

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

Official Eligibility Determination  
(OAH P use only)

OAH P1403

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.1374** Parcel number(s): **131503127019**
- 2. Temporary resource number: **N/A**
- 3. County: **Boulder**
- 4. City: **Longmont**
- 5. Historic Building Name: **Westerberg House; Wagner House**
- 6. Current Building Name: **Reinholt House**
- 7. Building Address: **2 5th Avenue**
- 8. Owner Name: **Chris Reinholt**
- Owner Organization:
- Owner Address: **2 5th Ave**  
**Longmont , CO 80501**

44. National Register eligibility field assessment:	<b>Not Eligible</b>
Local landmark eligibility field assessment:	<b>Eligible</b>

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## II. GEOGRAPHIC INFORMATION

9. P.M.: **6th** Township: **2N** Range: **69W**  
**NE ¼ of SE ¼ of SE ¼ of NE ¼ of Section 03**
10. UTM reference  
 Zone: **13** **492049 mE** **4446373 mN** **(NAD83)**
11. USGS quad name: **Longmont**  
 Year: **1968 (photorevised 1979)** Map scale: **7.5**
12. Lot(s): **E 41 2/3 Ft of S 43 1/3 Ft Lot 11 & E 41 2/3 Ft 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): **Rectangular Plan**
15. Dimensions in feet: **Length: 34 feet x Width: 24 feet**
16. Number of stories: **1**
17. Primary external wall material(s): **Wood/Horizontal Siding** 18. Roof configuration:  
**Hipped Roof**
19. Primary external roof material: **Asphalt Roof/Composition Roof**  
 Other roof materials:
20. Special features: **Porch**  
**Chimney**  
**Fence**
21. General architectural description:  
**The modest hipped-roof dwelling at 2 5th Avenue is composed of a main hipped-roof section, with a lower hipped-roof extension to the north (rear) elevation, and a 6' by 18' glassed-in front porch on the south elevation (façade). Excluding the front porch, the house measures 34' N-S by 24' E-W. The dwelling is supported by a low concrete foundation, and its exterior walls are clad with painted yellow horizontal wood siding, with painted white 1" by 4" corner boards. The hipped roof is moderately-pitched, and is covered with asphalt composition shingles. The eaves are boxed with painted white wood trim, and there is a red brick chimney located near the roof ridge. The glassed-in front porch features large distinctive 2-light fixed-pane windows, with transom lights, which flank the front entry door. Elsewhere, the home's windows are primarily 1/1 double-hung sash with painted white wood frames and surrounds. The paneled front entry door has one upper sash light, and leads into the front porch from a 3-step stoop. A painted white rear entry door, with one upper sash light, leads into the low-pitched hipped-roof rear extension at the east end of the north elevation.**
22. Architectural style:  
 Building type: **Hipped-roof Box**
23. Landscape or special setting features: **This house is located at the northwest corner of 5th Avenue and Martin Street, at the east end of Longmont's historic East Side residential neighborhood. The property features planted grass front and back yards, and a side yard on the house's east side. A large garage is located at the north end of the lot, with vehicular access from Martin Street.**

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24. Associated buildings, features or objects:

- 1:    Type:                               **Garage**  
       Describe:                           **A garage, which measures 22' by 26' is located north of the house. Apparently built sometime between 1930 and 1956, the garage is supported by a concrete slab foundation, and has painted white concrete block walls. It is covered by a moderately-pitched front gable roof, covered with asphalt composition roofing material. Horizontal siding appears in the upper gable ends. Two painted white wood-paneled garage doors are located on the east elevation. These doors open onto a short gravel driveway which extends a short distance to Martin Street to the east. A single entry door enters the building at the east end of the south elevation.**

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### IV. ARCHITECTURAL HISTORY

25. Date of construction:       Estimate:                               Actual:    **1907**  
       Source of information:   **Town of Longmont Water Rent Collection Records.**
26. Architect:                       **Unknown**  
       Source of information:   **N/A**
27. Builder:                         **Unknown**  
       Source of information:   **N/A**
28. Original owner:               **Ed Westerberg**  
       Source of information:   **Town of Longmont Water Rent Collection Records; Longmont city directory, 1910-1911.**
29. Construction history:  
       **Longmont water rent collection records and Sanborn Insurance maps reveal that this house was built in 1907. Ed Westerberg is listed as the original owner in the water records. The hipped-roof dwelling measures 34' N-S (deep) by 24' E-W (across), not including the glassed-in front porch. The house is little changed from its historic appearance. Sanborn Insurance maps indicate that the garage was built between 1930 and 1956.**
30. Original location:        Moved:                               Date of move(s):

