

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.10149** Parcel number(s): **131502206011**
 2. Temporary resource number: **N/A**
 3. County: **Boulder**
 4. City: **Longmont**
 5. Historic Building Name: **Richmond House; Waggoner House; Ghesquire House**
 6. Current Building Name: **Anderson House**
 7. Building Address: **810 Martin Street**
 8. Owner Name: **Anderson, Linda & Robert**
 Owner Organization:
 Owner Address: **629 Martin St**
Longmont , CO 80501

- | | |
|---|---------------------|
| 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**
SW ¼ of NW ¼ of NW ¼ of NW ¼ of Section 02
10. UTM reference
 Zone: **13** **492154 mE** **4446914 mN** **(NAD83)**
11. USGS quad name: **Longmont**
 Year: **1968 (photorevised 1979)** Map scale: **7.5**
12. Lot(s): **Lot 6**
 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: **Length: 45 feet x Width: 26 feet**
16. Number of stories: **1**
17. Primary external wall material(s): **Wood/Horizontal Siding**
18. Roof configuration: **Hipped Roof/Gable-on-hip Roof**
19. Primary external roof material: **Asphalt Roof/ Composition Roof**
 Other roof materials:
20. Special features: **Porch**
Chimney
21. General architectural description:
This wood frame Bungalow style dwelling measures 26' N-S (across) by 45' E-W (deep). Included in these dimensions are a main 26' N-S by 36' E-W clipped-gable-on-hip roof section, and a 14' N-S by 9' E-W, shed-roofed, enclosed rear porch, extension at the south end of the east (rear) elevation. The house is supported by a painted brown concrete foundation which extends to approximately three feet above grade. The foundation wall is penetrated by 2-light hopper windows with painted white wood frames. The home's exterior walls are clad with painted white, narrow, horizontal wood siding, while the clipped gable-on-hip roof is covered with asphalt composition shingles. Painted white rafter ends are exposed beneath widely-overhanging eaves, while decorative purlins appear in the upper gable ends on the north and south elevations, as well as in the upper gable end of the clipped gable porch roof on the façade (west elevation). A red brick chimney is located on the roof ridge. A single-light fixed-pane picture window, with flanking 4-light fixed-pane windows, is located near the west end of the south elevation. Bands of 4-light fixed-pane or hopper windows are located adjacent to the rear entry door at the east end of the south elevation. Elsewhere, the home's windows are predominantly single 1/1 double-hung sash, with painted white wood frames and surrounds, and with the historic exterior wood storm windows. A stained natural brown solid wood door, covered by an aluminum storm door, is located on the façade (west elevation). This door enters the house from a screened-in 14' by 8' front porch which is centered on the facade. Approached by four carpeted concrete steps, the porch is covered by a clipped gable roof. A painted white wood screen door is located at the top of the steps, opening into the screened-in porch. A painted white wood-paneled door, with one upper sash light, and covered by a painted white glass-in-wood-frame storm door, enters the enclosed shed-roofed extension at the east end of the south elevation.

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22. Architectural style:

Building type: **Bungalow**

23. Landscape or special setting features: **This property is located on an over-sized lot on the east side of Martin Street, south of 9th Avenue, just east of the northeastern periphery of Longmont's historic East Side residential neighborhood. The property features a nicely-landscaped front yard, and an expansive rear yard to the east. A gravel driveway extends from Martin Street along the south side of the house, eventually reaching a long gable-roofed garage some distance northeast of the house.**

24. Associated buildings, features or objects:

1:	Type:	Garage/ Utility Building	Contributing?	Contributing
	Describe:	A very long wood frame garage/ utility building is located northeast of the house. According to Boulder County Assessor records, this unusual structure is a converted chicken house. It measures 18' N-S by 109' E-W, and features painted white horizontal weatherboard exterior walls. Its gabled roof is low-pitched, and is covered with grey asphalt composition shingles laid over 1x wood decking and 2x wood rafters. A painted white wood-paneled roll-away garage door penetrates the west elevation. A band of 4-light hopper or fixed-pane windows extends along the south elevation.		

