

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.1203** Parcel number(s): **131503210009**
- 2. Temporary resource number: **N/A**
- 3. County: **Boulder**
- 4. City: **Longmont**
- 5. Historic Building Name: **Burke House; Richerson House; King House**
- 6. Current Building Name: **Ryntha House**
- 7. Building Address: **604 Terry Street**
- 8. Owner Name: **Johnson Ryntha**
- Owner Organization:
- Owner Address: **604 Terry St
Longmont , CO 80501**

44. National Register eligibility field assessment:	Not Eligible
Local landmark eligibility field assessment:	Contributes to designated or potential designated historic district

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II. GEOGRAPHIC INFORMATION

9. P.M.: **6th** Township: **2N** Range: **69W**
NE ¼ of NE ¼ of SE ¼ of NW ¼ of Section 03
10. UTM reference
 Zone: **13** **491082 mE** **4446560 mN** **(NAD83)**
11. USGS quad name: **Longmont**
 Year: **1968 (photorevised 1979)** Map scale: **7.5**
12. Lot(s): **N 1/2 Lot 5 Blk 29**
 Addition: **Old South Longmont** 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): **Irregular Plan**
15. Dimensions in feet: **1018**
16. Number of stories: **2**
17. Primary external wall material(s): **Wood/Horizontal Siding**
18. Roof configuration: **Gabled Roof/Side Gabled Roof**
19. Primary external roof material: **Asphalt Roof/Composition Roof**
 Other roof materials:
20. Special features: **Chimney**
Porch
21. General architectural description:
This house appears to have been constructed in three phases, all of which apparently predate 1900. A main two-story side-gabled portion measures 22' N-S (across) by 18' E-W (deep); a one-story hipped-roof wing on the north (side) elevation measures 14' N-S by 33.5' E-W; a one-story hipped-roof extension at the south end of the east (rear) elevation measures 12' by 12' . There is also an enclosed shed-roofed rear porch on the east elevation which measures 6' by 11.5', and an open hipped-roof front porch on the west elevation which measures 21.5' by 5'. The entire house is supported by a low sandstone foundation, and there is a bulkhead cellar entrance on the east elevation. The dwelling's walls are clad with painted pale grey horizontal wood siding, with painted white 1" by 4" corner boards. All of the roof forms are covered with brown asphalt shingles, and the eaves are boxed with painted white wood trim. A red brick chimney is located on the ridge of the side gable roof. A canted hipped-roof bay, with four 1/1 double-hung sash windows, is located on the south elevation. Two small, non-historic, fixed-pane octagon window penetrate the second story wall on the façade (west elevation). The home's windows, otherwise, are 1/1 or 2/2 double-hung sash, and 4-light hoppers, with painted wood frames and surrounds. A painted white and green wood-paneled door, with one upper sash light, and with a synthetic storm door, leads into the house from the front porch. Comprising the south half of the façade, the porch is covered by a hipped roof, and features a wood plank floor, an open wood balustrade, turned columns, and a spindle frieze. Another painted white and green wood-paneled door, with one upper sash light, enters the enclosed rear porch on the east elevation.

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22. Architectural style: **No Style**
 Building type:

23. Landscape or special setting features: **This house is located on the east side of Terry Street in Longmont's historic West Side neighborhood. The house is surrounded by a planted grass lawn, with somewhat overgrown mature landscaping.**

24. Associated buildings, features or objects:

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

IV. ARCHITECTURAL HISTORY

25. Date of construction: Estimate: Actual: **1894**
 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: **N/A**

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

28. Original owner: **J.J. Burke**
 Source of information: **Town of Longmont Water Rent Collection Records. On file at the Longmont Archives, Longmont Museum.**

29. Construction history:
Longmont water rent collection records, on file at the Longmont archives, indicate that this dwelling was built in 1894. J.J. Burke is listed in the water records as the original owner. Sanborn Insurance maps provide corroborating evidence that the house was built prior to 1900. The 1900 Sanborn map (the earliest available) depicts the house near the center of Lot 5, while all of the later Sanborn maps depict the house in its current location - entirely in the north half of Lot 5. There is a small possibility that the house was moved a short distance to the north between 1900 and 1906; however, it is more likely that the cartographer who drew the 1900 Sanborn maps did not depict the house in its correct location in the north half of the lot. The Sanborn maps also indicate that the bay window on the south elevation was added between 1900 and 1906. Longmont building permits reveal that an outbuilding at the rear of the lot was demolished in 1961. Later permits were issued in 1982, for a re-roofing, and in 1996 for a 6' privacy fence. Another building permit, to construct the two octagon windows on the façade, was also issued in 1996.

