

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

Official Eligibility Determination  
(OAH P use only)

OAH P1403  
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.7350** Parcel number(s): **131503114015**
- 2. Temporary resource number: **N/A**
- 3. County: **Boulder**
- 4. City: **Longmont**
- 5. Historic Building Name: **Darlington House; Olson House; Leonhard House**
- 6. Current Building Name: **Nelson House**
- 7. Building Address: **6 6th Avenue**
- 8. Owner Name: **Nelson, Kent P. Und 80 Pct Int &**
- Owner Organization:
- Owner Address: **314 Grant St**  
**Longmont , CO 80501**

44. National Register eligibility field assessment:	<b>Not Eligible</b>
Local landmark eligibility field assessment:	<b>Eligible</b>

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## II. GEOGRAPHIC INFORMATION

9. P.M.: **6th** Township: **2N** Range: **69W**  
**SE ¼ of SE ¼ of SE ¼ of NE ¼ of Section 03**
10. UTM reference  
 Zone: **13** **492036 mE** **4446551 mN** **(NAD83)**
11. USGS quad name: **Longmont**  
 Year: **1968 (photorevised 1979)** Map scale: **7.5**
12. Lot(s): **W 44 Ft of E 88 Ft Lots 37-40 Blk 22**  
 Addition: **Downer & Donovans (Original Town Lg B22)** Year of addition: **Unknown**
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): **Rectangular Plan**
15. Dimensions in feet: **Length: 40 feet x Width: 24 feet**
16. Number of stories: **1 1/2**
17. Primary external wall material(s): **Wood/Horizontal Siding**
18. Roof configuration: **Gabled Roof/Front Gabled Roof**
19. Primary external roof material: **Asphalt Roof/Composition Roof**  
 Other roof materials:
20. Special features: **Porch**  
**Chimney**
21. General architectural description:  
**This tall angular 1.5 story wood frame dwelling measures 40' N-S (deep) by 24' E-W (across). These dimensions include: a main 1.5 story front gabled section which measures 24' N-S by 28' E-W; a single-story hipped-roof rear extension which measures 6' N-S by 20' E-W; and an enclosed hipped-roof front porch which measures 6' N-S by 20' E-W. The house is supported by a low painted purple sandstone foundation, and its exterior walls are clad with painted lavender horizontal wood siding with painted burgundy 1" by 4" corner boards. The front gabled roof is steeply pitched, with returns, and there are smaller intersecting gables on the east and west elevations. The roof is covered with brown asphalt composition shingles, and the eaves are boxed with painted burgundy wood trim. A red brick chimney with a corbelled cap is located on the roof ridge. The home's windows are predominantly 1/1 double-hung sash with painted wood frames and surrounds. One 6/6 double-hung sash window, and a small non-historic metal-framed oriel type window, penetrate the west elevation, however. The house features a symmetrical façade on the south elevation. Here, A solid wood front door, covered by a black wrought iron security door, enters the center of the enclosed front porch from a 4-step carpeted concrete stoop. The entry door is flanked on either side by a set of paired 1/1 double-hung sash windows. The porch is supported by a non-historic, painted purple concrete block foundation. It features a wood floor, wood frame walls, with horizontal siding, and squared posts which support the low-pitched hipped porch roof. A rear entry door leads into the 6' by 12' rear extension, from beneath a fiberglass awning on the north elevation.**

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22. Architectural style: **Late 19<sup>th</sup> and Early 20<sup>th</sup> Century American Movements**  
 Building type:
23. Landscape or special setting features: **This property is located on the north side of 6th Avenue, near the east end of Longmont's historic East Side residential neighborhood. The property features a planted grass front yard, with a narrow side yard along the east side of the house. A gravel driveway extends along the west side of the house, leading to a garage near the rear of the property.**
24. Associated buildings, features or objects:
- 1: Type: **Garage** Contributing? **Contributing**  
 Describe: **A wood frame garage is located a short distance northwest of the house. This utilitarian structure measures 20' N-S by 16' E-W. It is supported by a concrete foundation, and its exterior walls are clad with painted off white horizontal weatherboard siding, with painted burgundy 1" by 4" corner boards. The garage's front gabled roof is moderately-pitched, and is covered with asphalt composition shingles laid over 1x wood decking and 2x wood rafters. The rafter ends are exposed beneath the eaves. A painted burgundy wood-paneled door, and a metal-paneled roll-away garage door, are both located on the south elevation. The garage door opens onto a gravel driveway which extends along the west side of the house to 6th Avenue.**

