

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

Official Eligibility Determination
(OAHF use only)

OAHP1403
Rev. 9/98

- Date _____ Initials _____
- Determined Eligible – National Register
 - Determined Not Eligible – National Register
 - Determined Eligible – State Register
 - Determine Not Eligible – State Register
 - Need Data
 - Contributes to eligible National Register District
 - Noncontributing to eligible National Register District



I. IDENTIFICATION

- 1. Resource number: **5BL.1237** Parcel number(s): **131503314003**
- 2. Temporary resource number: **N/A**
- 3. County: **Boulder**
- 4. City: **Longmont**
- 5. Historic Building Name: **Pearson House; Taft House; Matthews House**
- 6. Current Building Name: **Murdoch Mara Properties House**
- 7. Building Address: **713 3rd Avenue**
- 8. Owner Name: **Murdoch Mara Properties LLC**
- Owner Organization:
- Owner Address: **713 3rd Ave**
Longmont , CO 80501

44. National Register eligibility field assessment:	Not Eligible
Local landmark eligibility field assessment:	Not Eligible

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II. GEOGRAPHIC INFORMATION

9. P.M.: **6th** Township: **2N** Range: **69W**
SW ¼ of SE ¼ of NE ¼ of SW ¼ of Section 03
10. UTM reference
 Zone: **13** **491090 mE** **4445930 mN** **(NAD83)**
11. USGS quad name: **Longmont**
 Year: **1968 (photorevised 1979)** Map scale: **7.5**
12. Lot(s): **E 1/2 Lot 1 Blk 77**
 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.
 Metes and bounds?: Describe:

III. ARCHITECTURAL DESCRIPTION

14. Building plan (footprint, shape): **Irregular Plan**
15. Dimensions in feet: **Length: 40 feet x Width: 34 feet**
16. Number of stories: **1**
17. Primary external wall material(s): **Wood/Horizontal Siding** 18. Roof configuration:
Hipped Roof/Gable-on-hip Roof
19. Primary external roof material: **Asphalt Roof/Composition Roof**
 Other roof materials:
20. Special features: **Ornamentation/Decorative Shingles**
Chimney
Porch

21. General architectural description:
This former single family dwelling is located on the south side of 3rd Avenue in the block between Coffman and Terry Streets. It is a single story wood frame building supported by a low coursed sandstone foundation. The exterior walls are primarily clad with painted pale blue horizontal wood siding, with painted pale purple 1" by 4" corner boards; however, in some areas the walls are clad with horizontal weatherboard siding, and there are octagon patterned wood shingles in the upper gable ends on the north and east elevations. The gable-on-hip roof is moderately pitched, and is covered with black asphalt composition shingles. The eaves are boxed, with painted pale blue wood trim, and there is a red brick chimney located just below the ridge on the east-facing roof slope. The home's windows are primarily 1/1 double-hung sash, with painted wood frames and surrounds. However, there are some non-historic 1x1 horizontal sliding windows. A non-historic wood-paneled door, with a transom light, and with a white synthetic storm door, leads into the building from a 2-step wood stoop at the north end of the west elevation. Another paneled door leads into the building from a shed-roofed porch on the east elevation. This porch is approached by a non-historic concrete handicapped-accessible ramp with a pipe railing.

22. Architectural style: **Late Victorian**
 Building type:

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23. Landscape or special setting features: **This property is located on the south side of 3rd Avenue near the south end of Longmont's historic West Side Neighborhood. Concrete parking areas are located in front of the building to the north, and beside the building to the west.**

24. Associated buildings, features or objects:

1:	Type:	Garage / Apartment	Contributing?	Noncontributing
	Describe:	A secondary building, which measures approximately 20' by 20', is located a short distance southwest of the former dwelling. It is built of wood frame construction, and is supported by a concrete foundation. Its exterior walls are clad with painted pale blue horizontal wood siding, while the saltbox roof is covered with asphalt composition shingles. The main entry door is located on the east elevation, while a single window is located on the north elevation.		

IV. ARCHITECTURAL HISTORY

25. Date of construction: Estimate: Actual: **1903**
 Source of information: **Town of Longmont Water Rent Collection Records; Longmont city directories, 1900, 1906.**

26. Architect: **Unknown**
 Source of information: **N/A**

27. Builder: **Unknown**
 Source of information: **N/A**

28. Original owner: **Josephine Pearson**
 Source of information: **Town of Longmont Water Rent Collection Records.**

29. Construction history:
Longmont water rent collection records provide evidence that this former single-family dwelling was built in 1903, and that it was originally owned by Josephine Pearson. Sanborn Insurance maps provide corroborating evidence in that the house does not appear on the 1900 Sanborn map, but it does appear on the 1906 Sanborn map. Later Sanborn maps show that sometime after 1918 an addition was built onto the south end of the east elevation. This work was likely carried out in 1937 when owner Maude Matthews obtained a building permit to "remodel two porches and re-roof" the dwelling. Several other building permits were obtained to complete other upgrades to the property during the years between 1962 and 1986. In November 1962, contractor Ralph Faith received a permit to "remodel one room 12' by 13'." Anderson Fencing obtained permits to build 48" chain link fences in September 1966 and July 1970. Then, according to correspondence in the building permit file, in 1983 the property was converted into professional office space. Finally, in December 1986, a permit to "recover one layer [of] wood shingles with asphalt shingles" was obtained by owner Philip Bryson.

Sanborn maps also show that the original portion of the secondary building was built as a garage between 1918 and 1930, and that it originally measured 20' N-S by 12' E-W. It was enlarged to its current size of 20' by 20' sometime after the mid-1960s, and at least partially converted into an apartment. No building permits related to the garage / apartment were located on file with the City of Longmont.

