

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.1373** Parcel number(s): **131503127018**
- 2. Temporary resource number: **N/A**
- 3. County: **Boulder**
- 4. City: **Longmont**
- 5. Historic Building Name: **Neighbors House; Redd House**
- 6. Current Building Name: **Zimmerman House**
- 7. Building Address: **6 5th Avenue**
- 8. Owner Name: **Susan Marie Zimmerman**
- Owner Organization:
- Owner Address: **6 W 5th Ave**
Longmont , CO 80501

44. National Register eligibility field assessment:	Not Eligible
Local landmark eligibility field assessment:	Eligible

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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** **492037 mE** **4446373 mN** **(NAD83)**
11. USGS quad name: **Longmont**
 Year: **1968 (photorevised 1979)** Map scale: **7.5**
12. Lot(s): **W 40 Ft of S 43 2/3 Ft of E 80 Ft of Lot 11 Less E 20 of W 40 Ft of S 43 2/3 Ft of E 80 Ft of Lot 11 & W 40 Ft of E 80 Ft of Lot 12 Less E 20 of W 40 Ft of E 80 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): **Rectangular Plan**
15. Dimensions in feet: **Length: 38 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
21. General architectural description:
The single-story, wood frame, Hipped-roof Box type dwelling at 6 5th Avenue measures 38' N-S (deep) by 24' E-W (across), not including its open front porch which measures 6' N-S by 18' E-W. The house is supported by a low concrete foundation, and its exterior walls are clad with horizontal wood siding with painted white 1" by 4" corner boards. The hipped roof is moderately-pitched, and is covered with grey asphalt composition shingles. The eaves are boxed with painted white wood trim, and there is a red brick chimney located on the roof ridge. The home's windows are predominantly single 1/1 double-hung sash with painted white wood frames and surrounds; however, there is a band of four, what appear to be single casement windows, which are probably not historic, at the north end of the east elevation. The façade, located on the south elevation, is symmetrical. The entry door, covered by a white storm door, is centered on the façade wall, and is flanked on either side by a 1/1 double-hung sash window. The entry door leads into the house from the 6' by 18' front porch which is approached by three concrete steps, and features a tongue-in-groove wood floor, an open wood railing, squared posts, and a low-pitched hipped roof. A rear entry door is located at the east end of the north elevation.
22. Architectural style:
 Building type: **Hipped-roof Box**
23. Landscape or special setting features: **This property is located on the north side of 5th Avenue, near the east end of Longmont's historic Eastside residential neighborhood. The property features planted grass front and back yards, with minimal mature landscaping. The property appears well-maintained.**

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24. Associated buildings, features or objects:

- 1: Type: **Garage**
 Describe: **A wood frame garage is located a short distance northeast of the house. It is supported by a concrete foundation, and its exterior walls are clad with painted white horizontal wood siding. The garage roof is front gabled, covered with grey asphalt composition shingles, and with exposed painted white rafter ends beneath the eaves. A garage door, located on the south elevation, opens onto a driveway which extends along the east side of the house to 5th Avenue.**

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: **L. Terry**
 Source of information: **Town of Longmont Water Rent Collection Records.**
29. Construction history:
 Longmont water rent collection records and Sanborn Insurance house provide documentation that this house was built in 1907. There have been no additions, and no notable exterior alterations, to the house following its original construction. The only building permit on file for the property with the City of Longmont references a new furnace in 2000. The garage is depicted on early Sanborn maps, thus, it was probably built at about the same time as the house.
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:

Longmont Water Rent Collection records show that a permit was issued on June 15, 1907 for the construction of this dwelling. L. Terry is listed as the original owner. Historical records do not definitively identify this member of the pioneer Terry family, who, among others, may have been Seth Terry's daughter, Luella, or a grandson, Luke. In any case, this home was likely built on speculation, and the property sold soon after it was constructed. By 1910, the home's occupants were William and Mabel Neighbors. William Neighbors was a driver for Rocky Mountain Livery. At the same time, the directory for 1910-11 lists Ruth Neighbors as the resident next door at 10 5th Street. She was employed as a clerk for the Longmont Candy Kitchen, at 358 Main Street.

Circa 1917, the William Neighbors moved, and the property became the residence of J.R. Bowen during the late 1910s and early 1920s, followed by J.S. Turner. By the mid-1920s, the property was owned by Harvey B. Redd. Harvey Redd was born in Bedford, Iowa, in 1871 or 72. He moved to Longmont as a young man, where he met and married May Elizabeth Frederick in September 1896. The couple farmed land east of town, where they raised their family, son Clyde, and daughters Hazel and Mabel. The Redds used this property for several years as a rental, supplementing their income from the farm.

In 1930, Charles E. Davis, a clerk for one of the local mines, lived here, followed two years later by Clarence and Ida Finleon. Clarence Finleon worked as a warehouseman for the Kuner-Empson Company. In 1936, Harvey and Mary Redd retired, and moved into this Longmont home. Mary Redd passed away here in May 1946, at the age of 71. Harvey Redd lived to be 91 years old, passing away in May 1963. Ownership of the home was transferred to the Redd's daughter, Mrs. Hazel C. Akers, and she lived here through the late 1970s. By 1980, the property had been sold to Wayne H. Winsett. Current owner Susan Marie Zimmerman purchased the property during the 1990s, and has since made this her home.

