

Architectural Inventory Form
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I. IDENTIFICATION

1. Resource number: **5BL1189**
2. Temporary number: **N/A**
3. County: **Boulder**
4. City: **Longmont**
5. Historic building name: **Morrison House**
6. Current building name: **Poinier / Gold House**
7. Building address: **624 Kimbark Street**
8. Owner name: **Sarah B. Poinier and Air R. Gold**
Owner address: **624 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: **4446450**
11. USGS quad name: **Longmont, Colorado**
Year: **1968** (**Photorevised 1979**) **7.5'**
12. Lot(s): **7, 8** 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:

Late 19th and Early Twentieth Century Revivals / Classic Cottage

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):
Irregular Plan
15. Dimensions in feet **1229 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
Chimney

21. General Architectural Description

This house is located on the east side of Kimbark Street, between other residences at 620 Kimbark Street to the south and 630 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 is of wood frame construction, and is supported by a painted beige color coursed sandstone foundation. The exterior walls are clad with painted beige horizontal wood siding, accented with painted blue 1" by 4" corner boards with pedimented tops. Multi-colored variegated wood shingles appear in the upper gable ends. The roof is steeply-pitched, with a central hipped roof form, with intersecting gables with returns. The roof is covered with brown asphalt shingles, and the eaves are boxed. Two red brick chimneys, both with distinctive corbelled caps, are located on the roof ridges. The home's windows are primarily 1/1 double-hung sash, with painted blue wood frames and surrounds, and with simple wood pediments. The windows also feature non-historic exterior aluminum storm windows. A large single-hung sash window appears at the north end of the façade, on the house's west elevation. A set of five concrete steps approaches an 11' by 7' front entry porch on the façade. The porch features a tongue-and-groove wood floor, wood frame knee walls, Doric columns, and a hipped roof. A stained natural brown glass-in-wood-frame door leads from the porch into the house. A wood-paneled door, with one upper sash light, opens onto a 4-step concrete porch on the south (side) elevation.

A garage is located near the alley, about 22' east of the house. Oriented to the east, the garage measures 14' N-S by 22' E-W, has a poured concrete slab foundation and floor, and painted beige horizontal weatherboard exterior walls. The garage roof is a low-pitched front gable, covered with red asphalt shingles, and with boxed eaves. Single 4-light windows, with painted blue wood frames and surrounds, appear on the garage's south and west elevations. A painted beige wood-paneled overhead garage door opens toward the alley on the garage's east elevation. A single, painted blue, wood-paneled door, with one upper sash light, 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 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
Actual **1909**

Source of information:
Boulder County Assessor records; Sanborn Insurance maps, 1906, 1911.

26. Architect:
n/a

Source of information:
n/a

27. Builder/ Contractor:
unknown

Source of information:
n/a

28. Original owner:
R.E. Morrison (probably)

Source of information:
Longmont City Directories

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

Boulder County Assessor records list 1909 as this house's year of construction. Sanborn insurance maps seem to corroborate that the residence was constructed sometime between 1906 and 1911. The 1906 Sanborn map depicts a smaller dwelling at this location, while the 1911 Sanborn map depicts a building footprint which closely matches the extant house on this lot. A 12' by 14' shed-roofed addition on the home's south elevation post-dates circa 1950. The Sanborn maps also suggest that the property's garage was constructed sometime between 1918 and 1930.

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): **Religion / Religious- Related Residence**
33. Current use(s): **Domestic / Single Dwelling**
34. Site type(s): **Residence; Former Parsonage**

35. Historical Background

Constructed sometime between 1906 and 1911, 624 Kimbark's earliest owner was likely the Morrison family. R.E. Morrison, his wife Junie, and their son Raymond are listed at this address in the 1906 Longmont city directory. Little information was found about this family, other than that Mr. Morrison earned his living as a farmer. In addition to their son, the couple also had two daughters, born in December 1893 and September 1898.

