

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: **5BL1209.140** Parcel number(s): **131503224003**
- 2. Temporary resource number: **N/A**
- 3. County: **Boulder**
- 4. City: **Longmont**
- 5. Historic Building Name: **Heinz House; Bases House; Sigvaldson House**
- 6. Current Building Name: **Thorne House**
- 7. Building Address: **811 5th Avenue**
- 8. Owner Name: **Thorne, Scott A & Diane F**
- Owner Organization:
- Owner Address: **811 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**
SE ¼ of SW ¼ of SE ¼ of NW ¼ of Section 03
10. UTM reference
 Zone: **13** **490984 mE** **4446313 mN** **(NAD83)**
11. USGS quad name: **Longmont**
 Year: **1968 (photorevised 1979)** Map scale: **7.5**
12. Lot(s): **W 50 Ft & UND 1/3 of E 8 Ft of W 58 Ft Lot 7 Blk 54**
 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: 42 feet x Width: 31 feet**
16. Number of stories: **1 1/2**
17. Primary external wall material(s): **Brick** 18. Roof configuration: **Gabled**
Roof/Cross Gabled Roof
19. Primary external roof material: **Asphalt Roof/Composition Roof**
 Other roof materials:
20. Special features: **Porch**
Chimney
21. General architectural description:

The 1.5 story Craftsman style residence at 811 5th Avenue features a modified rectangular plan, with a distinctive L-shaped Craftsman style front porch which wraps around the front northeast corner. The house is supported by a brick-faced concrete foundation, and its exterior walls are made of brown and red brick laid in running bond. Beige color stucco with false half-timbering appears in the upper gable ends on the north, west, and east elevations. An intermittent string course, composed of bricks laid as soldiers, partially encircles the house above the windows, in effect creating a continuous lintel. Another string course, composed of bricks laid as rowlocks, encircles the house at approximately four feet above grade. The house is covered by a moderately-pitched, intersecting gables-on-hipped-roof, with asphalt shingles. The rafter ends, which are painted brown, are exposed beneath the eaves, and there are decorative purlins and ridge poles with knee braces in the upper gable ends. A brick fireplace chimney is located on the exterior of the west elevation, while an interior chimney is located just below the roof ridge on the east-facing roof slope.

A distinctive 1/1 single-hung sash window overlooks the front porch at the home's northeast front corner. Two other single-hung sash windows also penetrate the façade wall on the north elevation, and there is a set of paired square windows, with triangular-shaped panes, in the upper gable end also on the façade. An 8-light window is located in the upper gable end on the east elevation. Otherwise, the home's windows are primarily 1/1 double-hung sash with painted brown wood frames and surrounds, brick rowlock sills, and the continuous brick soldier string course lintel.

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A stained natural brown glass-in-wood-frame entry door, covered by a white synthetic or metal storm door, leads into the house from the L-shaped Craftsman style porch on the façade. A set of paired glass-in-wood-frame entry doors also lead into the house from this porch, near the north end of the east elevation. The porch, overall, measures 21' N-S by 27' E-W, and it features a brick floor, brick knee walls with concrete capping, battered brick pedestals, painted brown wood piers, and an intersecting gabled and hipped porch roof. A rear entry door leads into the house from a concrete stoop on the south elevation.

22. Architectural style: **Late 19th And Early 20th Century American Movements/Craftsman**
 Building type:
23. Landscape or special setting features: **This property is located on the south side of 5th Avenue, within the boundaries of Longmont's Westside Historic District which is listed in the National Register of Historic Places. The well maintained property features a planted grass front yard, a side yard to the west of the house, and a small back yard. A concrete driveway extends along the east side of the house. There is a variety of well cared for landscape plantings. A wide grass strip is located between the front sidewalk and the curb at 5th Avenue.**
24. Associated buildings, features or objects:
- 1: Type: **Garage**
 Describe: **The garage, which accompanies this dwelling, abuts the garage for 439 Terry Street. The garage is supported by a concrete foundation, has red brick walls, and is covered by a flat roof. A painted brown wood-paneled roll-away garage door, located on the north elevation, opens onto a concrete driveway which extends along the east side of the house to 5th Avenue.**

IV. ARCHITECTURAL HISTORY

25. Date of construction: Estimate: Actual: **1917**
 Source of information: **Town of Longmont Water Rent Collection Records; Sanborn Insurance maps.**
26. Architect: **Unknown**
 Source of information: **N/A**
27. Builder: **Unknown**
 Source of information: **N/A**
28. Original owner: **Lawrence W. Heinz**
 Source of information: **Town of Longmont Water Rent Collection Records.**
29. Construction history:
Longmont water rent collection records, Sanborn Insurance maps, and Longmont city directories combine to document that this house was constructed in 1917. Subsequent Sanborn maps indicate that the garage was built between 1918 and 1930. There have been no additions, and very minimal exterior alterations, to the dwelling following its original construction.
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:

Built in 1917, this house was initially owned and occupied by Lawrence W. and Bessie Heinz. Lawrence worked as a clerk at the Gunning-Palmer Drug Company in the latter 1910s. By 1923, this property had become the home of J.A. Nelson, and by 1928, it had become the residence of Willis C. and Nona D. Basey. The Basey family owned and lived here until the early 1940s. Willis was the proprietor of the Basey Shoe Company in Longmont. Evidently a successful businessman, in August of 1937 Basey was named "City Chairman of the National Shoe Retailers Association." The Baseys apparently moved from Longmont sometime around the start of World War II, as their names disappear from Longmont city directories after that date. Moreover, no obituaries for the Baseys were found in Longmont Times-Call obituary files.

