

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

Official Eligibility Determination
(OAH P 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.1376** Parcel number(s): **131503127022**
- 2. Temporary resource number: **N/A**
- 3. County: **Boulder**
- 4. City: **Longmont**
- 5. Historic Building Name: **Richmond House; Dawson House; Runberg House**
- 6. Current Building Name: **Linksman House**
- 7. Building Address: **519 Martin Street**
- 8. Owner Name: **Linksman, Darren M**
- Owner Organization:
- Owner Address: **519 Martin St**
Longmont , CO 80501

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

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II. GEOGRAPHIC INFORMATION

9. P.M.: **6th** Township: **2N** Range: **69W**
NE ¼ of SE ¼ of SE ¼ of NE ¼ of Section 03
10. UTM reference
 Zone: **13** **492028 mE** **4446424 mN** **(NAD83)**
11. USGS quad name: **Longmont**
 Year: **1968 (photorevised 1979)** Map scale: **7.5**
12. Lot(s): **N 1/2 Lot 10 Less W 10 Ft Blk 45**
 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): **Rectangular Plan**
15. Dimensions in feet: **Length: 36 feet x Width: 22 feet**
16. Number of stories: **1**
17. Primary external wall material(s): **Wood/Horizontal Siding**
18. Roof configuration: **Gabled Roof/Front Gabled Roof**
19. Primary external roof material: **Metal Roof**
 Other roof materials:
20. Special features: **Porch**
Chimney
21. General architectural description:
This wood frame dwelling features a rectangular plan which measures 22' N-S (across) by 36' E-W (across). Included in these dimensions are the main, 22' by 36' clipped front gable section, and a 22' by 6' hipped-roof extension to the west (rear) elevation. The house is supported by a low sandstone foundation, covered with painted cream yellow concrete pargeting. The exterior walls are clad with painted yellow horizontal wood siding, with painted green 1" by 4" corner boards. However, painted yellow, variegated wood shingles appear in the upper gable end on the façade (east elevation). The clipped gable roof is steeply-pitched, and is covered with newer metal roofing material. The eaves are boxed, with painted white wood trim, and there is a red brick chimney located on the roof ridge. The home's windows are primarily single 1/1 double-hung sash, with painted white wood frames and painted blue wood surrounds. The dwelling features a symmetrical façade on the east elevation. An open, 9' by 6', 3-step concrete porch is centered on the façade, and features painted white turned columns and engaged columns which support a low-pitched hipped porch roof. A painted white wood-paneled entry door, covered by a painted white wood screen door, leads from the porch into the house. A wood-paneled rear entry door, flanked by a band of multi-light casement windows, enters the hipped-roof rear extension near the south end of the west elevation.
22. Architectural style: **No Style**
 Building type:

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23. Landscape or special setting features: **This house and garage are located on the west side of Martin Street, at the east end of Longmont's historic East Side residential neighborhood. The property features planted grass front and back yards, with modest, well-cared-for landscape features. A garage is located northwest of the house.**

24. Associated buildings, features or objects:

1:	Type:	Garage	Contributing?	Contributing
	Describe:	<p>A wood frame garage is located northwest of the house, near the north property line. This utilitarian structure features a rectangular, front-gabled plan, which measures 14' N-S by 16' E-W, and there is also a shed-roofed extension to the west (rear) elevation. The garage's exterior walls are clad with beige color metal panels, with horizontal wood siding in the upper gable ends. The gabled roof is moderately-pitched, and is covered with grey asphalt composition shingles, laid over 1x wood decking and 2x wood rafters. A wooden, meta-clad, garage door, side-hinged with metal strap hinges, is located on the west elevation. Vehicular access is via a driveway which extends to the alley to the west.</p>		

IV. ARCHITECTURAL HISTORY

25. Date of construction: Estimate: **1898** Actual:
- Source of information: **Town of Longmont Water Rent Collection Records; Index to Boulder and Longmont Entries in the 1898 Boulder County Directory by Street Name, Street Number, and Name of Occupant. Compiled by Ella M. Travis, on file at the Boulder Carnegie Library.**
26. Architect: **Unknown**
- Source of information: **N/A**
27. Builder: **Unknown**
- Source of information: **N/A**
28. Original owner: **J.G. Richmond**
- Source of information: **Town of Longmont Water Rent Collection Records; Index to Boulder and Longmont Entries in the 1898 Boulder County Directory by Street Name, Street Number, and Name of Occupant. Compiled by Ella M. Travis, on file at the Boulder Carnegie Library.**
29. Construction history:
- An index to the 1898 Boulder County Directory, and Longmont Water rent collection records indicate that this house was built circa 1898. J.G. Richmond is listed in the water records as the original owner. As originally built, the clipped-gable house measured 22' N-S by 28' E-W. A hipped-roof rear extension may have been part of the original construction, or it may be an early addition.**
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:

The home at 519 Martin Street was constructed circa 1898. A note in the City of Longmont Water Ledger records shows that the home was in existence by October 10, 1899. The owner is listed as J. G. Richmond. The Richmond family apparently did not live here, however, as the 1898 Boulder County directory lists J.G. Richmond, his wife, Nellie, and sons Howard and Clyde all residing at 328 Collyer Street. By 1903, this Martin Street home was occupied by W.B. and Tena Richel, and George and Isabelle (also spelled Isabel) Fuhrman. Richel had previously worked as a farmer, but in 1906, his occupation is listed as "teamster." George Fuhrman earned his living as a laborer.

By 1907, the water ledger's show that ownership of the four-room dwelling had been transferred to John Dawson, Jr. Dawson was a Longmont native, born on August 7, 1874 to pioneers John and Sarah Dawson, for whom Dawson Lake, east of Hygiene, is named for. John Sr. came to Longmont with the Chicago Colony in March of 1871. His family joined him in October, living in a cabin he had built and helping to clear land for farming. John and Sarah reared their six children on the farm. Their middle son, John Jr., married Sophia Christine Nelson, the daughter of another Colorado pioneer family. She was born in Blackhawk on October 29, 1879. Since 1890, her family had made their home in and around Longmont. Sophia and John Dawson raised three children, sons John Francis and Harold Victor, and a daughter Lucille Taylor. Mr. Dawson worked as a county road builder and supervisor, a farmer, and a ditch superintendent, and at the time of his death in November 1927, he was employed by the city as its street supervisor.

Circa 1916, the Dawsons sold this Martin Street Home to Olaf and Hannah Runberg. Mrs. Runberg was born in Sweden on August 17, 1864. In 1894, the Runbergs settled in Lyons (Noland) Colorado. The couple had a son, Georg McOlof Runberg, who tragically passed away in August, 1895, when just 5 months old. Two additional children were born to the Runbergs, a son Arthur Burnhart Runberg, born in Noland on November 14, 1897, and a daughter Alice Runberg (Mrs. John Iverson). In 1916, the family moved to Longmont, purchasing this Martin Street home. Arthur married Mary Amelia Carlson Runberg, and raised one son, Kenneth Runberg and one daughter Marie. Following Olaf Runberg's death in the late 1920s, Hannah remained in the home with son Arthur and his family, eventually deeding the property to them. She passed away in October 1933, at age 69.

In the early 1940s, the home was the residence of Claude L. Osborne. The son of Vernon V. and Cora Osborne, Claude worked as a laborer, before eventually becoming a cook for Lee Williams' Café by the mid 1950s. He was soon replaced in the Martin Street home by Leon F. and Bernice Meze. Like his father and namesake, Leon was a miner in the area's mines. (His parents, Leon Sr. and Marie, owned the home at 314 Kimbark Street.) By 1946, Leon and Bernice owned 519 Martin Street. According to the 1955 city directory, also residing in the home were sons Robert E., who worked for the Corner Grocery as their produce person, and Theodore, a student at Longmont High School. By that time, Leon's employment had changed, and he was working for the Dow Chemical Company. The property's next occupant was Charles A. Dyer, in 1958, followed by Charles and Margaret Munson during the 1960s. The decades since have seen frequent turnover in the occupancy of the home. Presently (in 2006) the house is owned and occupied by Darren M. Linksman.

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36. Sources of information:

City of Longmont building permit files.

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

Sanborn Insurance maps.

"Death Claims Mrs. [Sophia] Dawson." Longmont Times-Call, February 8, 1943, p. 1.

Longmont City Directories.

"Heart Attack is Fatal for A.B. Runberg." Longmont Times-Call, March 11, 1949, p. 1.

"Hannah Runberg Succumbs After 2 Year Illness." Longmont Times-Call, October 17, 1933, p. 1.

Town of Longmont Water Rent Collection Records.

Boulder County Assessor records.

"John Dawson, City Employee, Succumbs to Heart Failure." [obituary] Longmont Ledger, December 2, 1927, p.

1.

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 beginning in the very late 1800s and extending into the early 1900s. Built circa 1898, it is representative of a relatively small number of East Side neighborhood houses, built as part of a modest housing boom following the opening of the Empson Cannery and other commercial development in the late 1880s and 1890s. This boom was a precursor to an even larger housing boom which followed the opening of Longmont's Great Western Sugar factory in 1903. The house is also architecturally significant for its representative wood frame clipped front gable plan, and for such features as its intact front porch. The property's level of significance in these regards 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. However, the property likely does 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.

