

## COLORADO CULTURAL RESOURCE SURVEY

**Architectural Inventory Form**

Page 1 of 10

**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.8201** Parcel number(s): **131503219001**  
 2. Temporary resource number: **N/A**  
 3. County: **Boulder**  
 4. City: **Longmont**  
 5. Historic Building Name: **Wilson House; Pace House**  
 6. Current Building Name: **Martini's Bistro**  
 7. Building Address: **543 Terry Street**  
 8. Owner Name: **Kaven Frank & Ann**  
 Owner Organization:  
 Owner Address: **543 Terry St**  
**Longmont , CO 80501**

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

## Architectural Inventory Form

Page 2 of 10

---

### II. GEOGRAPHIC INFORMATION

9. P.M.: **6th** Township: **2N** Range: **69W**  
**SE ¼ of NW ¼ of SE ¼ of NW ¼ of Section 03**
10. UTM reference  
 Zone: **13** **491013 mE** **4446496 mN** **(NAD83)**
11. USGS quad name: **Longmont**  
 Year: **1968 (photorevised 1979)** Map scale: **7.5**
12. Lot(s): **E 125.18 Ft Lot 7 Blk 37**  
 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: 74 feet x Width: 47 feet**
16. Number of stories: **2 1/2**
17. Primary external wall material(s): **Wood/Horizontal Siding**
18. Roof configuration: **Gabled Roof/Cross Gabled Roof**
19. Primary external roof material: **Asphalt Roof/Composition Roof**  
 Other roof materials:
20. Special features: **Ornamentation/Decorative Shingles**  
**Porch**  
**Chimney**  
**Garage**

## Architectural Inventory Form

Page 3 of 10

21. General architectural description:

The building at 543 Terry Street was built originally as a single-family dwelling, was later converted into an apartment building, and is presently a restaurant named "Martini's Bistro." The original building has been significantly expanded to the west (rear) elevation by multiple additions, including an attached 360 square foot garage, a walk-in cooler, and a walk-in freezer . A large triangular-shaped wood deck, utilized as part of the restaurant's outdoor seating area, has also been built onto the building's front southeast corner. The restaurant's seating areas also incorporate a glassed-in shed-roofed extension on the south elevation. The original 2.5 story, irregular-shaped, wood-frame building is supported by a painted blue coursed sandstone foundation. Its exterior walls are clad with painted blue horizontal wood siding, with 1" by 4" corner boards. Painted blue and white octagon shingles appear in portions of the upper gable end on the façade, and there is also false half-timbering in the upper gable end. The main roof is formed by steeply-pitched cross gables, with shed-roofed extensions to the north and south. The roof is covered with grey asphalt shingles, and the rafter ends, with painted white wood trim, are exposed beneath the eaves. A painted white red brick chimney is located on the roof ridge. A large canted bay, with a set of paired 1/1 double-hung sash windows, flanked on either side by a single 1/1 double-hung sash window, is located beneath the main front gable on the façade. A band of three small single-light casement windows penetrate the second story wall on the south elevation. A band of four 1/1 double-hung sash windows penetrate the second story wall on the north elevation. A non-historic canted oriel type window is located on the north elevation. A 4-light window is located in the upper gable end on the west elevation. Elsewhere, the building's windows are 1/1 double-hung sash with painted white wood frames and surrounds. An L-shaped front porch at the front southeast corner is the main entry into the restaurant. It has a wood plank floor, and a painted white wood balustrade. A painted white glass-in-wood-frame door leads from the porch into the restaurant.

Built in 1998, the attached garage is built onto the restaurant's northwest corner. It is supported by a concrete slab foundation, and it has painted blue horizontal wood siding, with painted white 1" by 4" corner boards. The garage roof is a moderately-pitched side gable, covered with grey asphalt shingles. The rafter ends, which are painted white, are exposed beneath the eaves with a fascia board. A white metal-paneled garage door is located on the garage's west elevation. A white metal-paneled door is located on the east elevation.