The property's next owners and residents were John and Emily Sigvaldson. Members of the Sigvaldson family lived here from the early 1940s until sometime in the 1970s. John Sigvaldson had been born at Ivanhoe, Minnesota on May 16, 1869. He and Emily were married at Cyprus River, Manitoba, Canada on June 15, 1920 where they made their home until coming to Longmont in 1934. John, and his brother Frank, established a successful service station and wholesale oil company at the corner of 5th and Main, which they operated for many years under the name "Sig's Service Station." John later became president of Western American Enterprises, and was a member of the Board of Directors of Rockmont College. He died suddenly, of a heart attack, in August 1959 at the age of 69. Emily continued to live in this house for several more years, until sometime in the 1970s. The Sigvaldsons had at least one child - a son, named Arnie, who was attending Colorado University in the mid-1950s.

Longmont city directories indicate that this house sat vacant during much of the 1980s and 1990s. It is presently (in 2005) owned and occupied by Scott A. and Diane Thorne. They have held the property for at least five years.

36. Sources of information:

Sanborn Fire Insurance maps.

Town of Longmont Water Rent Collection Records.

Boulder County Assessor Property Records.

"John Sigvaldson Dies Suddenly of Heart Attack." Longmont Times-Call, August 13, 1959, p. 1.

Boulder County Assessor, Real Estate Appraisal Card - Urban Master.

Longmont City Directories.

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 property is historically significant for its associations with Longmont's residential growth during the period of significance. The house is also architecturally significant for its fine expression of the Craftsman style of architecture. The property, thus, may be considered individually eligible for local landmark designation by the City of Longmont. It is also a contributing resource within the West Side Historic District.

43. Assessment of historic physical integrity related to significance:

This property displays a very high level 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 have been no additions, and no notable exterior alterations to the historic dwelling.

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

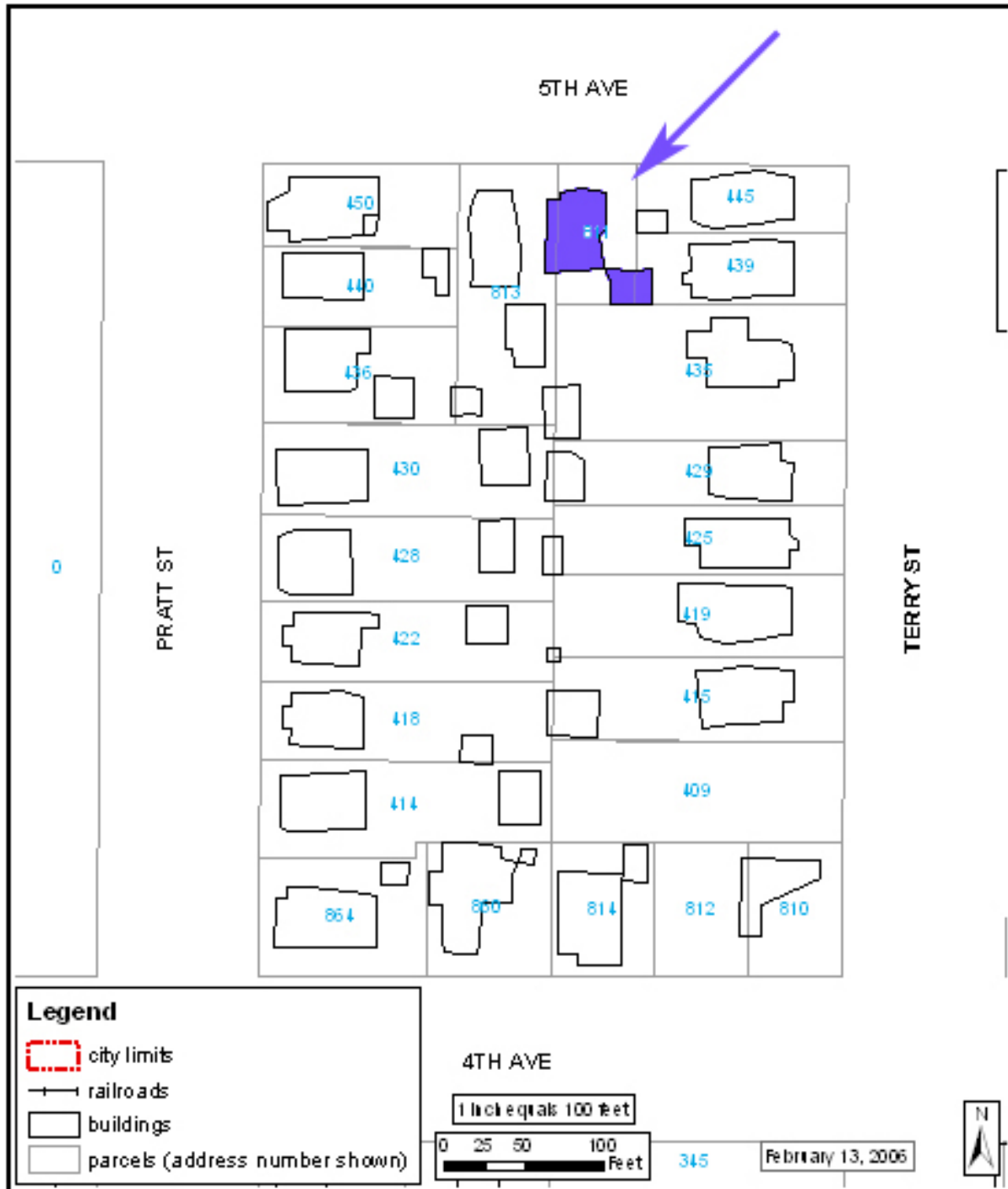
Discuss: **This property is located within the boundaries of Longmont's existing West Side Historic District. It is a contributing resource within the district.**

If there is National Register district potential, is this building: Contributing Noncontributing N/A:

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Sketch Map



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Location Map