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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. A sense of time and place of a late 19th century vernacular wood frame dwelling is still in evidence.

VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

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

Local landmark eligibility field assessment: **Eligible**

45. Is there National Register district potential? Yes No

Discuss: **This property is located outside the boundaries of Longmont's existing East Side Historic District.**

There is potential that the district's boundaries could be extended east to Martin Street to include this block. This property would qualify as a contributing resource if it were located within 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 - CD-3, Images 218-222** Negatives filed at: **City of Longmont**
48. Report title: **Longmont Survey 3rd Phase** Department of Community Development, Planning Division
49. Date(s): **04/30/06** 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): **9704935270**

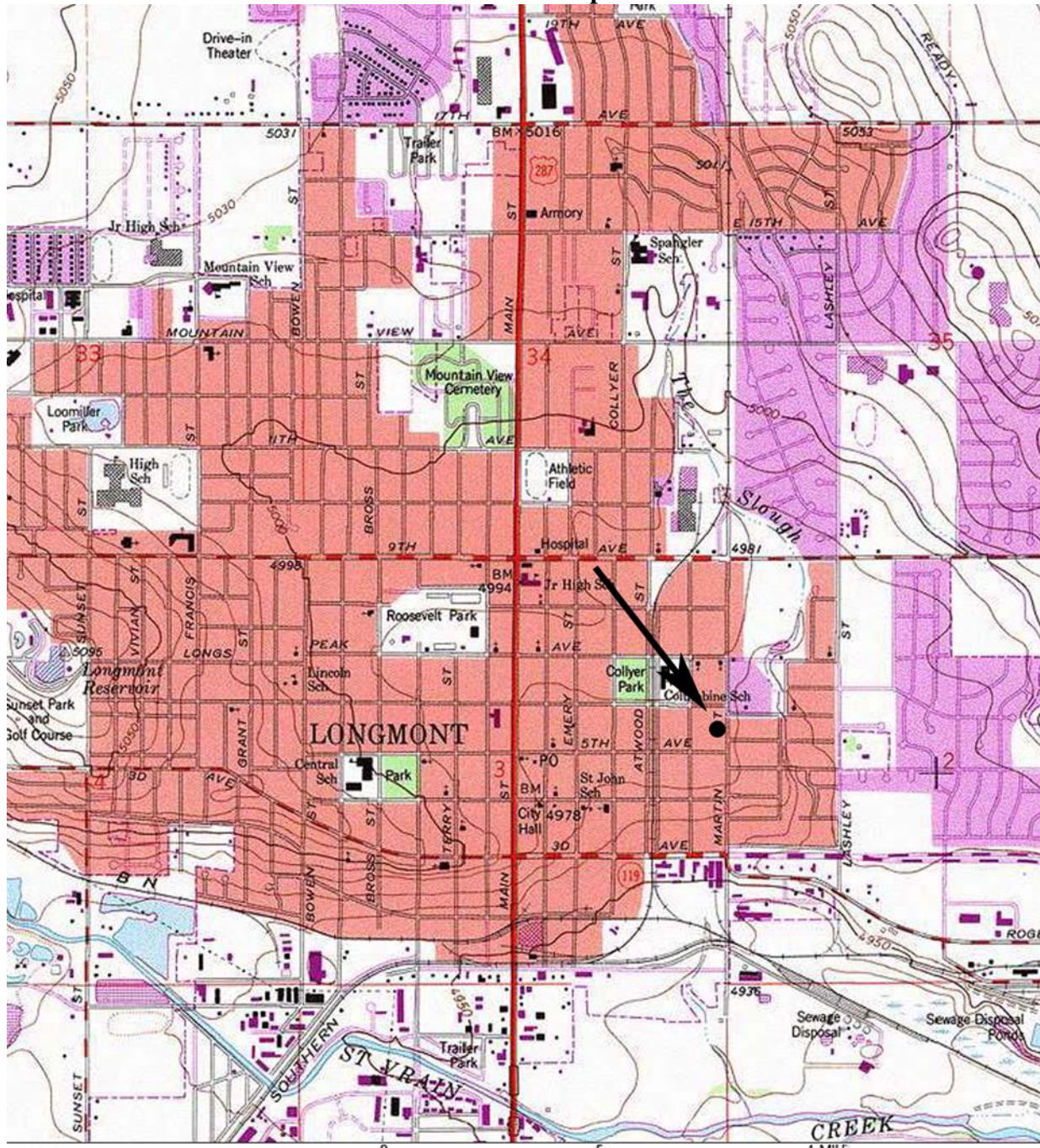
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Sketch Map



Architectural Inventory Form

Location Map



TN MN
10°



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