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 Water Rent Collection records indicate that this dwelling, at 604 Terry Street, was built in 1894. The original owner is listed as J.J. Burke. However, a 1986 historical survey prepared by Hammer, Siler, George Associates, indicates that the property was once the property of G. H. Stephens and Osul Thompson. Complicating the matter, the address does not appear in the Index to Boulder and Longmont Entries in the 1898 Boulder County Directory," compiled by Ella M. Travis in 2004. This index does, however, list John H. and Nettie C. Burke as residing at the northeast corner of 6th Avenue and Terry Street. Regardless, the Longmont city directories demonstrate that by 1906 this home was occupied by the Richerson family, consisting of W.E Richerson and wife, Mary E., G. C. Richerson, and Cora Richerson. G.C. was employed as a bookkeeper, the only member of the family for whom an occupation is given.

The property changed hands several times over the next two decades. In 1916, Terry Weldon resided here, followed in 1918 by C. F. Hixson. The home stood vacant in 1923, before being occupied by W. F. Prather and J. F. Smith in 1928. It is not until the early 1930s when this pattern of quick turnovers halts. It is at this time that the dwelling became the property of Luther and Bessie King. Luther W. King was born in Bell County, Texas, on March 15, 1893. After growing up in Texas, where he met and married his wife, Bessie Etta Corder, Luther moved his family to Frederick, Colorado in 1922. Six years later, they moved to Longmont. Mr. King worked in the coal mines in the Frederick district until his retirement in 1957. Bessie Etta King was born on September 15, 1892 in Stephenville, Texas, the daughter of Marshall Jefferson Corder and Nora Crawford Corder. She married Luther King in Therber, Texas on June 22, 1913. The couple had three children, daughters Nora and Helen, and son Allmon. Following her daughter Nora's death in August of 1958, Luther and Bessie raised Nora's children in this home on Terry Street. Luther King passed away on February 20, 1968. Bessie King lived to be 94, before her death on July 24, 1987. Since Bessie's death, the home's occupancy is obscure, with few listings in the city directories.

36. Sources of information:

"Bessie E. King." [obituary] Longmont Times-Call, July 26, 1987, p. 7-A.

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.

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

"Luther King Dies of Brief Illness." Longmont Times-Call, February 21, 1968, p. 3.

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

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.

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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-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:

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42. Statement of significance:

This house is historically significant for its association with the theme of community development in Longmont, from the late 1800s, through the first half of the twentieth century. The dwelling is also architecturally significant, to a limited extent, for its unstylized wood frame architectural plan and construction details. The property's level of significance in these regards is not to the extent that it would qualify for individual listing in the State Register of Historic Properties or the National Register of Historic Places. Moreover, due to some loss of integrity, the property is probably not individually eligible for local landmark designation by the City of Longmont. However, it would be considered a contributing resource within a potential historic district.

43. Assessment of historic physical integrity related to significance:

This house displays an 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. Alterations to the historic building, most notably two incompatible octagon windows in the upper façade wall, do diminish the building's ability to convey a sense of its historic and architectural significance.

VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. National Register eligibility field assessment: **Not Eligible**

Local landmark eligibility field assessment: **Contributes to designated or potential designated historic district**

45. Is there National Register district potential? Yes No

Discuss: **This property is located outside the boundaries of Longmont's National Register listed Westside Historic District. The district's boundaries could be expanded to incorporate 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 119-122, CLG Grant #08-05-20407-027 - CD-1 - Image 130** Negatives filed at: **City of Longmont**

48. Report title: **Longmont Survey 3rd Phase** Department of Community Development, Planning Division

49. Date(s): **09/05/05** Civic Center Complex

50. Recorder(s): **Carl McWilliams** 350 Kimbark Street

Longmont, Colorado 80501

51. Organization: **Cultural Resource Historians**

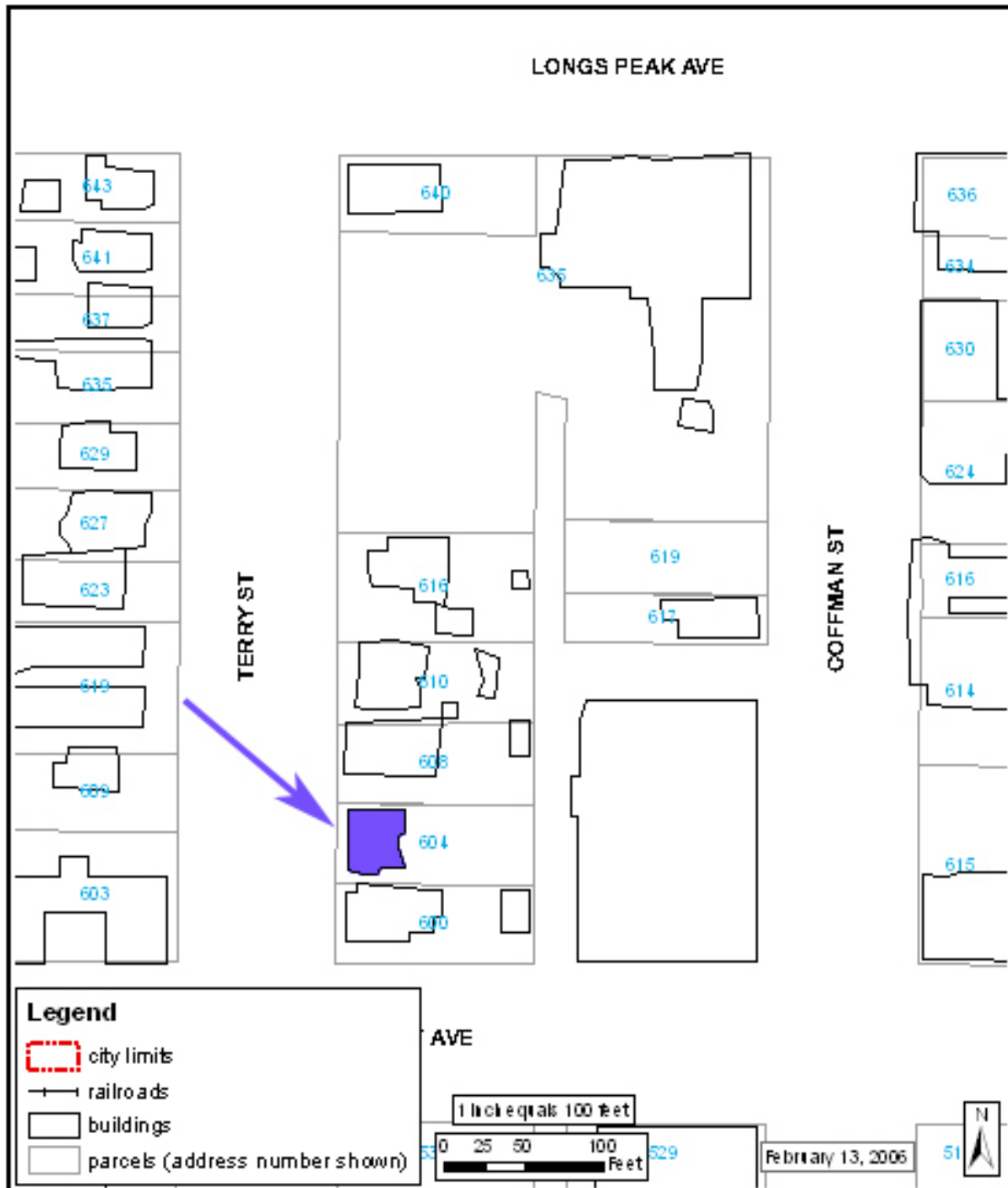
52. Address: **1607 Dogwood Court
Fort Collins, Colorado 80525**

