

**Architectural Inventory Form**

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**I. IDENTIFICATION**

1. Resource number: **5BL8763**
2. Temporary number: **N/A**
3. County: **Boulder**
4. City: **Longmont**
5. Historic building name: **McIntosh House; McPhillips House**
6. Current building name: **Caldwell House**
7. Building address: **714 Kimbark Street**
8. Owner name: **John D. and Kathleen B. Caldwell**  
Owner address: **314 Grant Street**  
**Longmont, CO 80501**

**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: **491480**  
Northing: **4446560**
11. USGS quad name: **Longmont, Colorado**  
Year: **1968** (**Photorevised 1979**) **7.5'**
12. Lot(s): **4** 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:

**Hipped-Roof Box**

**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 **1098 square feet**
16. Number of stories: **1**
17. Primary external wall material  
**Wood / Horizontal Siding**
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**

**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 710 Kimbark Street to the south and 722 Kimbark Street 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 lot features a planted grass front yard, with a narrow side yard to the north. The area behind the house to the east has been given over to a concrete parking lot and a concrete driveway extends from the curb at Kimbark, along the south side of the house, to a garage located near the southeast corner of the lot. The house is a one-story structure, supported by a low coursed sandstone foundation. The exterior walls are clad with painted grey horizontal wood siding, with painted grey 1" by 4" corner boards. The roof is hipped, and is covered with grey asphalt shingles. The roof eaves are flared, and feature decorative modillions beneath the eaves. A red brick chimney is located on the roof ridge. Windows are entirely 1/1 double-hung sash, with painted white wood frames, and surrounds and with exterior metal storm windows. The windows on the façade also feature decorative, painted green, wood shutters. A non-historic glass-in-steel-frame door opens onto a 13' by 6' porch at the south end of the façade (west elevation). The porch is recessed under the corner of the roof eave, and features wood frame knee walls, and two Doric columns which support the porch roof. A secondary entrance is located at the north end of the east elevation, where a painted white solid wood door opens onto a non-historic concrete handicapped ramp.

A garage is located southeast of the house. This structure is one story tall, and features a simple rectangular plan, measuring 10' N-S by 18' E-W. The garage is supported by a poured concrete foundation and floor, and its exterior walls are clad with painted grey horizontal weatherboard siding, with painted white 1" by 4" corner boards. The garage roof is a moderately-pitched front gable, covered with grey asphalt shingles, and with exposed rafter ends. There are no windows. A painted white wood-paneled roll-away garage door, on the west elevation, opens onto a concrete driveway which extends along the south side of the house to Kimbark Street. There is evidence that a set of paired, side-hinged, garage doors were historically located on the garage's east elevation, opening toward the alley.

**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. 1906**  
Actual

Source of information:  
**"Water Ledger City of Longmont 1907-1910"; Longmont City Directories.**

26. Architect:  
**n/a**

Source of information:  
**n/a**

27. Builder/ Contractor:  
**unknown**

Source of information:  
**n/a**

28. Original owner:  
**George R. and Amanda McIntosh**

Source of information:  
**"Water Ledger City of Longmont 1907-1910"; Longmont City Directories**

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

Boulder County Assessor records list 1910 as this residence's date of construction. Longmont city directories, however, indicate that the residence was in existence by 1906. The building is also listed in the "Water Ledger City of Longmont 1907-1910," although this source does not provide a year of construction. The house and garage are both depicted on Sanborn Insurance maps published in 1930 and 1956. These maps indicate that there have been no additions to either structure subsequent to their original construction.