30. Original location: Moved: Date of move(s):

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V. HISTORICAL ASSOCIATIONS

31. Original use(s): **Domestic/Single Dwelling**
32. Intermediate use(s): **Domestic/Single Dwelling**
33. Current use(s): **Commerce and Trade/Professional**
34. Site type(s): **Former single family dwelling, converted to offices**
35. Historical background:

Longmont water rent collection records reveal that the former single-family dwelling at 713 3rd Avenue was built in 1903, and that it was originally owned by Josephine Pearson. She did not live here, however, as the home's first occupants, between 1903 and 1905, were Dr. Fred P. and Margaret Taft. Dr Taft had been born at Richfield Springs, New York in 1871, but had grown up in Washington, D.C., and in Waterville, New York. He was an honors graduate of the New York City Homeopathy College, where he received a medical degree as a physician and surgeon. Taft became assistant surgeon and physician at the Minnesota State Hospital at Fergus Falls in the 1890s, and it was during these years that he met and married Miss Margaret Cowie of Arcadia, Wisconsin. The Tafts moved to Longmont in 1899 where Fred worked in private practice with his office at 650 4th Avenue. In 1900, the Tafts built a large home at 333 Terry Street, but according to city directories, they did not move into that house until 1906, instead living here at 713 3rd Avenue between 1903 and 1905. Dr. Taft died suddenly, from an intestinal hemorrhage, on March 5, 1909, at the young age of 37. He was survived by his wife, and a young son.

Following the Tafts, this house was next occupied by Mrs. Laura L. Arnold, during the 1910s and early 1920s. The widow of Frank Arnold, Laura lived here while also apparently taking in boarders. She had been born at Rhoad House, Illinois on December 28, 1861, and had come to Longmont in the early 1900s. Laura moved from this location circa 1925, and in 1929 she moved to Denver. She passed away at her home on York Street in Denver in November 1949, at the age of 87.

In the late 1920s, this property was occupied by Leo V. and Lucile A. Kroetch, followed in the early 1930s by Mrs. June Monnler. Sturling L. and Maude R. Matthews then purchased the property circa 1935, and subsequently made their home here for the next several decades. Mr. Matthews worked as a cook, while Mrs. Matthews operated a beauty shop out of the home for many years. According to their obituaries, Mr. and Mrs. Matthews had no children. Sturling passed away in May 1965 at the age of 78. Maude continued to live here until circa 1980 when she moved to the Foothills Care Center. She passed away there in April 1984 at the age of 93.

In 1983, owner Philip Bryson opened a law office at 713 3rd Avenue as the former dwelling was converted into professional office space. It has remained in use as professional and commercial office space from that time to the present (2006).

36. Sources of information:
- Longmont City Directories.
 - "Matthews, Sturling L." (obituary) Longmont Times-Call, May 17, 1965, p. 3.
 - Boulder County Assessor Property Records.
 - Sanborn Fire Insurance maps.
 - Town of Longmont Water Rent Collection Records.
 - "Mrs. Laura Arnold is Dead in Denver." Longmont Times-Call, November 21, 1949, p. 1..
 - City of Longmont building permit files.
 - "Maude Matthews." (obituary) Longmont Times-Call, April 19, 1984, p. 16.

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VI. SIGNIFICANCE

37. Local landmark designation: Yes No Date of designation:

Designating authority:

38. Applicable National Register criteria:

A. Associated with events that have made a significant contribution to the broad pattern 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 possesses high artistic values, or represents a significant and distinguished 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.

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.

39. Area(s) of significance: **Not Applicable**

40. Period of significance: **Not Applicable**

41. Level of significance: National: State: Local:

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42. Statement of significance:

Built in 1903, this house is historically significant for its association with the theme of community development in Longmont as it relates to the residential evolution of the Westside neighborhood. It is also architecturally significant for its modest Late Victorian architectural characteristics; however, due to some loss of integrity, the property's ability to convey a sense of its significance has been diminished. The property's level of significance, thus, is not to the extent that it would qualify for individual listing in the National Register of Historic Places, or in the State Register of Historic Properties. The property also does not appear to qualify for individual local landmark designation by the City of Longmont.

43. Assessment of historic physical integrity related to significance:

This property exhibits an average, or slightly below average, level of integrity, relative to the seven aspects of integrity as defined by the National Park Service and the Colorado Historical Society - location, setting, design, materials, workmanship, feeling and association. Alterations to the historic building described in section 29, have diminished the property's overall sense of integrity.

VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. National Register eligibility field assessment: **Not Eligible**

Local landmark eligibility field assessment: **Not Eligible**

45. Is there National Register district potential? Yes No

Discuss: **This property is located southeast of the existing boundaries of Longmont's West Side Historic District. There appears to be insufficient integrity in this block for it to be incorporated into the district's boundaries.**

If there is National Register district potential, is this building: Contributing Noncontributing N/A:

46. If the building is in existing National Register district, is it: Contributing Noncontributing N/A:

VIII. RECORDING INFORMATION

47. Photograph number(s): **CLG Grant #08-05-20407-027 -** Negatives filed at: **City of Longmont**
CD-3, Images 1-5

48. Report title: **Eastside and Westside Neighborhoods: Historic Context and Survey Report** **Department of Community Development, Planning Division**

49. Date(s): **01/07/06** **Civic Center Complex**

50. Recorder(s): **Carl McWilliams** **350 Kimbark Street**
Longmont, Colorado 80501

51. Organization: **Cultural Resource Historians**

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

53. Phone number(s): **(970) 493-5270**

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Sketch Map



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Location Map

