

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

Official Eligibility Determination
(OAHF use only)

OAHF1403
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.10140** Parcel number(s): **131502206019**
- 2. Temporary resource number: **N/A**
- 3. County: **Boulder**
- 4. City: **Longmont**
- 5. Historic Building Name: **Christensen House**
- 6. Current Building Name: **Dugan House**
- 7. Building Address: **700 Martin Street**
- 8. Owner Name: **Dugan, Bryan K & Mercedes L**
- Owner Organization:
- Owner Address: **2212 Creekside Dr
Longmont , CO 80504**

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 SW ¼ of NW ¼ of NW ¼ of Section 02
10. UTM reference
 Zone: **13** **492145 mE** **4446706 mN** **(NAD83)**
11. USGS quad name: **Longmont**
 Year: **1968 (photorevised 1979)** Map scale: **7.5**
12. Lot(s): **S 100 Ft Lot 11**
 Addition: **Pratt & Brown Gardens** 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): **L-Shaped Plan**
15. Dimensions in feet: **Length: 45 feet x Width: 34 feet**
16. Number of stories: **1 1/2**
17. Primary external wall material(s): **Wood/Horizontal Siding**
18. Roof configuration: **Gabled Roof/Side Gabled Roof**
19. Primary external roof material: **Asphalt Roof/Composition Roof**
 Other roof materials:
20. Special features: **Porch**
Chimney
21. General architectural description:
The wood frame residence at 700 Martin Street is composed of the following elements: the original, 24' N-S by 36' E-W, side-gabled dwelling; a 10' N-S by 14' E-W gabled addition at the east end of the south elevation; a 24' N-S by 9' E-W shed-roofed extension to the east (rear) elevation. The house is supported by a painted reddish-brown concrete foundation, and the foundation wall is penetrated by 2-light hopper or fixed-pane windows. The gabled and shed roofs are covered with brown asphalt composition shingles, and the eaves are boxed with painted white wood trim. A red brick fireplace chimney is located on the south elevation, and there is also a red brick chimney located on the east-facing roof slope. The home's windows are predominantly ribbon-style double-hung sash, with painted white wood frames and surrounds, and with exterior metal storm windows. A painted white wood-paneled front door, with three upper sash lights, and covered by a white metal storm door, is located on the façade (west elevation). This door leads into the house from a 10' by 6' front porch. The porch is approached by six concrete steps, and features a concrete floor, two sets of paired, painted white wood posts, and a gabled porch roof with returns. A white metal-paneled door enters the shed-roofed extension at the east end of the south elevation.
22. Architectural style: **Late 19th and Early 20th Century American Movements**
 Building type:

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23. Landscape or special setting features: **This property is located at the northeast corner of Martin Street and Longs Peak Avenue, just east of the eastern periphery of Longmont's historic East Side residential neighborhood. A small concrete parking lot is located behind the building to the east. A wood privacy fence parallels Longs Peak Avenue near the south property line, while a chain link fence extends along the north property line. There is no garage.**

24. Associated buildings, features or objects:

1: Type: **Not Applicable** Contributing? **Not assessed**
Describe:

IV. ARCHITECTURAL HISTORY

25. Date of construction: Estimate: Actual: **1930**
Source of information: **(Boulder County) Real Estate Appraisal Card Urban Master. On file at the Boulder Carnegie Library; Longmont city directory, 1930.**

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

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

28. Original owner: **Fletcher E. Brown.**
Source of information: **Longmont City Directory, 1930.**

29. Construction history:
Boulder County Assessor records, and Longmont city directories, indicate that this house was built in 1930. A 10' by 14' gabled addition to the south (side) elevation may date to 1974. In January of that year, owner C.M. Christensen and contractor Walter Ehrlich obtained a building permit to remodel the residence.

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 was built in 1930, and was initially owned and occupied by Fletcher E. and Bernice (White) Brown. A realtor Mr. Brown later helped plat the Brown and Pratt Gardens subdivision, east of Martin Street where this house is located. In 1930, however, this property was outside the Longmont city limits. Fletcher Brown was born in 1897, and came to Longmont as a young man in 1917. He engaged in the insurance and real estate businesses, eventually forming his own firm, Fletcher E. Brown, Real Estate. In addition to helping develop this area east of Martin Street, he also played a major role in developing the Pomona Subdivision located north of 17th Avenue and east of Main Street. Mr. Brown retired in 1968, and soon afterward, he moved to LaJolla, California. Mr. Brown passed away there on Christmas day 1976, at the age of 79. In addition to his business concerns, Mr. Brown had served as president of the school board in the late 1930s and early 1940s.

