

**Architectural Inventory Form**

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**I. IDENTIFICATION**

1. Resource number: **5BL8759**
2. Temporary number: **N/A**
3. County: **Boulder**
4. City: **Longmont**
5. Historic building name: **McTaggart House; Hornbaker House**
6. Current building name: **Knoll House**
7. Building address: **706 Kimbark Street**
8. Owner name: **Karla K. Knoll**  
Owner address: **916 Simonton Street**  
**Key West, FL 33040**

**II. GEOGRAPHIC INFORMATION**

9. P.M. **6<sup>th</sup>** Township **2N** Range **69W**  
**SE<sup>1</sup>/<sub>4</sub>** of **SW<sup>1</sup>/<sub>4</sub>** of **NW<sup>1</sup>/<sub>4</sub>** of **NE<sup>1</sup>/<sub>4</sub>** of section **3**
10. UTM reference  
Zone **13**  
Easting: **491470**  
Northing: **4446530**
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:

**Wood Frame Front 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):  
**Rectangular Plan**
15. Dimensions in feet **740 square feet**
16. Number of stories: **1.5**
17. Primary external wall material  
**Wood / Horizontal Siding**  
**Wood / Shingles**
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 modest dwelling is located on the east side of Kimbark Street, near the south end of the 700 block, between other residences at 700 Kimbark to the south, and 710 Kimbark to the north. The house is set back approximately 45 feet from the street, and the front sidewalk paralleling Kimbark is separated from the curb by a wide strip of grass. The narrow lot features front and back planted grass yards, with a narrow side yard to the south. The house is of wood frame construction, supported by a low sandstone foundation. The exterior walls are clad with painted pale blue horizontal wood siding, with painted dark green 1" by 4" corner boards. Fishscale shingles appear in the upper gable end on the façade. The house is covered by a moderately-pitched front gabled roof, with an intersecting hipped-roof extension to the east (rear). The roof is covered with red asphalt shingles and the eaves are boxed. One red brick chimney is located on the east facing roof slope. Windows are primarily 1/1 double-hung sash, with painted purple wood frames and painted dark green wood surrounds. One very narrow 1/1 double-hung sash window appears on the north elevation, and there is a single-light fixed-pane window in the upper gable end on the façade (west elevation). The front entry into the home is located at the south end of the façade. Here, a silver metal storm door leads into a 10' by 5' enclosed shed-roofed porch, with a gabled pediment over the entry. A wood-paneled door leads from inside the porch into the house's interior. A rear entrance is located on the east elevation where a wood-paneled door, with a white metal storm door, leads into a 12' by 6' enclosed shed-roofed porch. A third entry into the home is located at the east end of the south elevation, where a wood-paneled door, with a wood screen door, opens onto a concrete stoop, covered by a gabled hood with kneebrace supports.

A garage is located 10' west of the alley line, near the southeast corner of the lot. Comprised of hipped and shed roofed sections, the garage overall measures 17' N-S by 18' E-W. The garage is one-story in height, and has a wood timbers on grade foundation, with an earth floor. The structure is of wood frame construction, with painted pale blue horizontal weatherboard exterior walls, with painted green 1" by 4" corner boards. The hipped and shed roofs are covered with rolled grey asphalt roofing material. The eaves are boxed on the hipped roof portion, while on the shed roof portion, the rafter ends are exposed with a fascia board. One shuttered window opening, side hinged with metal strap hinges, is located on the east elevation. One non-historic single-light fixed-pane window is located on the west elevation. Two sets of paired, painted pale blue, vertical weatherboard door, side hinged with metal strap hinges, are located respectively on the east and west elevations – one set of doors opening toward the alley, and the other set of doors opening into the back yard.

