

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.1381** Parcel number(s): **131503101014**
- 2. Temporary resource number: **N/A**
- 3. County: **Boulder**
- 4. City: **Longmont**
- 5. Historic Building Name: **Longmont Realty Company House; Befus House**
- 6. Current Building Name: **Smith House**
- 7. Building Address: **813 Martin Street**
- 8. Owner Name: **Smith, Virgil B. & Sheri Smith &**
- Owner Organization:
- Owner Address: **813 Martin St**
Longmont , CO 80501

44. National Register eligibility field assessment:	Not Eligible
Local landmark eligibility field assessment:	Contributes to designated or potential designated historic district

Architectural Inventory Form

Page 2 of 9

II. GEOGRAPHIC INFORMATION

9. P.M.: **6th** Township: **2N** Range: **69W**
SE ¼ of NE ¼ of NE ¼ of NE ¼ of Section 03
10. UTM reference
 Zone: **13** **492030 mE** **4446939 mN** **(NAD83)**
11. USGS quad name: **Longmont**
 Year: **1968 (photorevised 1979)** Map scale: **7.5**
12. Lot(s): **S 50 Ft of N 66 2/3 Ft Lot 11 Blk 1**
 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: 47 feet x Width: 20 feet**
16. Number of stories: **1**
17. Primary external wall material(s): **Synthetics/Vinyl**
18. Roof configuration: **Hipped Roof**
19. Primary external roof material: **Asphalt Roof/Composition Roof**
 Other roof materials:
20. Special features: **Porch**
21. General architectural description:
This modest wood frame dwelling at 813 Martin Street measures 20' N-S (across) by 47' E-W (deep). Included within these dimensions are: the original 20' N-S by 24' E-W hipped-roof house; an enclosed, 18' N-S by 5' E-W, hipped-roof front porch (east elevation); and two shed-roofed rear additions, which combined measure 20' N-S by 18' E-W. The original dwelling is supported by a low sandstone foundation, while the enclosed front porch is supported by a concrete block foundation. The exterior walls are clad with white horizontal vinyl siding, while the hipped and shed roofs are covered with grey asphalt composition shingles. The eaves are boxed, with vinyl or metal trim. The home's windows are primarily single and paired 1/1 double-hung sash, with painted grey wood frames and surrounds. A white synthetic storm door enters the center of the enclosed front porch from a 2-step concrete stoop on the façade. A painted white wood-paneled door, with one upper sash light, enters the house on the west (rear) elevation.
22. Architectural style:
 Building type: **Hipped-roof Box**
23. Landscape or special setting features: **This property is located on the west side of Martin Street, near the northeast end of Longmont's historic Eastside residential neighborhood. The property appears well-maintained with planted grass front and back yards, with mature landscaping.**

Architectural Inventory Form

Page 3 of 9

24. Associated buildings, features or objects:

- 1: Type: **Garage**
 Describe: **A single-stall wood frame garage is located adjacent to the alley, near the rear northwest corner of the lot. This gable-roofed structure measures 12' N-S by 16' E-W, with a shed-roofed extension on the east elevation. It features painted white horizontal weatherboard exterior walls, and its roof is covered with grey asphalt composition shingles, laid over 1x wood decking and 2x wood rafters. A set of paired horizontal weatherboard garage doors, side-hinged with metal strap hinges, open toward the alley on the west elevation. 4-light windows penetrate the garage's north and south walls.**
- 2: Type: **Shed**
 Describe: **A wood frame shed is also located adjacent to the alley, to the south of the garage. This small structure has painted white horizontal weatherboard exterior walls, and a saltbox roof covered with rolled grey asphalt roofing material laid over 1x wood decking and 2x wood rafters. A set of paired, painted white, horizontal weatherboard doors open toward the alley on the west elevation.**

IV. ARCHITECTURAL HISTORY

25. Date of construction: Estimate: Actual: **1906**
 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: **Longmont Realty Company**
 Source of information: **Town of Longmont Water Rent Collection Records.**
29. Construction history:
Town of Longmont Water Rent Collection Records and Longmont city directories provide information that this house was built in 1906. As originally built, the hipped-roof cottage measured just 20' N-S by 24' E-W, with a small, 7' by 6' porch centered on the façade. At some point in time, the dwelling was extended to the west (rear) by two shed-roofed additions, which together measure 20' by 18'. Boulder County Assessor records indicate that these additions predate the late 1940s. On October 18, 1954, owner Henry Befus received a building permit to "replace old porch and glass in." The extant enclosed hipped-roof front porch was built in place of the original small open porch at that time. The shed at the alley was built as a "boat shed" by owner William Dutch, according to a building permit dated October 28, 1969. The house was sided with vinyl siding at an unknown date; however, based on its appearance, the siding probably dates to the 1970s.
30. Original location: Moved: Date of move(s):

