

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.1209.18** Parcel number(s): **131503219012**
- 2. Temporary resource number: **N/A**
- 3. County: **Boulder**
- 4. City: **Longmont**
- 5. Historic Building Name: **Calkins House**
- 6. Current Building Name: **Hines House**
- 7. Building Address: **822 5th Avenue**
- 8. Owner Name: **Hines, Douglas S & Antoinette W**
- Owner Organization:
- Owner Address: **822 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**
NW ¼ of SW ¼ of SE ¼ of NW ¼ of Section 03
10. UTM reference
 Zone: **13** **490941 mE** **4446374 mN** **(NAD83)**
11. USGS quad name: **Longmont**
 Year: **1968 (photorevised 1979)** Map scale: **7.5**
12. Lot(s): **S 31 2/3 Ft of E 42 1/2 of W 1/2 Lot 5 E 42 1/2 Ft of W 1/2 of Lot 6 Blk 37**
 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: 40 feet x Width: 30 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
Roof Treatment/Flared Eave

21. General architectural description:

The residence at 822 5th Avenue is a single-story wood frame Hipped-roof Box type dwelling. Built in 1908, the original house measures 38' N-S (deep) by 26' E-W (across). A 16' N-S by 13' E-W hipped-roof addition to the northeast rear corner dates to between 1918 and 1930. The house is supported by a low unpainted sandstone foundation, and its exterior walls are clad with painted yellow horizontal wood siding, with 1" by 4" corner boards. The sandstone foundation and the horizontal wood siding walls are separated by a 1" by 8" wood belt course with a narrow projecting wood water table. The house is covered by a steeply-pitched hipped roof, covered with red asphalt shingles. The eaves are flared, and are boxed with painted yellow wood trim. A red brick chimney is located just below the ridge on the north-facing roof slope.

A set of paired 2/2 double-hung sash windows penetrate the north (rear) elevation wall. Otherwise, the home's windows are primarily single 1/1 double-hung sash with painted wood frames and surrounds and simple wood cornices. The house features a symmetrical façade, where a wood-paneled entry door, covered by a painted red wood screen door, is flanked on either side by a large single-hung sash window. The entry door leads into the center of the façade from a 7' by 23' open wood porch which extends across nearly the full length of the south elevation. The porch features a tongue-in-groove wood floor, wood frame knee walls, painted yellow Tuscan columns, and a low-pitched hipped porch roof. A rear entry door leads into the house from a gabled rear stoop on the north elevation.

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22. Architectural style: **Other Style**
 Building type: **Hipped-roof Box**
23. Landscape or special setting features: **This property is located on the north side of 5th Avenue in Longmont's historic residential Westside neighborhood. It features small planted grass front and back yards, a narrow side yard to the west of the house, and a gravel driveway along the east side of the house.**
24. Associated buildings, features or objects:
 1: Type: **Garage**
 Describe: **A wood frame garage is located behind the house. It measures 18' N-S by 12' E-W, and is supported by a concrete foundation. The garage has board-and-batten exterior wood walls, and a steeply-pitched hipped roof. A board-and-batten wood door, side-hinged with metal strap hinges, is located on the south elevation.**
-

IV. ARCHITECTURAL HISTORY

25. Date of construction: Estimate: Actual: **1908**
 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: **Carlton C. Calkins**
 Source of information: **Town of Longmont Water Rent Collection Records.**
29. Construction history:
Longmont water rent collection records provide evidence that a building permit for the construction of this house was issued on February 8, 1908. A modest hipped-roof addition was built onto the original dwelling's rear northeast corner sometime between 1918 and 1930. There have been no further significant exterior alterations to the original 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**
35. Historical background:
The Calkins House at 822 5th Avenue, was constructed in 1908 as a retirement home for Carlton Chase Calkins and his second wife, Lillian (Lilla) Calkins. An original Chicago-Colorado colonist, Carlton Chase Calkins, was born in Saratoga County, New York, on October 4, 1847, the son of Calvin P. and Elizabeth (Smith) Calkins. He attended Union College, receiving a degree in civil engineering in 1868. Carlton Calkins then moved to Chicago, where he taught school and worked as a farmhand. On December 24, 1868, Calkins was wed to Catherine Boyce. On March 11, 1871, their first child, a daughter, whom they named Anne, was born.

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While delivering produce to a Chicago marketplace, Calkins saw an advertisement for the Chicago-Colorado Colony. He and Catherine decided to join the venture, obtaining Certificate Number 57 from the Colony. Arriving in Longmont, Carlton, Catherine and baby Anne, established their home on Lot 16 of the Colony's plat, located in the 300 block of Coffman Street. It was here that their second child, Benjamin William, was born on October 2, 1871. Other children which followed were: Herbert (born May 22, 1873), and twin sons Ernest and Carlton (born May 14, 1884). Carlton, tragically, died in infancy.