**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. The 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. 1910**  
Actual

Source of information:  
**Boulder County Assessor records; Longmont City Directories.**

26. Architect:  
**n/a**

Source of information:  
**n/a**

27. Builder/ Contractor:  
**unknown**

Source of information:  
**n/a**

28. Original owner:  
**R.C. Holmes (possibly)**

Source of information:  
**Longmont City Directories**

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

Boulder Count Assessor records and Longmont City directories indicate that this residence was built circa 1910. The home's front and rear porches, which are now enclosed, may have originally been open. A photo taken for a property appraisal in November 1948, shows that at that time, the front porch was enclosed. There have been no additions, and no notable exterior alterations to the house subsequent to its original construction. Sanborn Insurance maps provide evidence that the garage was in existence by 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): **Domestic / Single Dwelling**  
33. Current use(s): **Domestic / Single Dwelling**  
34. Site type(s): **Residence**

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### **35. Historical Background**

Built soon after the turn of the twentieth century, the house at 706 Kimbark Street has been home to several Longmont families over the years. The property's earliest known resident was R.C. Holmes who lived here briefly in the mid-1910s. From circa 1919 through the mid-1920s, this was the home of Robert A. and Hattie McTaggart, who lived here with their young son Robert, who was born in 1919. Mr. McTaggart had been born in August 1883, and Hattie had been born in Denver in May 1889. Following their marriage, the couple moved to Longmont, into this house on Kimbark Street in 1919. Mr. McTaggart served as the Deputy Longmont City Clerk and later, for a term of three years as a Deputy Sheriff. In about 1925, the McTaggarts moved to a new home at 331 Lincoln Street. A few years later, the family was struck by tragedy. On September 1, 1929, young Robert McTaggart, just ten years of age, was struck by an automobile on Morrison Road west of Denver. He died later that month at Presbyterian Hospital in Denver, as a result of his injuries. Tragedy struck the family again little more than three years later, when Mrs. McTaggart died suddenly following a severe case of influenza. At the time, she was just 33 years old. Mr. McTaggart moved to Limon some years after his wife's death, where he eventually passed away in November 1950. The McTaggarts are all interred in Longmont's Mountain View Cemetery.

Following the McTaggarts, 706 Kimbark was occupied in the late 1920s and early 1930s by the R.E. Dakan family. The home was next occupied by Arthur L. and Orma B. Smith who lived here between circa 1932 and 1939. Mr. Smith worked as a warehouse foreman. In 1940, Mrs. Genevieve Vallat purchased the property. The widow of Alfred ("Alf") Vallat, Genevieve lived here with her daughters Florence and Roberta, and perhaps other children, during the war years of the early 1940s. Mrs. Vallat was a teacher at Longmont High School.

In about 1946, 706 Kimbark became the property of Mrs. Maude F. Hornbaker. The widow of Edward Hornbaker, she lived and owned here during her retirement years, until the mid-1960s. Mrs. Hornbaker passed away in November 1970.

Doroteo R. Espindola lived and owned at 706 Kimbark for a few years in the early 1970s, but in subsequent years, the house became a rental property. Occupants from the late 1970s to the early 1990s included Blaine Luzmoor, Juan Medina, Bradley A. Borst, and J. Ward. In the mid-1990s, the home once again became owner-occupied.

### **36. Sources of Information**

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

"Maude Harsock Hornbaker." (obituary) *Longmont Times-Call*, November 7-8, 1970, p. 3.

*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.

"Mrs. McTaggart Dies Suddenly." *Longmont Ledger*, January 27, 1933, p. 1.

"R.A. McTaggart Dies at Limon." *Longmont Times-Call*, November 4, 1950, 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.

"Young Robert McTaggart Dies Suddenly in Denver." *Longmont Ledger*, October 1, 1929, p. 1.

**VI. SIGNIFICANCE**

37. Local landmark designation:

Yes

No

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).

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.

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.

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. 1910-1951**

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 during the first half of the twentieth century. The house is architecturally significant as well, for its representative vernacular front gabled plan. Although the property displays a high degree of integrity, its level of significance is probably not to the extent that it would qualify for individual listing in the National Register of Historic Places. The property, though, may be considered eligible for individual designation as a Longmont landmark. The property would also 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 displays a high degree of historical integrity. There have been no additions, and very minimal exterior alterations, subsequent to the home's original construction. The property's garage also displays a high level of integrity, and would also be regarded as a contributing resource within a potential historic district.

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**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 to the northwest 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): **14-18**

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**