

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

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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.10136** Parcel number(s): **131503113014**
 2. Temporary resource number: **N/A**
 3. County: **Boulder**
 4. City: **Longmont**
 5. Historic Building Name: **Bump House; Marsden House; Bustamante House**
 6. Current Building Name: **Frisch House**
 7. Building Address: **727 Martin Street**
 8. Owner Name: **Frisch, Bren**
 Owner Organization:
 Owner Address: **11150 Prospect Rd**
Longmont , CO 80504

- | | |
|---|---------------------|
| 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**
SE ¼ of SE ¼ of NE ¼ of NE ¼ of Section 03
10. UTM reference
 Zone: **13** **492028 mE** **4446801 mN** **(NAD83)**
11. USGS quad name: **Longmont**
 Year: **1968 (photorevised 1979)** Map scale: **7.5**
12. Lot(s): **S 1/2 Lot 9 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: 32 feet x Width: 20 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: **Porch**
21. General architectural description:
The residence at 727 Martin Street consists of: the small, original, side gabled dwelling which measures 20' N-S (across) by 24' E-W (deep); a gabled addition to the north end of the east (rear) elevation, which measures 14' N-S by 8' E-W; and a shed-roofed extension to the south end of the gabled addition, which measures 6' N-S by 8' E-W. The original house is supported by a low sandstone foundation, covered with concrete pargeting, or reinforced with concrete. The additions are supported by a concrete foundation. The home's exterior walls are clad with painted green horizontal wood siding, with painted white 1" by 4" corner boards. The roof is covered with grey asphalt composition shingles, and the eaves are boxed with painted white wood trim. A non-original single-light fixed-pane picture window penetrates the façade wall (east elevation) to the south of the entry door. Elsewhere, the dwelling's windows are predominantly 2/2 double-hung sash with painted white wood frames and surrounds. A painted white wood-paneled front door, covered by a painted white wood screen door, is located on the façade. This door leads into the home from an 8' by 6' concrete porch. The porch is covered by a metal awning held up by two wrought iron supports. A 10-light, glass-in-wood-frame rear entry door, covered by a wood screen door, leads into the shed-roofed addition 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 is located on the west side of Martin Street, near the east end of Longmont's historic Eastside residential neighborhood. The property features planted grass front and back yards with modest landscape features. A painted white picket fence encloses the front yard, while the rear yard is partially enclosed by a wood privacy fence.**

24. Associated buildings, features or objects:

1: Type: **Shed**
 Describe: **A small shed, which measures approximately 8' by 6', is located near the property's rear southwest corner. This wood frame building has painted white horizontal wood siding exterior walls, with 1" by 4" corner boards. It is covered by a low-pitched gabled roof, covered with asphalt composition shingles. The eaves are boxed with painted white wood trim. There is a single wood-paneled entry door.**

IV. ARCHITECTURAL HISTORY

25. Date of construction: Estimate: **1903** Actual:
 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: **Julius E. Bump (probably)**
 Source of information: **Town of Longmont Water Rent Collection Records.**

29. Construction history:

Longmont water rent collection records, and Longmont city directories, indicate that this house was built circa 1903. Julius E. Bump, a realtor, was the original owner, while the J. Marsden family was the home's original occupant. The original side gabled dwelling contained just three rooms, and measured 20' N-S by 24' E-W. A gabled addition to the north end of the east (rear) elevation, which measures 14' N-S by 8' E-W, predates the late 1940s, according to Boulder County Assessor files. Several building permits for the property are on file with the City of Longmont. In August 1955, owner Abe Bustamante and contractor Ed Hockaday received a permit to "remodel [the] front porch and windows." In January 1961, owner Margaret Vigil obtained a permit to "install [a] gable roof on old residence." This permit specified that the rafters were to be 2" by 6" and set every sixteen inches on center. In May of 1976, owner James Bustamante obtained a permit to build a "42 inch and 6 foot fence."

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:

Built circa 1903, this house was owned early in its history by Julius E. Bump, a Longmont realtor. Mr. Bump, and his wife Matilda, had their residence at 1117 3rd Avenue, in the early 1900s, while his office ("J.E. Bump, real estate, insurance and loans") was located in the Preston-Brown Building." Mr. Bump owned this small cottage through at least 1910. In 1903, the house was being leased to J. Marsden, a farmer, and his wife, Edith Marsden. Julius Bump died in Longmont in March 1932.

Longmont city directories indicate that the property had numerous residents from the 1910s through the early 1950s. Occupants during these years included: W.E. Miller (1916); E.R. McLane (1918); J.J. Brown (early 1920s); George W. Osborn (circa 1930); Hubert L. Brydon (circa 1932); Allen L. Douglas (late 1930s); Lloyd Parker, and Mrs. Nellie M. Parker (early-to-mid-1940s); Bracie R. Beverly (late 1940s); and David Waldburger (early 1950s). Among these individuals, Longmont city directories indicate that Allen Douglas, Lloyd and Nellie Parker, Bracie Beverly, and David Waldburger actually owned the property.

From the mid-1950s to the mid-1970s, this property was owned and occupied by Abenicio "Abe" Bustamante. A widower, Mr. Bustamante had been born at San Jose, New Mexico on October 29, 1894, the son of Isedro and Bersabela (Demas) Bustamante. He married Marsellina Martinez at Ponel Park, New Mexico on July 15, 1914. They then lived in Taos, New Mexico, before moving to Longmont in 1931. During these years, the Bustamantes reared a family of four sons, named Guss, Lyle, Fred and Joe, and four daughters, named Jennie, Margaret, Ruby, and Bertha. Mrs. Bustamante passed away of an undisclosed illness in June of 1952, at age 54. She had been born in Las Vegas, New Mexico on April 27, 1898, where she had grown up prior to her marriage to Mr. Bustamante in 1914. Abe Bustamante moved into this house a few years after his wife's death. He then lived and owned here for some two decades before moving to Northglenn to live with one of his children. He passed away in Northglenn in October 1987 at the age of 92.

