

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

Official Eligibility Determination
(OAH P use only)

OAH P1403
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.6761** Parcel number(s): **131503302003**
- 2. Temporary resource number: **N/A**
- 3. County: **Boulder**
- 4. City: **Longmont**
- 5. Historic Building Name: **Runge House; Burk House; Adkisson House**
- 6. Current Building Name: **Kalamaya House**
- 7. Building Address: **412 Terry Street**
- 8. Owner Name: **Kalamaya Richard L Trust With Richard L**
- Owner Organization:
- Owner Address: **514 Pratt 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**
NW ¼ of NE ¼ of NE ¼ of SW ¼ of Section 03
10. UTM reference
 Zone: **13** **491081 mE** **4446226 mN** **(NAD83)**
11. USGS quad name: **Longmont**
 Year: **1968 (photorevised 1979)** Map scale: **7.5**
12. Lot(s): **N1/2 Lot 4 Blk 53**
 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): **Irregular Plan**
15. Dimensions in feet: **Length: 55 feet x Width: 41 feet**
16. Number of stories: **1½**
17. Primary external wall material(s): **Brick**
18. Roof configuration: **Hipped Roof/Gable-on-hip Roof**
19. Primary external roof material: **Asphalt Roof/Composition Roof**
 Other roof materials:
20. Special features: **Ornamentation/Decorative Shingles**
Chimney
Porch

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21. General architectural description:

The building at 412 Terry Street consists of a historic, circa 1890, red brick dwelling, combined with multiple additions which cover the original dwelling's east (rear) elevation, and the east end of the south elevation. The original brick portion measures 28' N-S (across) by 32' E-W (deep), with a 12' by 5' cutaway porch at the south end of the west elevation (façade). An approximately 14' by 24' addition to the east end of the south elevation was built originally in 1950 as an attached garage, and later converted to office space, probably in 1980. A gabled addition to the west (rear) elevation measures 27' N-S by 15' E-W. There is also a smaller, more recent gabled addition to the north end of the west elevation.

The original dwelling is supported by a coursed sandstone foundation, and its walls are built of red brick laid in running bond. Diamond-shaped patterned wood shingles appear in the upper gable ends on the west and south elevations. Painted white square-cut wood shingles appear in the upper gable end on the east elevation. The main roof form is hipped, with intersecting gables on the east, west and south elevations. The additions are covered by gabled roofs. All of the roof forms are covered by black asphalt shingles, and the eaves are boxed. A red brick chimney is located just below the ridge on the north elevation, and there is another red brick chimney on the ridge of the gabled rear addition. A 5/1 (ribbon-style) double-hung sash window, with a stone lugsill and a stone lintel, penetrates the façade wall. A small square single-light fixed-pane window with Queen Anne lights also penetrates the façade. Windows elsewhere are primarily 1/1 double-hung sash with painted wood frames and surrounds, and with stone lugsills and lintels. Two sandstone steps, flanked by black wrought iron railings, lead to a 12' by 5' cutaway porch at the south end of the façade. The porch features a tongue-in-groove wood floor, a sandstone knee wall, and black wrought iron piers which help support the roof. A small intersecting gable is situated above the porch. Two glass-in-wood-frame entry doors, each covered by a wood screen door, lead from the porch into the building's interior. A wood-paneled door, with one upper sash light, and with a wood screen door, leads into the rear of the building from a non-historic 4-step wood stoop.

22. Architectural style: **Late Victorian**

Building type:

23. Landscape or special setting features: **This building is located on the east side of Terry Street near the south end of the 400 block. The property surrounding the house comprises a planted grass lawn with mature landscaping. A small concrete parking lot, with space for approximately five cars, is located adjacent to the alley to the east of the house.**

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24. Associated buildings, features or objects:

1: Type: **N/A** Contributing? **Not assessed**
 Describe:

IV. ARCHITECTURAL HISTORY

25. Date of construction: Estimate: **1890** Actual:

Source of information: **Town of Longmont Water Rent Collection Records. On file at the Longmont Archives, Longmont Museum.**