Carlton C. Calkins supported his young family principally as surveyor for the rapidly growing colony. Three years after the family's arrival he filed on land northeast of Longmont, eventually owning 640 acres. He built a large reservoir, called Calkins Lake (now known as Union Reservoir) on his land, where he raised dairy cattle and pioneered the growth of potatoes in this region. A farsighted man, Calkins invested his profits in banking and milling. For 45 years, he served as director of the Farmers' National Bank, which he had helped organize. He also was a founding partner in several area mills, and was instrumental in the establishment of many Longmont businesses, including the Carlton Hotel on Main Street. From 1892-93, he served in the Colorado Legislature. In 1895, he retired from farming and moved to town, where he served as the Longmont City Engineer. In this capacity, he was responsible for helping build the Longmont and Berthoud sewer systems.

Catherine Calkins passed away in February 1907, and in November of 1908, Carlton married his second wife Lillian (Lilla) Davis Katz. A new home was constructed for Mr. and Mrs. Calkins that same year, here at 822 5th Avenue. Carlton and Lilla adopted two daughters – Lillie B. Coates, and Lillian May, who also lived in this house. Carlton Calkins continued to live here until his death on January 26, 1926 at the age of 78. Lilla continued to live here in retirement through the mid-1950s. She passed away in Longmont in May 1964.

In contrast to the Calkins family's long initial tenure, this property has seen many residents and owners during the past half century. Occupants during the latter half of the twentieth century included: Edward W. Huesner (late 1950s-early 1960s); Harold R. Grunder and Mollie Walker (1960s); George Weisgerber and Emma Duba (1970s); Eliza Adkisson and Freda Schneider (1980s); and Vance Hines (1990s). During at least some of these years, the building contained two apartment units. Presently (in 2005), the house is owned and occupied by Douglas S. and Antoinette W. Hines.

36. Sources of information:

Longmont City Directories.

Town of Longmont Water Rent Collection Records.

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

"The Life and Times of Benjamin Calkins." Longmont Times-Call, December 31, 1974, p. 3.

Boulder County Assessor Property Records.

Sanborn Fire Insurance maps.

They Came to Stay: Longmont, Colorado 1858-1920. Longmont, Colorado: St. Vrain Valley Historical Association, 1971, pp. 47-58

"Death Claims Ben Calkins." Longmont Times-Call, February 10, 1945, p. 1.

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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**

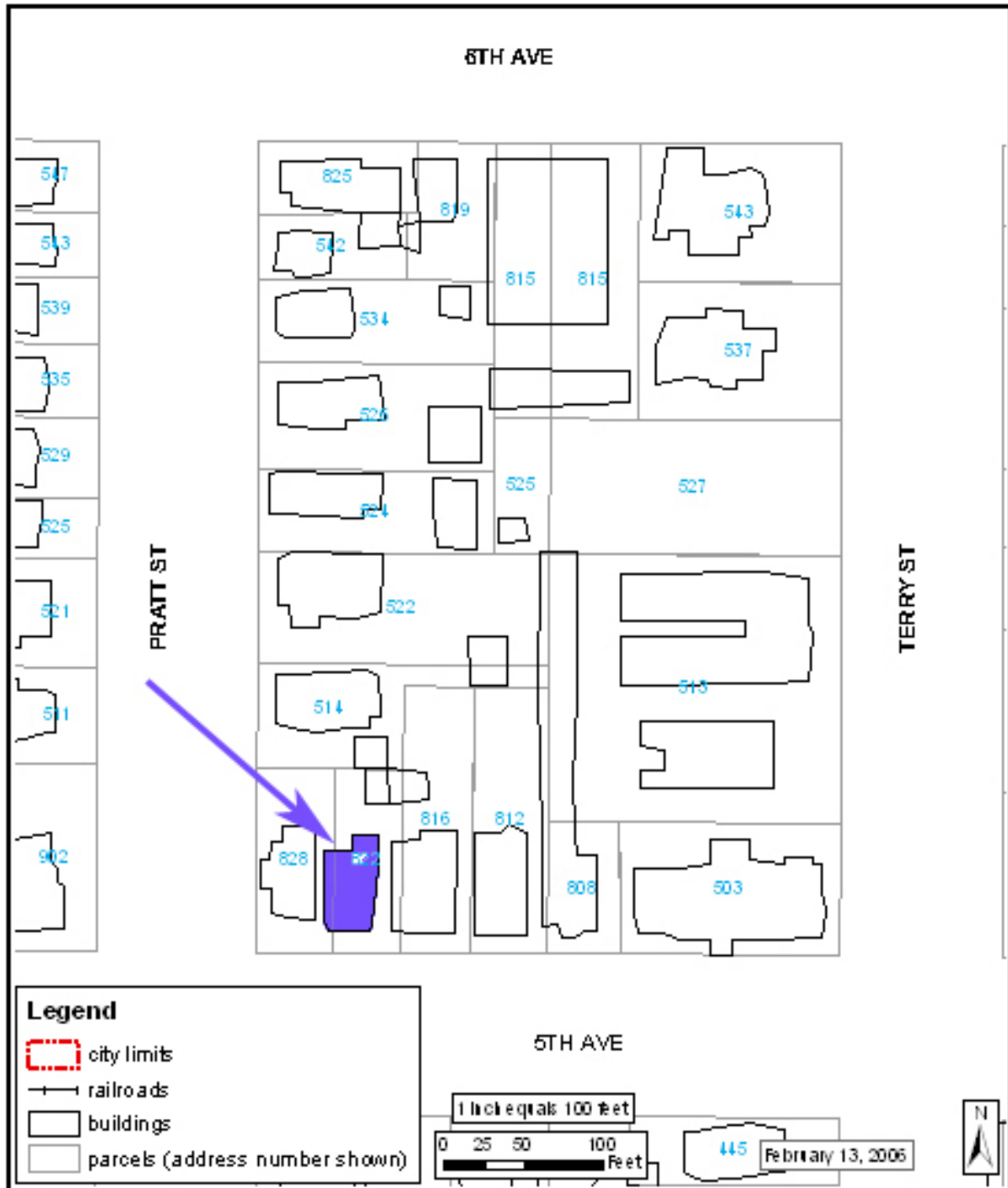
40. Period of significance: **Not Applicable**