### IV. ARCHITECTURAL HISTORY

25. Date of construction: Estimate: Actual: **1909**  
 Source of information: **Town of Longmont Water Rent Collection Records.**
26. Architect: **Unknown**  
 Source of information: **N/A**
27. Builder: **Unknown**  
 Source of information: **N/A**
28. Original owner: **George Darlington**  
 Source of information: **Town of Longmont Water Rent Collection Records.**
29. Construction history:  
**This house was built in 1909 according to Longmont water rent collection records. George Darlington was the original owner. The house next door at 2 6th Avenue, which is very similar, was built at the same time. Darlington was the original owner of both houses. There have been no additions, and no notable exterior alterations, to the house subsequent to its original construction. The enclosed front porch may have originally been open, however. The garage was built in 1950. Owner Arthur B. Waggoner obtained a building permit for its construction on May 9, 1950.**
30. Original location:  Moved: Date of move(s):

### 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**

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35. Historical background:

This house, at 6 6th Avenue, and the adjacent home at 2 6th Avenue, were both constructed in 1909. On March 18 of that year, Longmont Water Rent Collection records show building permits were issued to George Darlington for these two dwelling. Apparently, Mr. Darlington had this home built on speculation, while the home next door became the Darlington family's home. Mr. and Mrs. Darlington had at least seven children: George's obituary, published in the Longmont Times-Call on November 11, 1940, list among his survivors his daughter, Alice, and sons Courtney, Elmer, Victor, Clyde, Lloyd and Donald. In Longmont, George Darlington supported his wife and children as the proprietor of the New Oxford Restaurant, at 328 Main Street. (In 1903, the "old" Oxford Restaurant, operated by W.E. Richerson, was located at 316 Main.) Eventually, the Darlington family moved to Lander, Wyoming, where Goerge Darlington died, on November 2, 1940. In the mid-1910s, Darlington had apparently sold both of his homes on 6th Avenue.

City directories indicate that in 1916, this property was the residence of Harvey Armstrong, and in 1918 it was occupied by W.T. Brown. It was then owned and occupied by William E. and Rosetta Olson throughout most of the 1920s and 1930s. According to city directories, Mr. Olson was employed as a pipefitter and steamfitter in the 1930s. Mr. Olson died suddenly after suffering a heart attack in March of 1940, at the relatively young age of 55.

The property was next owned and occupied by Abner J. Schulz in the 1940s, and in 1946. Schulz constructed the house next door at 8 6th Avenue. By 1950, however, this property had become the residence of Arthur B. and Gladys I. Waggoner. In that same year, Mr. Waggoner erected the garage.

Russell and G. and Edna Chase then lived in the house in the mid-to-late 1950s. In 1955, Mr. Chase was the Assistant Manager of the Colorado Stone Company.

The property's longest-tenured owner/ occupants were Solomon and Ruth (Burback) Leonhard. They lived and owned here from the late 1950s until Mr. Leonhard's death in December 1985. Born in Fort Collins on December 26, 1915, Solomon Leonhard was the son of the Reverend Jacob Frederick and Lena Johanna (Sievers) Leonhard. He moved to Longmont with his family in 1919. He was married to Ruth Burback in Kimball, Nebraska on October 16, 1942. They then made their home in the Longmont area where they farmed until 1959 when they moved to town, into this house on 6th Avenue. Mr. Leonhard then worked for the City of Longmont and for the St. Vrain School District. He was sixty-nine years old at the time of his passing in December 1985. He was survived by his wife, Ruth, and by a daughter, Linda (Leonhard) Christensen.

Recent city directories indicate that the house was occupied by Diana Kyle during much of the 1990s, and that in the early 2000s it was owned and occupied by Stephen E. and Deborah A. Ryskiewicz. They had also perhaps owned the property during the 1990s. Presently (in 2006) the property is owned by Kent P. Nelson.

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36. Sources of information:

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

**Boulder County Assessor records.**

**Longmont City Directories.**

**City of Longmont building permit files.**

**"Former Longmont Man Buried Here." [George Darlington obituary] Longmont Times-Call, November 13, 1940, p. 1.**

**"Solomon Leonhard." (obituary) Longmont Times-Call, December 15, 1985, p. 6A.**

**"William Olson Dies Suddenly." Longmont Times-Call, March 25, 1940, p. 1.**

**Town of Longmont Water Rent Collection Records.**

**Sanborn Fire Insurance maps.**

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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.

