

Architectural Inventory Form

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I. IDENTIFICATION

1. Resource number: **5BL1191**
2. Temporary number: **N/A**
3. County: **Boulder**
4. City: **Longmont**
5. Historic building name: **Sherman House; Brinkerhoff House**
6. Current building name: **Comerford House**
7. Building address: **736 Kimbark Street**
8. Owner name: **Karen Comerford and Robert Jones**
Owner address: **PO Box 950**
Lyons CO 80540

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: **4446630**
11. USGS quad name: **Longmont, Colorado**
Year: **1968** (**Photorevised 1979**) **7.5'**
12. Lot(s): **S 1/2, 1** 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 **1343 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
Flared Eaves
Dormer

21. General Architectural Description

This modest dwelling is located on the east side of Kimbark Street, near the north end of the 700 block, between other residences at 730 Kimbark Street to the south, and 738 Kimbark Street to the north. The house is set back approximately 40 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, while the backyard has been given over to a concrete parking lot. The house is a 1 1/2 –story structure, supported by a low coursed sandstone foundation. There is a basement under at least a portion of the house, and there are 2-light hopper basement windows. The building is of wood frame construction, and its exterior walls are clad with painted white horizontal wood siding, with painted grey 1” by 4” corner boards. The roof is hipped, with flared eaves, and is covered with grey asphalt shingles. Hipped-roof dormers, each with two 1/1 double-hung sash windows are located on the west and south elevations. Another hipped-roof dormer, with a non-historic 1x1 horizontal sliding window, is located on the north elevation. One tall red brick chimney is located on the east facing roof slope. Windows on the residence are predominately 1/1 double-hung sash, with painted white wood frames and painted blue wood surrounds. A stained natural brown wood-paneled door, with one upper sash light, opens onto a 3-step tongue-and-groove wood porch which extends nearly the full length of the façade (west elevation). The porch features wood frame knee walls, and Doric columns which support a low-pitched hipped porch roof. A painted red wood-paneled door, with open upper sash light, and with an aluminum storm door is located at the east end of the south elevation. This door opens onto a non-historic 6-step wood porch and handicapped ramp, from a 25’ by 8’ hipped-roof addition to the east (rear) elevation. A portion of this addition replaced a rear entry porch. The building’s interior has been converted to office space.

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

n/a

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:
Mrs. E.B. Sherman

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

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

Sanborn insurance maps, and City of Longmont water records, provide evidence that this house was built between 1900 and 1906. Sanborn maps also reveal that a small garage was constructed near the northwest corner of the lot sometime between 1918 and 1930. The garage existed for many years until it was eventually razed. More recently, a carport was erected where the garage had formerly been located. There have been no major additions to this property's 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): **Commerce and Trade / Business**
34. Site type(s): **Residence**

35. Historical Background

Built circa 1906, the residence at 736 Kimbark Street served as the residence of Mrs. E.B. Sherman until sometime in the 1910s. The 1906 Longmont city directory lists Mrs. Sherman, as the home's owner and resident, and notes that she was a widow. Also living in the residence at that time was Mabel Sherman, whose occupation was given as "teacher." According to subsequent city directory listings, C.C. Casey resided here in the late 1910s. Casey was followed by Samuel and Lavina (Ballinger) Brinkerhoff, who lived and owned here throughout the 1920s. Members of the Brinkerhoff family later moved to 1047 Bross Street in Longmont.

During the early 1930s, Edgar A. Russell resided at 736 Kimbark, followed by Joseph J. Hofschulte, in the late 1930s. Hofschulte's occupation is listed in the 1936 city directory as "assistant master mechanic." Apparently, though, neither Russell or Hofschulte owned the property.

In 1937, Frank H. and Effa A. Huff became the owners and residents of 736 Kimbark, remaining here until the early 1950s. Frank Herbert Huff was born on March 3, 1882, at York, Nebraska. He was married on Valentine's Day, 1906, to Effa Whitney of Holdredge, Nebraska. She had been born in Holdredge in 1889. The Huff family, including Frank, Effa, and a son, Waynard, lived in Nebraska for many years, earning a living as farmers. IN 1931, Frank and Effa moved to Loveland, Colorado, and six years later, they moved to Longmont, purchasing this house on Kimbark Street. Between 1937 and 1946, Frank owned and operated a small restaurant, known as the Huff Lunch, in Longmont. Soon after closing the café, the Huffs sold their Kimbark Street home and moved to Lyons. Effa Huff passed away in April 1973, and Frank Huff died in December 1978.

In the late 1950s and early 1960s, the Leonard P. Karich family owned and lived at 736 Kimbark Street. Subsequent owners included George T. Wheeler (late 1960s), Lyle D. Hastings (early 1970s) and H.H. Tornow (late 1970s and early 1980s). In the mid-1980s, the building was converted to office space.

36. Sources of Information

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

"Frank Huff." (obituary) *Longmont Times-Call*, December 7, 1978, p. 16.

"Mrs. Effa Huff." (obituary) *Longmont Times-Call*, April 11, 1973, 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.

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 from the time of its construction circa 1906, through the middle of the twentieth century. The house is also architecturally significant for its representative portrayal of Classic Cottage style of architecture. Due to some loss of integrity, the property's significance is probably not to the extent that it would 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 property's historical integrity has been diminished by the construction of a rear addition, by the removal of a garage which existed during the period of significance, and by the conversion of the building's interior into office space.

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-8**

Frame(s): **16-20**

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**