

Architectural Inventory Form
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I. IDENTIFICATION

1. Resource number: **5BL6750**
2. Temporary number: **N/A**
3. County: **Boulder**
4. City: **Longmont**
5. Historic building name: **Brown House**
6. Current building name: **Moline House**
7. Building address: **623 Kimbark Street**
8. Owner name: **Harry R. Moline**
Owner address: **623 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: **491420**
Northing: **4446420**
11. USGS quad name: **Longmont, Colorado**
Year: **1968** (**Photorevised 1979**) **7.5'**
12. Lot(s): **29, 30** 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:

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 **988 square feet**
16. Number of stories: **1**
17. Primary external wall material
Wood / Horizontal Siding
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
Fence

21. General Architectural Description

This house is located on the west side of Kimbark Street, between residences at 623 and 627 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. A painted white picket fence runs along the north property line. The house is supported by a painted red concrete foundation, 3' in height, and which is penetrated by 3-light hopper basement windows. The building is of wood frame construction, and the exterior walls are clad with painted white narrow horizontal wood siding. The roof is a moderately-pitched front gable covered with grey asphalt shingles. The roof eaves extend well past the building's walls, and the rafter ends are exposed. Decorative purlins and a ridge pole appear in the upper gable ends on the east and west elevations, as well. One red brick chimney is located on the roof ridge. Windows are primarily 1/1 double-hung sash, with painted white wood frames and surrounds. The windows also features simple wood pediments, and most are covered with new white metal storm windows. Five wood steps, flanked by a non-historic black wrought iron railing, leads to an enclosed 14' by 8' porch at the south end of the façade (east elevation). The porch is covered by a gabled roof, with a decorative ridge pole and purlins. A white metal storm door opens from the porch onto the steps, while a wood-paneled door leads from the porch into the house's interior. A non-historic (circa 1960s) metal awning covers a fixed-pane window on the enclosed porch's east elevation. A painted white wood-paneled door leads into a 15' by 8' enclosed rear porch located at the south end of the west elevation. This rear porch is penetrated by seven 4-light hopper windows.

A garage is located near the alley, approximately 31' west of the house. Oriented toward the alley to the west, the garage is one-story tall, measures 14' N-S by 22' E-W, and has a poured concrete slab foundation and floor. The garage's walls are made of unpainted concrete blocks, with painted white horizontal weatherboard siding in the upper gable ends. The roof is a moderately-pitch front gable, with green asphalt shingles and closed eaves. One 3-light hopper window, with a concrete sill, is located on the east elevation. A painted white wood-paneled overhead garage door, opens onto the alley on the west elevation. A single painted white wood-paneled door is located on the south 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. 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

Garage

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:
John L. Brown

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 as 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 Street. By 1930, this early structure was gone. The 1930 Sanborn map depicts the two dwellings which are currently at 619 and 623 Kimbark Street, 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. Harry Moline, this house's current owner, stated that he was told by previous owners that this was a Sears & Roebuck mail order house. A not on this property's "Real Estate Appraisal Card", dated August 27, 1956, states: "New garage for '57", and "some old materials used." The garage, thus, was evidently built in 1956. A photo with the appraisal card shows that the home's enclosed front and back porches were originally open.

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

John L. and Orpha L. Brown are first listed in Longmont city directories in 1906, residing at 416 Kimbark Street. By 1916, the Browns had moved to this property, living in a relatively large dwelling located on this site and addressed as 621 Kimbark. Circa 1923, this earlier structure was razed and replaced with two Bungalow-style homes, numbered 619 at 623 Kimbark. The Browns moved into 623 Kimbark, where they remained through the 1930s. John Brown was one of the original employees of the Great Western Sugar Company in Longmont. Born in Harrisville, Pennsylvania on May 5, 1860, Mr. Brown moved to Longmont in 1904. He helped construct the sugar factory building, and then remained with the company, first working the beet campaigns and later as a belt expert until his retirement in 1931. John and Orpha Brown had four children, a son, Lyle, and three daughters who became Mrs. Frank Walters, Mrs. George Bailey and Mrs. Hobart Snyder. Mr. Brown was very active in both the local and state International Order of Odd Fellows, holding nearly every office. He passed away in April 1939 at the age of 78. Orpha passed away in January 1947.

For a few years following John's death, it appears Orpha rented the home out, before selling it to Oscar W. and Olive Feiring. Oscar Feiring was born in Helena, North Dakota on April 15, 1886. Following his marriage to Olive, the couple farmed in North Dakota for many years before moving to Longmont in 1943 to retire. The couple had two children, a son, William O., and a daughter, Beatrice (Saldin). Olive passed away on August 22, 1953. On Halloween day in 1954, Oscar married Pernille Feiring. According to Oscar's obituary, he and Pernille coincidentally shared the same surname of Feiring, but were not related until their marriage. The couple were wed for only eight years, until Oscar passed away on January 18, 1962, at the age of 75.

The following years, William H. and Myrtle Dennis became the owners/occupants of 623 Kimbark Street. William Dennis was born in Derby, Iowa on October 11, 1892. In 1902, he moved to Chanute, Kansas. In a Christmas-time wedding, William married the former Myrtle A. Krouse in Iola, Kansas on the 23rd of December in 1914. The couple had two sons, Wayne F. and Raymond. William and Myrtle farmed all their lives until coming to Longmont in 1948. In Longmont, William worked for the city's Parks Department until retiring in 1958. He lived to be 83 years old, passing away on January 27, 1976.

The home at 623 Kimbark was next purchased by Herbert Bauers. The Bauers owned several properties in town, including 623 and 627 Kimbark, which were rented out. In 1992, Harry Moline purchased this property from Herb Bauers. At the time of purchase, Mr. Moline was told by the Bauers that this was a Sears Roebuck and Company mail-order kit home. Harry Moline is originally from Ohio, and moved to Colorado in 1984. He most recently worked for Montgomery Wards, after spending ten years with the 7-Eleven Company. Mr. Moline is the present owner of the property, residing her for nearly ten years.

36. Sources of Information

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

"John L. Brown Dies Thursday." *Longmont Times-Call*, April 20, 1939, p. 1.

"Oscar Feiring Dies at Age 75." *Longmont Times-Call*, January 29, 1962, 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.

William Dennis." (obituary) *Longmont Times-Call*, January 28, 1976, p. 12.

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. Even more importantly, the house is also architecturally significant because it reportedly is a Sears & Roebuck mail order house. Due to some loss of integrity, the property's significance in these regards is probably not to the extent that it would qualify for individual listing in the 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 lost some measure of its historic integrity when its originally open front and back porches were enclosed, probably in the early 1960s. Because it was built in 1956, the garage dates to after the period of significance. At the present time, thus, the garage should be considered a non-contributing resource within a potential local landmark historic district, or a National historic district.

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): **25-29**

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**