark eligibility field assessment: **Contributes to designated or potential designated historic district**
45. Is there National Register district potential? Yes No
 Discuss: **This property is located outside the boundaries of Longmont's existing Eastside Historic District. There is potential that the district's boundaries could be extended east to Martin Street to include this block. This property would qualify as a contributing resource if it were located within the district's boundaries.**
 If there is National Register district potential, is this building: Contributing Noncontributing N/A:
46. If the building is in existing National Register district, is it: Contributing Noncontributing N/A:

VIII. RECORDING INFORMATION

47. Photograph number(s): **CLG Grant #08-05-20407-027 -** Negatives filed at: **City of Longmont**
CD-3, Images 135-136,
48. Report title: **Eastside and Westside Neighborhoods: Historic** **Department of Community**
Context and Survey Report **Development, Planning**
Division
49. Date(s): **01/07/06** **Civic Center Complex**
50. Recorder(s): **Carl McWilliams** **350 Kimbark Street**
Longmont, Colorado 80501
51. Organization: **Cultural Resource Historians**
52. Address: **1607 Dogwood Court**
Fort Collins, Colorado 80525
53. Phone number(s): **9704935270**

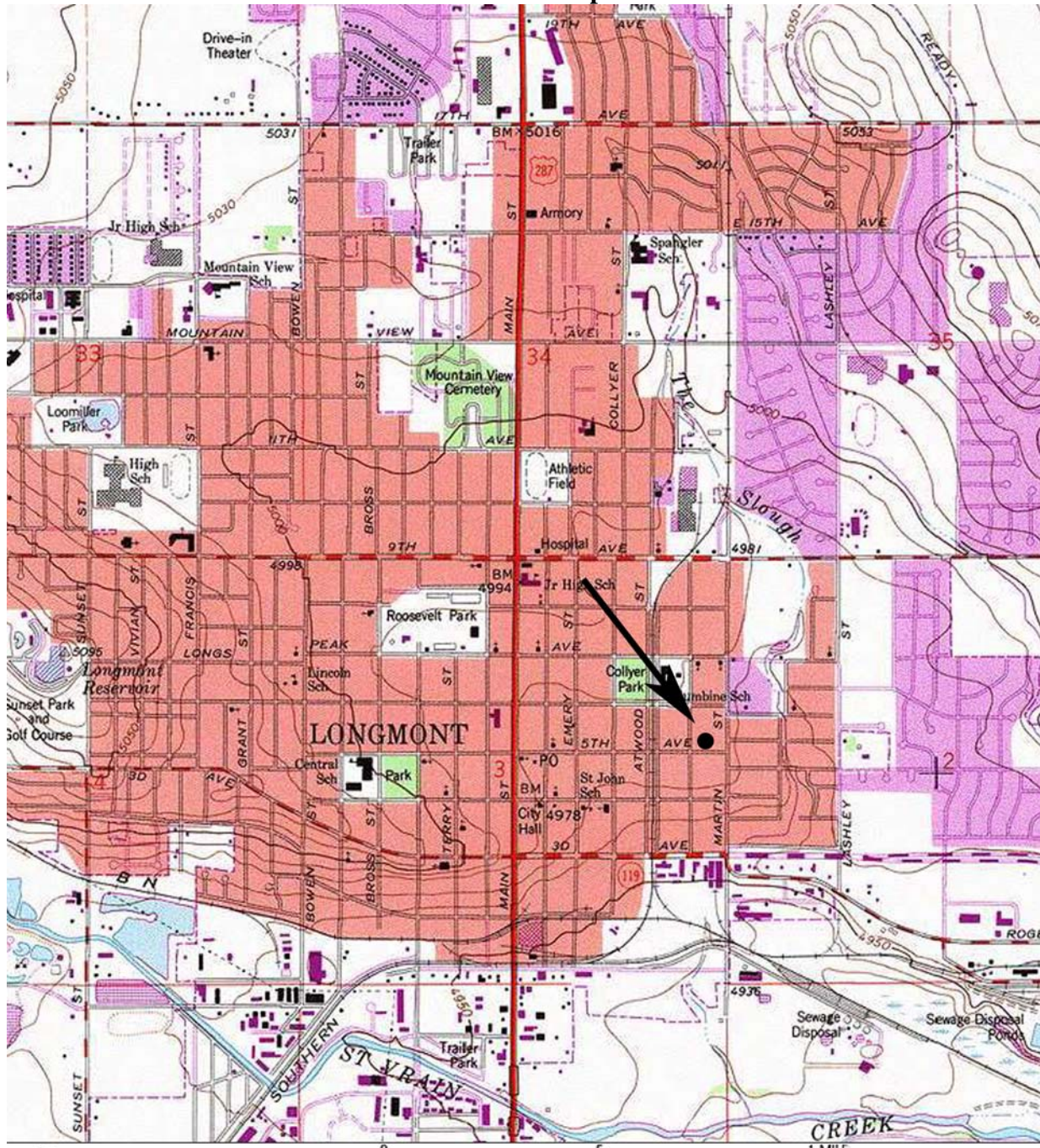
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Sketch Map



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Location Map



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