

Architectural Inventory Form
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I. IDENTIFICATION

1. Resource number: **5BL8769**
2. Temporary number: **N/A**
3. County: **Boulder**
4. City: **Longmont**
5. Historic building name: **Huffman House**
6. Current building name: **Partayan House**
7. Building address: **727 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: **4446620**
11. USGS quad name: **Longmont, Colorado**
Year: **1968** (**Photorevised 1979**) **7.5'**
12. Lot(s): **S¹/₂, 7** 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 **1290 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 1910, this Classic Cottage-style residence has been located on the west side of Kimbark Street, between other residences at 723 Kimbark Street to the south and 731 Kimbark Street to the north, since 1951. 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 1/2 –story house is supported by a low poured concrete foundation, and there are single-light hopper basement windows. The building is of wood frame construction, with the exterior walls made of painted yellow horizontal wood siding, with 1” by 4” corner boards. 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). There are no chimneys. Windows are primarily single 1/1 double-hung sash, with painted white wood frames and surrounds. An enclosed hipped-roof porch extends across nearly the full length of the symmetrical façade. A painted white wood storm door leads from the center of the porch onto a 3-step concrete stoop. The entry door is flanked on either side by bands of four 1/1 fixed-pane porch windows. A painted white wood-paneled door, with one upper sash light, leads from the enclosed porch into the house’s interior. Another painted white wood-paneled door, enters into an 8’ by 8’ shed-roofed rear porch addition, located on the west (rear) elevation.

A large garage is located about 20’ west of the house. This utilitarian structure measures 40’ N-S by 31’ E-W and is supported by a concrete slab foundation and floor. The garage’s walls are made of painted yellow concrete blocks, and the roof is flat, although parapet walls extend above the roof line on the north and south elevations. Three small 2-light hopper windows, with concrete sills, are located on the garage’s south elevation. A painted brown wood-paneled, roll-away garage door is located on the east elevation. This door opens onto an asphalt driveway which extends along the south side of the house to Kimbark Street. A single solid wood door is located at the south end of the west elevation. An address on this door indicates that this building is “724 Main Bldg. 2”, however, it also appears to serve as the garage for 727 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. 1910**
Actual

Source of information:
Boulder County Assessor Records

26. Architect:
n/a

Source of information:
n/a

27. Builder/ Contractor:
unknown

Source of information:
n/a

28. Original owner:
unknown

Source of information:
n/a

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

This Classic Cottage-style dwelling was built circa 1910, and was originally located on the south half of Lot 2, block 16, Longmont Original Town. (Lot 2 of Block 16 fronts onto Main Street, and is located just to the west of the lot where the house is presently located – the south half of Lot 7, Block 16.) This house was moved here in August 1951. Prior to that time, this lot was undeveloped. Sanborn Insurance maps, and Boulder County Assessor records, indicate that the garage was built sometime after 1956. Based on its appearance and condition, however, it was probably constructed in the late 1950s or early 1960s.

30. Original location: **no**
Moved **yes**
Date of move(s) **August 1951**

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

This Classic Cottage style dwelling was constructed circa 1910, on the south half of Lot 2, Block 16, Longmont Original Town, where it existed until the summer of 1951. At that time, the residence was moved a short distance to this previously vacant lot on Kimbark Street. The house's first owners at this location were Otis V. and Edna Huffman, who lived here between 1951 and circa 1965. The Jess A. Yergler family lived here as owners and residents throughout most of the 1970s. In the early 1980s, Paul Wilson was the property's owner and occupant. From the mid-1980s to the present, the property, for the most part, has been a rental. The property's current owner is Helga Partayan of Boulder.

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.

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

VI. SIGNIFICANCE

37. Local landmark designation:

Yes

No **xx**

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).

xx Does not meet any of the above National Register criteria.

City of Longmont Standards for Designation

xx 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.

xx 2.56.040-A (3) The structure or district is identified with a person or group of persons who had some influence on society.

xx 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.

xx 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.

xx 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, from the time of its construction circa 1910, through the middle of the twentieth century. 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, because it has been moved, it is probably not eligible for individual listing in the National Register of Historic Places. The property may, however, qualify for individual designation as a City of Longmont local landmark. The property could also qualify as a contributing resource within either a City of Longmont local landmark historic district, or a National Register historic district. The house has existed in its current location for fifty years. The garage postdates the period of significance, and as a result, would be considered a non-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, except that it was moved a short distance from its original location in August 1951. There has been one small addition to the building's west (rear) elevation. 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): **26-31**

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**