

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

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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.10183** Parcel number(s): **131503224004**
 2. Temporary resource number: **N/A**
 3. County: **Boulder**
 4. City: **Longmont**
 5. Historic Building Name: **Benson House**
 6. Current Building Name: **Sidoff House**
 7. Building Address: **813 5th Avenue**
 8. Owner Name: **Sidoff, Phillip & Doris F Mullen**
 Owner Organization:
 Owner Address: **813 5th Ave**
Longmont , CO 80501

44. National Register eligibility field assessment:
 Local landmark eligibility field assessment:

Not Eligible
Contributes to designated or potential designated historic district

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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** **490966 mE** **4446302 mN** **(NAD83)**
11. USGS quad name: **Longmont**
 Year: **1968 (photorevised 1979)** Map scale: **7.5**
12. Lot(s): **E 60 Ft Lot 1 & E 60 Ft of THE N 73 1/3 Ft of Lot 2 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: 49 feet x Width: 30 feet**
16. Number of stories: **1**
17. Primary external wall material(s): **Synthetics/Vinyl**
18. Roof configuration: **Hipped Roof/Gable-on-hip Roof**
19. Primary external roof material: **Asphalt Roof/Composition Roof**
- Other roof materials:
20. Special features: **Chimney**

21. General architectural description:

The residence at 813 5th Avenue is a single story wood frame dwelling, which was originally built in the Bungalow style of architecture in 1917. The original portion of the dwelling features a nearly rectangular plan, measuring 42' N-S (deep) by 30' E-W (across). A saltbox-roofed addition to the south (rear) elevation dates to between 1918 and 1930, and there is a more recent small shed-roofed addition to the east end of the south elevation. The house's originally open Craftsman style front porch (which measured 7' N-S by 20' E-W) has been fully enclosed and converted to interior living space. The dwelling is supported by a brick-faced concrete foundation, and its exterior walls are clad with beige color horizontal vinyl siding with white vertical corner pieces. A moderately-pitched gable-on-hip roof is covered with grey asphalt shingles, and the eaves are boxed with non-historic white metal trim. A tall red brick chimney is located on the roof ridge, and a red brick fireplace chimney is located on the exterior of the west elevation.

Many of the home's windows have been altered from their original configuration. A single-light fixed-pane window, flanked on either side by a single-light horizontal sliding window, penetrates the façade wall on the north elevation. Two single-light fixed-pane windows, each with flanking single-light horizontal sliding windows, are located on the east elevation. Elsewhere, the windows are predominantly replacement single and paired 1/1 double-hung sash. A non-historic white metal-paneled door, covered by a white metal storm door, leads into the former porch addition from a 5-step concrete stoop at the north end of the east elevation. A secondary entry door leads into the shed-roofed addition near the south end of the east elevation.

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22. Architectural style:

Building type: **Bungalow**

23. Landscape or special setting features: **This property is located on the south side of 5th Avenue, within the boundaries of Longmont's West Side Historic District which is listed in the National Register of Historic Places. The property features a planted grass front yard, a narrow side yard west of the house, and a small back yard to the south. A concrete driveway leads from 5th Avenue, along the east side of the house, to a garage at the rear of the property. The property appears well-maintained, and is nicely landscaped with native trees, shrubs and plants.**

24. Associated buildings, features or objects:

1: Type: **Garage**

Describe: **A large, non-historic wood frame garage is located southeast of the house. The garage features a concrete slab foundation and floor, horizontal vinyl exterior siding, and a low-pitched front gabled roof. A painted white wood-paneled garage door, located on the north 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: **1917-1918**

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: **Arthur E. Benson**

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 built in 1917. Later Sanborn maps indicate that a 12' by 28' addition, and an 8' by 18' addition were constructed onto the south (rear) elevation between 1918 and 1930. A small garage (since removed) was also built southeast of the house between 1918 and 1930. In more recent times, the historic Craftsman style front porch has been fully enclosed and converted to living space. A larger modern garage has replaced the earlier garage. The house was sided with vinyl at an unknown date.

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 originally owned and occupied by Arthur E. and Emmenetta (Emma) Benson. Arthur had been born in Iowa in 1850, and Emma had been born in Wisconsin in 1857. They were wed in 1875. Arriving in Longmont in the years following 1910, the Bensons lived here with an adult son named David who had been born circa 1890. The Bensons were ranchers, and it appears that they had this house built as their retirement home. Arthur passed away in Longmont in March 1934 at the age of 84. Emma lived on here for a few more years before moving nearby to 440 Pratt Street. She passed away in Longmont in January 1952 at the age of 95.

Following the Benson family, city directories indicate this house was alternately owned and occupied by Edward S. and Alice (Gardner) Prohs. By Claude L. Chandler, and then again by the Prohs. Vern G. Cassell is listed as the property's resident (but not its owner) in the late 1950s. Later city directories indicate that Edward and Alice Prohs lived here in retirement from the mid-1960s into the 1980s. The home is presently (in 2005) owned and occupied by Phillip Sidoff and Doris F. Mullen. Sidoff has apparently owned and lived here since at least 2000.

