

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.10145** Parcel number(s): **131502206015**
- 2. Temporary resource number: **N/A**
- 3. County: **Boulder**
- 4. City: **Longmont**
- 5. Historic Building Name: **Gregory House; Farney House**
- 6. Current Building Name: **McIntire House**
- 7. Building Address: **730 Martin Street**
- 8. Owner Name: **McIntire, Philip S. & Timothy T.**
- Owner Organization:
- Owner Address: **730 Martin St**  
**Longmont , CO 80501**

44. National Register eligibility field assessment:	<b>Not Eligible</b>
Local landmark eligibility field assessment:	<b>Eligible</b>

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### II. GEOGRAPHIC INFORMATION

9. P.M.: **6th** Township: **2N** Range: **69W**  
**NW ¼ of SW ¼ of NW ¼ of NW ¼ of Section 02**
10. UTM reference  
 Zone: **13** **492155 mE** **4446813 mN** **(NAD83)**
11. USGS quad name: **Longmont**  
 Year: **1968 (photorevised 1979)** Map scale: **7.5**
12. Lot(s): **N 50 Ft of W 484 Ft Lot 10**  
 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): **Rectangular Plan**
15. Dimensions in feet: **1144**
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: **Asphalt Roof/Composition Roof**  
 Other roof materials:
20. Special features: **Porch**  
**Chimney**
21. General architectural description:  
**The Bungalow style dwelling at 730 Martin Street features a basic front-gabled rectangular plan, with an enclosed gabled front porch comprising the south end of the west elevation (façade). The house is supported by a low concrete foundation, and its exterior walls are clad with narrow, painted white, horizontal wood siding. The front-gabled roof is moderately-pitched, and is covered with asphalt composition shingles. The rafter ends are exposed beneath widely-overhanging eaves, and there are decorative purlins and a ridge pole in the upper gable ends. A red brick chimney is located near the east end of the roof ridge. The home's windows are predominantly ribbon-style double-hung sash, with painted wood frames and surrounds, and with exterior metal storm windows. A 7-step concrete stoop, with flanking black wrought iron railings, leads to the enclosed, Bungalow-style, front porch near the south end of the façade. A white glass-in-synthetic or metal frame storm door is located at the exterior of the porch, while a stained natural brown solid wood door leads from within the porch into the interior of the house. A rear entry door is located on the west elevation.**
22. Architectural style:  
 Building type: **Bungalow**

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23. Landscape or special setting features: **This house is located on the east side of Martin Street, north of Longs Peak Avenue, just east of the eastern periphery of Longmont's historic East Side residential neighborhood. Situated on an over-sized lot, the property features planted grass front and back yards with mature landscaping features.**

24. Associated buildings, features or objects:

1:	Type:	<b>Garage/ Workshop</b>	Contributing?	<b>Contributing</b>
	Describe:	<b>A historic outbuilding of red brick masonry construction is located northeast of the house. This structure has red brick walls, a shed roof, and a series of side-hinged wood-paneled doors along its south elevation</b>		

### IV. ARCHITECTURAL HISTORY

25. Date of construction: Estimate: Actual: **1939**

Source of information: **Boulder County Assessor records.**

26. Architect: **Unknown**

Source of information: **N/A**

27. Builder: **Unknown**

Source of information: **N/A**

28. Original owner: **James S. Gregory (probably)**

Source of information: **James S. Gregory (probably)**

29. Construction history:

**Boulder County Assessor records list 1938 as this house's year of construction. This date is probably accurate because the property's address (730 Martin Street) begins to appear in Longmont city directories in the early 1940s. The house appears little changed from its original construction. The garage/ workshop appears to be at least as old as the house.**

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:

Longmont city directories indicate that James S. and Frances (West) Gregory were the original owners and occupants of this house. James Gregory was born in Wayne County, Kentucky on August 25, 1875. He was married to Frances West in Kingston, Missouri on November 6, 1899, and the couple then made their home in the Show Me state for several years, before moving to the Longmont area in 1916. The Gregorays then farmed north of Longmont for more than two decades, before retiring to this newly-built house on Martin Street in 1939. During their productive years, Mr. and Mrs. Gregory also raised a family of two children, a son named Virgil, and a daughter named Ethel. They lived in this house for but a few years before moving to 738 Kimbark Street. Mr. Gregory passed away there in March 1954 at the age of 78. No obituary for Mrs. Gregory was located in Longmont newspaper obituary files.