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

Building type:

23. Landscape or special setting features: **This very well maintained property occupies a spacious full lot at the southwest corner of Terry Street and 6th Avenue, in Longmont's historic West Side neighborhood. There is a large planted grass front yard, while a side yard to the north of the building is enclosed by a white picket fence. A wide grass strip is located between the public sidewalk and 6th Avenue on the property's north side.**

# Architectural Inventory Form

Page 4 of 10

24. Associated buildings, features or objects:

1: Type: **N/A**  
Describe:

Contributing? **Not assessed**

## 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. Sanborn Fire Insurance maps.**

26. Architect: **Unknown**

Source of information:

27. Builder: **Unknown**

Source of information:

28. Original owner: **John Wilson (possibly)**

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

29. Construction history:

**Longmont water rent records indicate that this property's former dwelling was constructed in the years preceding 1892. John Wilson, who is listed as the property holder in the early 1890s, may have been the original owner. The original dwelling was enlarged to the rear between 1918 and 1930, and further interior renovations took place as the original single family residence was converted into an apartment house in the 1930s. The building has been utilized as a restaurant since the late 1980s. Numerous building permits related to various upgrades to the building, from 1989 to the present, are on file with the City of Longmont. These include permits for a "covered porch", a "walk-in cooler", a "new freezer", a "second story remodel", the attached garage, and the triangular shaped deck at the southeast corner.**

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/Restaurant**

34. Site type(s): **Residence**

## Architectural Inventory Form

Page 5 of 10

---

35. Historical background:

Longmont water rent collection ledgers demonstrate that the residence at 543 Terry was in existence by 1892. The owner of record between 1892 and 1898 was John Wilson. This likely refers to the Reverend John Wilson, listed in the 1892 Longmont city directory as owning the property at the corner of Terry Street and 6th Avenue. Rev. Wilson was associated with C. M. Brown in the firm of Brown and Wilson. This business listed itself as "Druggists and dealers in drugs, chemicals, trusses, surgical appliances, books, stationary, fancy and toilet articles, paints, oils and glass, cigars, etc." The Boulder County directory of 1898 lists the home's occupants as Mrs. E. B. Wilson, Bessie, Helen, M.J. and June Wilson, and Mrs. Agnes C. Morris and Ralph Morris. Mrs. Morris, a teacher, and Ralph were boarders in the home. By 1903, the resident served as the home of M. G. and Lalia Rockwell, and their family. Mr. Rockwell was manager of the New York Store. His son, Allen, worked for his father as a clerk. The property then became the home of the C. W. Pace family.

Charles W. Pace was a well known rancher and farmer who came to Colorado by covered wagon in 1903. He was one of the founders of the National Western Stock Show in Denver, and helped in starting the Boulder County Fair in Longmont. Mr. Pace was born in Adair County, Iowa, on May 25, 1866. When he was eleven, his family moved to Hopkins, Missouri, where he grew to adulthood. It was here that he married Miss Celia Dixon, in 1887. The couple had four children: Fred L., Frank H., Goldie, and Sylvia. The young family farmed in Iowa and Kansas, before moving to Colorado in 1903. They stopped first at Boulder, but relocated to Longmont later that same year. In Longmont, the Paces became prosperous farmers and ranchers. Mr. Pace first rented 10 acres, half planted in alfalfa and half an orchard. This land gradually gave way to development, and a portion became the site of the Lincoln School. Taking advantage of the newly opened sugar factory, Mr. Pace also grew sugar beets. In 1907, he bought 40 acres south of the factory, the nucleus of his extensive holdings, including. He later purchased 800 acres of grazing land between Left Hand and South St. Vrain Canyons. Charles Pace was a horse racing enthusiast, and at one time owned several race horses. He was very active in the community and was a member in several organizations, including the Masonic Lodge, Order of Eastern Star, El Jebel Shrine, Knights Templar, and Elks, as well as serving on various committees and boards.

