

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.7036** Parcel number(s): **131503410018**
- 2. Temporary resource number: **N/A**
- 3. County: **Boulder**
- 4. City: **Longmont**
- 5. Historic Building Name: **McCormick House; Hodson House; Rightsell House**
- 6. Current Building Name: **Jimenez House**
- 7. Building Address: **325 Atwood Street**
- 8. Owner Name: **Felix L & Carolina Jimenez**
- Owner Organization:
- Owner Address: **325 Atwood St  
Longmont , CO 80501**

44. National Register eligibility field assessment:	<b>Not Eligible</b>
Local landmark eligibility field assessment:	<b>Eligible</b>

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### II. GEOGRAPHIC INFORMATION

9. P.M.: **6th** Township: **2N** Range: **69W**  
**SW ¼ of NW ¼ of NE ¼ of SE ¼ of Section 03**
10. UTM reference  
 Zone: **13** **491740 mE** **4446058 mN** **(NAD83)**
11. USGS quad name: **Longmont**  
 Year: **1968 (photorevised 1979)** Map scale: **7.5**
12. Lot(s): **Lot 11 Blk 67**  
 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): **L-Shaped Plan**
15. Dimensions in feet: **Length: 32 feet x Width: 26 feet**
16. Number of stories: **1 1/2**
17. Primary external wall material(s): **Wood/Horizontal Siding** 18. Roof configuration:  
**Gabled Roof/Side Gabled Roof**
19. Primary external roof material: **Asphalt Roof/Composition Roof**  
 Other roof materials:
20. Special features: **Porch**
21. General architectural description:  
**This house consists of: a side-gabled front section, which measures 24' N-S (across) by 16' E-W (deep); an intersecting rear gabled section, which measures 16' N-S by 16' E-W; and a 10' N-S by 16' E-W shed-roofed extension which forms the house's southwest rear corner. The 1.5 story wood frame dwelling is supported by a low concrete or sandstone foundation, and its exterior walls are clad with painted yellow horizontal wood siding. The roof is covered with asphalt composition shingles, and the eaves are boxed with painted yellow wood trim. There is no chimney. The home's windows are primarily single 1/11 double-hung sash with painted wood frames and surrounds. The house features a symmetrical façade, where there is a centered 18' by 5' hipped-roof, screened-in, front porch. A white synthetic storm door leads into the porch from the concrete sidewalk. A paneled door with a fanlight leads from within the porch into the interior of the house. A rear entry door leads into the house on the west elevation.**
22. Architectural style: **No Style**  
 Building type:
23. Landscape or special setting features: **This house is located on the west side of Atwood Street near the south end of Longmont's historic East Side neighborhood. There are planted grass front and back yards, with several mature trees, and a fairly wide side yard to the north of the house. A driveway extends along the south side of the house.**

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24. Associated buildings, features or objects:

1: Type: **Shed** Contributing? **Noncontributing**  
 Describe: **A dilapidated shed, primarily of plywood construction, is located near the rear of the property.**

### IV. ARCHITECTURAL HISTORY

25. Date of construction: Estimate: Actual: **1905**  
 Source of information: **Town of Longmont Water Rent Collection Records; Longmont city directory, 1906.**
26. Architect: **Unknown**  
 Source of information: **N/A**
27. Builder: **Unknown**  
 Source of information: **N/A**
28. Original owner: **Michael McCormick**  
 Source of information: **Town of Longmont Water Rent Collection Records.**
29. Construction history:  
**Longmont water rent collection records document that this house was built in 1905. There have been no additions, and minimal exterior alterations, to the house following its original construction. Sanborn maps show that two small alley houses existed at the rear of this property in the years following 1906. These small dwellings had the addresses of 325 1/3 and 325 1/2 Atwood Street. One of them was removed prior to 1930, and the other was removed sometime between 1930 and 1956.**
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:

The house at 325 Atwood Street was built in 1905, and has been owned and occupied by just five families throughout nearly all of its 101 year history. Michael and Margaret McCormick were the original owners, beginning in 1905. The McCormicks had settled in the lower St. Vrain Valley in the late 1880s where they engaged in farming, before moving into this house in 1905. Michael passed away in May 1912, at the age of 56, and Margaret then continued to live here alone until circa 1920 when she sold the property to William B. and Mary Hodson. Margaret then moved to Baltimore, Maryland in the late 1920s, to live with her niece. She passed away there in September 1935.