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

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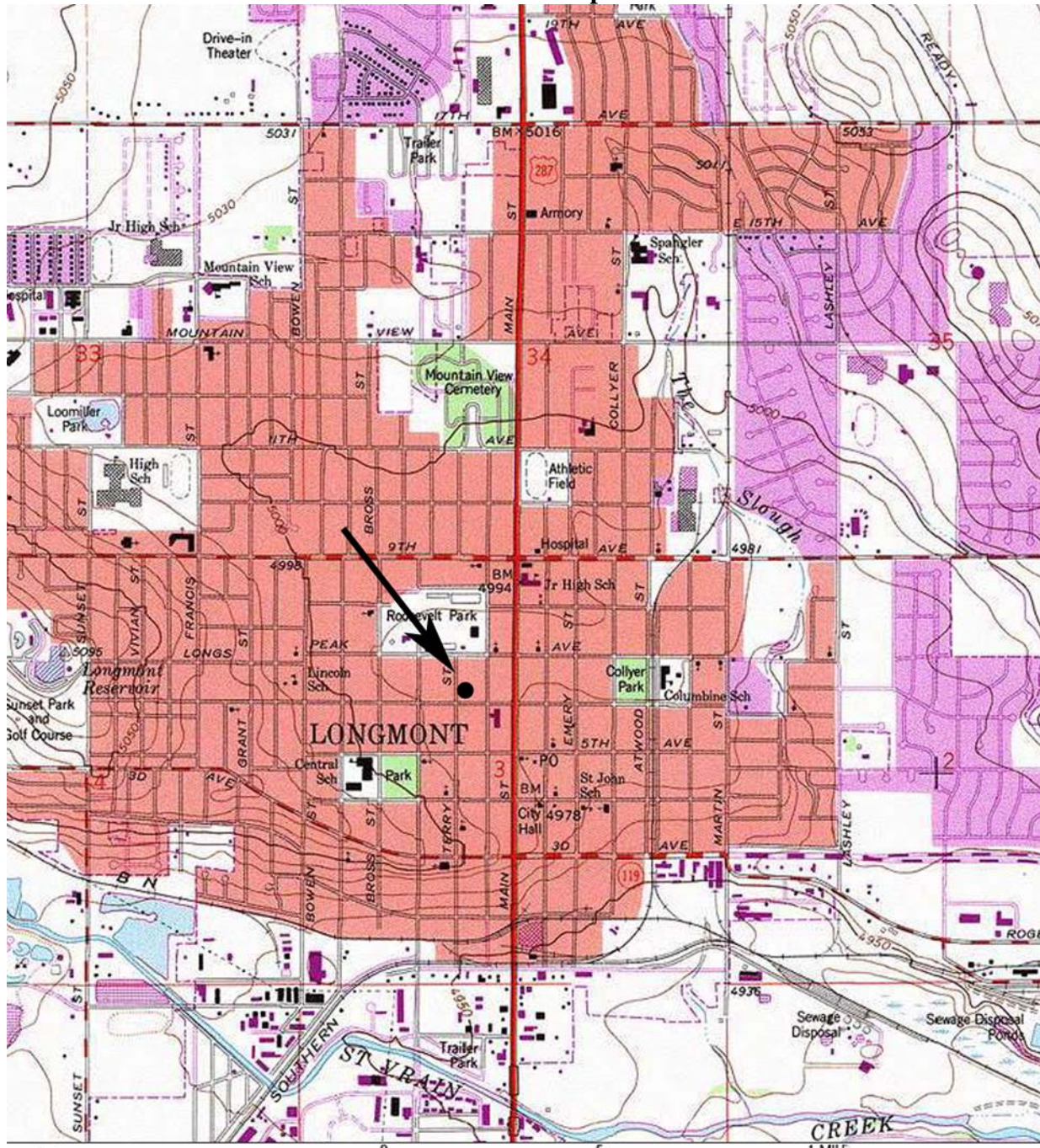
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Sketch Map



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Location Map



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