

**Architectural Inventory Form**

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**I. IDENTIFICATION**

1. Resource number: **5BL6738**
2. Temporary number: **N/A**
3. County: **Boulder**
4. City: **Longmont**
5. Historic building name: **Plumb House**
6. Current building name: **Grimes House**
7. Building address: **522 Kimbark Street**
8. Owner name: **Peter and Susan D. Grimes**  
Owner address: **6658 Putter Ct.**  
**Longmont, CO 80503**

**II. GEOGRAPHIC INFORMATION**

9. P.M. **6<sup>th</sup>** Township **2N** Range **69W**  
**NE<sup>1</sup>/<sub>4</sub>** of **SW<sup>1</sup>/<sub>4</sub>** of **SW<sup>1</sup>/<sub>4</sub>** of **NE<sup>1</sup>/<sub>4</sub>** of section **3**
10. UTM reference  
Zone **13**  
Easting: **491460**  
Northing: **4446240**
11. USGS quad name: **Longmont, Colorado**  
Year: **1968** (**Photorevised 1979**) **7.5'**
12. Lot(s): **8, 9** Block: **41**  
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.**

22. Architectural style / building type:

**Late Victorian / Edwardian**

**Official Eligibility Determination**

(OAHP use only)

- Date \_\_\_\_\_ Initials \_\_\_\_\_
- Determined Eligible - National Register
- Determined Not Eligible - National Register
- Determined Eligible - State Register
- Determined Not Eligible - State Register
- Needs Data
- Contributes to eligible National Register District
- Noncontributing to eligible National Register District

**III. ARCHITECTURAL DESCRIPTION**

14. Building plan (footprint, shape):  
**Rectangular Plan**
15. Dimensions in feet **1404 square feet**
16. Number of stories: **1.5**
17. Primary external wall material  
**Wood / Horizontal Siding**  
**Wood / Shingle**
18. Roof configuration (enter one):  
**Hipped Roof / Gable-on-Hip Roof**
19. Primary external roof material (enter one):  
**Asphalt Roof / Composition Roof**
20. Special features (enter all that apply):  
**Porch**  
**Decorative Shingles**  
**Chimneys**  
**Stained Glass**

## **21. General Architectural Description**

This house is located on the east side of Kimbark Street, between Lucile's Creole Café at 518 Kimbark Street to the south, and 526 Kimbark Street to the north. The building is surrounded by a planted grass yard, with mature landscaping. The house is set back approximately forty-eight feet from the street, and there is a wide grass strip separating the front sidewalk from the curb. Oriented to the west, the residence rests on a painted grey coursed sandstone foundation. The building exterior walls are painted grey horizontal wood siding, with painted white 1" by 4" corner boards. Painted grey octagon shingles appear in the upper gable ends. The roof is an intersecting hip and gable, with grey asphalt shingles and boxed eaves. There are no dormers. Two red brick chimneys, including one with a corbelled cap, are located on the roof ridge. A canted bay window, set under an intersecting gable, and with three 1/1 double-hung sash windows, is located at the north end of the façade. Windows elsewhere on the building are primarily single and paired 1/1 double-hung sash with painted white wood frames and surrounds. The windows also have exterior wood screens, and simple wood pediments. Square windows, with stained glass Queen Anne lights, appear in the upper gable ends on the west, north and south elevations. The house's front entry is located at the south end of the façade, on the west elevation. A painted blue wood-paneled door, with one upper sash light, opens onto a tongue-and-groove wood porch, which wraps around to cover the west end of the south elevation. The porch features wood frame kneewalls, and squared post piers which support a low-pitched hipped porch roof. A secondary entrance is located near the east end of the south elevation, where a solid wood door enters a 6' by 8' shed-roofed addition. Another secondary entrance is located near the east end of the north elevation, where a painted white wood-paneled door, with a wood screen door, opens onto a 4-step concrete porch, flanked by a black pipe railing.

A secondary residence (formerly a garage) is located near the alley at 522 ½ Kimbark Street, east of the main dwelling. This is a square hipped-roof building measuring 20' N-S by 20' E-W. the building is one-story tall, has a concrete foundation and floor, and painted grey horizontal wood siding, with painted white 1" by 4" corner boards. The roof is a moderately-pitched gable, with grey asphalt shingles over 1x wood decking and exposed 2x wood rafters with a fascia board. One 1/1 double-hung sash window is located on the north elevation. All windows have white metal frames, and painted white wood surrounds. The windows on the east elevation are set within what historically were two sets of paired vertical wood plank garage doors. A single-wood-paneled door, with a painted white wood screen door, is located at the west end of the north elevation.

