

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

Official Eligibility Determination (OAHF use only)

OAHP1403 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: **5BL1209.115** Parcel number(s): **131503303001**
- 2. Temporary resource number: **N/A**
- 3. County: **Boulder**
- 4. City: **Longmont**
- 5. Historic Building Name: **Cauble House; McCaslin House; Gibson House**
- 6. Current Building Name: **Rufenach House**
- 7. Building Address: **429 Terry Street**
- 8. Owner Name: **Rufenach Clifford L**
- Owner Organization:
- Owner Address: **403 Karsh Dr Atten Millie  
Longmont , CO 80501**

44. National Register eligibility field assessment:	<b>Need Data</b>
Local landmark eligibility field assessment:	<b>Eligible</b>

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### II. GEOGRAPHIC INFORMATION

9. P.M.: **6th** Township: **2N** Range: **69W**  
**NE ¼ of NW ¼ of NE ¼ of SW ¼ of Section 03**
10. UTM reference  
 Zone: **13** **491003 mE** **4446268 mN** **(NAD83)**
11. USGS quad name: **Longmont**  
 Year: **1968 (photorevised 1979)** Map scale: **7.5**
12. Lot(s): **N 1/2 Lot 9 Blk 54**  
 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: 50 feet x Width: 28 feet**
16. Number of stories: **2**
17. Primary external wall material(s): **Synthetics/Vinyl**
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**  
**Porch**  
**Chimney**
21. General architectural description:  
**The imposing dwelling at 429 Terry Street consists primarily of a rectangular main two-story block, which measures 27.5' N-S (across) by 31' E-W deep, less a 9' by 4.5 section at the south end of the east elevation where there is an L-shaped wrap-around front porch. The building also incorporates a 27.5' N-S by 12' E-W, one-story, shed-roofed addition to the west (rear) elevation, as well as the original enclosed wrap-around front porch which comprises the south half of the façade. The building is supported by a painted grey sandstone foundation, and the foundation walls are penetrated by single-light windows, and by non-historic 1x1 horizontal sliding code-compliant egress windows. The exterior walls are clad with grey horizontal vinyl siding, although, the enclosed front porch walls are clad with painted blue square-cut wood shingles. The main roof is hipped, with two intersecting gables overlooking the façade on the east elevation. The rear addition is covered by a shed roof. The entire roof is covered with grey asphalt shingles, and the eaves are boxed with painted buff red wood trim. A red brick chimney is located on the north-facing roof slope. The dwelling's windows are primarily single 1/1 double-hung sash, with painted white wood frames, and painted buff red wood surrounds. The L-shaped porch which wraps around the house's front southeast corner is approached by a 3-step concrete stoop, and features a tongue-in-groove wood floor, paired Tuscan columns, and a gabled roof. A white vinyl door leads from the stoop into the porch, while two painted white glass-in-wood-frame doors, and an interior stairway, lead from the porch into the building's interior. A painted white glass-in-wood-frame door enters the shed-roofed addition at the west end of the south elevation. Two wood-paneled entry doors are located on the west elevation. One of these doors leads to the basement.**

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22. Architectural style: **Late Victorian/Edwardian**

Building type:

23. Landscape or special setting features: **This well-maintained property is located on the west side of Terry Street, near the center of the 400 block, in Longmont's historic West Side neighborhood. The property features planted grass front and back yards, and a narrow side yard to the north of the building with mature landscaping. A driveway extends from Terry Street along the south side of the dwelling.**

24. Associated buildings, features or objects:

1: Type: **Secondary Residence**

Describe: **A secondary residence which measures 20' N-S by 32' E-W, not including a shed-roofed extension to the north elevation, is located near the rear of the lot. This dwelling feature painted white brick walls, with square-cut wood shingles in its upper gable end on the east elevation (façade). It is covered by a low-pitched gable roof, with a shed-roofed extension on the north elevation. A large 12-light window, and a smaller double-hung sash window, penetrate the façade wall. The primary entry door is located at the north end of the east elevation.**