By 1916, the property was owned by J.W. Bowersox, who in turn sold it to Peter H. Bragg a few years later. Peter Bragg was born in Red Wing, Minnesota on September 6, 1876, the son of Antone (Anthony) and Belle Bragg. The family came west to Colorado Springs in 1897, operating a meat market there until 1911. The Braggs then moved to Longmont, where they opened a meat market on Main Street. Known initially as "Braggs and Sons" and later as "Bragg's Meat Market," the family business was operated over the years by Anthony Bragg and his three sons, Peter, Tony, and George. In all, Bragg's Meat Market was in business in downtown Longmont from 1911 until 1946. Peter and his wife, Margaret J. Bragg, lived at 624 Kimbark for only a few years before purchasing one of brother George's properties, 415 Emery, in 1924.

The next person to own 624 Kimbark was P.J. Finleon. Paddy Finleon came here from Idaho Springs in 1921 and opened a grocery and meat market at 461 Main Street. In 1928, Paddy retired from the grocery business, selling his store to Frank G. Roberston and retiring to San Diego. During the mid-1930s, the house was owned briefly by Alice M. Nowlen.

From the late 1930s until the mid-1950s, the property served as the parsonage for the Baptist Church at 701 Kimbark, providing housing for several of the church's reverends and officials, including the Reverend O. Carl Lundholm, Thomas G. Thompson, and the reverends Walter B. Price and R.N. Rowe. In the late 1950s, John F. Blanchard purchased this property, but soon sold it to Lyle E. and Ruby F. Davis. Lyle Davis was born in Buffalo Center, Iowa on July 7, 1907. His family moved first to Boulder, then to Longmont, when Lyle was sixteen. In September 1927, Lyle married the former Ruby F. Phipps. The couple had four children, a daughter, Lora, and sons Kim, Paul and Gary. Until his retirement in 1969, Lyle Davis earned his living by installing farm drainage equipment, and was also active in soil conservation work. Mr. Davis passes away on October 10, 1973. Following his death, his widow Ruby remained in the family's home through the mid-1980s.

624 Kimbark briefly became commercial in the early 1990s, when it was the location for two architectural firms, J.W. Miller and Associates and Wilcox Architects, P.C., as well as the engineering firm of Swift and Associates. Also located at this address in the early 1990s, was Walker P. Reed, who specialized in real estate investments and appraisals. The property has since reverted back to residential. In 2001, the property is owned by Sarah B. Poinier and Ari R. Gold.

36. Sources of Information

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

"Butcher Gets Raps on Head When Stranger Thinks Price of Pork Too High." *Longmont Times-Call*, August 2, 1935.

"Death Claims Peter H. Bragg." *Longmont Times-Call*, June 28, 1946, p. 1.

"Local Woman Dies Monday." (Margaret Bragg obituary) *Longmont Times-Call*, October 21, 1940, p. 1.

"Lyle E. Davis." (obituary) *Longmont Times-Call*, October 10, 1973, p. 3.

"Paddy Finleon Sells Grocery and Market." *Longmont Daily Times*, October 12, 1928, 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; Religion

40. Period of Significance: **1909-1951**

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 time of its construction in 1909, through the middle of the twentieth century. In particular, the house is historically significant for its use as the Parsonage for the Baptist Church, beginning in the late 1930s. The house is also architecturally significant as a relatively intact representative example of Classic Cottage style of architecture. Due to a very small loss of integrity, the property's significance is probably not to the extent that it would qualify for individual listing in the National Register of Historic Places. This property, however, should unquestionably 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. The property's garage dates from the period of significance, and should also be considered a contributing resource within any potential historic district.

43. Assessment of historic physical integrity related to significance:

This house's historic integrity has been minimally compromised by a 12' by 14' shed-roofed addition to the south elevation. Likely built in the 1950s, the addition is architecturally compatible with the house's original construction, in terms of its materials, size, and massing. Otherwise, this property exhibits excellent historical integrity.

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-5**

Frame(s): **5-10**

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**