Throughout most of its history, this house was owned and occupied by Christopher M. "Jeff" and Lola (Foreman) Christensen. Mr. and Mrs. Christensen lived here together, from circa 1932 until July of 1967, when Mr. Christensen passed away. Mrs. Christensen then continued to live here several more years, until the mid-to-late 1970s. Known as "Jeff", C.M. Christensen was born at Council Bluffs, Iowa on December 23, 1891. He grew up on a farm in that area, before serving in the armed forces during World War I. On July 23, 1918, he was married to Lola Foreman at Omaha, Nebraska, and the couple moved to Colorado the following year. The Christensens farmed near Dacono for a year, before moving to Longmont in 1920. Mr. Christensen was then employed with the Shamrock Mines from 1920 until his retirement in 1952. Among other cultural endeavors, Mr. Christensen served as Commander of the American Legion in Longmont for a period of time beginning in 1927. Mr. and Mrs. Christensen apparently had no children. No obituary for Mrs. Christensen was found in newspaper obituary indexes at the Longmont Public Library.

Residents of this house from the mid-1970s to the present (2006) have included: Michael V. Artino, Moses M. Martinez, Mark R. Kenney, Leslie E. Mason, and Shawn Mason. Presently (in 2006), the property is owned by Bryan K. and Mercedes L. Dugan. They maintain it as a rental.

36. Sources of information:

Longmont City Directories.

City of Longmont building permit files.

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

"C.M. Christensen Dies of Failing Health." Longmont Times-Call, July 6, 1967, p. 3.

"Fletcher E. Brown." [obituary] Longmont Times-Call, January 7, 1976, p. 15.

"Fletcher E. Brown." [obituary] Longmont Times-Call, January 8, 1976, p. 14.

Boulder County Assessor records.

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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:

This house is historically significant for its association with Longmont's residential development during the Great Depression-era decade of the 1930s. The house is also architecturally significant, to a limited extent, for its generally unstylized architectural character, but with some Craftsman/ Bungalow influences. The property's level of significance 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. Due to some loss of integrity, the property also probably does not qualify for individual local landmark designation by the City of Longmont.

43. Assessment of historic physical integrity related to significance:

This property exhibits a somewhat less than optimal 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. An addition to the south elevation, although compatible with the original construction, has diminished the house's physical integrity to some extent.

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 outside the boundaries of the existing Eastside Historic District, and just outside the one mile square boundaries of Longmont's original townsite. Properties on the east side of Martin Street do not collectively appear to demonstrate sufficient significance and integrity to be part of a National Register historic district.**

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 259-261

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

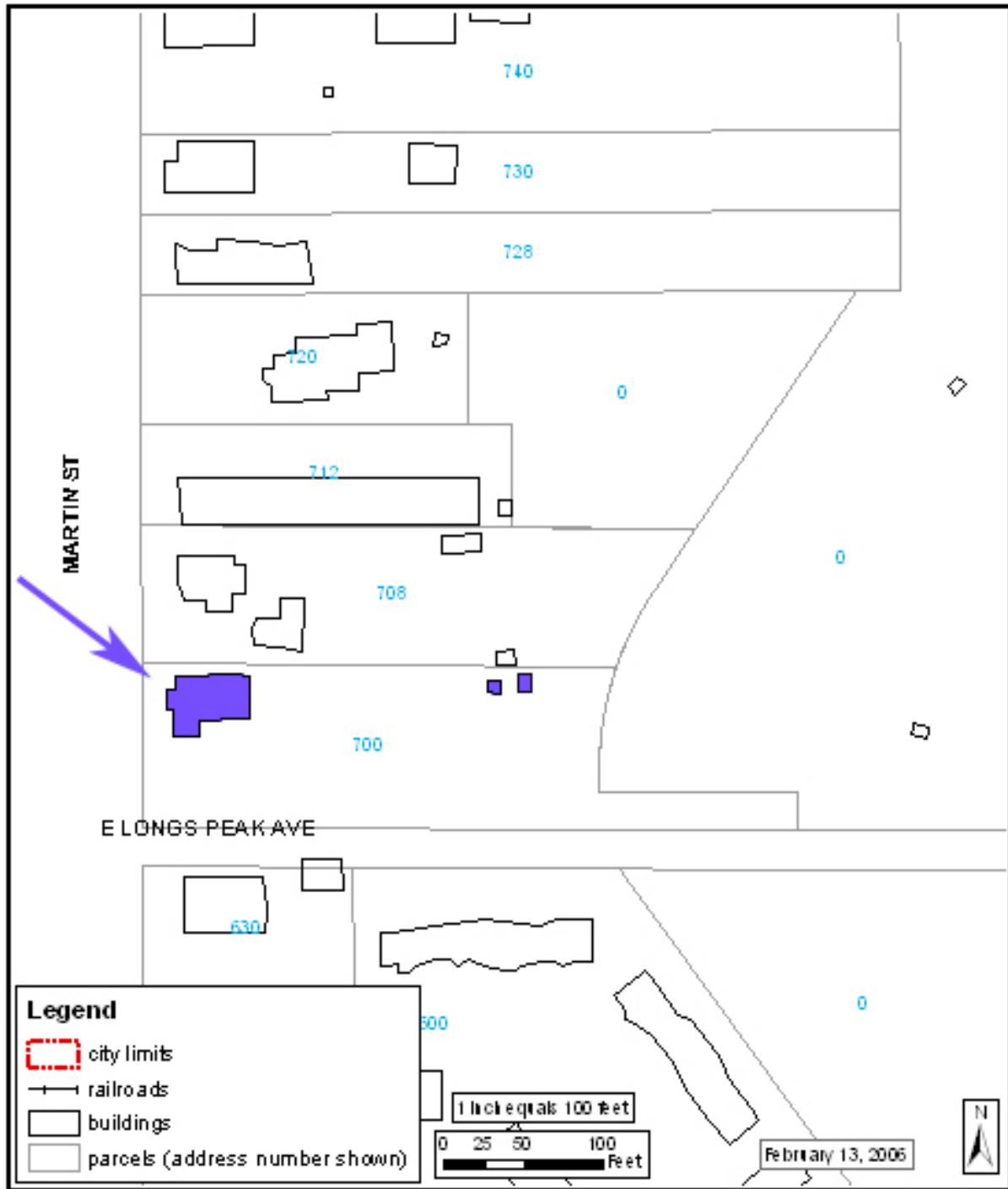
52. Address: **1607 Dogwood Court**
Fort Collins, Colorado 80525