### IV. ARCHITECTURAL HISTORY

25. Date of construction: Estimate: **1907** Actual:

Source of information: **Sanborn Fire Insurance maps, 1900 and 1906.**

26. Architect: **E.G. Cauble (probably)**

Source of information: **Longmont City Directories.**

27. Builder: **E.G. Cauble (probably)**

Source of information: **Longmont City Directories.**

28. Original owner: **E.G. Cauble**

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

29. Construction history:

**Longmont water rent collection records, and Sanborn Insurance maps reveal that Lot 9 of Block 54 was initially developed in 1892 when a small cottage was erected toward the center of the lot. At some point between 1900 and 1906 the property was acquired by E.G. Cauble, a local building contractor. Sanborn Insurance maps indicate that, circa 1907, Cauble demolished the small original cottage, and constructed a new two-story dwelling in the north half of the lot. Later Sanborns show that the 27.5' by 12' shed-roofed rear addition was built onto the rear of the original two story dwelling sometime between 1918 and 1930. The secondary residence at the rear of the property evidently postdates 1930**

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/Multiple Dwelling**
33. Current use(s):                   **Domestic/Multiple Dwelling**
34. Site type(s):                      **Apartment building; originally a single-family dwelling.**

35. Historical background:

Sanborn Insurance maps and Longmont Water Rent Collection records verify that a dwelling stood at this location by December of 1892. The first known occupant was Miss Etta A. Day. A beloved teacher, Miss Day was born in New York, but spent most of her life in Illinois. She arrived in Longmont in 1874, where she taught in the public school. In 1878, she returned to Illinois, but after only two or three years, returned to Longmont and her former position as primary school teacher. She retired from teaching in 1891. For the last few years of her life, she supplemented her finances as a dressmaker. In April of 1893, her home at this address caught on fire. Miss Day was sleeping at the time, and likely inhaled a large amount of smoke. She never fully recovered from the fire, and passed away on May 4, 1893. By 1903, E. G. and Margaret Cauble had taken up residence. Mr. Cauble gained employment as a contractor and builder. The Caubles did not remain here long, before this stately dwelling became the residence of Walter L. McCaslin.

Walter L. McCaslin was born at his parents' ranch, located five miles west of Longmont, just south of Hygiene. Purchased by his parents in 1862, the 160 acre ranch was known as "The Crossing," because pioneer wagons traveling to California and Oregon forded the St. Vrain River at this location. Here, along with his three siblings, Miranda, Matthew (Matt), and Adeline, Walter Lowrie McCaslin grew to adulthood, watching as both Longmont and Hygiene took root and grew. As a young man, Walter quickly distinguished himself. A hard worker, by 1895, he had been elected Treasurer of Longmont, and the next year, was secretary of the Longmont Building Association. By 1904, he was cashier for the Farmer's National Bank beginning a long association with this establishment, eventually rising to the rank of president by 1917. During these years, Walter also served on many community boards and organizations. He was 2nd Assistant fire chief in 1906, and secretary of the Empson Packing Company in 1911. In 1918, he was both vice-president of the Longmont Farmers' Milling and Elevator Company, and serving as president of the Colorado Banker's Association.

By 1910, likely following the death of his mother, Walter and his wife Jessamine, whom he married in December, 1898, moved to this home at 429 Terry Street, next door to his parent's home at 435 Terry. His father, Mathew Lowrie McCaslin, was a Colorado pioneer. Mathew McCaslin was born in Venango County, Pennsylvania, in 1822. As a young man, he worked for eight years as a Mississippi riverboat pilot. In 1847, when he was twenty-five, McCaslin joined the rush to the California gold fields. He tried his hand at mining for seven years, before returning to Pennsylvania, this time by ship, sailing around Cape Hope. He married Miranda Haggarty (Hagarty) in 1857. The couple moved to Nebraska with Miranda's brother, settling in Pavillion (later Omaha), where they built both a saw mill and a grist mill. Stories of gold in Colorado caused the couple to come to Auraria in 1858, where they spent the winter.

The following spring, the two moved to the rugged mining camp at Gold Hill, where, on August 10, 1860, their daughter, also named Miranda, was born. Baby Miranda was considered to be the first white child born in Boulder County. With his partners, McCaslin discovered the Horsfal Mine near Gold Hill. This mine was reputed

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to have produced \$200,000 in three years. In 1862, tiring of the mining life, Mathew and Miranda McCaslin purchased their 160 acres of land, where they farmed and raised cattle. In 1892, Walter's parents moved into Longmont and settled in the home at 435 Terry Street, where they lived the remainder of their lives. Miranda McCaslin passed away in August of 1908. Mathew McCaslin died just six days shy of his 91st birthday, on February 10, 1918.

