

Architectural Inventory Form
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I. IDENTIFICATION

1. Resource number: **5BL8765**
2. Temporary number: **N/A**
3. County: **Boulder**
4. City: **Longmont**
5. Historic building name: **Miller House**
6. Current building name: **Ryan House**
7. Building address: **718 Kimbark Street**
8. Owner name: **John W. Ryan**
Owner address: **718 Kimbark Street**
Longmont, CO 80501

II. GEOGRAPHIC INFORMATION

9. P.M. **6th** Township **2N** Range **69W**
NE¹/₄ of **SW¹/₄** of **NW¹/₄** of **NE¹/₄** of section **3**
10. UTM reference
Zone **13**
Easting: **491480**
Northing: **4446580**
11. USGS quad name: **Longmont, Colorado**
Year: **1968** (**Photorevised 1979**) **7.5'**
12. Lot(s): **3** 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):
Rectangular Plan
15. Dimensions in feet **1036 square feet**
16. Number of stories: **1.5**
17. Primary external wall material
Asbestos
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
Flared Eave
Dormer

21. General Architectural Description

This Bungalow-style dwelling is located on the east side of Kimbark Street, near the middle of the 700 block, between other residences at 714 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 planted grass front and back yards, with narrow side yards to the north and south. The house is a 1 ½ story structure, supported by a low coursed sandstone foundation. The building is of wood frame construction, however, its exterior walls have been clad with white asbestos shingle siding. The roof is hipped, with flared eaves, and is covered with green asphalt shingles. A large hipped-roof dormer, also with flared eaves, and with two single-light windows, is located on the façade (west elevation). A tall red brick chimney is located on the roof ridge. Windows are entirely 1/1 double-hung sash, with painted white wood frames, and painted green wood surrounds, and with exterior metal storm windows. A painted green wood-paneled door, with one upper sash light, opens onto a 23' by 6' wood porch, near the center of the symmetrically-arranged façade. The porch features a tongue-and-groove wood floor, wood frame knee walls, and paired Doric columns, which support a low-pitched hipped porch roof. Another entry door- a single, painted white, wood-paneled door – is located at the south end of the east elevation. This door enters into a 6' by 10' enclosed porch.

A garage is located near the northeast corner of the lot. This structure is one story tall, and features a simple rectangular plan, measuring 12' N-S by 18' E-W. The garage is supported by a wood timbers on grad foundation, and its exterior walls are clad with painted white horizontal weatherboard siding, with painted white 1" by 4" corner boards. The garage roof is a moderately-pitched front gable, covered with green asphalt shingles, over 1x wood decking and 2x wood rafters. The rafter ends are exposed, with a fascia board. Two 4-light windows penetrate the garage's south elevation. A set of paired, painted white, vertical wood plank garage doors, open into the back yard on the garage's west elevation. A single, painted white, wood-paneled door is located on the south elevation.

A shed is located ten feet south of the garage, near the southeast corner of the lot. This structure is one story tall, and features a simple rectangular plan, measuring 18' N-S by 12" E-W. The shed is supported by a poured concrete foundation and floor, and its exterior walls are comprised of painted white board-and-batten, over wood frame construction. The structure is covered by a shed roof, with a shed-roofed extension to the south. The roof is covered with rolled asphalt roofing material, over 1x wood decking and 2 x wood rafters. A painted white board-and-batten door, side hinged with metal strap hinges, is 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 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, Shed

IV. ARCHITECTURAL HISTORY

25. Date of Construction:
Estimate **ca. 1905**
Actual

Source of information:
Property Abstract; "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:
A.E. Whitney

Source of information:
Property Abstract

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 1907-190," although this source does not provide a year of construction. The house, as well as the garage and shed, is depicted on Sanborn Insurance maps published in 1930 and 1956. These maps indicate that there have been no additions to the dwelling subsequent to its 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): **Domestic / Single Dwelling**
34. Site type(s): **Residence**

35. Historical Background

Information about this property was gleaned primarily from the property abstract, furnished by current owner John Ryan, and from Longmont city directories. The abstract reveals that the house was probably built in 1905, and that it was originally owned by A.E. Whitney and Sarah Elizabeth Whitney. Between circa 1908 and the late 1930s, the property changed hands numerous times. Owners of the property during these years (many of whom did not live here), included: William J. Beeler, Charles F. Andrew, Sadie Whitney Andrew, Ira M. Watts, F.M. Seger, Charles A. Farnham and Mrs. C.A. Farnham. The Farnham family, who acquired the property in 1919, met with tragedy in November 1934, when Charles was trampled to death by mules at the family farm near Longmont. A native of Manchester, New Hampshire, Farnham had come to Longmont in 1920. He was survived by his wife and a daughter, Alice. Following Charles' death, the Farnham family's woes continued in November 1935, when they lost their property on Kimbark Street for failure to pay taxes. In November 1936, though, Mrs. Farnham managed to reclaim the property after paying \$81.70 in back taxes.

In May 1939, this property was acquired by Fred J. and Elizabeth B. Miller, and the Millers subsequently owned and lived here for the next three decades. Born in 1885, in Nebraska, Fred Miller grew up in the Cornhusker state, and in South Dakota, where he worked as a young man, as a grain elevator operator. In 1922, Miller was married to his wife, Elizabeth, who had been born in Pennsylvania in 1888. In 1924, the Millers settled in Longmont, where Fred gained employment with the Kuner-Empson Canning Company. In later years, Fred also worked for the Great Western Sugar Company, and for the Longmont School system. The Millers had one son, William J. Miller. Fred Miller passed away in April 1968, at the age of 83. Elizabeth Miller, his widow, died in January 1975, at the age of 86.

After Elizabeth's death, the property at 718 Kimbark was acquired by John Radosevich, who lived and owned here between circa 1975 and 1982. Radosevich then moved to Dacono, where he passed away in January 1984, at the age of 61.

Between circa 1982 and 1992, this property was owned by Pat Ryan, who maintained it as a rental. In 1992, Pat sold the property to his brother, John Ryan. From 1992 to the present John has lived and owned here with another brother, Larry Ryan. John drives a taxi for Boulder Yellow cab, and Larry works in the construction field.

36. Sources of Information

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

"John Joseph Radosevich." (obituary) *Longmont Times-Call*, January 16, 1984, p. 10.

"Longmont Farmer Injured by Mules Succumbs Friday." (Charles A. Farnham obituary) *Longmont Times-Call*, November 9, 1934, p. 1.

"Mrs. Elizabeth Miller." (obituary) *Longmont Times-Call*, January 22, 1975, 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.

"Rites Wednesday for Fred Miller." *Longmont Times-Call*, April 22, 1968, p. 3.

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 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. 1905-1951**

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 C.A. Farnham and Fred Miller families, both of whom made representative contributions to Longmont's socioeconomic development during the years between 1919 and circa 1970. The house is architecturally significant as well, as an excellent local example of the Classic Cottage style of architecture. 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. The garage and shed both date from the period of significance, and both display above average integrity. As a result, these structures would also be contributing resources within a potential historic district.

43. Assessment of historic physical integrity related to significance:

This house displays an overall high degree of historical integrity. There have been no additions to the house or to the two secondary structures, subsequent to their original construction. Overall, this property is very much able to convey a sense of its historic significance relative to the National Register criteria, and relative to the City of Longmont local landmark criteria.

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): **26-29**

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**