

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

Official Eligibility Determination
(OAH P use only)

OAH P1403
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.10107** Parcel number(s): **131503410017**
- 2. Temporary resource number: **N/A**
- 3. County: **Boulder**
- 4. City: **Longmont**
- 5. Historic Building Name: **Waters House; Hosfelt House**
- 6. Current Building Name: **Sadar House**
- 7. Building Address: **333 Atwood Street**
- 8. Owner Name: **Rodney K. & Roberta L. Sadar**
- Owner Organization:
- Owner Address: **Po Box 121
Hygiene , CO 80533**

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**
SW ¼ of NW ¼ of NE ¼ of SE ¼ of Section 03
10. UTM reference
 Zone: **13** **491741 mE** **4446076 mN** **(NAD83)**
11. USGS quad name: **Longmont**
 Year: **1968 (photorevised 1979)** Map scale: **7.5**
12. Lot(s): **S 39 4/7 Ft Lot 10 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): **Irregular Plan**
15. Dimensions in feet: **Length: 34 feet x Width: 34 feet**
16. Number of stories: **1**
17. Primary external wall material(s): **Wood/Horizontal Siding** 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, Decorative Shingles**
21. General architectural description:

This original portion of this modest single-story wood frame residence features a gabled-L plan, with a screened-in front porch filling in the leg of the "L" at the north end of the façade (east elevation). Overall, this portion of the house measures 26' N-S (across) by 22' E-W, with the screened-in porch section measuring 12' N-S by 5' E-W. A partially enclosed, and partially open, shed-roofed rear addition, which dates to between 1918 and 1930, overall measures 34' N-S by 12' E-W. The house is supported by a low unpainted sandstone foundation, and its exterior walls are clad with horizontal wood siding, with fishscale shingles in the upper gable ends on the east and north elevations. The gable and shed roof forms are covered with asphalt compositions shingles, and the eaves are boxed with painted wood trim. A red brick chimney is located on the roof ridge. The home's windows are entirely single 1/1 double-hung sash with painted wood frames and surrounds. The screened-in front porch, which forms the north half of the façade, is approached by two concrete steps, and is covered by a shed roof. A wood screen door leads from the steps into the porch, while a wood-paneled door leads from within the porch into the house. A rear entry door leads into the house from beneath the open portion of the shed-roofed extension 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. The property features planted grass front and back yards, and a wide side yard to the north of the house, with minimal mature landscaping.**

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24. Associated buildings, features or objects: **N/A**

IV. ARCHITECTURAL HISTORY

25. Date of construction: Estimate: **1905** Actual:

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: **C.A. Waters**

Source of information: **Town of Longmont Water Rent Collection Records; Longmont city directory, 1906.**

29. Construction history:

Longmont water rent collection records, Sanborn Insurance maps, and Longmont city directories, indicate that this house was built in 1904 or 1905. C.A. Waters was the original owner, according to the water records. The dwelling originally featured an L-shaped plan, with a front porch at the north end of the east elevation, and a rear porch at the north end of the west elevation. A partially enclosed, and partially open shed-roofed addition was built onto the rear of the dwelling in the years between 1918 and 1930. There have been no other additions or notable exterior alterations..

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:

Longmont water rent collection records, Longmont city directories, and Sanborn Insurance maps all indicate that this house was built in 1904 or 1905. C.A. Waters, a laborer, was the original owner, according to the water records. Waters, and his wife Addie, lived and owned here between circa 1905 and 1910. The house was then next owned, during the 1910s, by Guy A. and Cora L. Speed. Mr. Speed was employed as a machinist, perhaps at the Great Western Sugar factory.

The house at 333 Atwood Street was then purchased by Charles and Anna Hosfelt in 1919 or 1920, and it was subsequently owned and occupied by two generations of the Hosfelt family for more than sixty years. According to Longmont city directories, Charles and Anna Hosfelt owned here between circa 1919 and the late 1930s, when Charles presumably passed away. Also according to the directories, Charles worked as a carpenter. Anna Hosfelt is listed alone at this address in the 1940 directory; then between 1943 and the early 1980s, the property was owned and occupied by Alf T. and Della Hosfelt. Alf was employed as a mechanic at the Great Western Sugar Factory for many years. No obituaries for members of the Hosfelt family were located in newspaper obituary indexes at the Longmont Public Library.

The property was owned by Terry K. Stover in the mid-1980s; however, in more recent years it has evidently served primarily as a rental. Its current owners are Rodney K & Roberta L Sadar of Hygiene.

36. Sources of information:

Boulder County Assessor Property Records.

Sanborn Fire Insurance maps.

