

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.10135** Parcel number(s): **131503113013**
- 2. Temporary resource number: **N/A**
- 3. County: **Boulder**
- 4. City: **Longmont**
- 5. Historic Building Name: **Nelson House; Sanchez House**
- 6. Current Building Name: **Felton House**
- 7. Building Address: **723 Martin Street**
- 8. Owner Name: **Felton Darrell P. & Darrell Beck Jr.**
- Owner Organization:
- Owner Address: **Po Box 203**
Longmont , CO 80501

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

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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** **4446789 mN** **(NAD83)**
11. USGS quad name: **Longmont**
 Year: **1968 (photorevised 1979)** Map scale: **7.5**
12. Lot(s): **N 33 1/3 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): **Rectangular Plan**
15. Dimensions in feet: **Length: 36 feet x Width: 14 feet**
16. Number of stories: **1**
17. Primary external wall material(s): **Asbestos**
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:
The small wood frame dwelling at 723 Martin Street measures just 14' N-S (across) by 36' E-W (deep). Included in these dimensions are the original (1909) front gabled dwelling, which measures 14' N-S by 24' E-W, and a (1948) hipped-roof addition to the west (rear) elevation, which measures 14' N-S by 12' E-W. The house is supported by a low concrete foundation (possibly concrete pargeting over sandstone), and its exterior walls are clad with yellow undulating asbestos shingle siding. The front gabled roof is steeply-pitched, and is covered with grey asphalt composition shingles. The eaves are boxed, with painted white wood trim, and the remnants of a red brick chimney are located on the roof ridge. The home's windows are primarily single 1/1 double-hung sash, with painted white wood frames and surrounds. A white metal-paneled front door is centered on the symmetrical façade (east elevation). This door leads into the house from a 14' by 8' front porch. The porch is approached by two concrete steps, and features a concrete floor, a painted white open wood railing, painted white 4" by 4" wood posts, and a shed roof. A secondary entry door enters the house at the west end of the south elevation.
22. Architectural style: **No Style**
 Building type:

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23. Landscape or special setting features: **This house is located on the west side of Martin Street in the block between Longs Peak and 8th Avenues, at the east end of Longmont's historic East Side Neighborhood. The property appears reasonably well-maintained with planted grass front and back yards. A concrete driveway extends from the curb at Martin Street, along the south side of the house, to a garage located southwest of the house.**

24. Associated buildings, features or objects:

1:	Type:	Garage	Contributing?	Noncontributing
	Describe:	A double-stall wood frame garage is located southwest of the house. Built in 1959, this utilitarian structure measures 20' by 20', and is supported by a concrete foundation. The garage walls are clad with painted grey horizontal wood siding, and its front gabled roof is covered with asphalt composition shingles, laid over 1x wood decking and 2x wood rafters. A horizontal sliding, vertical wood plank garage door, is located on the east elevation. This door opens onto a concrete driveway which extends along the south side of the house to Martin Street.		

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: **Victor H. Nelson**
 Source of information: **Town of Longmont Water Rent Collection Records.**

29. Construction history:

Longmont water rent collection records indicate that this small dwelling was probably built in 1909. Victor H. Nelson, who owned and lived next door at 721 Martin Street with his wife Augusta, is listed in the water records as this house's original owner. As originally built, the front-gabled two-room house measured just 14' N-S by 24' E-W. In April of 1948, owner Lucy Sanchez obtained a building permit for an "addition to [the] house", to be built by Paul Miller. It was apparently at this time, that the rear 14' by 12' hipped-roof addition was built onto the west (rear) elevation. Eleven years later, in May of 1959, Lucy Sanchez, and her brother Ross, obtained another building permit for the construction of a garage. The garage's building permit application includes the notation "brick walls"; however, the extant garage appears to be built of wood frame construction. One other building permit on file for the property, dated April 1978, references an unspecified residential remodel. The house's extant front porch does not appear in a circa 1948 appraisal card photo, thus, it is possible that the work done in 1978 involved the construction of the porch.

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): **Domestic/Single Dwelling**
34. Site type(s): **Residence**
35. Historical background:

This small, charming, dwelling, at 723 Martin Street, was likely constructed in 1909 by Victor H. Nelson, who owned the property next door at 721 Martin Street. The residence, which does not appear in the city directory listings until circa 1920, was apparently used primarily as a rental during its early years. However, for over sixty years, beginning circa 1940, it was the home of the Sanchez siblings - Jose (Joe), Lucy, Stella, and Rosendo (Ross) Sanchez, along with brothers Chris, Benerito (Ben) and George, were all born in Chama, Colorado, in the early 1900s. Raised in the San Luis Valley, in the 1920s the siblings settled in Longmont. By the early 1930s, the family lived at 215 Pratt Street. Historical records indicate that the owner of that home was Fernando Sanchez, possibly the siblings' father. In addition to Fernando, also living in the home in 1932 were Benerito, Jose, Lucy, Rosendo, and Stella. Chris Sanchez had married, and he and his wife Minnie owned a home at 227 Kent Street. During the 1930s, Chris operated a trucking business, while Fernando, Benerito, Jose and Rosendo all worked as laborers. Lucy and Stella Sanchez were employed as maids.

Circa 1940, Lucy, Stella and Rosendo Sanchez purchased this Martin Street home from its previous owner, Bessie Fuller. Originally a two-room dwelling, in 1948 the Sanchez family added two additional rooms and a bath, substantially increasing the home's livability. By the mid-1950s, the Martin Street home was occupied by George and his wife Anita, Rosendo, and Lucy. George and Rosendo both worked as feed grinders for George L. Peters, who operated a grinding business from his home at 740 Martin Street. Over time, the family dispersed and reunited. Jose Sanchez farmed in the Longmont area until his retirement in 1965, after which time he too, shared the family's Martin Street home until his death in March, 1975. Stella eventually married, becoming Stella L. Herrera. Brother Chris lived in Denver, while Benerito returned to the San Luis Valley, living in Monte Vista. Lucy never married and resided here in her Martin Street home for the remainder of her life. She passed away in 1977, at the age of 71. Rosendo lived to be 90, passing away on July 20, 2002, after an extended illness. His death brought to an end the Sanchez siblings' association with 723 Martin Street.