26. Architect: **Unknown**

Source of information: **N/A**

27. Builder: **Unknown**

Source of information: **N/A**

28. Original owner: **Eben White (probably)**

Source of information: **Town of Longmont Water Rent Collection Records. On file at the Longmont Archives, Longmont Museum. Sanborn Fire Insurance maps.**

29. Construction history:

Longmont water rent collection records indicate that the original portion of this dwelling was in existence in 1892. Eben White, who is known to have resided next door at 420 Terry Street, is listed in the water rent records as this property's owner in the early 1890s. Sanborn Insurance maps provide corroborating evidence that the house was built prior to 1900. City of Longmont building permit files indicate that in 1950 a contractor named John G. Rees [sp.?] erected a "24' by 14' by 13' garage" on the property. Apparently built as an attached garage addition to the house, the garage was later converted into office space. This probably occurred in 1980 when a building permit was pulled to remodel the building for offices. Other rear additions were perhaps built as part of the 1980 remodeling.

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

V. HISTORICAL ASSOCIATIONS

31. Original use(s): **Domestic/Single Dwelling**

32. Intermediate use(s): **Domestic/Multiple Dwelling**

33. Current use(s): **Commerce and Trade/Professional**

34. Site type(s): **Former residence; presently a professional office building.**

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35. Historical background:

Longmont Water Rent Collection ledgers indicate that the property containing this home, at 412 Terry Street, was originally owned by Eben White. A notable early Longmont citizen, Mr. White was a member of the Chicago-Colorado Colony, founders of Longmont. Born September 18, 1845 in Charlestown Massachusetts, Eben White moved to Chicago following service in the Civil War. On May 3, 1871, he paid five dollars for membership in the Chicago-Colorado Colony, moving to the St. Vrain Valley in 1872. In Colorado, White drove the "spring-wagon stage" between Erie and Longmont, before turning to mining in the hills west of Boulder. He met with moderate success, becoming the owner of the Tippecanoe and Eagle of the West mines, and holding interest in other ventures including the Orion Mine. To provide a secure income, which mining did not, White drew on his early business experience in Chicago, and started a grocery store in Longmont. He soon sold this business and became cashier at the Emerson-Buckingham Bank, a position he held for seven years. He then began a real estate, loan and insurance firm, providing himself with both a good income and the time he craved to enjoy the solitude of the mountains and pursue his mining claims. White was 42 years old when he married Mary Estella Merriman on April 4, 1887, in Denver. By the early 1890s, the Water Ledger books indicate that the Whites had bought Lots 2 and 4, Block 53, of the original town plat of Longmont, the current location of this home and the houses at 410, 412, 426, and 430 Terry Street, as well as the White's own home, at 420 Terry Street.

By 1910, the home at 412 Terry Street belonged to the Herman Runge family. Lena Schreiner was born on June 6, 1861, in Speyer, Germany. She immigrated to America in September, 1880, settling in Bridgeport, Connecticut. Here, she met Herman Runge, and the couple married on July 1, 1883. The couple moved to Longmont in 1905, where they raised their three children: Carl (who passed away in 1905), Clara (Mrs. Fred Roberts), and William. Herman Runge was a well known harness maker in Longmont, operating a store on Main Street for many years with his son. Lena Runge passed away on July 20, 1915. A few years later, in 1918, Herman sold the business to John Portman, and retired. He passed away on July 25, 1923, at William's home in Long Beach, California.

Around the time of his retirement, Herman Runge sold his home on Terry Street. In 1918, Longmont City Directories show the occupant as H.J. Phelps, soon followed in the early 1920s by Mrs. Marie Burk. Mrs. Burk supported herself as a dressmaker. She owned the home for about fifteen years, until circa 1937. The home stood vacant for a few years, before being purchased by Mrs. Angeline B. Adkisson, Longmont's first woman postmaster.

