

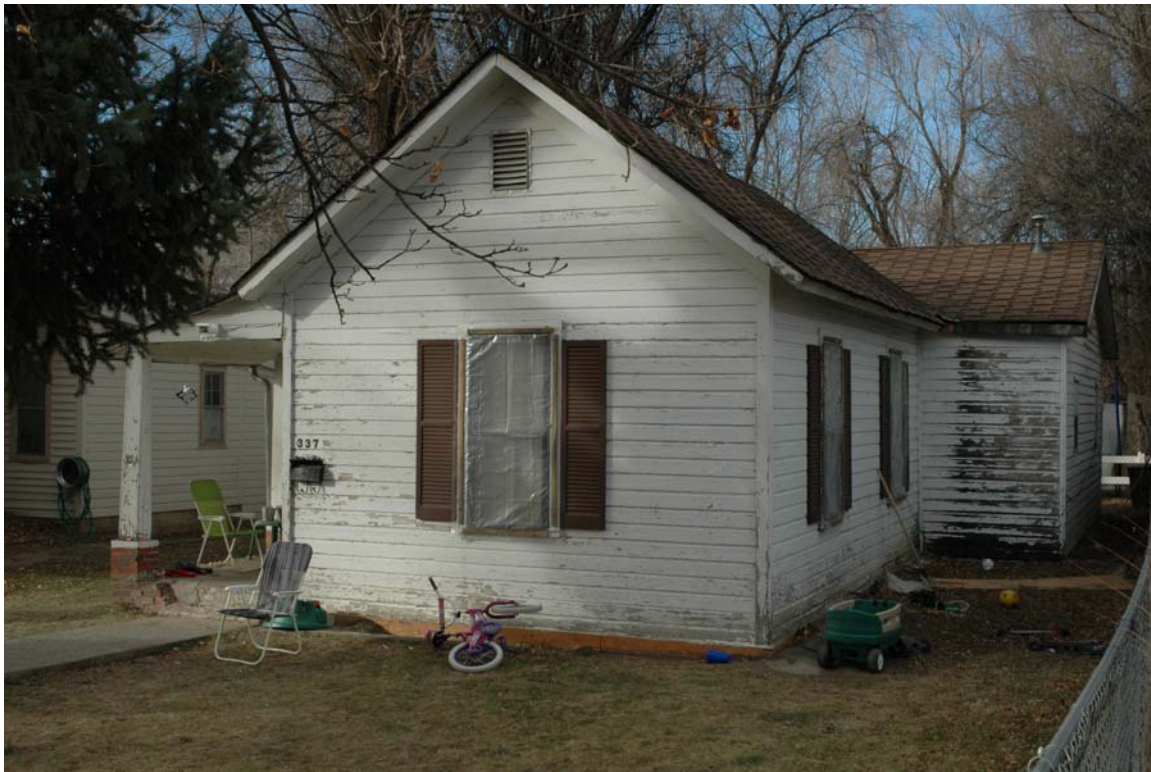
COLORADO CULTURAL RESOURCE SURVEY

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.10108** Parcel number(s): **131503410016**
- 2. Temporary resource number: **N/A**
- 3. County: **Boulder**
- 4. City: **Longmont**
- 5. Historic Building Name: **Longmont Realty Company House; Jackson House; Callis House**
- 6. Current Building Name: **Sadar House**
- 7. Building Address: **337 Atwood Street**
- 8. Owner Name: **Rodney K. & Roberta L. Sadar**
- Owner Organization:
- Owner Address: **Po Box 121
Hygiene , CO 805**

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** **4446088 mN** **(NAD83)**
11. USGS quad name: **Longmont**
 Year: **1968 (photorevised 1979)** Map scale: **7.5**
12. Lot(s): **N 39 Ft Less W Part Alley 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): **T-Shaped Plan**
15. Dimensions in feet: **Length: 36 feet x Width: 25 feet**
16. Number of stories: **1**
17. Primary external wall material(s): **Wood/Weatherboard** 18. Roof configuration:
Gabled Roof/Cross Gabled Roof
19. Primary external roof material: **Asphalt Roof/Composition Roof**
 Other roof materials:
20. Special features: **Porch**
21. General architectural description:

This single-story T-shaped wood frame dwelling consists of an original front-gabled section which measures just 14' N-S (across) by 24' E-W (deep), and a historic 25' N-S by 13' E-W addition built across the rear of the original dwelling. The house is supported by a low sandstone foundation, and its exterior walls are clad with painted white horizontal weatherboard siding with 1" by 4" corner boards. The gabled roof is covered with asphalt composition shingles, and the eaves are boxed with painted white wood trim. There is no chimney. The home's windows are all 1/1 double-hung sash, with painted wood frames and surrounds. Windows toward the front also feature decorative shutters. The main entry door is located at the east end of the south elevation. Here, a solid wood door, with a small diamond-shaped light, covered by a white storm door, leads into the house from a small concrete porch. The front of the porch is faced with red bricks, and there are red brick pedestals, with painted white wood posts, which support a shed porch roof. Another solid wood door, with a small rectangular-shaped light, and with a white storm door, leads into the rear of the house from a 2-step stoop on the west elevation.

22. Architectural style: **No Style**
 Building type:
23. Landscape or special setting features: **This property is located on the west side of Atwood Street near the south end of Longmont's historic East Side residential neighborhood. The property features planted grass front and back yards, with a narrow side yard along the north side of the house. There are several mature trees, including a large fir or spruce tree in the front yard.**

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24. Associated buildings, features or objects:

1: Type: **Shed**

Contributing? **Not assessed**

Describe:

IV. ARCHITECTURAL HISTORY

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

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: **L.H. Jackson**

Source of information: **Town of Longmont Water Rent Collection Records.**

29. Construction history:

Longmont water rent collection records indicate that the original two-room portion of this house was built in 1905, and that it was originally owned by L.H. Jackson who was affiliated with the Longmont Realty Company. Sanborn Insurance maps provide corroborating evidence that the house was built sometime between 1900 and 1906. The original gable-roofed dwelling featured a rectangular plan, measuring just 14' N-S (across) by 24' E-W (deep). A 25' N-S by 13' E-W addition was built across the rear of the original dwelling (creating a T-shaped dwelling) in the years after 1930. No building permit related to the addition's construction was located on file with the City of Longmont. Based on its appearance, the addition was probably built prior to 1960.

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 1905, the original two-room portion of this house comprised just 336 square feet (14' by 24'). Evidently built as a rental to house workers at the nearby Great Western Sugar factory, or Empson Cannery, it was originally owned by the Longmont Realty Company. L.H. Jackson, a Longmont Realty Company agent, is listed as the property's owner in Longmont water rent collection records between 1905 and 1910.

The house's earliest tenants are unknown; however, in 1916, it was the residence of Mrs. Anna S. Scoville, the widow of William Scoville. By 1918, Mrs. Scoville had moved across the street to 330 Atwood, and this had become the residence of Mr. N.E. Moyer. A.T. Race then lived here in the early 1920s, followed by Mrs. M. Burtle Spalding in the late 1920s. She was the widow of William Spalding. The property next sat vacant for a time in the early 1930s, and it was probably during these years that a 325 square feet addition was built across the rear of the original dwelling. At any rate, by 1936, the house was owned and occupied by Carl Osborne, a laborer, and his wife, Pearl S. Mrs. Lizzie Louck then lived here in the early 1940s, before it again sat vacant for a time, circa 1943.

George and Maria Callis, the property's longest tenured residents, owned and lived here between circa 1945 and 1960. A coal miner, Mr. Callis passed away on September 4, 1964, at the age of 71. His obituary makes no mention of his wife, Maria, but indicates he was survived by one (unnamed) son, a half-brother, and two grandchildren. An obituary for Maria Miner was not located in Longmont Times-Call obituary indexes.

Owners and residents from the early 1960s to the present have included: Lewis (Louis?) Muehlenkamp (1960s); Mrs. Freda Derr (early 1970s); Allen L. Kelly (mid-to-late 1970s); Anthony Trujillo (early 1980s); and Gordon R. Mauck (mid-1980s - early 1990s). City directories indicate the house has sat possibly vacant for much of the past decade (circa 1995 - 2006). It is presently owned by Rodney K & Roberta L Sadar of Hygiene.

36. Sources of information:

Town of Longmont Water Rent Collection Records.

Boulder County Assessor Property Records.

Longmont City Directories.