Darrell P. Felton is the house's current owner. He has held the property since at least 2004, and evidently maintains it as a rental.

36. Sources of information:

"Lucy M. Sanchez." [obituary] Longmont Times-Call, April 18, 1977, p. 14.
 (Boulder County) Real Estate Appraisal Card – Urban Master." On file at the Boulder Carnegie Library.
 "Sanchez, Rosendo 'Ross'." [obituary] Longmont Times-Call, July 21, 2002.
 "Jose Sanchez." [obituary] Longmont Times-Call, March 8-9, 1975.
 Longmont City Directories.
 Town of Longmont Water Rent Collection Records.
 Boulder County Assessor records.
 Sanborn Fire Insurance maps.
 City of Longmont building permit files.

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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 early 1900s. Built in 1909, it is representative of East Side 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 small size and its basic vernacular wood frame front 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. Moreover, due to some loss of integrity, the house also probably does not qualify for individual local landmark designation by the City of Longmont. The house would be considered a contributing resource within a National Register designated, or locally designated, historic district, however.

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. The front porch is not historic, although it is compatible with the house's original construction. The home's front door has also been replaced and the exterior wall cladding probably dates to the 1950s or 1960s. Built in 1959, the garage is just under fifty years of age. It should be considered a non-contributing resource until it reaches the fifty year threshold in 2009.

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 192-195, 201-202

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

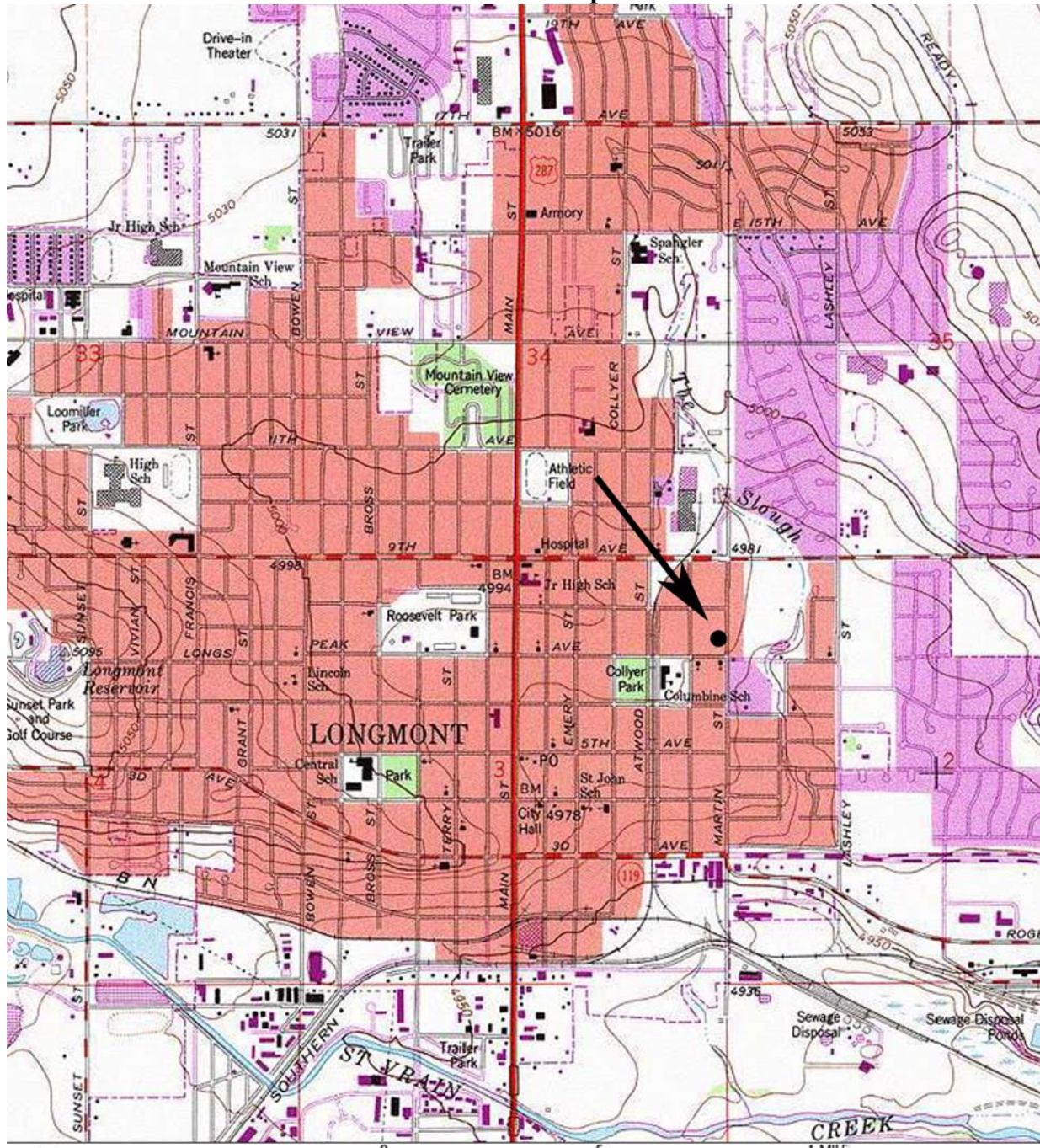
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Sketch Map



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Location Map



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