In January, 1920, Charles' first wife, Celia Dixon Pace, passed away. Two and a half years later, he married Sarah R. Lewellen, on August 8, 1922. Sarah was the mother of two sons, J. Max and W. C. Lewellen, whom Charles helped raise. The couple moved into a home on Longs Peak Avenue, and the home at 543 Terry became the residence of Charles' daughter, Goldie. Goldie Pace was born on October 16, 1896, when her folks were living in Jefferson, Iowa. She attended schools in Longmont, then received her teaching degree from the Colorado State Teachers College (now University of Northern Colorado) in Greeley. A strong advocate of education, she continued her education by taking post graduate work at the University of Colorado and Denver University, and was active in numerous educational organizations. Miss Pace taught in several rural schools near Longmont prior to joining the Longmont school district in 1946. During the time she worked for the district, she never once missed a day. Miss Pace passed away in April, 1959, at the age of 62. Her father outlived her, passing away a few months later at the age of 93, in October, 1959.

Goldie Pace never married, and resided for nearly her entire life in her family's Terry Street home. By the late 1920, Miss Pace had apparently divided the home into several apartments, residing in one and leasing the others. This pattern continued for the remainder of her life. By 1946, the property became known as the Pace Apartments, and contained six units. Following Goldie's death in 1959, the property was renamed as the Virginian Apartments. It retained both this name and use well into the 1970s. In the early 1980s it underwent a

## Architectural Inventory Form

Page 6 of 10

---

change of use, and for much of that decade served as the F & B Gallery. By 1990, it had become a restaurant, first named Franizkas Restaurant, before becoming Chrisar's Grill and Pasta House in 1991. Owned by Frank S. and Ann N. Kaven, Chrisar's operated until 2004, when it became Martin's Bistro. Martin's Bistro remains the current occupant of the Pace family's former home.

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.**

**(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.**

**"Goldie Pace Dies In Denver Today of Brief Illness ." Longmont Times-Call, April 9, 1959, p. 1.**

**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.**

**Boulder County Assessor Property Records**

**"Charles W. Pace, Prominent Area Farmer, 93, Dies." Longmont Times-Call, August 3, 1959, p. 1.**

---

### 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.

## Architectural Inventory Form

Page 7 of 10

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 of significance: **Not Applicable**
40. Period of significance: **Not Applicable**
41. Level of significance: National: State: Local:
42. Statement of significance:  
**This dwelling is historically significant for its association with Longmont's historical development during the first half of the twentieth century. It is also significant for its association with the Charles Pace family who made notable contributions to the development of Longmont and the St. Vrain Valley. The house is also architecturally significant Victorian era architectural plan and details. Due to a loss of integrity, the house does not qualify for individual listing in the National Register of Historic Places, or in the State Register of Historic Properties. Despite the loss of integrity, the building's level of significance is sufficient that it does qualify for individual local landmark designation by the City of Longmont. It would also be considered a contributing resource within a potential historic district.**
43. Assessment of historic physical integrity related to significance:  
**This property display a somewhat below-average 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. Modern alterations to the historic building, while providing for an appropriate adaptive re-use as a restaurant, have diminished the building's overall sense of integrity. Nonetheless, evidence of the building's origins as a prominent late 19th century home are still in evidence.**