Born at Columbia, Tennessee on October 15, 1876, Mrs. Adkisson lived to be 91. As a young lady, she taught briefly at a girls school, before her marriage to W. Y. Adkisson. According to her obituary in the Longmont Times Call, it was her husband's tuberculosis, diagnosed in 1911, which "launched her career life." Like many tubercular patients, the Adkissons moved to Colorado's dry climate, settling in Longmont after a year at a sanatorium in Colorado Springs. Angeline Adkisson began her teaching career at the Pleasant View School southeast of Longmont, before taking a position with the Longmont Public Schools three years later, teaching junior high math. Following her husband's death in 1930, Mrs. Adkisson took over the Denver Post agency which her husband had operated. She was appointed postmaster of the Longmont Post Office in April of 1934, the first woman to hold that position. She served as the postmistress until her retirement in June 1949, during which time she oversaw the relocation of the post office to its new location at the corner of Fifth Avenue and Kimbark Street. In 1931, Mrs. Adkisson and Miss Mae Plumb organized the Longmont chapter of the Business and Professional Women's Club, serving as its first president. She also served as vice chair of the Boulder County Democratic Party. Angeline Adkisson passed away in Longmont on July 8, 1968.

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A few years before her death, Mrs. Adkisson sold her house on Terry Street to Mrs. Della F. Hildreth in the early 1960s. Della Hildreth lived here through the 1960s and '70s, while renting a portion of the property out. In 1966, William H. Propp is listed as her renter, followed in 1967 by Mrs. Mary W. Baker. By 1970, the renter is Mrs. Norma H. Betts, who remained at this address along with Della Hildreth through the 1970s. In 1980, a building permit was secured for a change of use from residential to commercial office space, and the home was remodeled into offices. By 1982, the property had become the location of the Alpha and Omega Employment Agency. This business was soon supplanted by a consortium of businesses, comprised of the Richard L. Kalamaya Law Firm, Longs Peak Appraisal Consultants, specializing in real estate appraisals, and Dennis R. Yanchunas' Insurance Agency. Today, the former residence continues to serve as the location for these and other business ventures.

36. Sources of information:

Polk's Boulder County Directories, and Polk's Longmont City Directories [generally published annually, 1892-2004], Denver, Kansas City, and Salt Lake City: R.L. Polk and Company Publishers. On file at the Boulder Carnegie Library, and at the Longmont Public Library.

"Angeline B. Adkisson, Former Postmaster, Dies." Longmont Times-Call, July 9, 1968, p. 1.

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

"Town of Longmont – Water Rent Collections." On file at the Longmont Archives, Longmont Museum.

Boulder County Assessor Property Records

Sanborn Fire Insurance Maps, dated November 1900, April 1906, June 1911, March 1918, June 1930, and June 1956. On file at the Longmont Archives, Longmont Museum.

"Runge." [Lena Schreiner Runge obituary] Longmont Ledger, July 23, 1915.

"Herman Runge Dies at Long Beach." Longmont Ledger, July 27, 1923.

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-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.
- 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-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-B (2) The structure or district embodies those distinguishing characteristics of an architectural type specimen.
- 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-A (4) The structure or district exemplifies the cultural, political, economic, social or historic heritage of the community.
- 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 (2) The structure or district is the site of a historic event with an effect upon society.
- 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.

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, from the time of its construction in the late 1800s, through the middle of the twentieth century. The house is also architecturally significant for its brick construction, and its distinctive Late Victorian architectural characteristics. The property's level of significance in these regards is not likely to the extent that it would qualify for individual listing in the National or State Registers of Historic Places. The property, however, 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 displays a reasonable level of integrity, relative to the seven aspects of integrity established by the National Park Service and the Colorado Historical Society - design, setting, location, materials, workmanship, feeling and association. Although there have been alterations to the original dwelling, it is still able to convey an adequate sense of its historical and architectural significance as a late 19th century 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 across the street from the east boundary of Longmont's existing West Side Historic District. There is good potential that the district's boundaries could be expanded to include this property.**