William B. and Mary Hodson lived and owned at 325 Atwood Street between circa 1920 and 1945. William had been born at Canton, Illinois on November 14, 1868, while Mary had been born at Richland, Missouri on December 15, 1879. They came to Longmont together in 1906, where William was employed by the Great Western Sugar Company. In Longmont, Mr. and Mrs. Hodson raised a family of three sons and five daughters, named Harry, Charles, Frank, Elsie (McLane), Estelle (Moore), Evejane (Taylor), Alma (Davies), and Esther (Schmidt). Frank and Charles served in the armed forces during World War II. William Hodson passed away in November 1942 at the age of 74. Mrs. Hodson passed away in April 1945, at the age of 65. The house was then purchased by Ernest E. and Alice R. Rightsell

Ernest Rightsell had been born at Fayetteville, Arkansas on February 8, 1893, while Alice (Brooks) Rightsell had been born at Elmore, Oklahoma in September 1905. They were married at Claremore, Oklahoma on July 9, 1931, and lived in Oklahoma and Texas before moving to Longmont in 1945. Mr. Rightsell was a World War I veteran. He worked as a carpenter and was employed by the City of Longmont. Ernest died of a heart attack in March 1960. Alice then continued to live here for another twelve years, until her own death in August 1972.

Following the Rightsell's long tenure, the house at 325 Atwood Street was briefly occupied by Kenneth E. Brown, before it became the home of Candelario and Matilda (Mares) Trujillo. The son of Pedro and Rosita (Sena) Trujillo, Candelario had been born in La Parda, New Mexico on November 15, 1915. He and Matilda were married at Sapello, New Mexico on December 18, 1943, and they moved to the Longmont area in 1959 where they engaged in farming. Mr. and Mrs. Trujillo raised a family of five sons and five daughters, named Manuel, Gilbert, J.R., Martin, Vincent, Margaret (Delorsa), Mary Alice (Garcia), Mary Ann (Stover), Elizabeth Alacia, and Evelyn (Morales). Mr. Trujillo passed away in April of 1988 at the age of 72. Mrs. Trujillo continued to live on in the family's Atwood Street home until the early 1990s.

The property's current (2006) residents are Felix L. and Carolina Jimenez. The Jimenez family has lived and owned here since circa 1991.

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## 36. Sources of information:

**Sanborn Fire Insurance maps.**

**Boulder County Assessor Property Records.**

"Mrs. Ernest Rightsell." (obituary) Longmont Times-Call, August 16, 1972, p. 3.

"Candelario Trujillo." (obituary) Longmont Times-Call, April 10, 1988, p. 7A.

"Death Takes W.B. Hodson." Longmont Times Call, November 28, 1942, p. 1.

City of Longmont building permit files.

"Died - McCormick." Longmont Ledger, May 3, 1912, p. 5.

"Mary Hodson Dies Sunday." Longmont Times-Call, April 16, 1945, p. 1.

"Former Local Woman is Dead." (Margaret McCormick obituary) Longmont Times Call, September 12, 1935, p. 1.

"Ernest E. Rightsell Dies of Heart Attack." Longmont Times-Call, March 1, 1960, p. 6.

Longmont City Directories.

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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.