Martin A. McIntire, who lived here from 1944 until his death in October 1958, was the next owner of this house. Born in Paris County, Illinois on October 31, 1871, Mr. McIntire retired to this house in Longmont in 1944, after having farmed near La Junta for some period of years. He made his home here with a son, Victor McIntire, who was the pastor of the Church of the Nazarene. (Victor McIntire later owned and lived in the house next door at 728 Martin Street.) Following the death of Victor McIntire, this house then became the property of his step-daughter, Miss Zella M. Farney. Born in Bigelow, Missouri on January 6, 1896, Zella grew up there, before moving to LaJunta, Colorado in 1916. She then came to Longmont, to be with her step-father, Martin A. McIntire, during his retirement years. Miss Farney lived in this house through the mid-1980s, before moving to Kirksville, Missouri where she resided in the Twin Pines Adult Care Center. She passed away there on July 19, 1988 at the age of 92.

The house has continued to stay under the ownership of the McIntire family from the 1980s to the present (2006). It is currently owned by Philip S. and Timothy T. McIntire.

36. Sources of information:

"Zella M. Farney." [obituary] Longmont Times-Call, July 20, 1988, p. 11-A.

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

City of Longmont building permit files.

Longmont City Directories.

Boulder County Assessor records.

"Martin McIntire Dies in La Junta." Longmont Times-Call, October 18, 1988, p. 3.

"Retired Local Farmer is Dead." [James S. Gregory obituary] Longmont Times-Call, March 15, 1954, p. 1.

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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 beginning in the late 1920s, and extending through the Great Depression-era decade of the 1930s. The house is also architecturally significant for its Bungalow style of architecture. 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. The property, though, may be considered individually eligible for local landmark designation by the City of Longmont.**

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.**

### 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 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 275, 279-281**

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**

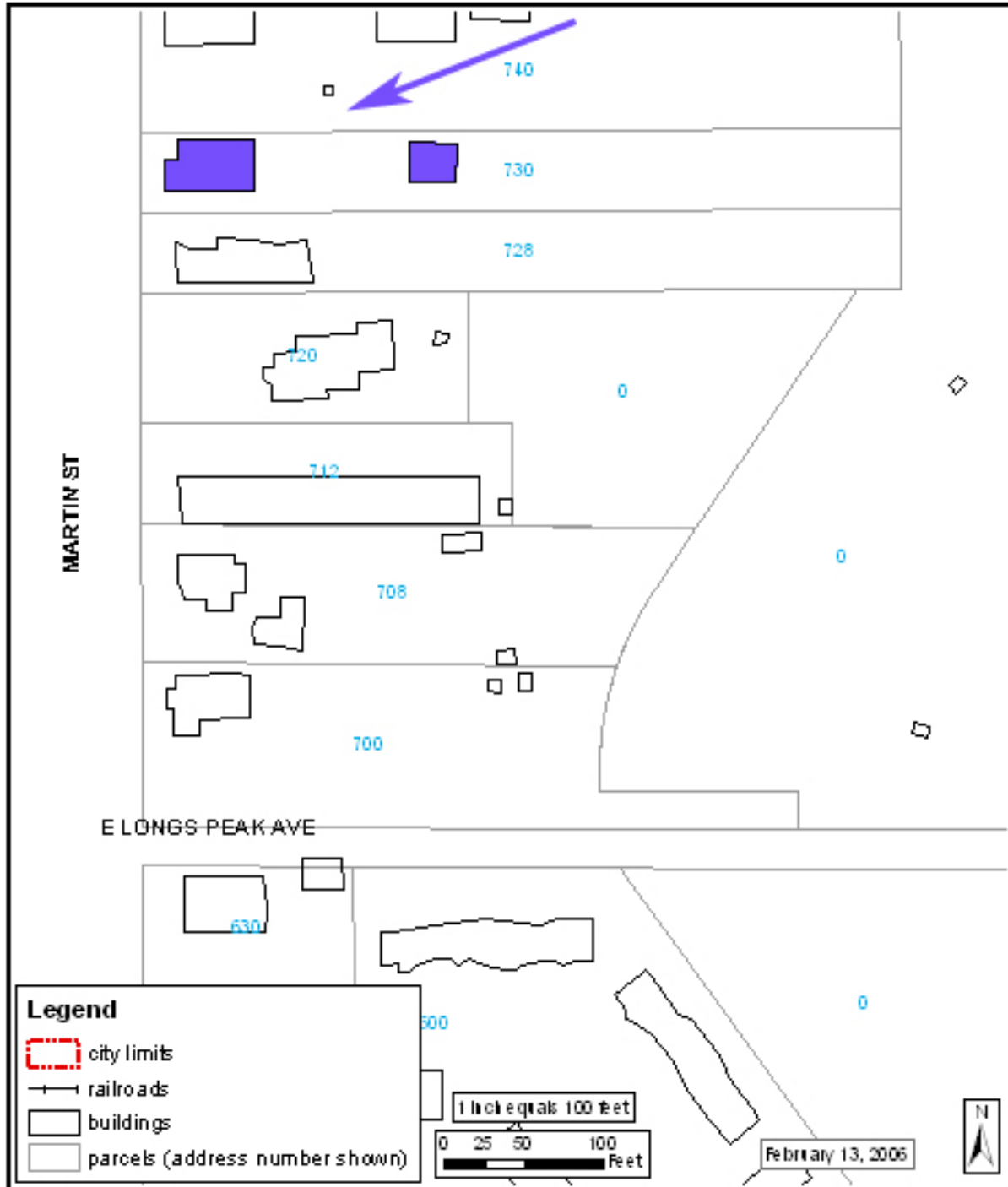
52. Address: **1607 Dogwood Court**  
**Fort Collins, Colorado 80525**