Walter and Jessamine resided in 429 Terry Street for several years, before Walter's tragic death by suicide in October, 1926. This "bank president, capitalist and man of affairs" was facing removal from the presidency of the Farmers National Bank. Mr. McCaslin committed his rash act during a meeting of the board of directors. As the board discussed reorganizing the bank's personnel, Walter McCaslin excused himself, and retreated to the bank's basement vault, where he shot himself in the heart. His sister's son, Walter C. Coulehan, a director of the bank, discovered his body. It was reported that Mr. McCaslin had recently suffered heavy losses in land value and other investments, and was worried about finances. He allegedly carried \$85,000 in life insurance, and this may have factored into his decision to end his life. He was survived by his wife, Jessamine P. McCaslin, and his nephew Walter.

Following Walter's death, this home on Terry Street soon sold, becoming the residence of Longmont's first female physician, Dr. Janet Clarke Gibson. Born in Boulder on March 6, 1876, Janet Clarke was the daughter of Eri Summer Clarke and Agnes Short Clark. Dr. Clarke attended schools in Boulder and Denver, graduating from East Denver High School. She received her degree from the Denver Homeopathic College, and took graduate work at the University of Chicago, Boston Foundation of Homeopathy, and the University of Colorado. Her practice in Longmont was in General Medicine, specializing in chronic diseases. She practiced from 1900 to 1908, when she gave up her practice to raise her family. Married to Abraham L. Gibson, Dr. Clarke had three children, boys Clarke and William, and a daughter, Mrs. Fred Gow. She returned to medicine in 1929, resuming her practice at about the same time she and her husband moved to this Terry Street home.

Dr. Gibson was very active in her profession, as well as in the community of Longmont. She held membership in the American Medical Association, Homeopathic Medical Society, Business and Professional Women's Club, was chair of the Crippled Children and Adults Society, a member of P.E.O. and Daughters of the American Revolution, and belonged to St. Stephens Episcopal Church. In her spare time, she was fond of gardening, travel, and literary activities. Dr. Gibson recalled her days of using a horse and buggy to reach her patients, often traveling up into the mountains. Her obituary quotes her as saying, "In the early days women in this profession were frowned upon, so I had a great deal of competition." In 1904, an outbreak of smallpox led Dr. Gibson to quarantine and vaccinate most of the population of an unnamed mining town "about 25 miles up in the mountains." No lives were lost. Another time, fighting a diphtheria epidemic, she brought the entire family of a critically sick child to the outskirts of Longmont, establishing a "nursing home" in order to look after them each day. She is further quoted as saying, "Soon a foreign element began coming in for beet labor. In a very short time I found myself actively engaged in bringing their offspring into the world. Of course, they had no conveniences which made this task very hard but yet very interesting. Lamps and candles provided the only light by which I had to work." Abraham Gibson passed away in February 1946; Dr Gibson died on January 7, 1950, in her Terry Street home. By the 1953, city directory information demonstrates that this building, which was once the home of some of Longmont's most prominent citizens, had been converted into a seven-unit apartment house, a function it still serves today.

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36. Sources of information:

**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.**

**"Walter A. McCaslin Commits Suicide." Longmont Ledger, October 29, 1926, 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.**

**"Dr. Gibson Dies at Home Here This Morning." [Janet Clark Gibson obituary]. Longmont Times-Call, January 7, 1970, pp. 1, 4.**

**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.**

**"Day." [Miss Etta A. Day obituary] Longmont Ledger, May 5, 1893.**

**Boulder County Assessor Property Records**

### 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:

**Architecture**

**Community Planning and Development**

**Health/Medicine**

40. Period of significance: **1929-1950**

41. Level of significance: National: State: Local:

42. Statement of significance:

**This property is historically significant for its association with Longmont's socioeconomic development, from the time of its construction in the 1907 through the mid-1950s. The property is also significant for its association with Walter L. McCaslin, and probably more importantly, for its association with Dr. Janet Clarke Gibson. It is possible that the property could be individually eligible for the National Register of Historic Places under Criterion B, for its association with Dr. Clarke. However, more exhaustive research should be conducted before a determination of eligibility may be made in this regard. Finally, the house is also architecturally significant, to a modest extent, for its Edwardian architectural characteristics. Despite some loss of integrity, the property should be considered eligible for individual listing in the State Register of Historic Properties. It is also eligible for individual local landmark designation by the City of Longmont, and it is a contributing resource within the Westside Historic District.**