## Architectural Inventory Form

Page 8 of 10

### VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

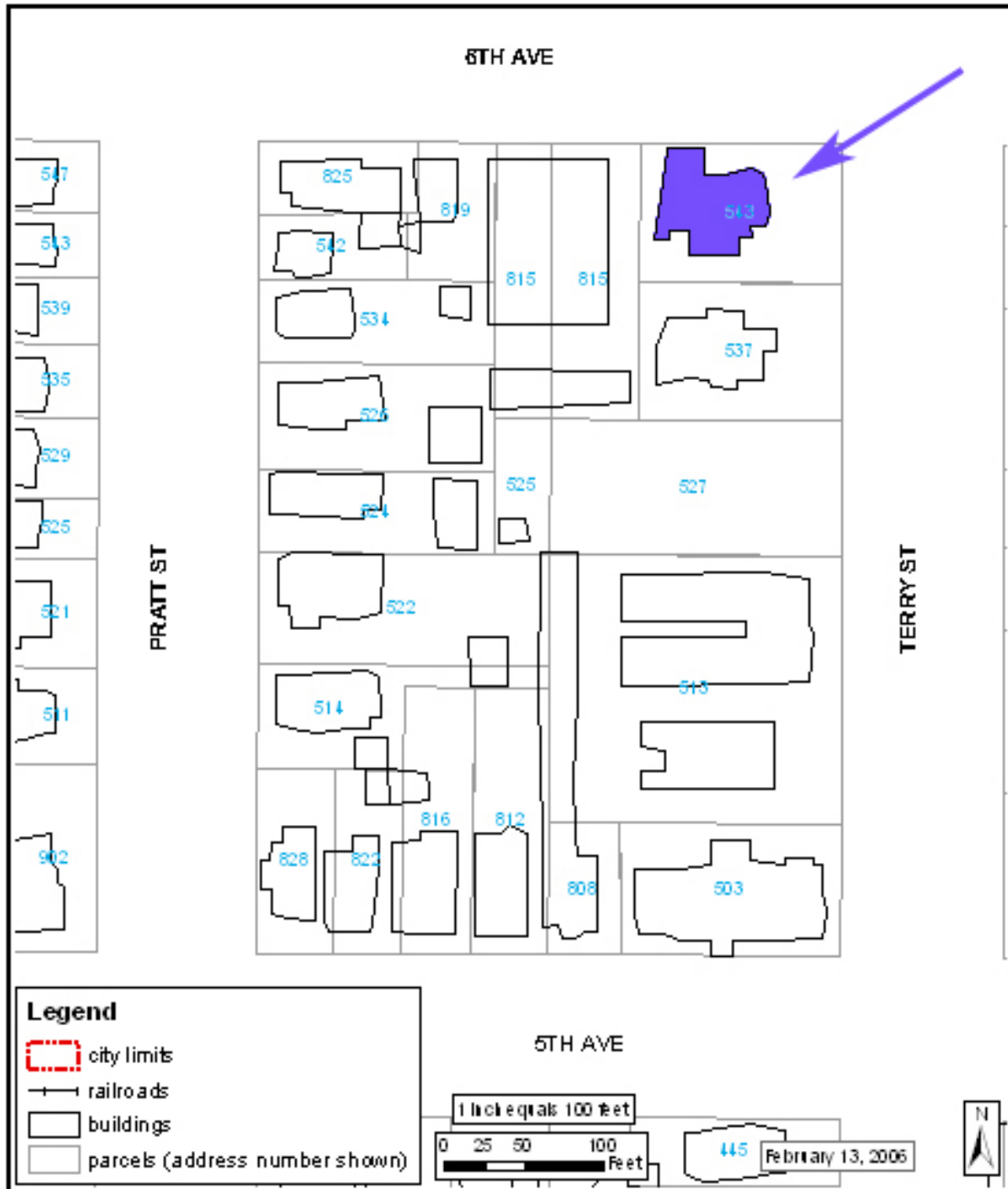
44. National Register eligibility field assessment: **Not Eligible**  
 Local landmark eligibility field assessment: **Eligible**
45. Is there National Register district potential? Yes  No
- Discuss: **This property is located a block north of the north boundary of Longmont's existing Westside Historic District, which is listed in the National Register of Historic Places. 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 - CD-1 - Images 57-62,** Negatives filed at: **City of Longmont**
48. Report title: **Longmont Survey 3rd Phase** **Department of Community Development, Planning Division**
49. Date(s): **September 8, 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**