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

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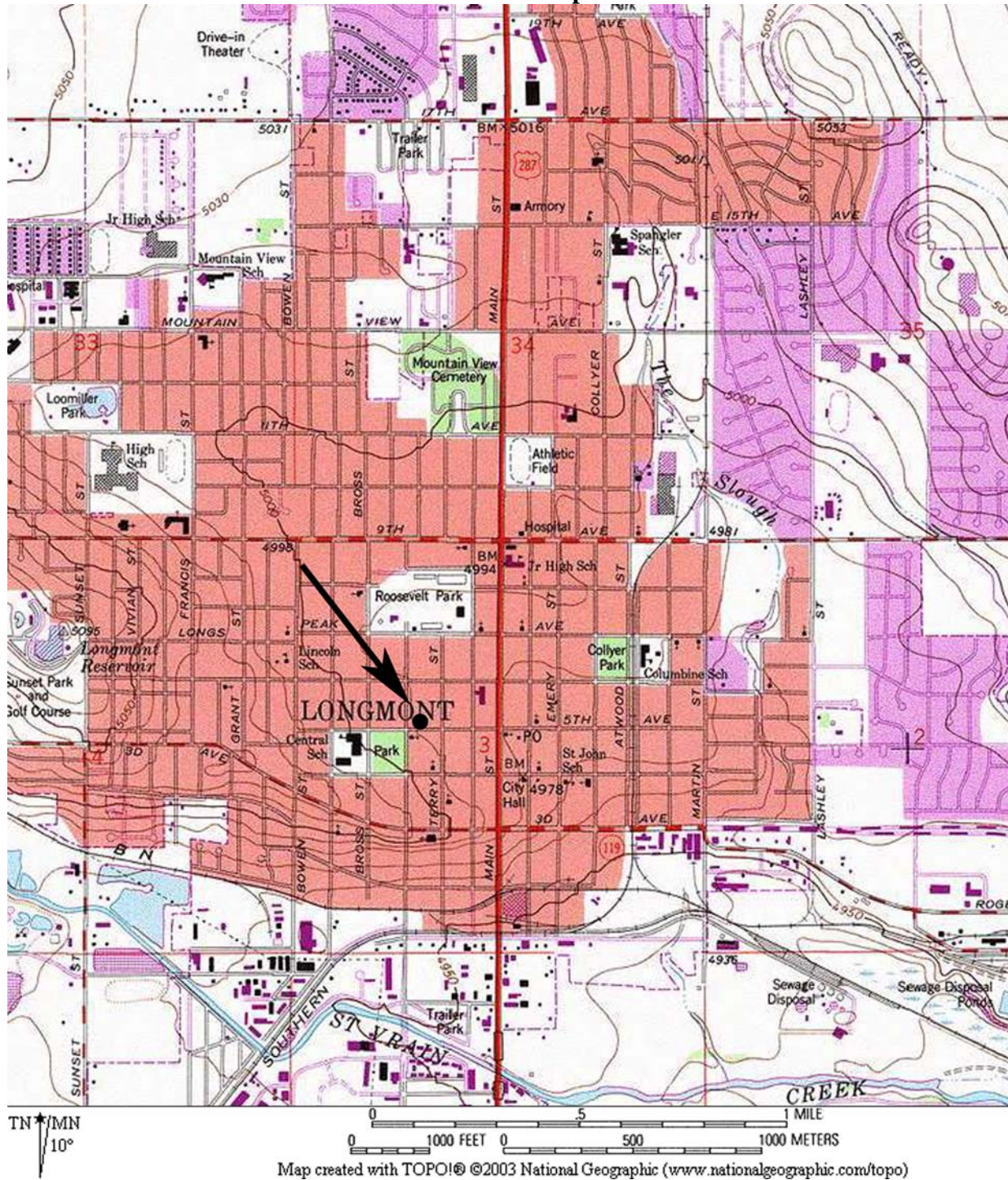
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Sketch Map



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Location Map



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