IV. ARCHITECTURAL HISTORY

25. Date of construction: Estimate: Actual: **1928**
 Source of information: **(Boulder County) Real Estate Appraisal Card Urban Master. On file at the Boulder Carnegie Library.**

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

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

28. Original owner: **Fletcher E. and Bessie B. Brown**
 Source of information: **Longmont City Directory, 1928.**

29. Construction history:
Boulder County Assessor records, and Longmont city directories, provide information that this Bungalow-style dwelling was constructed in 1928. Fletcher E. and Bessie B. Brown were its original owners. There have been no additions to the house following its original construction.

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 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.

Mr. Brown apparently had this house built, not as his own family's residence, but rather for resale. Longmont city directories, thus, indicate that it was initially owned and occupied by Clyde E. and Martha (Booth) Richmond between circa 1929 and 1935. Clyde E. Richmond, Sr. was born at Riverton, Nebraska on December 2, 1891. He moved to Cripple Creek, Colorado with his parents in 1895; however, the Richmond family soon moved to Longmont after having failed to strike it rich in the Cripple Creek gold rush. Clyde was married to Martha Booth on April 14, 1917, and the couple then lived in Longmont for the remainder of their lives. Mr. Richmond was employed at the Great Western Sugar Factory for twenty-five years, before taking a job as a school janitor. He eventually worked his way up to the post of Maintenance Superintendent at Longmont High School, a position he held for a number of years, until he retired in 1966 at the age of 74. Mrs. Richmond was a housewife, helping to raise the couple's two sons, whom they named Clyde E. Jr., and Lynn B. Clyde E. Richmond, Sr. passed away in March of 1976 at the age of 84. His widow, Martha (Booth) Richmond, died just a few months later, in October at the age of 80.

This house was next owned and occupied by the Emmett O. and Evelyn Marie Waggoner family, between circa 1943 and 1960. A farmer and carpenter, Emmett O. Waggoner had been born in Jewel County, Kansas on September 13, 1903. Emmett and Evelyn Marie (maiden name unknown) were married at Imperial, Nebraska on August 11, 1927. The couple then farmed, and also reared a family of four children, in Chase County, Nebraska, before moving to Longmont in 1943. Mr. Waggoner passed away on November 17, 1968, at the age of 65. He was survived by his wife, and by his four grown children: sons Benjamin and Daniel, and daughters Carolee (Merlino), and Nelda (Sipe). No obituary for Mrs. Waggoner was located in Longmont newspaper indexes at the Longmont Public Library.

This house next served as a retirement residence for Frank A. and Ferilda Virginia ((Ayr)s) Ghesquire, for over forty years, between 1960 and the early 2000s. Born in Longmont on March 10, 1921, Ferilda was the daughter of Camiel Pierre and Helen Elaine (Daleman) Ayres. She was married to Frank Ghesquire in Mead on May 22, 1941. The Ghesquires farmed near Mead for nearly two decades before retiring to this Martin Street home in Longmont in 1960. At this location, Mrs. Ghesquire continued to raise farm animals, including horses and cows, while also caring for her highly-regarded flower gardens. Mrs. Ghesquire passed away on December 9, 2001 at the age of eighty. Her husband, Frank Ghesquire, was still living as of 2004. This property is now owned by their daughter and son-in-law, Linda (Ghesquire) and Robert Anderson.

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36. Sources of information:

Boulder County Assessor records.**(Boulder County) Real Estate Appraisal Card Urban Master. On file at the Boulder Carnegie Library.****Longmont City Directories.****"Martha Richmond." (obituary) Longmont Times-Call, October 21, 1946, p. 14.****"Clyde Richmond, Retired High School Maintenance Superintendent, Dies at 84." Longmont Times-Call, February 13, 1976, p. 16.****"Emmett O. Waggoner Dies of Brief Illness." Longmont Times-Call, November 18, 1968, p. 3.****"Ferilda Virginia Ghesquire." [obituary] Longmont Times-Call, December 11, 2001, p. A5.****City of Longmont building permit files.****"Fletcher E. Brown." [obituary] Longmont Times-Call, January 8, 1976, p. 14.**

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.

