

Architectural Inventory Form

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I. IDENTIFICATION

1. Resource number: **5BL8767**
2. Temporary number: **N/A**
3. County: **Boulder**
4. City: **Longmont**
5. Historic building name: **Nelson House; Nicholson House**
6. Current building name: **Nicholson House**
7. Building address: **723 Kimbark Street**
8. Owner name: **Helga Partayan**
Owner address: **3645 Endicott Dr.
Boulder, CO 80303**

II. GEOGRAPHIC INFORMATION

9. P.M. **6th** Township **2N** Range **69W**
NW¹/₄ of **SW¹/₄** of **NW¹/₄** of **NE¹/₄** of section **3**
10. UTM reference
Zone **13**
Easting: **491420**
Northing: **4446600**
11. USGS quad name: **Longmont, Colorado**
Year: **1968** (**Photorevised 1979**) **7.5'**
12. Lot(s): **N 1/2, 8** 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:

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 **994 square feet**
16. Number of stories: **1.5**
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
Dormer
Flared Eave

21. General Architectural Description

Built circa 1903, this Classic Cottage-style residence is located on the west side of Kimbark Street, between other residences at 717 Kimbark Street to the south and 727 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 narrow side yards, to the north and south. The 1 1/2-story house is supported by a low coursed sandstone foundation. The building is of wood frame construction with painted white horizontal wood siding on the exterior walls. The roof is a steeply-pitched hipped roof, covered with grey asphalt shingles, and with flared eaves. A hipped-roof dormer, also with flared eaves, and with paired single-light windows, is located on the façade (east elevation). Two tall red brick chimneys are located at either end of the roof ridge. Windows are primarily single 1/1 double-hung sash, with painted white wood frames and painted grey wood surrounds. The windows also feature simple wood cornices. An enclosed hipped-roof porch extends across nearly the full length of the symmetrical façade. A wood storm door leads from the center of the porch onto a 3-step stoop. The entry door is flanked on either side by four 1/1 fixed-pane porch windows. A painted white wood-paneled door leads from the enclosed porch into the house's interior. Another painted white wood-paneled door, enters into a 6' by 10' hipped-roof rear porch, at the west end of the south elevation.

A garage is located near the southwest corner of the lot. This structure features a simple rectangular plan, measuring 12' N-W by 18' E-W. The garage is one story tall, is supported by a concrete foundation, and has painted white horizontal weatherboard exterior walls, with 1" by 4" corner boards. The garage is covered by a shed roof, covered with rolled grey asphalt roofing material, over 1x wood decking and 2x wood rafters. Sets of paired, 4-light windows, with painted white wood frames and painted grey wood surrounds, are located on the south and north elevations. A single, painted white, wood-paneled door is located on the north elevation. A set of paired, vertical wood plank garage doors side hinged with metal strap hinges, opens onto a driveway on the east elevation. This driveway extends along the south side of the house to the curb at Kimbark Street.

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 **ca. 1905**
Actual

Source of information:
Sanborn Insurance maps; Longmont City Directories

26. Architect:
n/a

Source of information:
n/a

27. Builder/ Contractor:
unknown

Source of information:
n/a

28. Original owner:
Mrs. Fred Owen (possibly)

Source of information:
Longmont City Directories

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

Boulder County Assessor records list 1910 as this house's year of construction. Sanborn Insurance maps, however, document that the dwelling was actually built in the years between 1900 and 1906. The 1900 Sanborn map shows this lot as undeveloped, while the house is depicted on this lot, on the 1906 Sanborn map. The address 723 Kimbark Street is also listed in the "Water Ledger City of Longmont 1907-1910." Sanborn maps also provide evidence that the garage was erected between 1918 and 1930. There have been no additions to either the house or garage subsequent to their original construction. The front porch may have originally been a screened-in porch, however, and the enclosed rear porch, at the west end of the south elevation may have originally been open.