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### 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:

This home, at Number 2, 5th Avenue, dates to 1908. Longmont Water Rent Collection records confirm that, on November 11, 1907, a building permit for this house was issued to owner Edwin Westerberg. The four room dwelling was completed by March 1908, when the water usage was first recorded. Edwin V. Westerberg was born in Madrid, Iowa, on April 22, 1885. He came to Longmont circa 1905, where he was employed as a salesman for the Hamm-Weller Hardware and Implement Company, located in the 300 block of Main Street. Mr. Westerberg later became associated with T. J. Wallace, operating the Hudson-Essex and Buick automobile dealerships. He then went into the insurance and real estate businesses with Fred West, before opening his own real estate office at 383 Main Street in circa 1940. Edwin Westerberg passed away on September 13, 1954, survived by his children and his second wife, Aimee Huelskemper Westerberg.

Edwin and Lulu Westerberg lived in this home through the late 1910s. By the early 1920s, ownership of the residence had been conveyed to Philip Wagner. Philip Wagner was a farmer in the Longmont area. Born in Russia on March 12, 1858, he immigrated to the United States circa 1890, settling first in Kansas. He moved to a farm east of Longmont in the late 1910s. Philip and his wife Mary raised at least eight children, sons Philip, Jr., Henry, John, and Dan, and daughters Leah, Katherine, Susan and Mary. Philip Wagner lived to be 82, passing away at his 5th Avenue home in May 1940. The home was then briefly occupied by Frank Marshall, followed a few years later by owner Mrs. P.R. Breever. Mrs. Breever supplemented her income by renting a portion of the home to Adolph Patron. By 1948, the property belonged to Anna Marie Rudy, wife of Longmont area farmer Peter Rudy. Anna Marie and Peter made their own home at 10 7th Avenue, presumably purchasing this property as an investment. Only a short time later, Anna Marie sold it to Elbert and Amy E. Garner.

By 1951, the home had been purchased by Hilmer and Zelda Landis. Mr. Landis was employed as a mechanic for the Gale Motor Company. The 1960 Longmont City Directory lists Tom D. Richardson as the home's occupant, followed by Norma Terry in 1965, and Lea M. Hann in 1970. In 1975 and 1980, the directories record Frank C. Protsman as the home's owner and resident. Thomas Polana is listed as the property's owner in 1985, followed in 1990 by resident/owner Mark W. Chynoweth. Chris Reinholt is the current owner of the dwelling at 2 5th Avenue.

36. Sources of information:

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

Sanborn Fire Insurance maps.

"Westerberg Rites to be Wednesday." Longmont Times-Call, September 14, 1954, p. 1.

Boulder County Assessor records.

"Philip Wagner Taken by Death." Longmont Times-Call, May 23, 1940, p. 1.

City of Longmont building permit files.

Town of Longmont Water Rent Collection Records.

"Aged Longmont Woman Succumbs." (Mrs. Phillip Wagner obituary) Longmont Times-Call, January 17, 1938. p.

1.

Longmont City Directories.

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## 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.

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:

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42. Statement of significance:

**This house is historically significant for its association with Longmont's residential development during the early 1900s. Built in 1907, it is representative of East Side neighborhood houses, built as part of a housing boom which followed the opening of Longmont's Great Western Sugar Company in 1903. The house is also architecturally significant for its representative Hipped-roof plan, and for its intact front porch and typical low-pitched hipped roof rear extension. The property's level of significance in these regards is not to the extent that it would qualify for individual listing in the National Register of Historic Places. However, it may qualify for individual local landmark designation by the City of Longmont. It would also rate 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 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 house and garage are both minimally altered from their original construction.**

### VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. National Register eligibility field assessment: **Not Eligible**

Local landmark eligibility field assessment: **Eligible**

45. Is there National Register district potential? Yes  No

Discuss: **This property is located outside the boundaries of Longmont's existing East Side 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 124-129,**