36. Sources of information:

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

"Death Claims May E. Redd." Longmont Times Call, May 20, 1946, p. 1.

Town of Longmont Water Rent Collection Records.

Longmont City Directories.

Boulder County Assessor records.

"Harvey Redd Dies at 91; Rites Set." Longmont Times-Call, May 29, 1963, p. 8.

Sanborn Fire Insurance maps.

City of Longmont building permit files.

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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 wood frame Hipped-roof Box 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 Register of Historic Places. However, it does appear to 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 an overall 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. There have been no additions, and only relatively minor exterior alterations to the property following the 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 130-134,

48. Report title: **Eastside and Westside Neighborhoods: Historic Context and Survey Report** Department of Community 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**

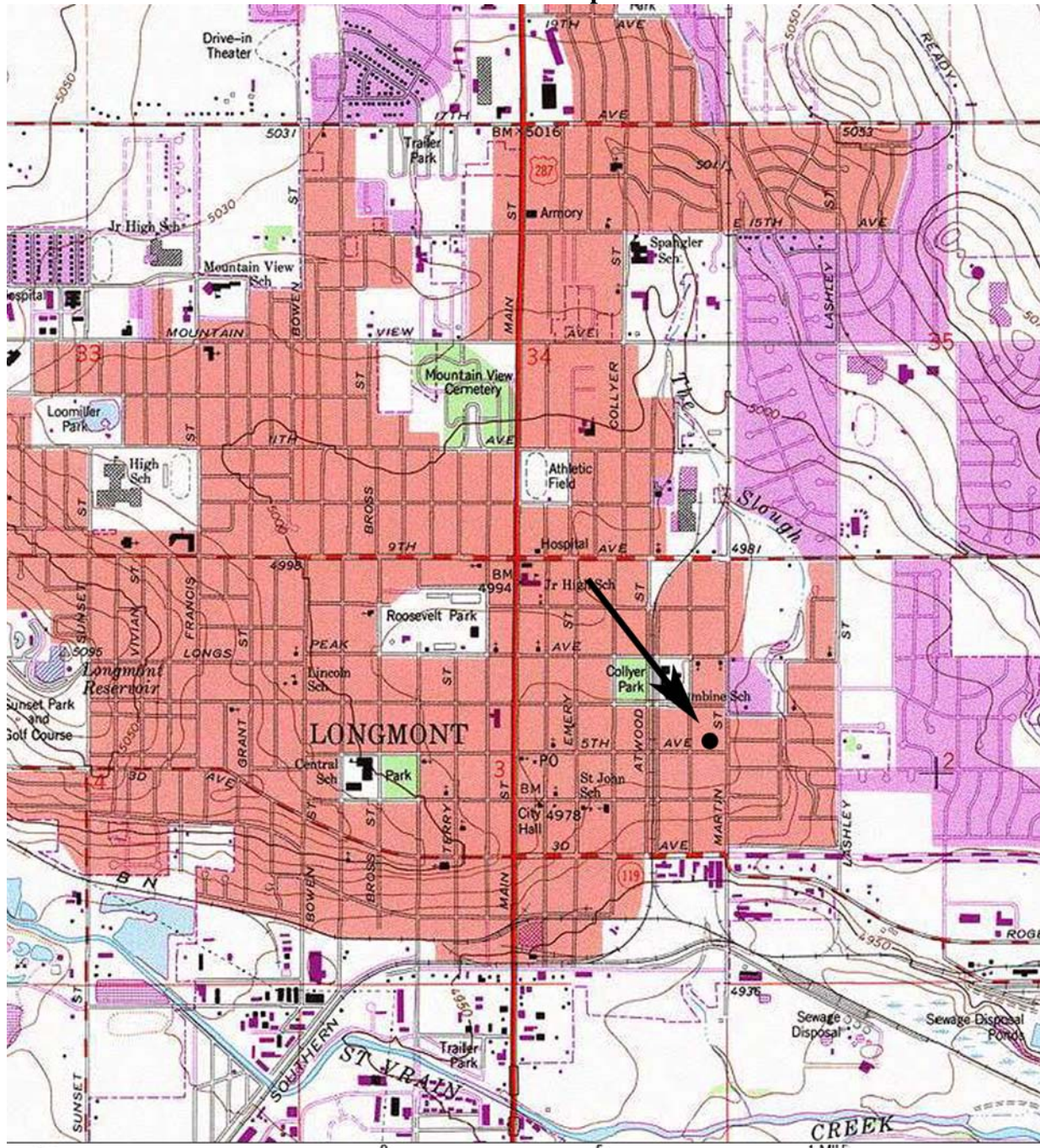
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Sketch Map



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Location Map



TN MN
10°



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