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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:

42. Statement of significance:

**This house is historically significant for its association with Longmont's residential development during the early 1900s. Built in 1909, it is representative of East Side neighborhood houses, built as part of a housing boom in the years which followed the opening of Longmont's Great Western Sugar Company in 1903. The house is also architecturally significant for its representative vernacular wood frame front gabled plan. The property's level of significance in these regards is not to the extent that it would qualify for individual listing in the National or State Registers. However, it may qualify for individual local landmark designation by the City of Longmont. It would also rate as a contributing resource within a National Register or locally designated historic district.**

43. Assessment of historic physical integrity related to significance:

**This property exhibits a high 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. There have been no additions, and relatively minor exterior alterations to the house following its original construction. The garage is also little altered from when it was originally built in 1950.**



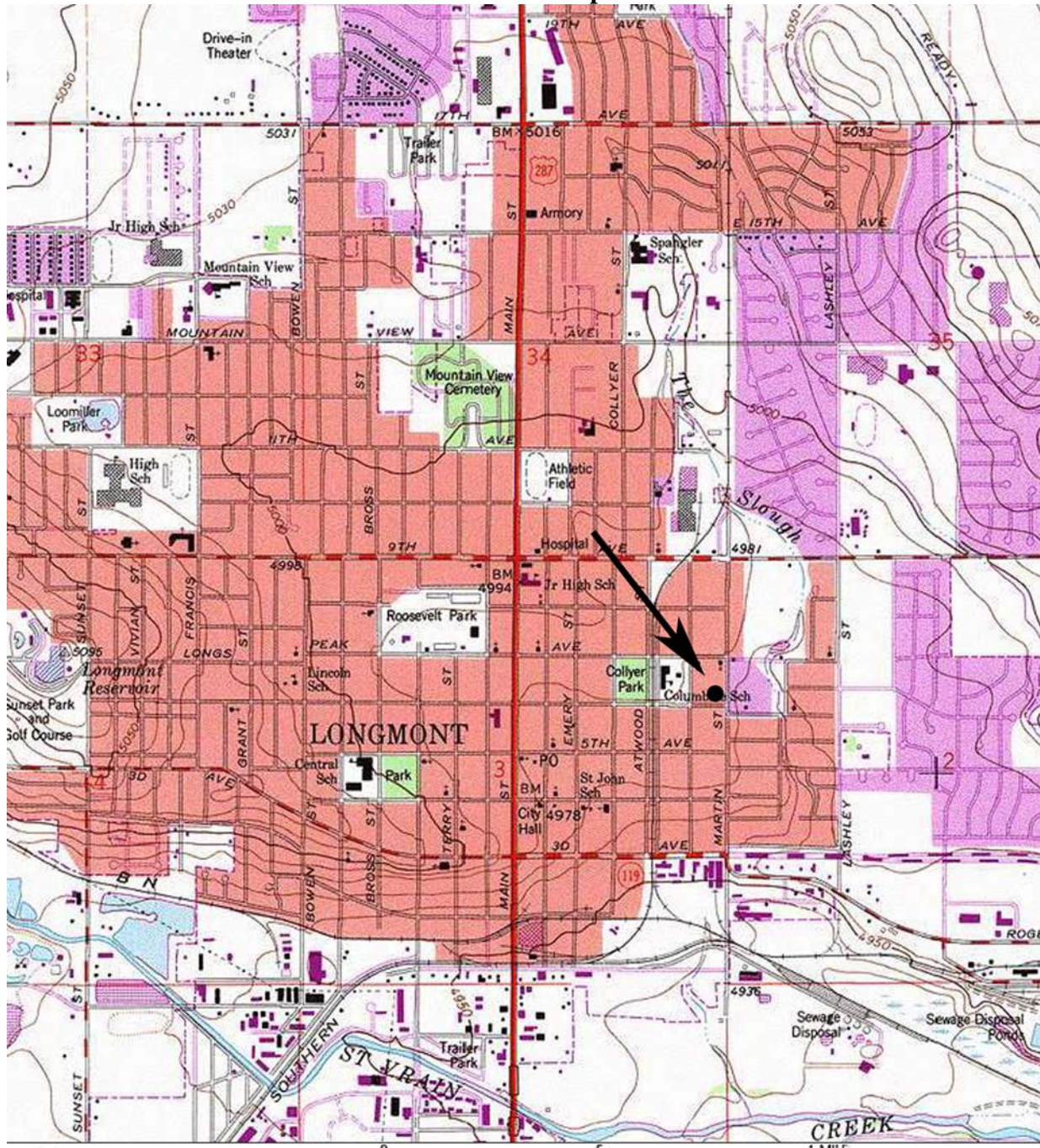
# Architectural Inventory Form

## Sketch Map



# Architectural Inventory Form

## Location Map



Map created with TOPO!® ©2003 National Geographic (www.nationalgeographic.com/topo)