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): **(970) 493-5270**

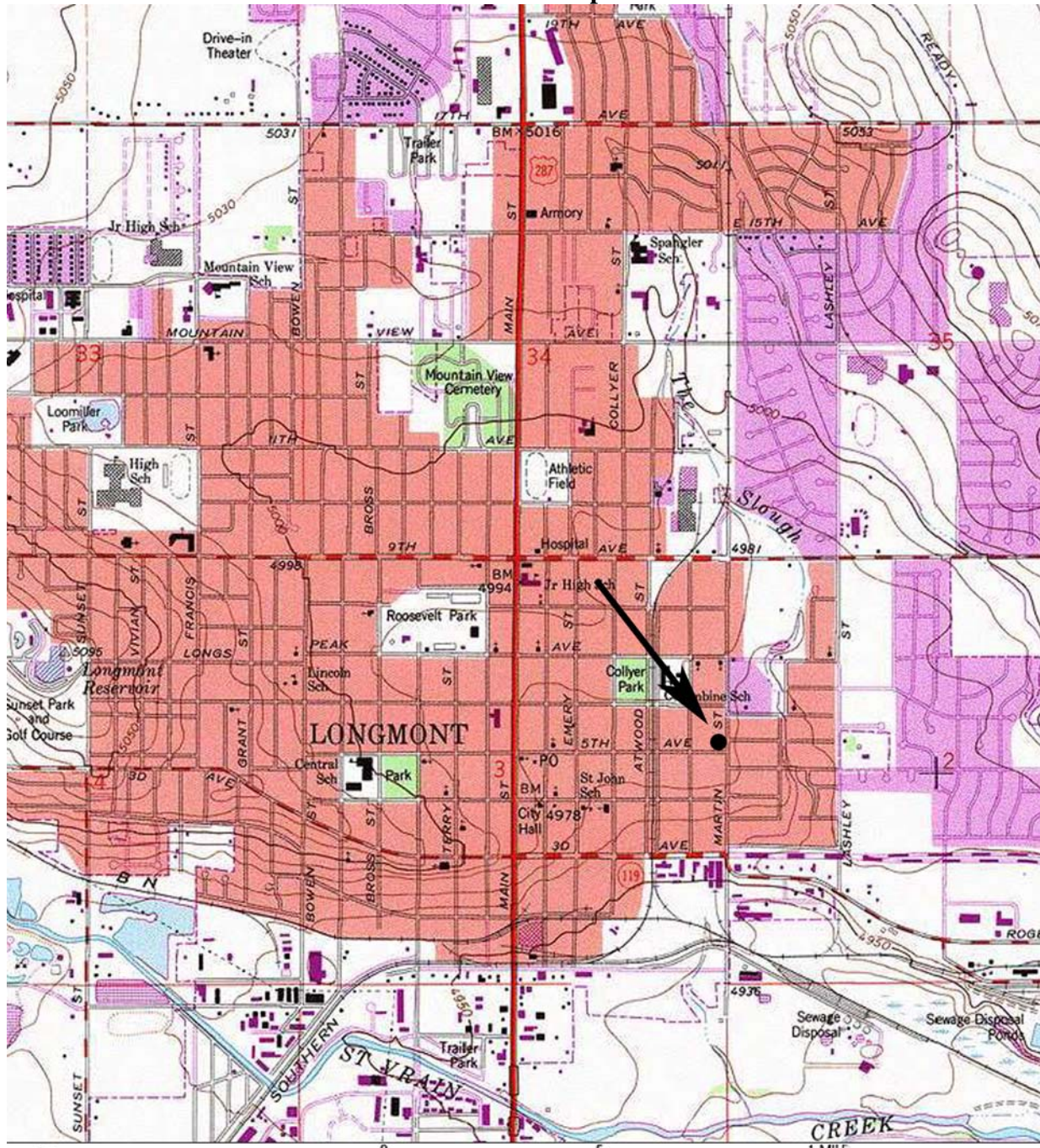
# Architectural Inventory Form

## Sketch Map



# Architectural Inventory Form

## Location Map



Map created with TOPO!® ©2003 National Geographic (www.nationalgeographic.com/topo)