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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 house is historically significant for its association with Longmont's residential development during the early 1900s. Built in 1905, 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 vernacular gabled-L plan, and for its intact screened-in front porch. 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 may be considered eligible 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 a relatively 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 minimal exterior alterations, to the house following its original construction. The integrity of setting has been slightly diminished by the loss of two small alley houses which existed during the early 1900s.**

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### 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 south to 3rd Avenue 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 39-41, 50-51**
48. Report title: **Eastside and Westside Neighborhoods: Historic** **Department of Community**  
**Context and Survey Report** **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**

# Architectural Inventory Form

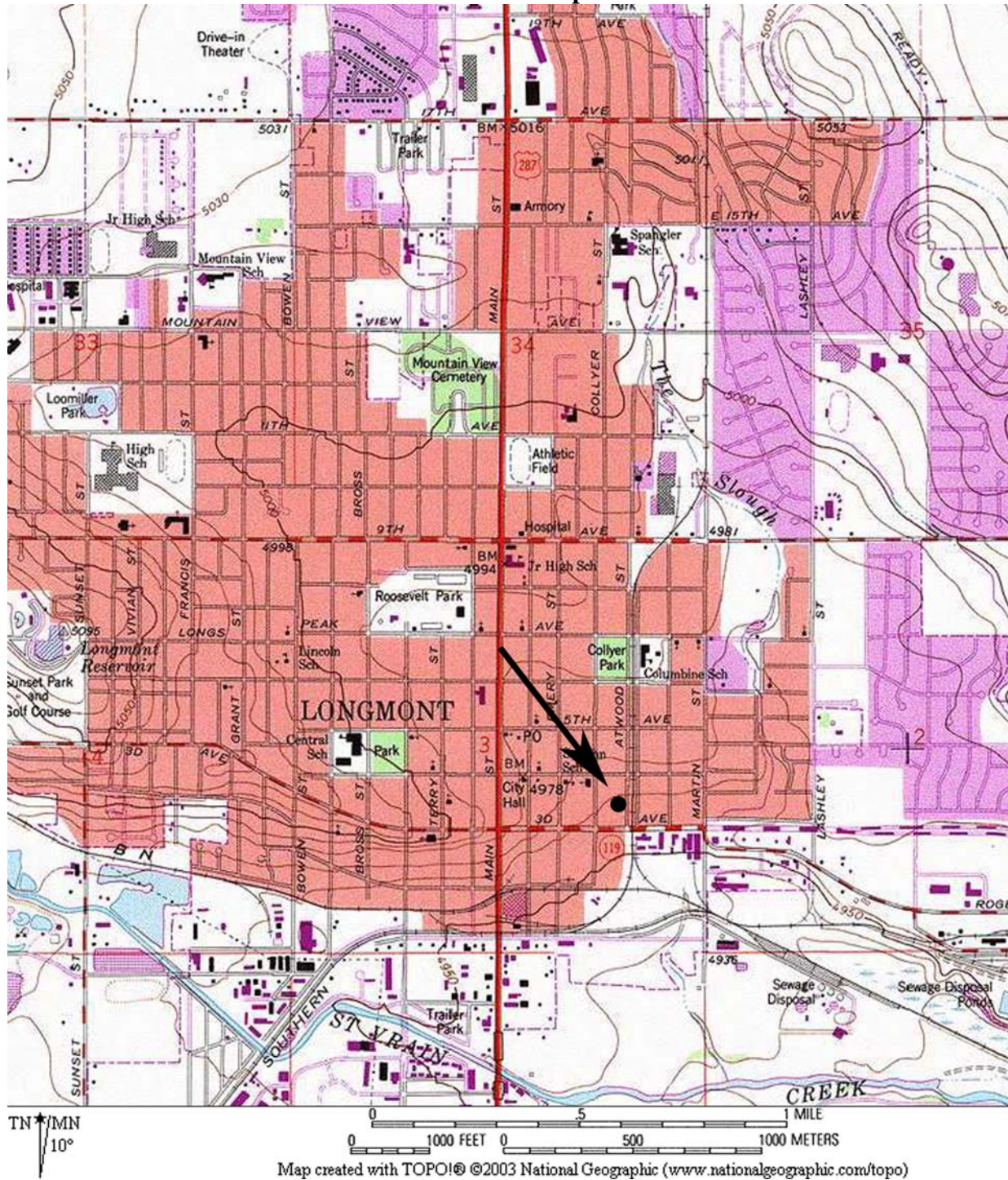
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## Sketch Map



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## Location Map



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