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-1 - Images 155-159,

48. Report title: **Longmont Survey 3rd Phase**

**Department of Community
Development, Planning
Division**

49. Date(s): **September 10, 2005**

Civic Center Complex

50. Recorder(s): **Carl McWilliams**

350 Kimbark Street

Longmont, Colorado 80501

51. Organization: **Cultural Resource Historians**

52. Address: **1607 Dogwood Court**

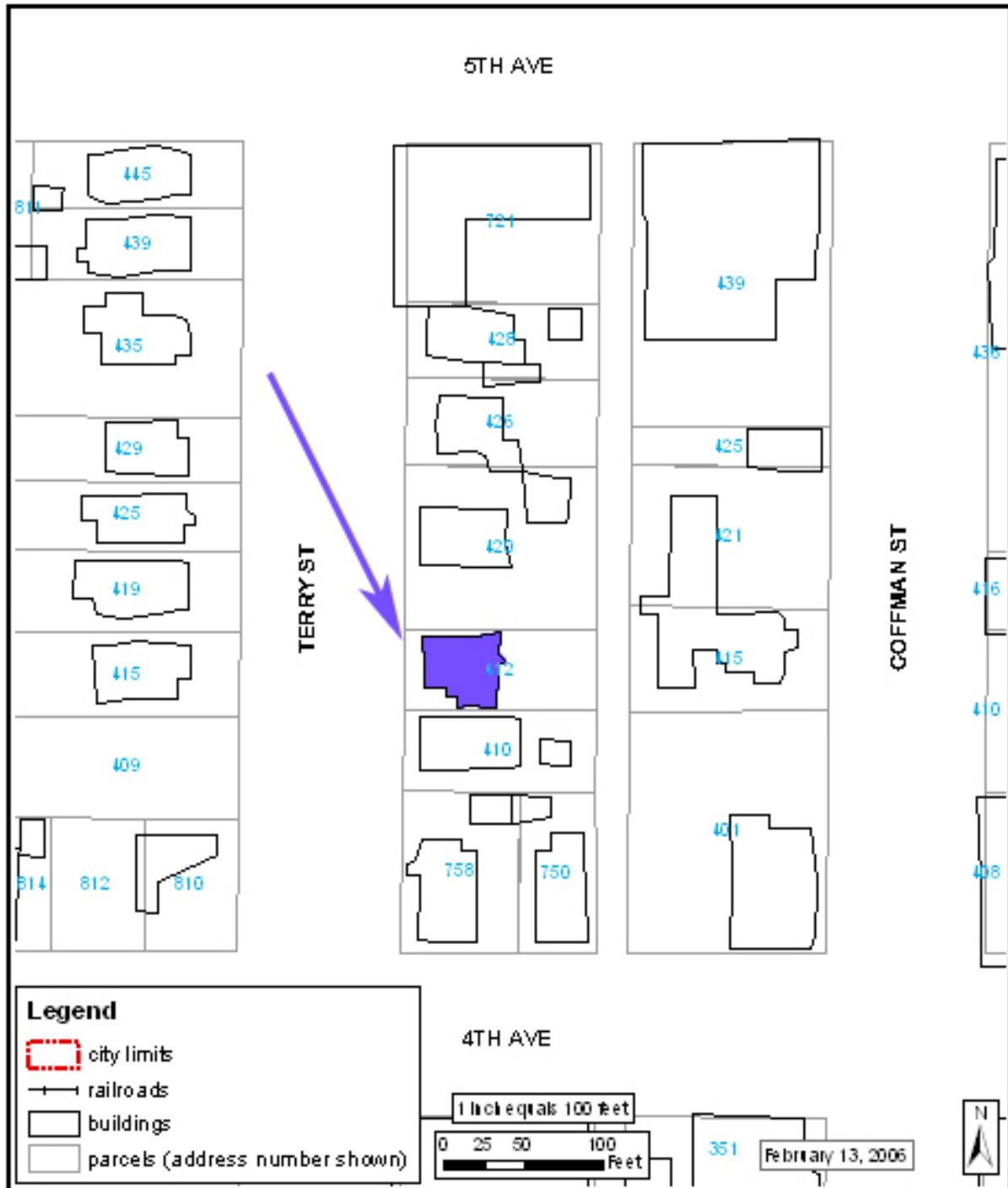
Fort Collins, Colorado 80525

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

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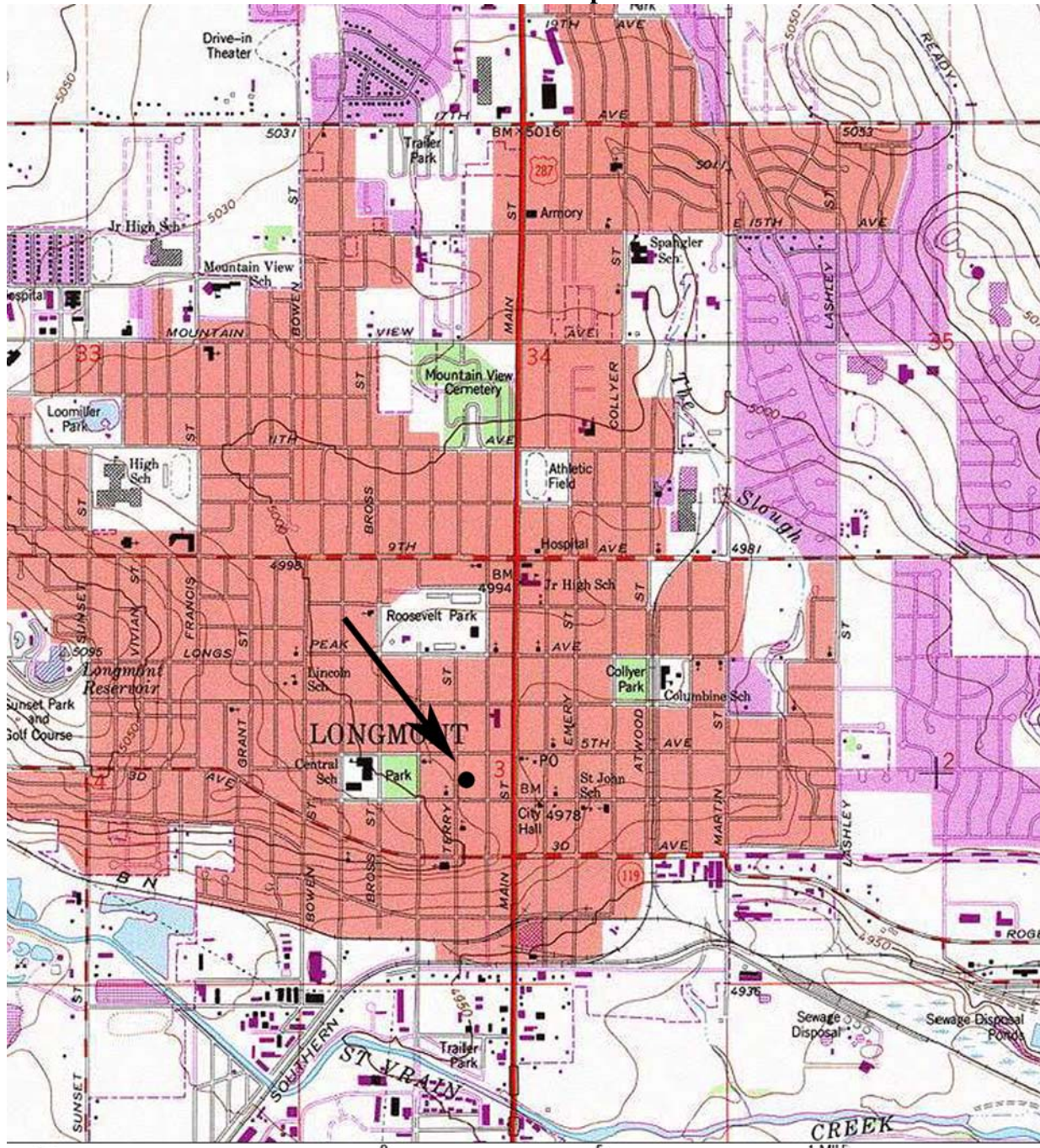
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Sketch Map



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Location Map



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