

Architectural Inventory Form
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I. IDENTIFICATION

1. Resource number: **5BL6748**
2. Temporary number: **N/A**
3. County: **Boulder**
4. City: **Longmont**
5. Historic building name: **Dunn House**
6. Current building name: **Zapf House**
7. Building address: **619 Kimbark Street**
8. Owner name: **Rose Zapf**
Owner address: **6412 Hygiene Road**
Longmont, CO 80503

II. GEOGRAPHIC INFORMATION

9. P.M. **6th** Township **2N** Range **69W**
NW¹/₄ of **NW¹/₄** of **SW¹/₄** of **NE¹/₄** of section **3**
10. UTM reference
Zone **13**
Easting: **491420**
Northing: **4446400**
11. USGS quad name: **Longmont, Colorado**
Year: **1968** (**Photorevised 1979**) **7.5'**
12. Lot(s): **30, 31** Block: **27**
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:

Other Style / Wood Frame Cross Gabled Dwelling

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 **1038 square feet**
16. Number of stories: **1.5**
17. Primary external wall material
Wood / Horizontal Siding
18. Roof configuration (enter one):
Gabled Roof / Cross Gabled Roof
19. Primary external roof material (enter one):
Asphalt Roof / Composition Roof
20. Special features (enter all that apply):
Porch
Chimney

21. General Architectural Description

This house is located on the west side of Kimbark Street, between residences at 613 and 623 Kimbark Streets to the south and north. The house is set back approximately 38 feet from the street, and the front sidewalk paralleling Kimbark is separated from the curb by a wide strip of grass. The lot features front and back planted grass yards, with narrow side yards. The house rests on a painted red concrete foundation which is 3' in height. The building is of wood frame construction, and the exterior walls are clad with painted white horizontal wood siding, with 1" by 4" corner boards. The roof features moderately-pitched intersecting gables, primarily with boxed eaves, although the rafter ends are exposed in some areas. The roof is covered with brown asphalt shingles, and there is a decorative gable ornament in the upper gable end on the façade. One red brick chimney is located on the roof ridge. A band of four 2-light hopper windows appear on an enclosed rear porch on the west elevation; a 4-light fixed-pane window appears in the upper gable end on the façade. Window patterns elsewhere on the house include 1/1 double-hung sash, 2/2 double-hung sash, and 2-light hoppers. All of the house's windows feature painted white wood frames and surrounds, and simple wood cornices. A set of five wood steps approaches a painted black wood screen door at the exterior of an 11 ½' by 8' screen-in-front porch on the buildings' façade (east elevation). The front porch is covered by a shed roof. A painted brown wood-paneled door, with one upper sash light, leads from the porch into the main interior of the house. In addition to the front entry, there are two secondary entrances; a painted white wood-paneled door, with two slender upper sash lights, and with a painted black wood screen door, opens onto a 4-step wood porch on the house's north elevation; a painted white wood-paneled door, with a 4-light transom, enters into a shed-roofed rear entry porch at the south end of the west elevation.

22. Architectural style / building type:

Please see front page.

23. Landscape or setting special features:

This building is located on the west side of Kimbark Street and 6th Avenue, in Longmont's oldest core residential neighborhood. Platted as part of Longmont's original townsite in 1872, this area 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

n/a

IV. ARCHITECTURAL HISTORY

25. Date of Construction:
Estimate **ca. 1923**
Actual

Source of information:
Sanborn Insurance maps, 1918, 1930; Longmont City Directory

26. Architect:
n/a

Source of information:
n/a

27. Builder/ Contractor:
unknown

Source of information:
n/a

28. Original owner:
J.A. Dunn (probably)

Source of information:
Longmont City Directories

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

Sanborn insurance maps indicate that Lots 29, 30 and 31 of Block 27 were first developed between 1895 and 1900. The 1900, 1906, 1911, and 1918 Sanborn maps all depict a relatively large dwelling which was centered on Lot 30, but also covered the south half of Lot 29, and the north half of Lot 31. This building's address was 621 Kimbark St. By 1930, this early structure was gone. The 1930 Sanborn map depicts the two dwellings which are currently at 619 and 623 Kimbark St., in place of the earlier dwelling which had been centered on Lot 30. Longmont City Directories more precisely indicate that the extant residence on this lot was constructed between 1921 and 1926. Although its address is presently 619 Kimbark, prior to the early 1960s, this property was known as 621 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**

35. Historical Background

Sanborn Insurance company maps for Longmont indicate that Lots 29, 30 and 31 of Block 27 were first built on between 1895 and 1900. At some point during those years, a large rectangular dwelling was constructed, centered on Lot 30 but also covering the south half of Lot 29 and the north half of Lot 31. This residence, with an address of 621 Kimbark Street, existed until the early 1920s. In 1906, Arthur and Edith Bender lived in the house at 621 Kimbark. According to city directories, Arthur worked as a drug clerk, while Edith was a milliner. Early city directories also list 621 Kimbark as the resident of J.M. Savilla, an attorney, indicating that the relatively large structure probably housed two families. In the late 1910s and early 1920s, J.L. Brown lived at 621 Kimbark Street.

In the years between 1921 and 1926, the large dwelling at 621 Kimbark was razed and replaced with two smaller houses at what today are 619 and 623 Kimbark Street. To complicate matters further, from the early 1920s to the early 1960s, this house at 619 Kimbark had the address of 621 Kimbark. From circa 1963 to the present it has had the address of 619 Kimbark. Following its construction in the early 1920s, this house was first lived in by J.A. and Esther Dunn. Within a few years, though, they had moved to 444 Baker Street, and this property had become the home of Hobart and Audrey Snyder. By 1936, the Snyders had moved to 614 Bowen, and this was the home of Edwin G. and Edith (Miller) McPhillips. Edwin, who was a farmer, and Edith, had a family of three children – son Miles, and daughters Myrtle and Reba. Mrs. McPhillips, who had been born January 14, 1870 at Hygiene, was extremely active in the Women's Relief corps of the Grand Army of the Republic. She passed away in May 1955, and was survived by her husband. No obituary was found for Mr. McPhillips, indicating that he may have moved from Longmont following his wife's death.

In the late 1940s this property was the home of Milow M. Rardin, followed by Alfonso F. and Mildred J. Pope, through the 1950s. More recent residents have included Joe Rodriguez, Wayne N. Brackett, G.J. Thompson, Isabell Basgell, C.L. Phifer, and James Johnston. Rose Zapf, the property's current owner, maintains it as a rental.

36. Sources of Information

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

"Edith McPhillips Dies Here Sunday." *Longmont Times-Call*, May 9, 1955, p. 1.

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.

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

40. Period of Significance: **ca. 1923-1951**

41. Level of Significance:

National:

State:

Local: **XX**

42. Statement of Significance

This property is historically significant for its association with Longmont's residential development, from the early 1920s, until the middle of the twentieth century. The house is also architecturally significant as a representative example of a vernacular cross gabled dwelling. The property's significance is probably not to the extent that it would qualify for individual listing in National Register of Historic Places. It would, however, qualify for individual designation as a City of Longmont local landmark. The property would also qualify as a contributing resource within either a City of Longmont local landmark historic district, or a National Register historic district.

43. Assessment of historic physical integrity related to significance:

This house displays a very high level of historic integrity. There have been no additions, and very minimal exterior alterations, subsequent to the end of the period of significance.

VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. National Register eligibility field assessment:

Eligible: **xx**

Not Eligible:

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-5**

Frame(s): **20-24**

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: **April 2, 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**