36. Sources of information:

**Town of Longmont Water Rent Collection Records.
Longmont City Directories.
Boulder County Assessor Property Records.
City of Longmont building permit files.
Sanborn Fire Insurance maps.
Boulder County Assessor, Real Estate Appraisal Card - Urban Master.**

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. Prior to being altered, the house was also architecturally significant for its representative expression of the Craftsman style of architecture. However, due to loss of integrity, the property should be considered individually ineligible for local landmark designation by the City of Longmont. The property probably still qualifies as a weak contributing resource within the Westside Historic District.
43. Assessment of historic physical integrity related to significance:
This property displays a somewhat below-average 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. The building's physical integrity was diminished when the historic Craftsman style front porch was enclosed, and when vinyl siding was installed over the historic horizontal wood siding. The loss of the property's historic garage also diminishes the integrity of setting. The property now conveys only a limited sense of its former historic and architectural significance.

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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 within the boundaries of Longmont's existing Westside Historic District. It is a contributing resource within the district.**
- 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:

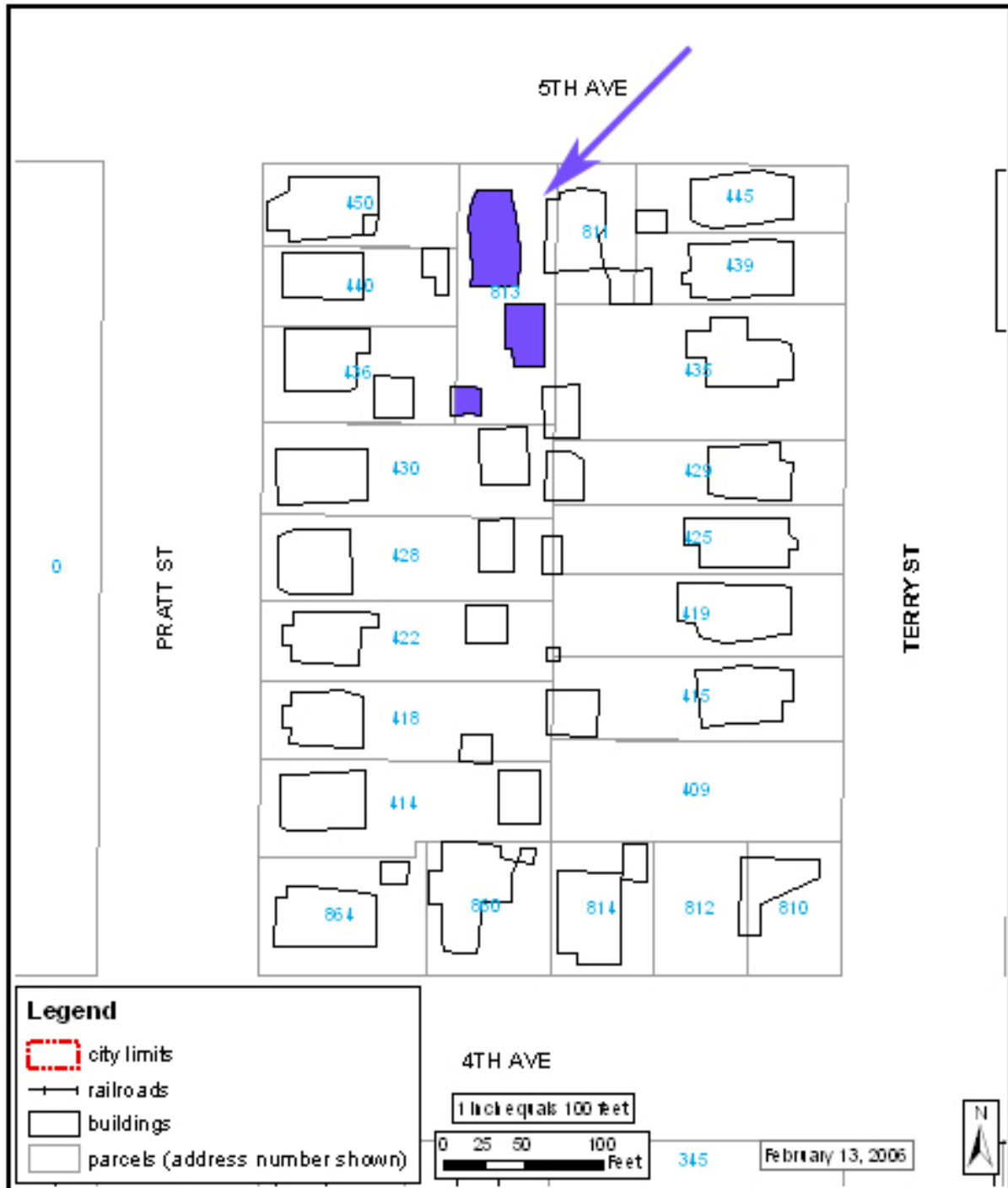
VIII. RECORDING INFORMATION

47. Photograph number(s): **CLG Grant #08-05-20407-027 -** Negatives filed at: **City of Longmont**
CD-2, Images 276-280,
48. Report title: **Eastside and Westside Neighborhoods: Historic** **Department of Community**
Context and Survey Report **Development, Planning**
Division
49. Date(s): **09/10/05** **Civic Center Complex**
50. Recorder(s): **Carl McWilliams** **350 Kimbark Street**
Timothy Wilder **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