Sanborn Fire Insurance Maps, dated November 1900, April 1906, June 1911, March 1918, June 1930, and June 1956. On file at the Longmont Archives, Longmont Museum.

Town of Longmont Water Rent Collection Records.

Longmont City Directories.

City of Longmont building permit files.

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 gabled-I architectural plan. The property's level of significance, though, 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 house exhibits a 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 only minimal exterior alterations, following the construction of the shed-roofed rear addition sometime between 1918 and 1930.

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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 42-44, 49

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**

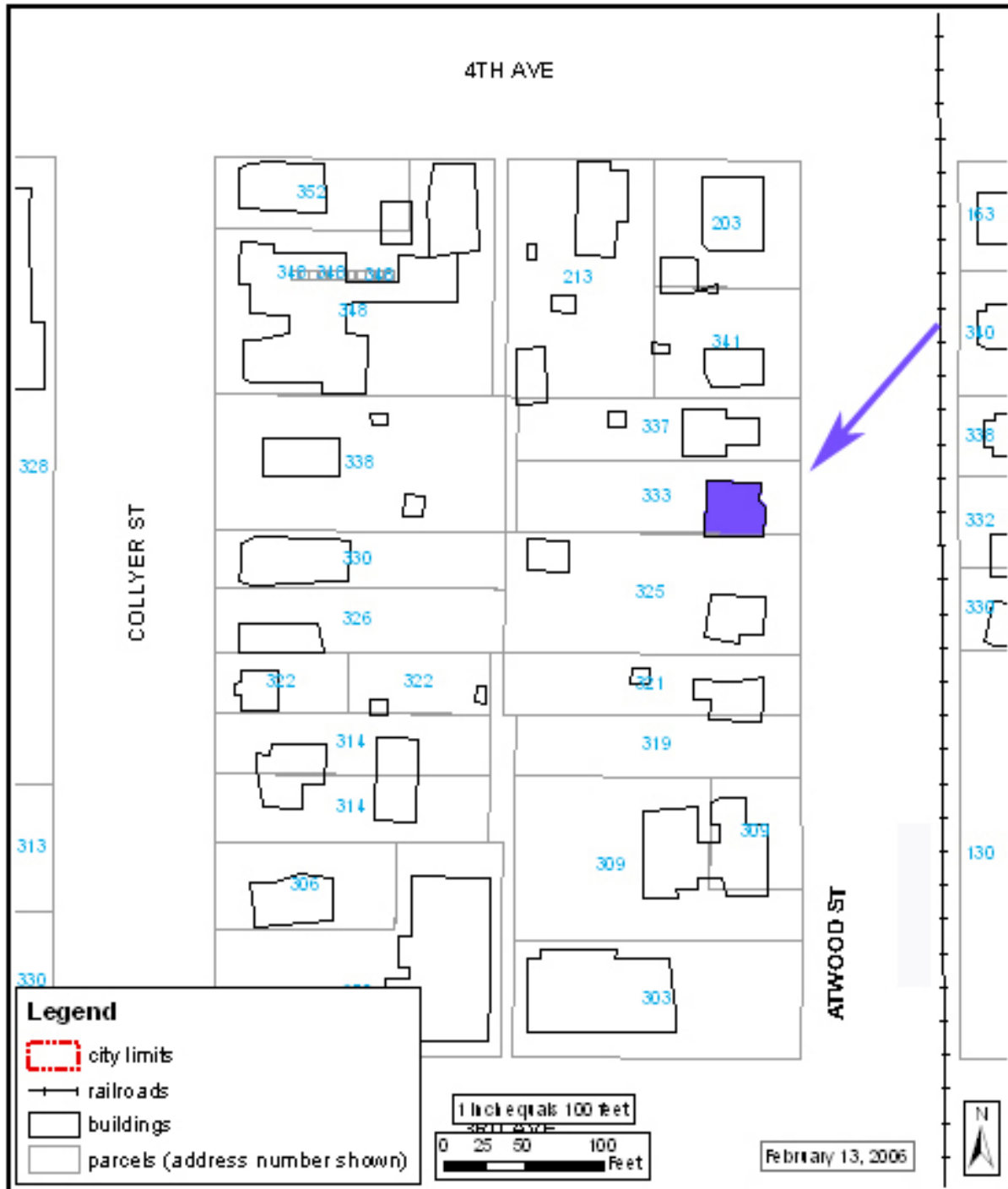
52. Address: **1607 Dogwood Court**
Fort Collins, Colorado 80525

53. Phone number(s): **(970) 493-5270**

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Sketch Map



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Location Map

