

Architectural Inventory Form
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I. IDENTIFICATION

1. Resource number: **5BL8753**
2. Temporary number: **N/A**
3. County: **Boulder**
4. City: **Longmont**
5. Historic building name: **Richart House**
6. Current building name: **Bachman House**
7. Building address: **634 Kimbark Street**
8. Owner name: **Kenneth L. and Rana A. Bachman**
Owner address: **1778 Sunlight Drive**
Longmont, CO 80501

II. GEOGRAPHIC INFORMATION

9. P.M. **6th** Township **2N** Range **69W**
SE¹/₄ of **SW¹/₄** of **NW¹/₄** of **NE¹/₄** of section **3**
10. UTM reference
Zone **13**
Easting: **491470**
Northing: **4446480**
11. USGS quad name: **Longmont, Colorado**
Year: **1968** (**Photorevised 1979**) **7.5'**
12. Lot(s): **3, 4** 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:

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):
T-Shaped Plan
15. Dimensions in feet **720 square feet**
16. Number of stories: **1**
17. Primary external wall material
Synthetics / Vinyl
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

Built a few years prior to 1900, this modest dwelling is located on the east side of Kimbark Street, near the north end of the 600 block. 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 a narrow side yard to the north. The house is of wood frame construction, supported by a sandstone foundation, however the exterior walls have been covered with horizontal vinyl siding. The house is covered by a cross gabled roof, with two shed-roofed extensions to the east (rear) elevation. The roof is covered with black asphalt shingles and the eaves are boxed. 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. A non-historic single-light fixed-pane window appears on the east elevation, and a band of three small single-light windows appears at the east end of the south elevation. The front entry into the home is located at the south end of the façade (west elevation). Here, a painted blue wood-paneled door, with nine upper sash lights, and with a white metal storm door, opens onto a 6' by 7' wood porch, covered by a shed roof. A rear entrance is located on the west elevation where a painted blue glass-in-wood-frame door, with a painted white wood screen door, opens onto a non-historic 15' by 8' wood deck with railing.

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. 1898**
Actual

Source of information:
Sanborn Insurance maps, 1895, 1900.

26. Architect:
n/a

Source of information:
n/a

27. Builder/ Contractor:
unknown

Source of information:
n/a

28. Original owner:
H.G. Fetter (possibly)

Source of information:
Longmont City Directories

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

Boulder County Assessor records list 1910 as this house's year of construction. Sanborn Insurance maps, though, provide evidence that the dwelling was actually built between 1895 and 1900. The 1895 Sanborn map shows this property as undeveloped, while on the 1900 Sanborn map, the extant cross-gabled house is depicted. By 1906, two small sheds had been erected on the alley- at the northeast and southeast corners of the lot. Between 1918 and 1930, two shed-roofed additions were built onto the rear of the original house. Together, these two additions measured approximately 24' N-S by 6' E-W. In the years between 1930 and 1956, the shed at the southeast corner of the property as removed, and a garage was constructed just south of the southeast corner of the house. In more recent years, the garage and the remaining shed at the northeast corner of the property have been removed, so that only the house now remains.

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

Sanborn insurance maps document that this residence at 634 Kimbark Street was constructed a few years prior to the turn of the twentieth century. Longmont City Directories indicate that the house has been a rental throughout much of its history, and that few families have lived here for more than a few years at a time. The home's earliest known residents were H.G. and Floe Fetter who were living here in the years following the turn of the twentieth century. According to the 1906 Longmont City Directory, Mr. Fetter was employed as a cashier with the Burlington Missouri River Railroad in Nebraska. Two other early owners of the property were the Charles Michaelis family, and the C.F. McNutt family, who were living here respectively in 1910 and 1916.

In the 1920s, and into the early 1930s, 630 Kimbark was the home of Reece (also spelled Reese) and Mattie Richart who lived here during their retirement years. Born in Webster, Ohio on August 31, 1843, Mr. Richart served with the Union forces during the Civil War and was with General Sherman on his march to the sea. Following the war, Richart moved to Venton, Iowa, where he met and married his wife Mattie, a native of Indiana. Reece and Mattie came to Colorado in 1876, settling in the mining community of Lake City. There, the Richarts engaged in mining and farming, and raised a daughter, Lillian, before coming east to Greeley in 1930. In 1912, the Richarts moved to Longmont, and by 1921 they had moved into this house. The Richarts were active members of the Baptist Church in Longmont, and Mrs. Richart was a life member of the Western Christian Temperance Union. Mr. Richart passed away in Longmont on September 28, 1926. Mrs. Richart lived here a few years longer before moving to another home on Third Avenue. She passed away on May 25, 1942. Their daughter, Lillian, became a teacher at Longmont High School.

Following the Richarts, 630 Kimbark Street evidently became a rental property. Residents here during the 1930s and 1940s included James W. Calkins, Clarence A. Reed, Paul M. Murray, Fletcher S. Booth, Mrs. Norine Embree, and Donald O. Colgate. Longmont City Directories list the property as "vacant" throughout much of the 1950s. In the 1960s, the Lloyd R. and Georgia E. Whisman family lived and owned here, but by 1970, the house once again stood vacant. From the early 1970s, to the present, this has again become a rental property. Residents during these years have included Carl Bullai, Harry E. Goresline, and Loyal F. Blair.

36. Sources of Information

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

"Death Claims Local Woman." (Mattie Richart obituary) *Longmont Times-Call*, May 26, 1942, 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.

"Richart." (Reece Richart obituary) *Longmont Ledger*, October 1, 1926, p. 5.

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

"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.

2.56.040-A (4) The structure or district exemplifies the cultural, political, economic, social or historic heritage of the community.

xx 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. 1898-1951**

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 through the first half of the twentieth century. The house is architecturally significant as well, for its representative vernacular gabled-T plan. Due to some loss of integrity, though, the property's significance is probably not to the extent that it would qualify for individual listing in the National Register of Historic Places, and it is probably also ineligible for individual designation as a local landmark. The property, however, would qualify as a contributing property within either a National Register historic district or a City of Longmont designated historic district.

43. Assessment of historic physical integrity related to significance:

This property's historic integrity has been moderately compromised by the application of vinyl siding, by the installation of one fixed-pane "picture window", and by the loss of two historic sheds and a garage.

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-6**

Frame(s): **17-19**

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. Recorders: **Carl McWilliams**

51. Organization: **Cultural Resource Historians**

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

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