

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.1209.19** Parcel number(s): **131503219011**
 2. Temporary resource number: **N/A**
 3. County: **Boulder**
 4. City: **Longmont**
 5. Historic Building Name: **Stephens House; Smith House**
 6. Current Building Name: **Rufenach House**
 7. Building Address: **828 5th Avenue**
 8. Owner Name: **Rufenach, Clifford L**
 Owner Organization:
 Owner Address: **403 Karsh Dr Atten Millie**
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** **490927 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 W 50 Ft Lot 5 & W 50 Ft 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): **Irregular Plan**
15. Dimensions in feet: **Length: 55 feet x Width: 26 feet**
16. Number of stories: **1 1/2**
17. Primary external wall material(s): **Brick**
18. Roof configuration: **Hipped Roof/Gable-on-hip Roof**
19. Primary external roof material: **Asphalt Roof/Composition Roof**
 Other roof materials:
20. Special features: **Porch**
Chimney
Ornamentation/Decorative Shingles
Roof Treatment/Dormer
Window/Glass Block
21. General architectural description:
The distinctive late 19th century house at 828 5th Street features an irregular plan, and an asymmetrical façade, which fronts toward 5th Avenue on the south elevation. The dwelling is supported by an unpainted coursed sandstone foundation, which is penetrated at intervals by 2-light hopper basement windows. The house's walls are made of red brick, laid in running bond, although multi-colored variegated wood shingles appear in the upper gable ends on the south and west elevations. The main roof features a steeply-pitched hipped form, with intersecting hipped and gabled roofs on the south elevation, and intersecting gabled roof on the west elevation. All of the roof forms are covered with black asphalt shingles, and the eaves are boxed with painted cream white and salmon color wood trim. A red brick chimney is located just below the ridge on the south-facing roof slope. Small shed-roofed dormers, located on the north, east, and south roof slopes are apparently not original, but may be historic.
- The home's windows are primarily 1/1 double-hung sash, with painted wood frames, wood sills, and radiating flat brick lintels composed of brick coursed laid as soldiers and rowlocks. A 15-light glass-in-wood-frame entry door, covered by a white metal storm door, leads into the house from a 7' by 13' porch near the south end of the façade**

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(south elevation). The porch features a tongue-in-groove wood floor, wood frame knee walls, and squared wood posts which support a steeply-pitched hipped porch roof. An intersecting gable, with multi-colored variegated wood shingles in its upper gable end, intersects with the hipped porch roof above the entry steps. A 10' by 19' single-story rear addition to the north elevation dates to between 1918 and 1930. It features a concrete foundation, painted salmon color bead board exterior walls, and a low-pitched hipped roof. A painted salmon and cream white wood-paneled door, covered by a white metal storm door, leads into the addition on the north elevation.

22. Architectural style: **Late Victorian**
 Building type:
23. Landscape or special setting features: **This property is located at the northeast corner of 5th Avenue and Pratt Street in Longmont's historic West Side residential neighborhood. The well-maintained property features planted grass lawns to the south, west and north of the house, and a narrow side yard to the east. Wide grass strips are located between the front sidewalks and the curbs at Pratt Street and 5th Avenue.**
24. Associated buildings, features or objects: **N/A**

IV. ARCHITECTURAL HISTORY

25. Date of construction: Estimate: **1892** Actual:
 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: **O.J. Stephens**
 Source of information: **Town of Longmont Water Rent Collection Records.**
29. Construction history:
Longmont water rent collection records indicate that this house was in existence by 1892. It was probably built not many years prior to that date. O.J. Stephens is listed in the water records as the property's owner through the 1890s. A modest, 10' N-S by 19' E-W, wood frame addition was built onto the rear (north elevation) of the original dwelling sometime between 1918 and 1930.
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 prior to 1892, this house was owned by Owen J. Stephens until circa 1910. For some unknown reason, though, Stephens and his family were not listed in early Longmont city directories. They are, however, listed as Longmont residents in the 1900 and 1910 United States census. According to the census, Owen J. Stephens was born in Ohio in February 1857, and his parents were both born in England. The 1900 census lists his occupation as "flour miller," while the 1910 census lists his occupation as "farmer." Also according to the census, other members of the Stephens family included his wife, Rebecca, and two sons, Ross and Allan. Rebecca had been born in Pennsylvania in February 1865. Ross was born in October 1890, and Allan was born in February of 1896.

By circa 1911, this house had become the property of Charles E. and Kate M. Smith, and it would remain with the Smith family through the next five decades. Charles Edward Smith was born at Bryan, Ohio on October 5, 1856. He came of age in the Buckeye State, and on January 22, 1879 he was married to Kate Martha Boggs. A St. Louis native, Kate had been born on February 16, 1858 (possibly February 13th). Charles and Kate lived in St. Louis until 1887 when they came west to Colorado. After briefly living in Leadville, the family located in Denver where they resided for seventeen years. During their St. Louis - Leadville - Denver years, Charles and Kate raised a family of six children: Maud (born 1879 and died 1884); Charles William (born 1881); Kathryn (born 1884); Frank Edward (born 1886); Harriett (born 1888); and Albert Herman (born 1894).