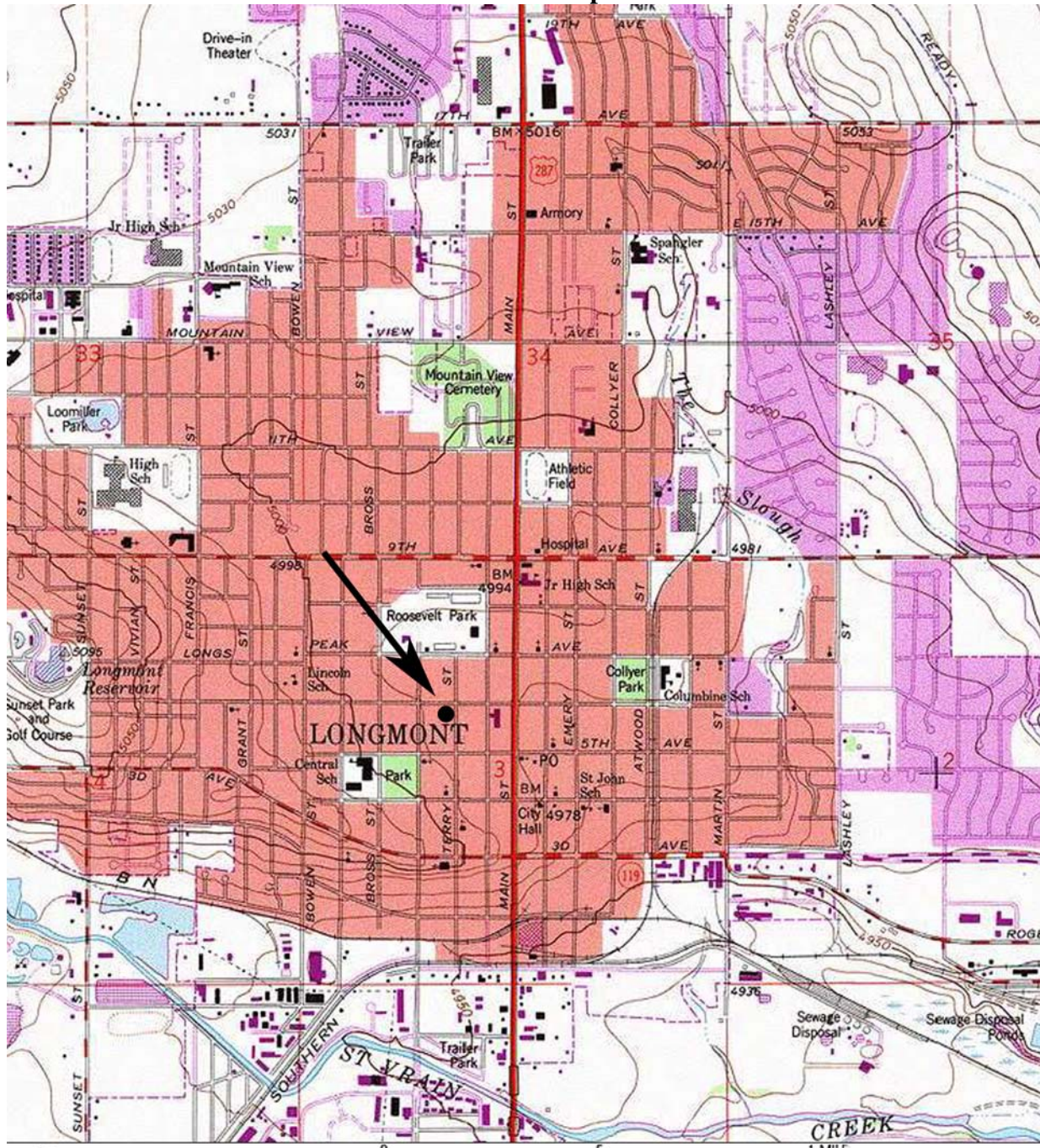
# Architectural Inventory Form

## Sketch Map



# Architectural Inventory Form

## Location Map



TN  
MN  
10°



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