(Boulder County) "Real Estate Appraisal Card – Urban Master." On file at the Boulder Carnegie Library.

Sanborn Fire Insurance maps.

"Callis, Mr. George." (obituary) Longmont Times-Call, September 8, 1964, p. 12.

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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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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, constructed 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 unstylized wood frame front gabled architectural plan, with a historic rear addition. The house is also unusual in that its front entry door is located on the side elevation. The property's level of significance is not to the extent that it would qualify for individual listing in the National Register of Historic Places. However, it may qualify 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 reasonably 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. A compatible rear addition appears to be well over fifty years old. Otherwise, the house is little changed from its original construction..

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 Eastside 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 45-48

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**

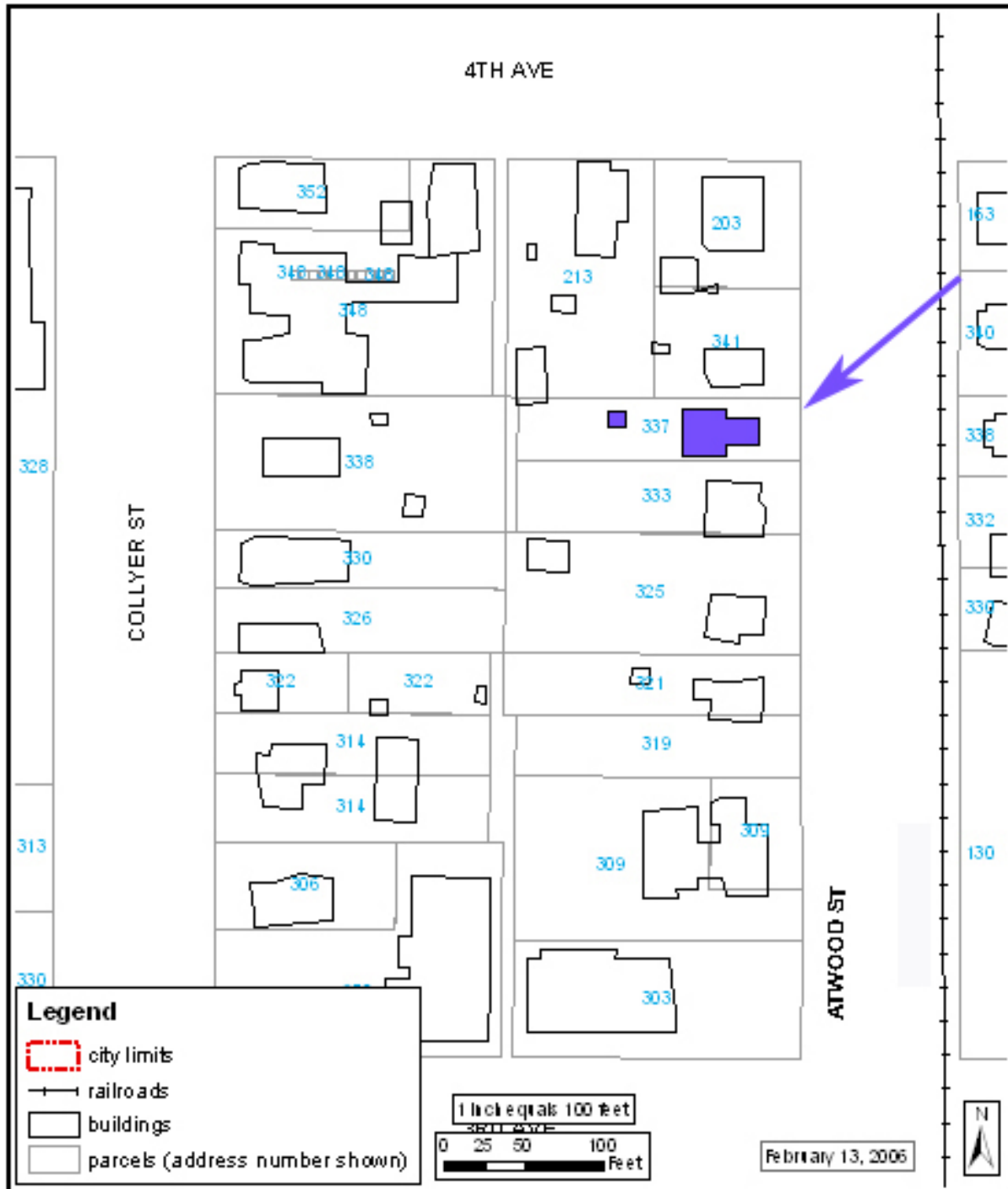
52. Address: **1607 Dogwood Court**
Fort Collins, Colorado 80525