Owners or occupants of this property from the 1970s to the present (2006) have included: Stephen Clark, Ed Vrie, Jennifer F. Clark and Dustin L. Clark, and current owner, Bren Frisch.

36. Sources of information:

"Resident Here 21 Years Dies." (Marsellina Bustamante obituary) Longmont Times-Call, June 17, 1952, p. 1.

Town of Longmont Water Rent Collection Records.

"Abenicio Bustamante." (obituary) Longmont Times-Call, October 26, 1987, p. 9-A.

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

Longmont City Directories.

"Bump Funeral Held Saturday." Longmont Times-Call, March 7, 1932, p. 1.

City of Longmont building permit files.

Boulder County Assessor records.

Sanborn 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.

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 circa 1903, 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 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. Despite some loss of integrity, the house probably 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.

43. Assessment of historic physical integrity related to significance:

This modest dwelling 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 building's original physical integrity has been diminished by the construction of a rear addition, by alterations to the front porch, and by the installation of a fixed-pane picture window on the façade. The rear addition, though, apparently predates the late 1940s, while the porch and window alterations date to 1955. Thus, these changes have achieved some level of significance in their own right.

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 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 187-191

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**

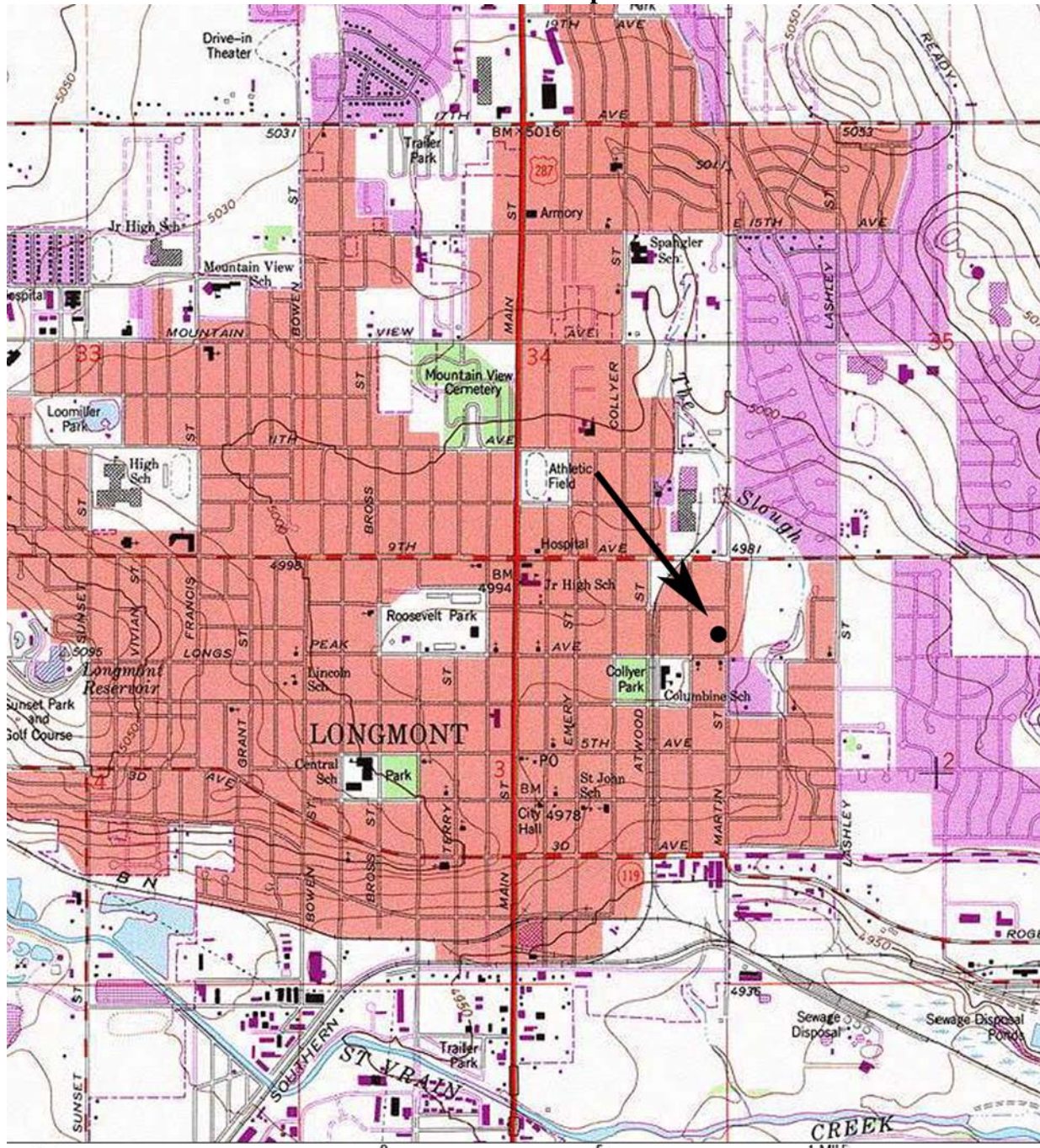
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Sketch Map



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Location Map



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