## **22. Architectural style / building type:**

Please see front page.

## **23. Landscape or setting special features:**

This building is located on the east side of Kimbark Street in one of Longmont's oldest core residential neighborhoods. The area, which was platted in 1872 as part of Longmont's original townsite, is now home to a mixture of single-family residences, small retail shops, professional offices, and a few small apartment buildings.

## **24. Associated buildings, features, or objects**

Secondary Residence at 522 ½ Kimbark Street

#### **IV. ARCHITECTURAL HISTORY**

25. Date of Construction:  
Estimate **ca. 1903**  
Actual

Source of information:  
**1900 and 1906 Sanborn maps; "Water Ledger City of Longmont, 1907-1910."**

26. Architect:  
**n/a**

Source of information:  
**n/a**

27. Builder/ Contractor:  
**unknown**

Source of information:  
**n/a**

28. Original owner:  
**Roy E. Plumb**

Source of information:  
**"Water Ledger City of Longmont 1907-1910."**

29. Construction History (include description and dates of major additions, alterations, or demolitions):

Boulder County Assessor records incorrectly list this house's date of construction as 1949. Sanborn insurance maps and Longmont water records document that the house was actually built between 1900 and 1906. The house has been minimally altered from its original construction. An open porch at the east end of the south elevation has been enclosed sometime after circa 1950, however, there have been no other noticeable alterations to the building's historic appearance. Sanborn maps, beginning in 1906, also show an outbuilding located near the alley which matches the footprint of the secondary residences at 522 ½ Kimbark.

30. Original location: **Yes**  
Moved  
Date of move(s) **n/a**

#### **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**

Sanborn insurance maps, and City of Longmont water tap records, indicate that this residence was constructed between 1900 and 1906. The home's earliest known residents were Mr. and Mrs. Roy and Nettie Plumb. The Plumb family, including a son Gerald, and a daughter Dorothy, were residing here by 1906, and this remained the Plumb family home until 1943. Born in Boulder on June 23, 1873, Roy Plumb was the son of Sylvester Plumb, who was an influential Colorado pioneer. Sylvester Plumb was a member of the Colorado Territorial Legislature, representing Weld County, and he was one of the signers of the state constitution. Roy Plumb came of age in northern Colorado in the late 1800s. He and his wife Nettie were married around the turn of the twentieth century, and by 1906, they had settled in Longmont, in this house on Kimbark Street. Nettie had been born at Hamilton, Missouri on February 8, 1874, and had come to Boulder county as a young girl, in 1880.

In 1906, according to that year's Longmont City Directory, Roy Plumb was employed as a plumber at Larson and Moore's Plumbing and Heating, which was located at 460 Main Street. Within a few years, though, Mr. Plumb had taken a position at the Kuner-Empson packing company plant. He continued to work there the remainder of this life, eventually working his way up to the position of plant foreman. Mr. Plumb died suddenly, in October 1936, from what was reported as a pneumonia attack. Nettie Plumb, his widow, continued to live here in the family home until her own death in April 1943.

The Plumbs' son Gerald (Jerry) was a life-long Longmont resident. Born in 1904, he obtained a job as a newspaper carrier for the Longmont *Daily Times* in 1918. He later began working as a type-setter in the newspaper's printing department, where he worked until his retirement in 1968. In all, his career with the Longmont newspaper spanned fifty years, from 1918 (when he was 14 years old) to 1968 (when he was 64 years old). During many of these years, Jerry and his wife Odetta resided at 1272 3<sup>rd</sup> Avenue in Longmont. He died tragically in an auto-pedestrian accident in April 1972.

Following the death of Nettie Plumb in 1943, this house on Kimbark Street became the residence of C. Donald McKean and family. Mr. McKean, who was a plumber, lived here through the end of the 1940s. Also in the late 1940s, the address 522 ½ Kimbark Street began to appear in Longmont city directories, indicating that the garage on the alley had been converted into a residence. From circa 1950 into the 1990s both the original house at 522 Kimbark and the residence on the alley at 522 ½ Kimbark, have for the most part served as rentals. One resident of note during these years was Aisse Bouman (Bouwman). Born in Holland on January 23, 1891, Mr. Bouman lived here during his retirement years, prior to his death in August 1976. After coming of age in Holland, Aisse married Mararetha Kulpers on March 10, 1927, and the couple soon immigrated to America. After locating in Walden Colorado for a time, the Boumans moved to the Altona area in Boulder County where they farmed for many years. The Boumans retired from farming in the 19560s, and moved into a house at 710 Kimbark in Longmont. Mrs. Bouman passed away June 12, 1960, and Aisse moved to this residence at 522 Kimbark a few years later.