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

# Architectural Inventory Form

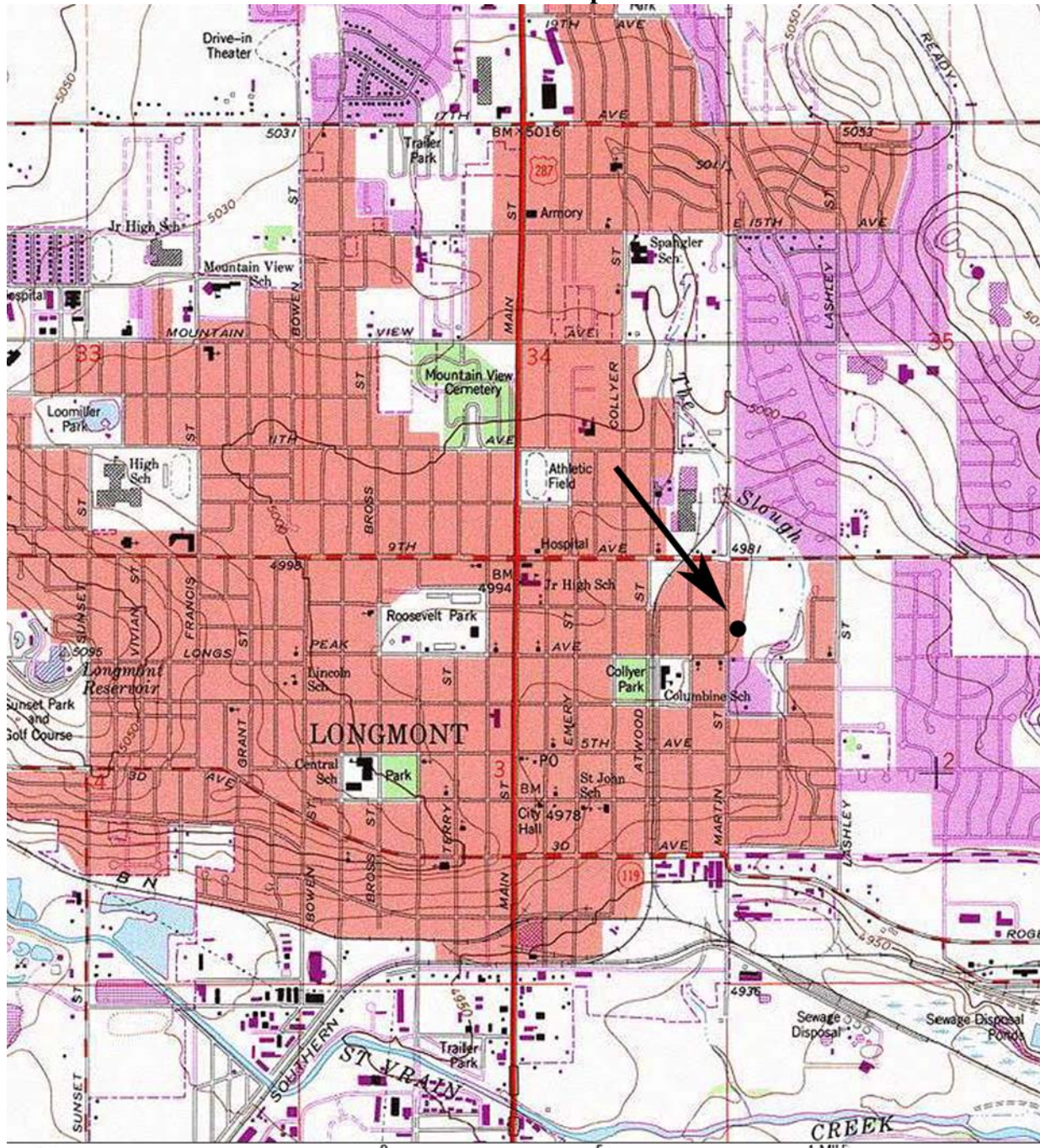
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## Sketch Map



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## Location Map



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