# Architectural Inventory Form

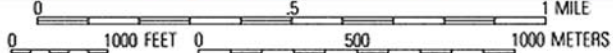
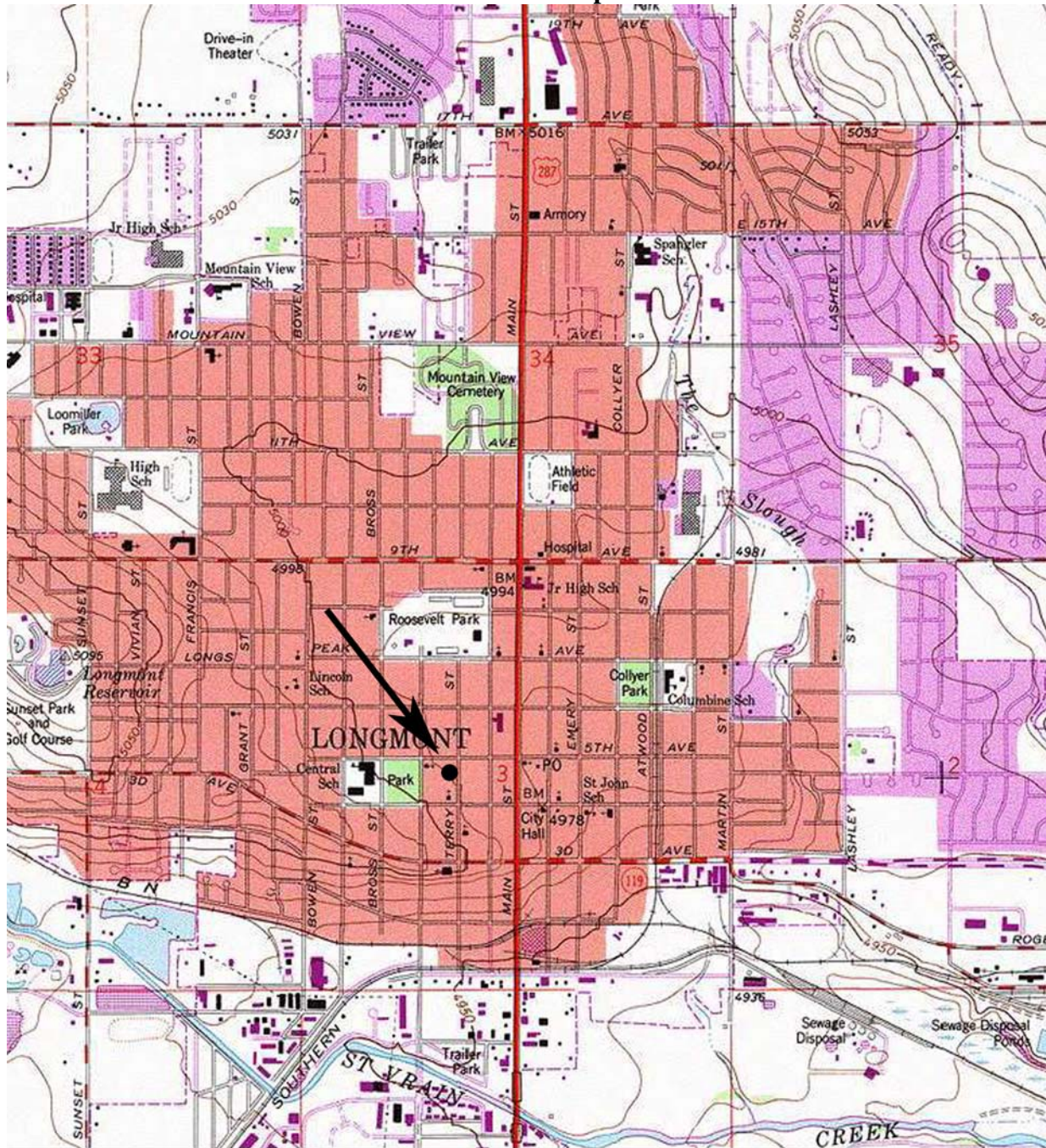
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## Sketch Map



# Architectural Inventory Form

## Location Map



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