### **36. Sources of Information**

"Aisse Bouman." (obituary) *Longmont times-Call*, August 2, 1976, p. 11.

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

"Fall Proves Fatal For Nettie Plumb." *Longmont Times-Call*, April 27, 1943, p. 1.

Grimes, Peter. Interview with Carl McWilliams, March 8, 2001.

"Jerry Plumb Succumbs to accident Injuries." *Longmont Times-Call*, April 7, 1972, p. 3.

"Margaretha Bouwman Dies Here at Age 59." *Longmont Times-Call*, August 13, 1960, p. 8.

*Polk's Longmont City Directory*, [generally published annually], Denver, Kansas City, and Salt Lake City: R.L. Polk and Company Publishers.

*Polk's Longmont City Directory*, [generally published annually], Denver, Kansas City, and Salt Lake City: R.L. Polk and Company, Publishers, 1966 - 1997.

Sanborn Fire Insurance Maps, dated December 1890, September 1895, November 1900, April 1906, June 1911, March 1918, June 1930, and May 1956.

"Short Illness is Fatal to Roy E. Plumb." *Longmont Times-Call*, October 29, 1936, p. 1.

"Water Ledger City of Longmont, 1907-1910." On file at the Longmont Archives, Longmont Public Library.

**VI. SIGNIFICANCE**

37. Local landmark designation:

Yes

No **xx**

Date of Designation: **n/a**

38. **Applicable National Register Criteria**

**xx** A. Associated with events that have made a significant contribution to the broad patterns of our history;

B. Associated with the lives of persons significant in our past;

**xx** C. Embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or that possess high artistic values, or represents a significant and distinguishable 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.

**City of Longmont Standards for Designation**

**xx** 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.

**xx** 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.

**xx** 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.

Does not meet any of the above City of Longmont Standards for Designation.

39. Area(s) of Significance:

**Architecture; Community Planning and Development; Ethnic Heritage / European**

40. Period of Significance: **ca. 1903-1951**

41. Level of Significance:

National:

State:

Local: **XX**

**42. Statement of Significance**

This property is historically significant for its association with residential development in Longmont during the first half of the twentieth century, and in particular, for its long association with the Plumb family. The house is also architecturally significant because it is a relatively intact home, dating from the late Victorian era. The property's combined levels of historic significance and physical integrity are probably not to the extent that it would qualify for individual listing in the National Register of Historic Places. The property, though, may be regarded as individually eligible to be designated as a City of Longmont landmark. The property would also be a contributing resource within either a national Register, or local landmark historic district.

**43. Assessment of historic physical integrity related to significance:**

This residence displays a high degree of historical integrity, relative to the seven aspects of integrity defined by the National Park Service and the Colorado Historical Society – location, setting, design, materials, workmanship, feeling, and association. The only addition or notable alteration to the building's exterior is that an open porch at the east end of the south elevation was enclosed sometime after circa 1950. An outbuilding, evidently built prior to 1906, served for many years as a garage, and later was converted into a secondary residence. This building's historic use as a garage is still evident, however, it displays just marginal historic integrity.

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**VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT**

44. National Register eligibility field assessment:

Eligible:

Not Eligible: **xx**

Need Data:

City of Longmont Local Landmark eligibility field assessment:

Eligible: **xx**

Not Eligible:

Need Data:

45. Is there National Register district potential?

Yes: **xx**

No:

Discuss: **This property is located one block west of the East Side Historic District, which is listed in the National Register of Historic Places. Properties in this area along Kimbark Street do have the potential to form a historic district of their own, or to be incorporated into the existing East Side Historic District.**

If there is National Register district potential, is this building:

Contributing: **xx**

Noncontributing:

46. If the building is in an existing National Register district, is it:

Contributing: **n/a**

Noncontributing: **n/a**

**VIII. RECORDING INFORMATION**

47. Photograph numbers:

Roll: **LONG-2; LONG-3**

Frame(s): **22-25, 1-3**

Negatives filed at: **City of Longmont  
Department of Community Development, Planning Division  
Civic Center Complex  
350 Kimbark Street  
Longmont, Colorado 80501**

48. Report title: **East Side Neighborhood: Historic Context and Survey Report**

49. Date: **March 8, 2001**

50. Recordors: **Carl McWilliams and Karen McWilliams**

51. Organization: **Cultural Resource Historians**

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

53. Phone number: **970/493-5270**