

Architectural Inventory Form

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I. IDENTIFICATION

1. Resource number: **5BL8758**
2. Temporary number: **N/A**
3. County: **Boulder**
4. City: **Longmont**
5. Historic building name: **Hartman House**
6. Current building name: **Ellen's Bed & Breakfast**
7. Building address: **700 Kimbark Street**
8. Owner name: **Baldwin T. Ranson**
Owner address: **700 Kimbark Street**
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: **491480**
Northing: **4446500**
11. USGS quad name: **Longmont, Colorado**
Year: **1968** (**Photorevised 1979**) **7.5'**
12. Lot(s): **5** Block: **17**
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 **1216 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
19. Primary external roof material (enter one):
Asphalt Roof / Composition Roof
20. Special features (enter all that apply):
Porch
Chimney
Decorative Shingles

21. General Architectural Description

Built in the Classic Cottage style, this dwelling is located at the northeast corner of Kimbark Street and Longs Peak Avenue. Historically used as a residence and presently used as a residence and bed & breakfast, the building is a 1 ½-story structure, supported by a sandstone foundation. The exterior walls are clad with horizontal wood siding, with 1" by 4" corner boards, over wood frame construction. Fishscale shingles appear in the upper gable ends. The roof is steeply pitched, and features intersecting hipped and gabled roof forms. The gable ends are "with returns," the eaves are boxed, and the roof is covered with brown asphalt shingles. Non-historic, decorative, gable ornaments appear in the upper gable ends, on the façade (west elevation), and on the south elevation. A red brick chimney is located on the roof ridge. A canted bay window, located on the south elevation, features two 1/1 double-hung sash windows, flanking a large single-hung sash window with leaded glass panes in its upper sash. On the façade, there is another single-hung sash window, with leaded glass panes, and a single-light fixed-pane window, in the upper gable end. Windows elsewhere on the building are primarily 1/1 double-hung sash, with painted brown wood frames and surrounds. A non-historic, solid wood door opens onto an L-shaped wood porch on the façade. The porch features wood-frame kneewalls, and Doric porch columns, which support a low-pitched hipped porch roof. A secondary entrance into the structure is located at the east end of the south elevation. Here, a wood-paneled door, with black metal storm door opens onto a non-historic 5-step wood deck.

A large 2-story apartment building, with a 4-car garage incorporated into the structure is located behind the house to the east. This building measures 48' N-S by 261/2' E-W, and is supported by a concrete foundation. The structure has painted yellow horizontal weatherboard exterior walls, with painted white 1" by 4" corner boards. The roof is hipped, with brown asphalt shingles and boxed eaves. A canted bay window, on the south elevation, includes a set of paired single-light casement windows, flanked by two single-light fixed-pane windows. Windows elsewhere on the structure are a combination of 1/1 double-hung sash, and paired single-light casements. Four, painted brown, wood-paneled roll-away garage doors open toward the alley on the structure's east elevation. Three single wood-paneled doors, are located on the west elevation.

22. Architectural style / building type:

Please see front page.

23. Landscape or setting special features:

This building is located on the northeast corner of Kimbark Street and Longs Peak 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

Please see continuation sheet

IV. ARCHITECTURAL HISTORY

25. Date of Construction:
Estimate
Actual **1906**

Source of information:
“**Water Ledger City of Longmont 1907-1010.**”; **Longmont City Directory, 1906.**

26. Architect:
n/a

Source of information:
n/a

27. Builder/ Contractor:
unknown

Source of information:
n/a

28. Original owner:
Henry Hartman

Source of information:
“**Water Ledger City of Longmont 1907-1910.**”; **Longmont City Directory, 1906.**

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

City of Longmont water ledger records and Longmont city directories, document that this house was constructed in 1906 for the Henry Hartman family. During the historic period the dwelling existed with two sheds, or small garages, which were located on the alley, behind the dwelling to the east. The large modern apartment building, presently located on the rear of the lot, was constructed in 1985.

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; Domestic / Hotel**
34. Site type(s): **Residence**

35. Historical Background

This residence at the northeast corner of Kimbark Street and Longs Peak Avenue, was built in 1906 as a residence for Henry and Ruey Ellen Hartman. Henry and Ruey lived here as a couple until Henry passed away, circa 1930. Mrs. Hartman continued to live here until her death, in April 1954. From 1936 to 1954, Mrs. Hartman's sister, Mrs. Emma Beach, lived with Mrs. Hartman, and cared for her. Mrs. Hartman had been born in Pleasantville, Iowa on April 4, 1862, and she had come to Longmont in 1903. She was a member of the Rebekah Lodge in Longmont and in Iowa, she had been a member of the Easter Star. Mrs. Hartman's obituary, printed in the *Longmont Times-Call*, on April 14, 1954, indicates that she and Mr. Hartman had no children. Mr. Hartman's obituary was not found in Longmont newspaper indexes.

In 1957, this property was purchased as a retirement home by Maurice and Celina "Rosa" Beauprez. Maurice Beauprez was born October 25, 1888 in Langmack, Belgium, to John Beauprez and Theresa (VanStane) Beauprez. Maurice served two years in the Belgian Army, before returning to his hometown of Langmack, where he married his childhood sweetheart, Celina "Rosa" Vermeech, on March 18, 1911. Shortly after their marriage, Maurice and Celina immigrated to America, traveling across the Atlantic on board the *Lusitania*, eventually joining Maurice's brother Henry near Louisville, Colorado. Maurice initially obtained employment in area coal mines in the Louisville and Erie areas, before turning to farming to make a living. Maurice and Rosa had a family of two sons and two daughters, name John, Frank, Margaret, and Mary. At one point the family moved to Detroit, Michigan for about two years, where Maurice worked in an automobile factory. In 1957, Maurice and Rosa retired to Longmont, purchasing this home on Kimbark Street. Rosa passed away in January 1963. Maurice, however, continued to live here until 1983, when he went to live with his daughter, Margaret Ayres, of Longmont. After living a long full life, Mr. Beauprez passed away on September 1, 1990. He was 101 years old.

Between 1983 and 1993, this property was owned by Bill and Corky Nichols, who maintained it as a rental. In 1993, the Nichols' sold the property to its current owners, Baldwin and Ellen Ranson. The Ransons reside here, and also operated a bed & breakfast business.

36. Sources of Information

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

"Maurice Beauprez." (obituary) *Longmont Times-Call*, September 2, 1990, p. 7A.

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.

Ranson, Baldwin. Oral interview with Carl McWilliams, April 2, 2001.

"Resident Here Over 50 Years Taken By Death." (Mrs. Ruey Hartman obituary) *Longmont Times-Call*, April 14, 1954, p. 1.

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

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;

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).

xx Does not meet any of the above National Register criteria.

City of Longmont Standards for Designation

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: **1906-1951**

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 throughout nearly all of the first half of the twentieth century. The house is architecturally significant as well, for its representative vernacular gabled-T plan. Due to a rather substantial loss of integrity, though, the property is no longer able to convey a sense of its significance, to the extent that it would qualify for individual listing in the National Register of Historic Places. For the same reason, the property 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 seriously diminished by the construction of a large, and badly incompatible apartment building on the rear of the lot. This structures' scale, design, and massing, is not compatible with the Eastside neighborhood's existing historic architecture. The physical integrity of this property's house has also been compromised by the addition of such non-historic features as gable ornaments in the upper gable ends, and a redwood deck on the south elevation. The property is in good condition, however, and it is being well-maintained.

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:

Not Eligible: **xx**

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): **9-13**

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 and Karen McWilliams**

51. Organization: **Cultural Resource Historians**

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

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