Charles was a druggist by trade, and after the family moved to Longmont in 1904, he acquired the C.M. Brown Drugstore at 376 Main Street. Subsequently operated under the name "Charles E. Smith and Company," the store sold drugs, paints and oils. Charles passed away on August 7, 1918, at the relatively young age of 62. Kate continued to live on here in the family's home at the corner of Pratt Street and 5th Avenue, until her own death in November 1957 at the age of 99. Earlier that year, on February 13, 1957, she had received a congratulatory birthday card from First Lady Mamie Eisenhower on the occasion of her 99th birthday.

This house was owned and occupied by Dale W. and Charlotte C. Billings during much of the 1960s and 1970s. More recent residents have included Karen LeBlond, Peter H. Swift, Cheri M. Stringer, and John A. Stringer. The property is presently (in 2005) a rental. It is owned by Clifford Rufenach of Longmont.

36. Sources of information:

Town of Longmont Water Rent Collection Records.

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

Boulder County Assessor Property Records.

Longmont City Directories.

They Came to Stay: Longmont, Colorado 1858-1920. Longmont, Colorado: St. Vrain Valley Historical Association, 1971, p. 231.

Sanborn Fire Insurance maps.

United States Census, 1900, 1910.

VI. SIGNIFICANCE

37. Local landmark designation: Yes No Date of designation:

Designating authority:

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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:

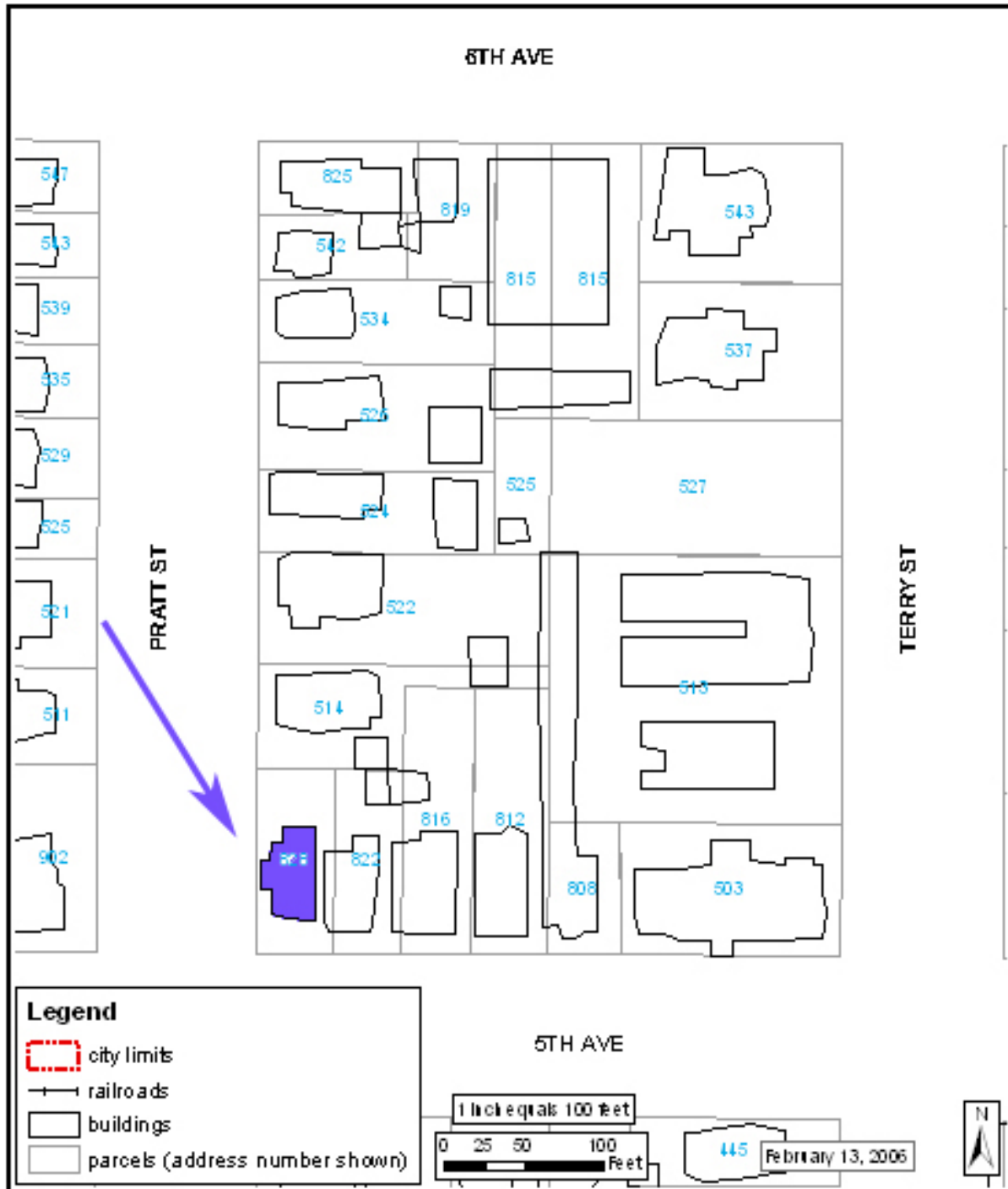
42. Statement of significance:

This property is historically significant for its associations with Longmont's residential growth during the period of significance, and particularly for its associations with the Stephens and Smith families. The house is also architecturally significant for its distinctive Late-Victorian architectural characteristics, and for its brick construction. The property may be considered individually eligible for local landmark designation by the City of Longmont, and it is also a contributing resource within the West Side Historic District.

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Sketch Map



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Location Map