Architectural Inventory Form

Page 4 of 9

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:

Longmont water rent collection records, and Longmont city directories, reveal that the hipped-roof dwelling at 813 Martin Street was constructed in 1906. During its early years, the house was owned by the Longmont Realty Company which maintained it as a rental. According to the 1906 Longmont city directory, the home was first occupied by F.D. Harrington, along with his wife, Mary J., and a daughter, Julia. Mr. Harrington worked as a teamster. No obituaries or other references relating to the Harrington family were located in newspaper indexes at the Longmont Public Library.

By 1910, the home had become the residence of Asahal D. and Amanda Skinner. Mr. Skinner had been born in Lincoln, County, Nebraska on January 21, 1883, and had apparently moved to Longmont with his family in the early 1900s. The 1906 directory lists the Skinner family as living at 614 Atwood Street, including Mrs. A.H. Skinner (a widow), and her sons A.D. (Asahal) and E.O. (Everett) Skinner, who were both then employed as laborers. Asahal and Amanda were presumably married sometime between 1906 and 1910, when they took up residency in this Martin Street home. Mr. and Mrs. Skinner soon moved to the Berthoud area where they farmed for many years. They also reared a family of three sons, whom they named Harold, Kenneth and Richard. Amanda Skinner passed away on July 31, 1964, while Asahal Skinner died five years later, on June 18, 1969.

The property had many residents from the 1910s through the late 1940s, when it was purchased by Henry P. and Anna Marie (Schlagel) Befus. Residents during these years included: Sarah Dart (early 1910s); C.H. Rieker (1916); Willard Abbott (1918); George L. Tharp (late 1920s - 1930s); Jules Delcourt (early 1940s); and Charles A. Dyer (mid-1940s). The Befus family then lived and owned here from circa 1947 through the late 1960s. Henry P. and Anna Marie (Schlagel) Befus were both among the region's Germans from Russia population. Born in Russia on November 20, 1883, Henry Befus immigrated to America in 1904. After briefly settling at Sheboygan, Wisconsin, he came to Longmont, where he met and fell in love with another German-Russian immigrant, Anna Marie Schlagel. She had been born in Russia circa 1886. The couple was married in Loveland on January 6, 1906, and they subsequently farmed near Longmont for many years. They also reared a family of three sons and three daughters. The Befus' sons were named Jacob, Peter, and Raymond, and their daughters were Lillian (Jones), Emma (Honstein), and Betty (Schneider). Mr. and Mrs. Befus lived in this home during their retirement years. Henry Befus passed away in October 1967 at the age of 83. Anna Marie Befus died four years later, in July of 1971 at the age of 85.

For a few years, beginning circa 1969, this house was owned and occupied by William G. Dutch. Mr. Dutch built a "boat shed" near the rear southwest corner of the property in the fall of 1969. The home was then owned and occupied by George and Susan A. Smith, from the mid-1970s to the mid-to-late-1980s. It then apparently became a rental during much of the 1990s. Susan A. Ayers (formerly Susan A. Smith?) owned and lived here in 2001, according to that year's city directory. Presently (in 2006) the house is owned and occupied by Virgil B. & Sheri Smith.

Architectural Inventory Form

Page 5 of 9

36. Sources of information:

Longmont City Directories.

Sanborn Insurance maps.

Boulder County Assessor records.

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

City of Longmont building permit files.

Town of Longmont Water Rent Collection Records.

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.

Architectural Inventory Form

Page 6 of 9

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 1906, it is representative of Eastside 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 Hipped-roof Box plan. 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, or in the State Register of Historic Properties. Moreover, due to some loss of integrity, the property also does not qualify for individual local landmark designation by the City of Longmont. The property would, however, be considered a contributing resource within a National Register designated, or locally designated, historic district.

43. Assessment of historic physical integrity related to significance:

This property exhibits a somewhat less than optimal 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. Two rear additions, and the enclosed front porch, are alterations to the original dwelling which are all more than fifty years old. The house's physical integrity has more recently been diminished by the application of vinyl siding.

VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. National Register eligibility field assessment: **Not Eligible**
 Local landmark eligibility field assessment: **Contributes to designated or potential designated historic district**
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 east to Martin Street 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:

Architectural Inventory Form

Page 7 of 9

VIII. RECORDING INFORMATION

47. Photograph number(s): **CLG Grant #08-05-20407-027 -** Negatives filed at: **City of Longmont**
CD-3, Images 172-176
48. Report title: **Eastside and Westside Neighborhoods: Historic** **Department of Community**
Context and Survey Report **Development, Planning**
Division
49. Date(s): **04/30/06** **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): **9704935270**

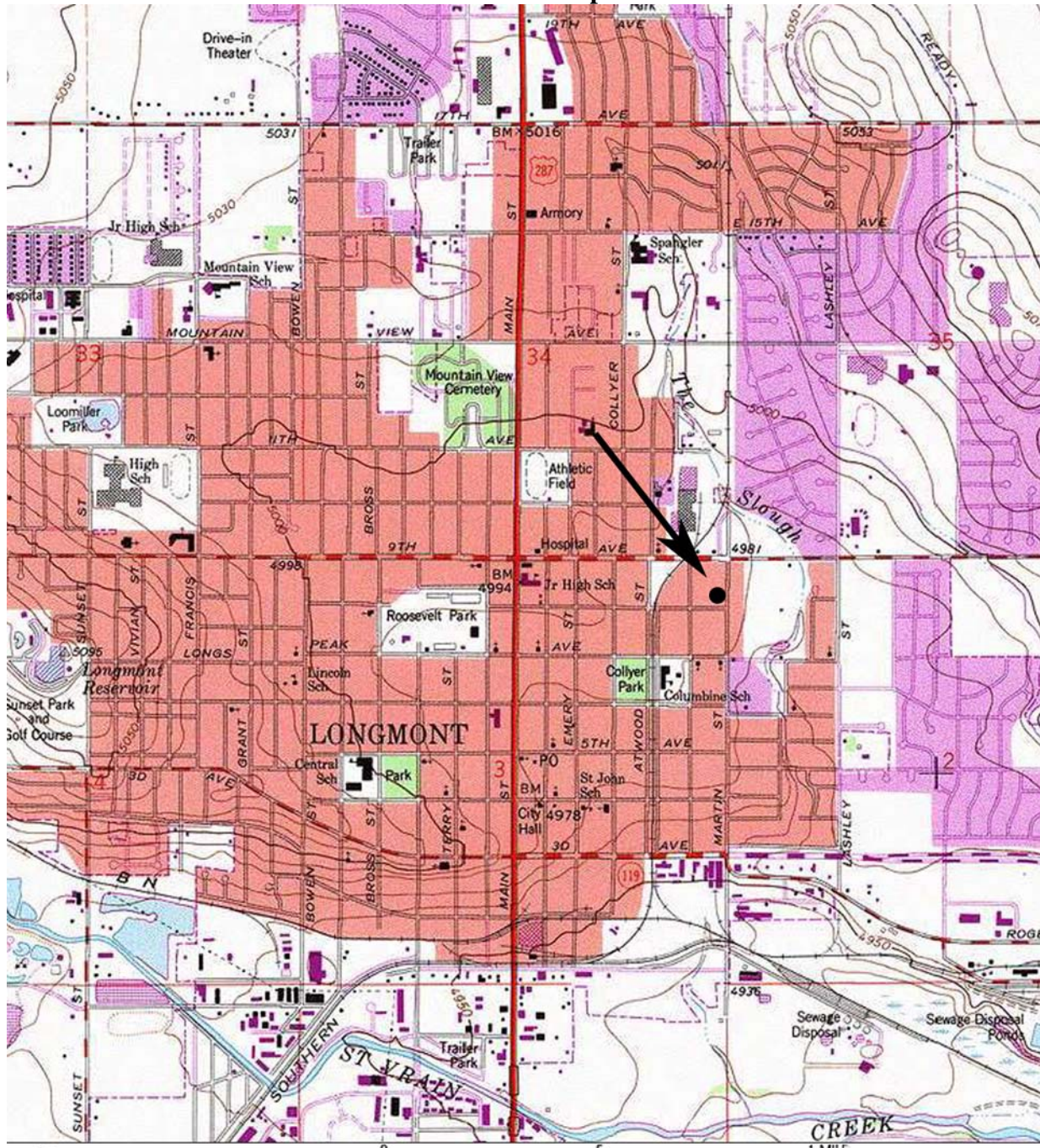
Architectural Inventory Form

Sketch Map



Architectural Inventory Form

Location Map



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