

Architectural Inventory Form

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I. IDENTIFICATION

1. Resource number: **5BL6749**
2. Temporary number: **N/A**
3. County: **Boulder**
4. City: **Longmont**
5. Historic building name: **McCarty House**
6. Current building name: **Tice House**
7. Building address: **620 Kimbark Street**
8. Owner name: **Christine M. Tice**
Owner address: **620 Kimbark Street**
Longmont, CO 80501

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: **491470**
Northing: **4446430**
11. USGS quad name: **Longmont, Colorado**
Year: **1968** (**Photorevised 1979**) **7.5'**
12. Lot(s): **9, 10** Block: **26**
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:

Bungalow

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 **932 square feet**
16. Number of stories: **1**
17. Primary external wall material
Wood / Horizontal Siding
Wood / Shingle
18. Roof configuration (enter one):
Gabled Roof / Front 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 east side of Kimbark Street between other residences at 616 Kimbark Street to the south and at 624 Kimbark Street to the 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 concrete foundation, penetrated by 2-light hopper basement windows. The building is of wood frame construction, and its exterior walls are clad with painted white narrow horizontal wood siding. Painted white square-cut wood shingles appear in the upper gable ends. The roof is a moderately-pitched front gable, covered with black asphalt shingles, and with exposed rafter ends. Two red brick chimneys are located just below the ridge on the south facing roof slope. The home's windows are predominately single, paired, and tripled 1/1 double-hung sash, with painted white wood frames and surrounds, and with painted black exterior wood screens. A single-light hopper bathroom window is located on the north elevation. Additional single-light hopper windows appear on the south and east elevations. The building's façade, located on the west elevation, features a 14' by 6' screened-in porch with a gable roof. A painted black wood screen door opens from the porch onto three concrete steps. Within the porch, a painted green glass-in-wood-frame door leads into the house's interior. A painted white wood-paneled door, with one upper sash light, and with a painted black wood screen door, opens onto a non-historic wood deck on the house's east (rear) 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 Longmont's oldest core residential neighborhood. 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:
Worth G. McCarty (probably)

Source of information:
Longmont City Directories

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

Sanborn insurance maps reveal that this property was first developed between 1900 and 1906. The 1900, and earlier, Sanborn maps shows no buildings on the property, while the 1906 map depicts a T-shaped dwelling, centered on lot 10, with a small outbuilding located on the alley to the east. (At that time, the address for the T-shaped dwelling was 618 Kimbark Street.) By 1911, according to that year's Sanborn map, the T-shaped dwelling had been removed, although the small outbuilding was still located on the alley. A City of Longmont water ledger, completed in 1910, does not list 618 Kimbark, indicating that the T-shaped dwelling was gone by 1910. Boulder County Assessor records list 1914 as the date of construction for this property's extant house, however, the 1918 Sanborn map shows no improvements on the property. Moreover, 620 Kimbark does not begin to appear in city directories until the early 1920s, indicating that the house was probably not built until after 1921. The house does appear on the 1930 Sanborn map. There have been no additions subsequent of the house's original construction.

30. Original location: **yes**
Moved **no**
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

Built in the early 1920s, the home at 620 Kimbark Street was originally owned by W.G. (Worth) McCarty and his wife Nellie. Worth McCarty was born in Custer County, Nebraska, and moved to Longmont in 1919 when he was 28 years old. He was employed briefly by the Great Western Sugar Company, before establishing the McCarty Machine Shop in 1920. The McCarthy's had two children, a son Ralph born in February 1924, and a daughter, Mary Kathleen (Bentley), born in January 1927. A third child, born in 1929 did not survive. Less than four years later, tragedy once again struck the family. On September 11, 1932, Worth was on a hunting trip when his shotgun accidentally discharged, the shot penetrating his right leg. Despite the efforts of doctors, tetanus set in, ultimately proving fatal a week later. Following Worth's death, Nellie continued to operate the machine shop. In the early 1940s, Nellie married Fayette Buckley, a commander in the U.S. Navy, and moved to San Francisco, where she passed away on April 22, 1952.

Following the McCartys, 620 Kimbark became the home of the Marion Tice family. Marion Ray Tice was the son of Sylvester E. and Gail Tice, and lived at 608 Emery while growing up. In 1936, Marion was working as a mechanic for Harry Hoff's Garage on Main Street. At the same time, the daughter of another Longmont family, Christine Kisner, was working for George's Candy Company, a sandwich and sweet shop also located on Main Street. The couple married in 1941, and purchased this home from Nellie McCarty. A son, Karl, was born in 1947. He remained in Longmont and currently works for StorageTek. Marion Tice passed away in September 1982. Christine Tice, now in her mid-80's, still lives at this address.

36. Sources of Information

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

"Former Local Woman Dead." (Nellie McCarty obituary) *Longmont Times-Call*, April 22, 1952, p. 1.

"Injury Fatal to W.G. McCarty." *Longmont Ledger*, September 20, 1932, 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.

Tice, Christine. Interview with Carl McWilliams, April 2, 2001.

"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

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 an intact representative example of the Bungalow style of architecture. The property's significance is probably not to the extent that it would qualify for individual listing in the National Register of Historic Places, however, it would qualify as a contributing resource within either a City of Longmont local landmark. This 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 has retained a very high measure of its physical integrity dating from the period of significance. A relatively small wood deck has been built onto the home's east (rear) elevation; otherwise, there have been no additions or noticeable exterior alterations subsequent to the house's original construction in the early 1920s.

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): **1-5**

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 14, 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**