53. Phone number(s): **9704935270**

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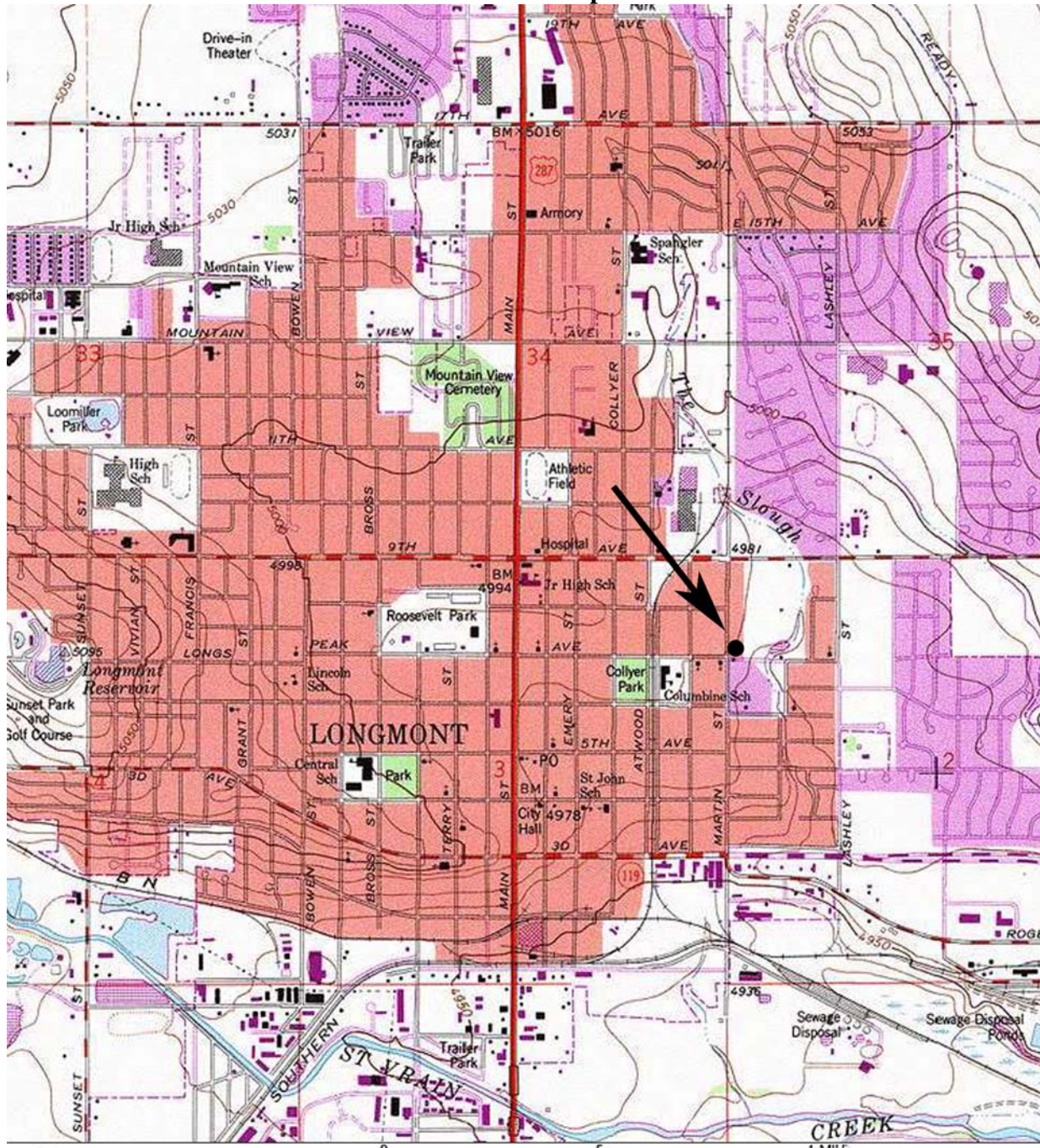
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Sketch Map



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Location Map



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