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): **Commerce and Trade / Business**  
34. Site type(s): **Residence**

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### **35. Historical Background**

This house at 714 Kimbark Street was built circa 1906 for the George R. and Amanda J. McIntosh family. Born in Ohio on May 12, 1837, George R. McIntosh Sr. drove a team of oxen to Colorado Territory in 1860. He served in the First Colorado Cavalry, Company G, during the Civic War, before establishing a homestead northwest of present-day Longmont. Founded in the late 1860s, McIntosh's homestead was comprised on 160 acres, located in the northeast quarter of Section 30, Township 3 North, Range 69 West. In 1868, McIntosh acquired additional acreage located in the northwest quarter of Section 30, which had previously been homesteaded by Norman Parker. (The historic McIntosh farm, located at 8348 Ute Road, is presently being restored into a living history interpretive center by the Boulder County Parks and Open Space Department.)

On July 21, 1872, McIntosh married Amanda Jane Nobel of Loveland. Together they raised four children on their farm northwest of Longmont: Mark L., Walter R., Minnie G., and George R. Jr. A few years after the turn of the twentieth century, the McIntosh family purchased this lot on Kimbark Street, and had this dwelling built, perhaps as a retirement home for George Sr. and Amanda. Amada McIntosh passed away in October 1913 and George Sr. passed away nine years later, on October 22, 1924 at the age of 87.

Longmont city directories indicate that the property on Kimbark Street passed out of the McIntosh family's hands in the early 1920s, not long before George Senior's death. From the mid-1920s through the end of the 1930s, a variety of individuals resided at 714 Kimbark, all for relatively brief periods of time. These individuals included T.F. Tipton, Francis J. Spence, Avery C. Miller and Vearl G. Walda.

In the late 1930s, the property was acquired by G. Edward (Edwin?) and Edith Phillips, who moved here from their previous residence at 621 Kimbark Street. G.E. Phillips and Edith Miller were married on April 3, 1898. They subsequently farmed in the Longmont area for several years, before retiring to town in the 1930s. Edith (Miller) Phillips had been born at Hygiene on January 4, 1870, the daughter of early pioneers Mr. and Mrs. John S. Miller, who had come to the St. Vrain Valley by ox team in 1860. After their marriage in 1898, E.G. and Edith, reared a family of three children – son Miles, and daughters Myrtle and Reba. During her adult life, Mrs. Phillips was extremely active in the Women's Relief Corps of the Grand Army of the Republic. Mr. Phillips was also active in local political affairs, serving at least one term on the Longmont City Council, beginning in 1933. Edith Phillips passed away in Longmont in May 1955, and was survived by her husband. No obituary was found for Mr. Phillips, however, Longmont city directories indicate that he continued to live here at 714 Kimbark Street through the end of the 1960s.

By 1970, the property had been passed on to the Phillips' daughter, Mrs. Reba M. Whitmore. She lived and owned here through the mid-1970s. By 1978, the property had evidently become a rental. Ray Scheopner lived here in the late 1970s, followed by Joseph B. Begalla, in the early 1980s. For a time in the early 1990s, the property apparently stood vacant. In the late 1990s, AAA Nu-Glass Service, an auto glass repair business, was located in the former residence. The property's current tenant is the Psychic Reader.

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

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

"Edith Phillips Dies Here Sunday." *Longmont Times-Call*, May 9, 1955, p. 1.

"George R. McIntosh." (obituary) *Longmont Ledger*, October 24, 1924, 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.

"Water Ledger City of Longmont, 1907-1910." On File at the Longmont Archives, Longmont Public Library.

"William Price Resigns From Council Tues. Eve." *Longmont Ledger*, September 29, 1933, 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. 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 during the first half of the twentieth century. It is also historically important for its association with the McIntosh and Phillips families, both of whom made important contributions to Longmont's socioeconomic development during the first half of the twentieth century. The house is architecturally significant as well, for its representative vernacular hipped-roof box plan. Although the property displays above average 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 displays an overall high degree of historical integrity. There have been no additions to either the house or the garage, subsequent to their original construction. The house's front door has been changed from the original, the backyard has been replaced with a concrete parking lot, and the garage doors have been moved from the garage's east elevation to its west elevation. Overall, though, the house and garage are both readily able to convey a sense of their historic significance.

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**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 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): **22-25**

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**