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

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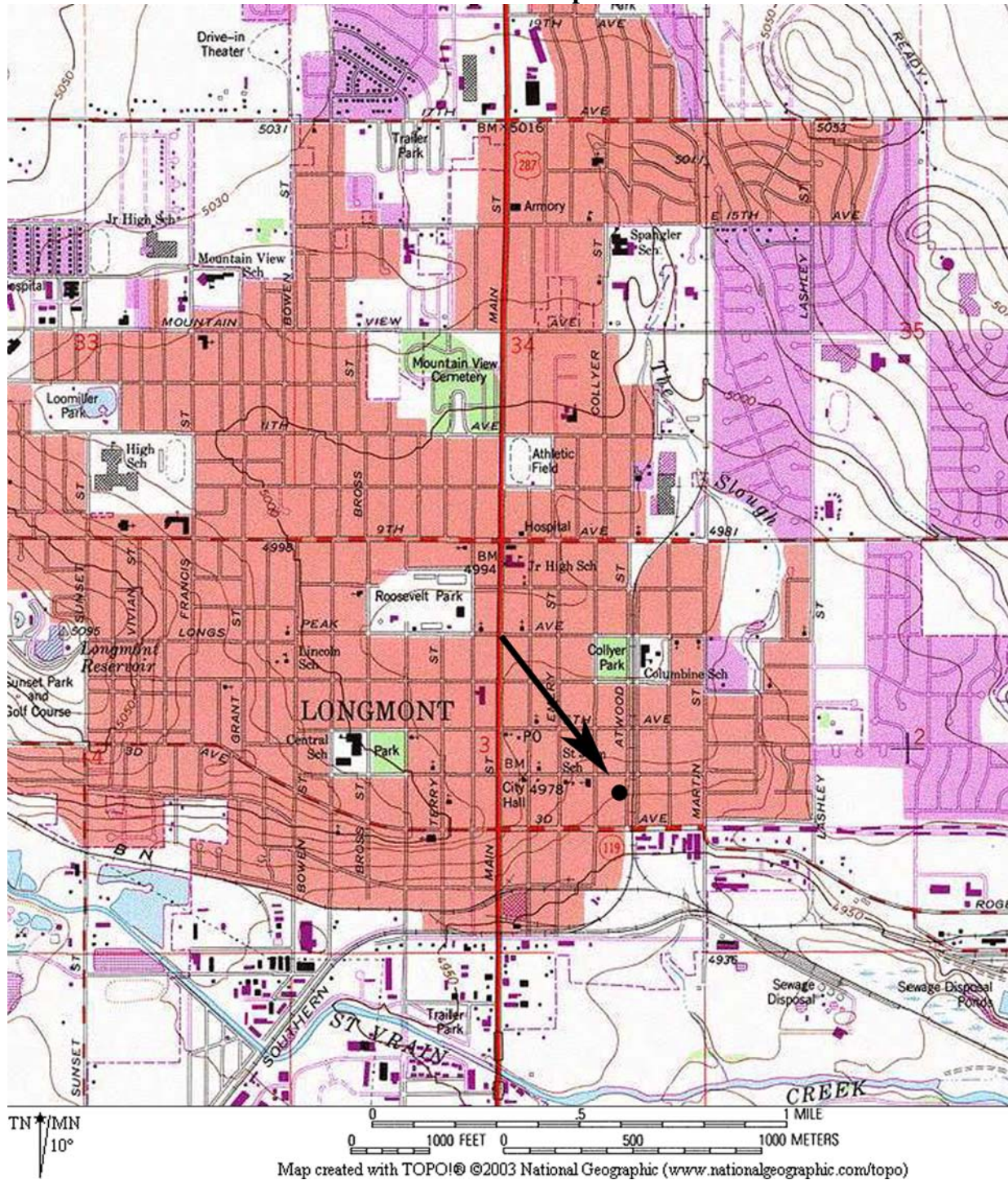
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Sketch Map



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Location Map



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