

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.10134** Parcel number(s): **131503113012**
- 2. Temporary resource number: **N/A**
- 3. County: **Boulder**
- 4. City: **Longmont**
- 5. Historic Building Name: **Nelson House**
- 6. Current Building Name: **Gutierrez House**
- 7. Building Address: **721 Martin Street**
- 8. Owner Name: **Gutierrez Cynthia M & Peter Valle**
- Owner Organization:
- Owner Address: **721 Martin St**
Longmont , CO 80501

44. National Register eligibility field assessment:	Not Eligible
Local landmark eligibility field assessment:	Contributes to designated or potential designated historic district

Architectural Inventory Form

Page 2 of 8

II. GEOGRAPHIC INFORMATION

9. P.M.: **6th** Township: **2N** Range: **69W**
SE ¼ of SE ¼ of NE ¼ of NE ¼ of Section 03
10. UTM reference
 Zone: **13** **492028 mE** **4446777 mN** **(NAD83)**
11. USGS quad name: **Longmont**
 Year: **1968 (photorevised 1979)** Map scale: **7.5**
12. Lot(s): **S 50 Ft Lot 10 Blk 21**
 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): **Square Plan**
15. Dimensions in feet: **Length: 31 feet x Width: 30 feet**
16. Number of stories: **1**
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: **N/A**
21. General architectural description:
The residence at 721 Martin Street consists of the following building elements: the small original (circa 1906) side-gabled dwelling which measures 20' N-S by 10' E-W; a 10' by 10' gabled addition to the original south elevation; a larger shed-roofed addition to the west (rear) elevation, which measures approximately 20' N-S by 15' E-W; and another, smaller shed-roofed addition, at the north end of the east elevation, which measures 9' N-S by 6' E-W. The original dwelling is supported by a low sandstone foundation, reinforced with concrete, or covered with concrete pargeting. The additions appear to be supported by concrete foundations. The house's exterior walls are clad with wide, green, horizontal Masonite type siding, with painted white 1" by 4" corner boards. The original side-gabled roof, and the gabled and shed roofs over the additions, are covered with asphalt composition shingles, and the eaves are boxed with painted white wood trim. The home's windows are primarily single 1/1 double-hung sash, with painted white wood frames and surrounds. A stained natural brown, 15-light glass-in-wood-frame entry door, covered by a painted white wood screen door, enters into the east elevation from an uncovered 4' by 4' concrete stoop. (The house historically featured a shed-roofed front porch which no longer exists.) A red metal-paneled door enters into the shed-roofed addition near the west end of the south (side) elevation.
22. Architectural style: **No Style**
 Building type:

Architectural Inventory Form

Page 3 of 8

23. Landscape or special setting features: **This house, with a detached garage, is located on the west side of Martin Street, near the east end of Longmont's historic Eastside residential neighborhood. The property appears reasonably well-maintained with planted grass front and back yards, with modest landscaping features. The garage is located southwest of the house.**

24. Associated buildings, features or objects:

1: Type: **Garage**
 Describe: **A single-stall wood-frame garage is located southwest of the house. Built in 1974, this utilitarian structure measures 14' N-S by 24' E-W, and is supported by a concrete slab foundation. Its exterior walls are clad with painted white horizontal masonite type siding, and its low-pitched front gabled roof is covered with asphalt composition shingles. Painted white rafter ends are exposed beneath the eaves. A painted light grown wood-paneled roll-away garage door is located on the east elevation. This door opens onto a gravel driveway which extends along the south side of the house to Martin Street. A single-entry, painted white, wooden door is located on the north elevation. A single 4-light window, with a painted white wood frame, is also located on the north elevation.**

IV. ARCHITECTURAL HISTORY

25. Date of construction: Estimate: **1906** Actual:
 Source of information: **Town of Longmont Water Rent Collection Records; Longmont city directories, 1906, 1910-1911.**

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

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

28. Original owner: **Victor H. Nelson (probably)**
 Source of information: **Town of Longmont Water Rent Collection Records; Longmont city directory, 1910.**

29. Construction history:

Longmont water rent collection records and Longmont city directories indicate that this house was built circa 1906. The original side-gabled dwelling contained just three rooms, and measured 20' N-S by ~12' E-W. At some point in time, prior to the late 1940s, a shed-roofed addition was built onto the west (rear) elevation. In 1955-1956, a 12' by 10' gabled addition was built onto the south (side) elevation. Another small, 9' by 6' gabled addition at the home's rear northwest corner may also date to the mid-1950s. Owner Roy L. Bean obtained a City of Longmont building permit to construct the garage on October 4, 1974. Later that same month, on October 25, 1974, Mr. Bean obtained another building permit to re-side the residence.

