

Architectural Inventory Form

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I. IDENTIFICATION

1. Resource number: **5BL8764**
2. Temporary number: **N/A**
3. County: **Boulder**
4. City: **Longmont**
5. Historic building name: **Sweet House; Williams House**
6. Current building name: **McLennan House**
7. Building address: **717 Kimbark Street**
8. Owner name: **Mary M. McLennan**
Owner address: **717 Kimbark Street**
Longmont, CO 80501

II. GEOGRAPHIC INFORMATION

9. P.M. **6th** Township **2N** Range **69W**
SW¹/₄ of **SW¹/₄** of **NW¹/₄** of **NE¹/₄** of section **3**
10. UTM reference
Zone **13**
Easting: **491420**
Northing: **4446540**
11. USGS quad name: **Longmont, Colorado**
Year: **1968** (**Photorevised 1979**) **7.5'**
12. Lot(s): **N 1/2, 9** Block: **16**
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:

Bungalow

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 **1101 square feet**
16. Number of stories: **1.5**
17. Primary external wall material
Stucco
18. Roof configuration (enter one):
Gabled Roof / Side 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 in 1916, this stuccoed, Bungalow-style residence is located on the west side of Kimbark Street, between other residences at 713 Kimbark Street to the south and 723 Kimbark Street to the north. The house is set back approximately 43 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 1 ½-story house is supported by a low concrete foundation, with single-light hopper basement windows. The building is of brick masonry construction, with the exterior walls covered with cream color stucco. The roof is a broadly-pitched side gable, covered with brown asphalt shingles, and with exposed rafter ends, with a fascia board. A shed-roofed dormer located on the façade (east elevation), has a band of three 3-light windows, with painted brown wood frames. A non-historic red brick chimney is located on the west-facing roof slope. A rectangular, shed-roofed, bay window, located on the south elevation, features a 4/1 (ribbon-style) double-hung window, flanked by two narrower 1/1 double-hung windows. Window patterns elsewhere on the dwelling include single and paired 1/1 double-hung sash, single-light hoppers and 2-light casements, with painted wood frames and surrounds. A painted white wood-paneled door, with three upper sash lights and with a metal storm door, opens onto a Craftsman-style porch which extends across the full length of the façade. The porch, which is approached by five concrete steps, has a concrete floor, stuccoed brick knee walls, and pedestals, and stuccoed brick piers, which support a large shed porch roof. The entry door on the façade is flanked on either side by a 4/1 (ribbon-style) double-hung sash window. A painted brown and white wood-paneled door, with a black metal storm door, is located at the south end of the west (rear) elevation. This door enters into a 16' by 8' enclosed, shed-roofed, rear porch. A concrete driveway, located at the north end of the west elevation, descends to a set of basement-level, paired bi-fold garage doors. The basement-level garage, located beneath the house's northwest corner, measures 14' N-S by 25' E-W, and is part of the house's original construction.

22. Architectural style / building type:

Please see front page.

23. Landscape or setting special features:

This building is located on the west side of Kimbark Street, near the middle of the 700 block, 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

n/a

IV. ARCHITECTURAL HISTORY

25. Date of Construction:
Estimate
Actual **1916**

Source of information:
Boulder County Assessor records; Longmont City Directories; Sanborn Insurance maps.

26. Architect:
n/a

Source of information:
n/a

27. Builder/ Contractor:
unknown

Source of information:
n/a

28. Original owner:
R.L. Sweet

Source of information:
Longmont City Directories

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

Boulder County Assessor records list 1916 as this house's year of construction, and the house's address, 717 Kimbark Street, first appears in Longmont City Directories in 1916, indicating that the 1916 construction date is probably accurate. Sanborn Insurance maps provide corroborating evidence, at least to the extent that the house was built sometime between 1911 and 1918. Sanborn maps dated 1900, 1906, and 1911, all depict a small T-shaped dwelling located on this lot. This earlier dwelling was set back farther from the curb, was considerably smaller than the extant dwelling, and had an address of 719 Kimbark Street. The 1918 Sanborn map depicts the extant dwelling, with the address of 717 Kimbark Street. There have been no additions to this house subsequent to its original construction in 1916.

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 provide evidence that this lot was first developed in the years between 1893 and 1900, when a small T-shaped dwelling was built on the property. This original dwelling existed until sometime between 1911 and 1916, when it was razed or moved, presumably to make way for the extant house which was construction in 1916.

Longmont city directories indicate that this home's original owner and resident was R.L. Sweet, who lived here in the late 1910s. By the early 1920s, though, the house was owned and occupied by the John J. and Marion Williams family. The Williams' had two children – a son, Warwick, and a daughter, Joy. John J. Williams had been born in 1881. After arriving in Longmont from Victor, Colorado in 1919, he became co-owner of the Powell & Williams clothing store, which he operated for eleven years before selling his share of the business in 1930. During these years, Williams was also a member of the St. Vrain No. 23 Masonic Lodge, and served on the City of Longmont Parks Board. Williams passed away at his home here on Kimbark Street on January 31, 1935, at the relatively young age of 54. His widow, Marion Williams, continued to live here at 717 Kimbark for a few more years, before selling and moving on to a new location.

During the 1940s and early 1950s, this residence was home to a progression of relatively short-lived residents. These included James G. Pierce, George C. Pomainville, Robert L. McGinnis, and George L. Brunner. In the mid-1950s, the property was acquired by the Eldon V. Martenson family, who lived here for about the next decade. From the mid-1960s through the mid-1970s, this was the home of Josephine L. Jones. In the late 1970s and early 1980s, the property was apparently used as a rental, with tenants Max Watson and Robert S. Takazawa Jr. living here during those years. By 1986, the property had been acquired by its current owner and resident, Mary M. McLennan. During the late 1980s and early 1990s, a business known as Nostalgia House Antique Prints was also located here.

36. Sources of Information

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

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.

"Williams, J.J." (obituary) *Longmont Ledger*, February 1, 1935, p. 8

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: **1916-1951**

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 1916, through the middle of the twentieth century. In particular, the property is significant for its association with John J. Williams who made an important contribution to broad patterns of Longmont's history. The house is also architecturally significant for its distinctive stuccoed exterior and for its Bungalow style. The building's early, basement-level, garage is particularly noteworthy. Although this house displays a high level 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. The property does, however, 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.

43. Assessment of historic physical integrity related to significance:

This house displays a high degree of historical integrity, relative to the seven aspects of integrity identified by the National Park Service and the Colorado Historical Society – setting, location, design, materials, workmanship, feeling and association. There have been no additional to the building, and minimal exterior alterations, subsequent to the house's original construction in 1916.

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-7**

Frame(s): **15-19**

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 24, 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**