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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:

42. Statement of significance:

This property is historically significant for its association with Longmont's residential development during the Great Depression years of the 1930s. It is also architecturally significant for its representative Bungalow style of architecture, which was predominant in neighborhoods throughout America in the 1920s and 1930s. The property's level of significance in these regards 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 eligible for individual 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. There have been no additions, and only minimal exterior alterations, to the original dwelling.

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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 296-298, 304-305

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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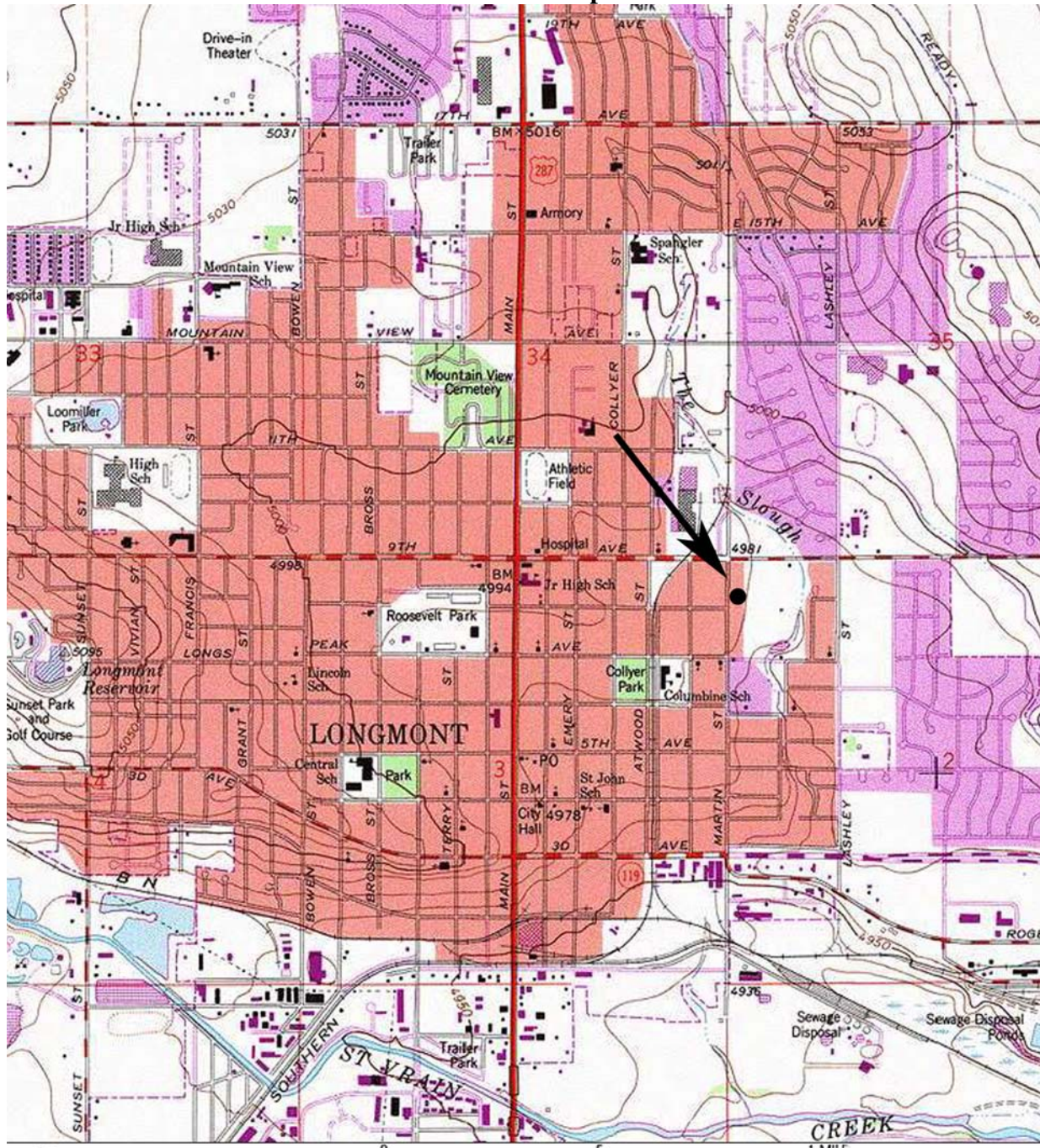
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Sketch Map



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Location Map



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