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

Architectural Inventory Form

Page 4 of 8

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**

35. Historical background:

Town of Longmont Water Rent Collection records show that this property, at 721 Martin Street, was owned by 1907 by the Victor H. Nelson family. Victor Nelson was born in Sweden on March 1, 1861. His wife, Augusta was born at Gottland, Sweden, on February 6, 1870, and arrived in Denver in 1892. The couple settled in Longmont in 1905, and soon after purchased this property at 721 Martin Street. The Nelsons raised four children, sons William V. and Harry, and daughters Helen and Ester. Victor Nelson earned his living by working as a machinist and laborer. The family remained in this home until circa 1920, before moving to a home at 404 Baker Street. Here Victor Nelson passed away in June 1930, at age 69. Augusta followed him in death when she was 80 years old, in August 1950.

By the mid-1920s, 721 Martin Street was occupied by C. H. Blue, followed by Fred Keel, a laborer, in the late 1920s and early 1930s. By 1936, the residents were Clum A. and Hazel P. Ware, followed by Abe and Marcelina Bustamonte, who owned the dwelling through much of the 1940s. They in turn sold to William H. and Juanita B. Cabbage, who lived here in the 1950s. William Cabbage was employed as a foreman for the Nowels Knotty Pine Factory. This business, which had been in existence since 1925, specialized in rustic furniture, "for homes, motels and cafes." By 1955, the Cabbages had sold the property to Earl and Mazie Hadley. Earl Hadley was born in Calvert, Nebraska on April 7, 1887. He married Miss Mazie F. Hampton, in Longmont, in December 1911. Mazie Hadley was born October 7, 1888 in Amelia, Kansas, and moved to Colorado with her family in 1902. Her parents settled near Mead where they farmed for 25 years, before moving to Longmont. Earl and Mazie raised two children, a boy and a girl. Earl Hadley worked as a barber, plying his trade from the shop at 510 3rd Avenue, and later partnering with Paul Gale. Mazie Hadley died on February 22, 1974, at age 85. Earl followed her in death barely a month later, away on March 27, 1974. He was 86. Following the deaths of Earl and Mazie Hadley, the home at 721 Martin Street was purchased by Leroy (Roy) M. Bean. Mr. Bean owned the property through the late 1990s. In 2001, the owner is listed as John V. Vanbenthen, followed by current owner, Cynthia M. Gutierrez, in 2004.

36. Sources of information:

Sanborn Insurance maps.

City of Longmont building permit files.

"Mazie F. Hadley." (obituary) Longmont Times-Call, February 25, 1974, p. 3.

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

"Stroke Fatal To V.H. Nelson." Longmont Times-Call, June 27, 1930, p. 1.

Town of Longmont Water Rent Collection Records.

Longmont City Directories.

Boulder County Assessor records.

"Augusta Nelson Dies Wednesday." Longmont Times-Call, August 24, 1950, p. 1.

"Earl Hadley." (obituary) Longmont Times-Call, March 29, 1974, p. 3.

Architectural Inventory Form

Page 5 of 8

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:

Architectural Inventory Form

Page 6 of 8

42. Statement of significance:

This house is historically significant for its association with Longmont's residential development during the early 1900s. Built in 1905, it is representative of Eastside neighborhood houses, built as part of a housing boom which followed the opening of Longmont's Great Western Sugar Company in 1903. The house is also architecturally significant for its representative side-gabled plan. 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 house also probably does not qualify for individual local landmark designation by the City of Longmont. However, the dwelling would 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 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. Three additions to the original dwelling apparently predate 1960, and are either already fifty years of age, or soon will become fifty years of age. Moreover, the additions are well-executed and are reasonably compatible with the house's original construction. The house's integrity has been diminished by the application of masonite type siding in 1974, and by the loss of the historic shed-roofed front porch.

VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

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

Local landmark eligibility field assessment: **Contributes to designated or potential designated historic district**

45. Is there National Register district potential? Yes No

Discuss: **This property is located outside the boundaries of Longmont's existing Eastside 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 -** Negatives filed at: **City of Longmont**
CD-3, Images 196-200, 203

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): **970 4935270**

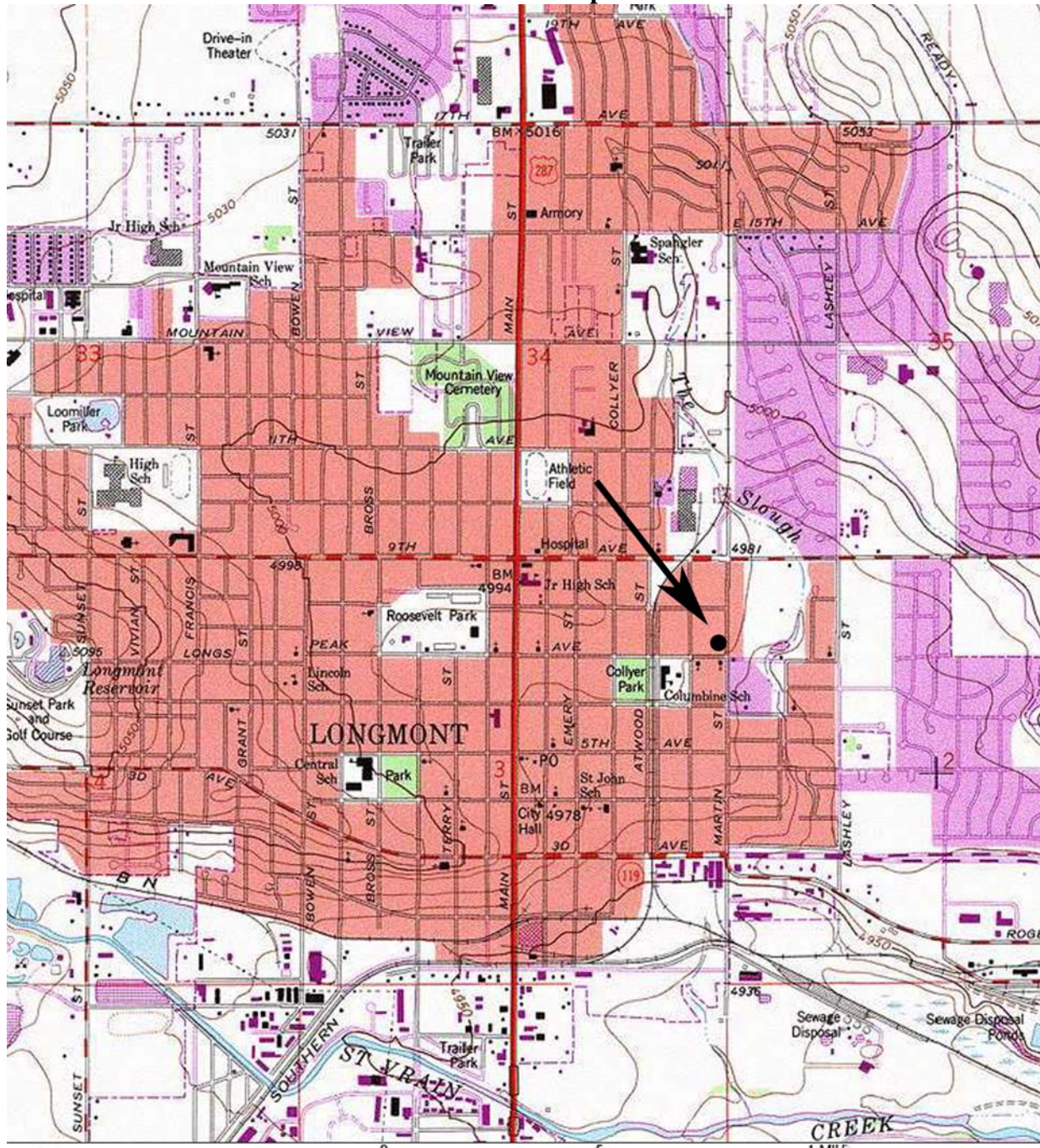
Architectural Inventory Form

Sketch Map



Architectural Inventory Form

Location Map



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