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 indicate that this Classis Cottage style dwelling was constructed between 1900 and 1906. The dwelling's earliest known resident was Mrs. Fred Owen, who is listed as the property owner of the five room dwelling at 723 Kimbark in the "Water Ledger City of Longmont 1907-1910." F.A. Bullock,, who was employed by the Farmers National Bank, resided here in the years surrounding 1916. Bullock later left Longmont for Arvada, where he became head of the First National Bank of Arvada. An interesting side note, according to a *Longmont Ledger* newspaper article, in February 1928, Bullock was indicted by a grand jury for abstraction of \$5500.00 of bank funds form the Arvada bank. The case's disposition is unknown.

Following Bullock's brief residency here, 723 Kimbark was home to a succession of relatively short-term residents. These included C.A. Perry (early 1920s), W.H. Markham (late 1920s), J.A. and Sarah E. Clark (1930s), Helen M. Kittle (early 1940s), and Harold Edward (early-mid-1940s). In 1945, the property was acquired by John A. and Anna G. Nelson, who lived here after retiring as farmers in the Ryssby area, southwest of Longmont. John August Nelson, and his wife, Anna (Johnson) Nelson, were both Swedish immigrants who were part of the Ryssby Swedish community, which was established southwest of Longmont in the late 1800s. Born in Smoland, Sweden on March 2, 1862, Mr. Nelson immigrated to Canada in 1880, at the age of 18, where he found employment working on the Canadian Pacific Railroad at Winnipeg. Two years later, Nelson came to Colorado to join with other Swedish settlers at Ryssby. He established a farm near Niwot, and in December 1890, he was married to Anna Johnson. She had also been born at Smoland Sweden – on April 6, 1872. She immigrated to the Ryssby area with her family in 1889. In the eyras following their marriage, John and Anna raised a family of seven children, sons Harry and Leonard, and daughters Lillie, Minnie, Mildred, Florence, and Edith. Following their retirement, John and Anna lived together in this house for only seven years, between 1945 and 1952. John passed away in 1952, at the age of 90. Anna died the following year, in March 1953, at the age of 80. Following their deaths, this became the home of their daughter, Edith Nelson, a Longmont school teacher.

In about 1954, this property became the residence of Joseph C. and Evelyn (Bell) Nicholson. Joseph and Evelyn lived here together until October 1992, when Joseph passed away at the age of 77. Evelyn has continued to live here up until the present time (2001). Interestingly, although she has no lived here for over 35 years, Mrs. Nicholson has never owned the property. Prior to his death, Mr. Nicholson was employed by the Lang Transfer Company, which was later acquired by the Colorado Milk Transport Company, which, in turn, evolved into the Western Dairyman's Cooperative Inc. The Nicholsons' had three sons – J.C., Jerry, and Robert – and three daughters – Wanda, Faye, and Joyce.

36. Sources of Information

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

"Anna Nelson Dies Today." *Longmont Times-Call*, March 5, 1953, p. 1.

"Former Longmont Bankers Indicted for Abstraction." *Longmont Ledger*, February 3, 1928 p. 1.

"John A. Nelson Taken by Death." *Longmont Times-Call*, September 20, 1952, p. 1.

"Joseph Clifford Nicholson." (obituary) *Longmont Times-Call*, October 14, 1992, p. 11A.

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.

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 was historically significant for its association with Longmont's residential development, from the time of its construction circa 1906, through the middle of the twentieth century. Moreover, the property is also historically significant for its association with Swedish immigrants John and Anna Nelson. The house is also architecturally significant for its excellent portrayal of the Classic Cottage style of architecture. 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. The garage also dates from the period of significance, is unaltered from its original construction, and as a result, would also be considered a contributing resource within a potential 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 additions to the building, and minimal exterior alterations, subsequent to the house's original construction circa 1905. The garage appears unaltered from its original construction.

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): **20-25**

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 24, 2001**

50. Recorders: **Carl McWilliams**

51. Organization: **Cultural Resource Historians**

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

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