

## 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.1264** Parcel number(s): **131502206030**  
 2. Temporary resource number: **N/A**  
 3. County: **Boulder**  
 4. City: **Longmont**  
 5. Historic Building Name: **Abbott Farmhouse**  
 6. Current Building Name: **Daniel House**  
 7. Building Address: **720 Martin Street**  
 8. Owner Name: **Daniel, Ronald Frederick**  
 Owner Organization:  
 Owner Address: **720 Martin St**  
**Longmont , CO 80501**

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

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### II. GEOGRAPHIC INFORMATION

9. P.M.: **6th** Township: **2N** Range: **69W**  
**SW ¼ of SW ¼ of NW ¼ of NW ¼ of Section 02**
10. UTM reference  
 Zone: **13** **492113 mE** **4446778 mN** **(NAD83)**
11. USGS quad name: **Longmont**  
 Year: **1968 (photorevised 1979)** Map scale: **7.5**
12. Lot(s): **N 84 Ft of S 144 Ft of W 209 Ft of Lot 10**  
 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): **Irregular Plan**
15. Dimensions in feet: **Length: 60 feet x Width: 38 feet**
16. Number of stories: **1 1/2**
17. Primary external wall material(s): **Wood/Horizontal Siding**
18. Roof configuration: **Mansard Roof**
19. Primary external roof material: **Asphalt Roof/Composition Roof**  
 Other roof materials:
20. Special features: **Roof Treatment/Dormer**  
**Porch**  
**Garage/Attached Garage**
21. General architectural description:  
**The building at 720 Martin Street presently consists of the original, 1890s, French Second Empire style farmhouse, with a large addition (or additions) to the east (rear) elevation, including an attached double-stall garage. The original farmhouse, with a Mansard roof, measures 28' N-S (across) by 20' E-W (deep). It is supported by a low sandstone foundation, and its exterior walls are clad with painted pale blue horizontal wood siding, with painted blue/grey 1" by 4" corner boards. The Mansard roof is covered with deteriorated grey asphalt composition shingles, and the eaves are boxed. Two gabled dormers, each with a 1/1 double-hung sash window, overlook the symmetrical façade on the west elevation. Single gabled dormers, also with 1/1 double-hung sash windows, are located on the north and south elevations. The original house's main level windows also appear to be entirely 1/1 double-hung sash, with painted wood frames and surrounds. A white paneled front entry door, covered by a white metal security door, is centered on the façade. This door leads into the house from a 3-step porch which features a wooden floor, painted grey square columns with decorative brackets, and a low-pitched hipped porch roof.**
- The rear (east elevation) addition have more than doubled the size of the original dwelling. Covered by a gabled roof, an L-shaped addition, overall, measures 37' N-S by 24' E-W. An attached, gabled, garage addition, which measures 16' N-S by 18' E-W, is then attached to the east elevation of the L-shaped addition. These addition(s) are supported by a concrete foundation, and are built of wood frame construction, with horizontal exterior wood siding. Entry doors, and two roll-away garage doors, are located on the south elevation.**

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22. Architectural style: **Late Victorian/Second Empire**  
 Building type:
23. Landscape or special setting features: **This property is located on the east side of Martin Street, north of Longs Peak Avenue, just east of the eastern periphery of Longmont's historic East Side residential neighborhood. Situated on a large lot, the house is set well back from the street. The house and grounds appear to be in poor condition, and are not being well-maintained.**
24. Associated buildings, features or objects:  
 1: Type: **Shed (ruins)** Contributing? **Noncontributing**  
 Describe: **The deteriorating ruins of some type of historic outbuilding are located north east of the house.**

### IV. ARCHITECTURAL HISTORY

25. Date of construction: Estimate: Actual: **1897**  
 Source of information: **Town of Longmont Water Rent Collection Records.**
26. Architect: **Unknown**  
 Source of information: **N/A**
27. Builder: **Unknown**  
 Source of information: **N/A**
28. Original owner: **George H. Abbott**  
 Source of information: **Town of Longmont Water Rent Collection Records.**
29. Construction history:  
**Town of Longmont water rent collection records, along with Boulder County and Longmont city directories from the late 1890s and early 1900s, indicate that this house was probably built in 1897. At that time, this property was outside the Longmont city limits, and the area east of Martin Street was for the most part undeveloped farm land. The original 1.5 story farmhouse with a Mansard roof measured 28' N-S by 20' E-W. Multiple additions to the east (rear) elevation (described above in section 21) have more than doubled the size of the original dwelling. City of Longmont building permit files indicate that the additions were perhaps built in 1994.**
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/Multiple Dwelling**
34. Site type(s): **Farmhouse residence**

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35. Historical background:

This home, at 720 Martin Street, was owned by George and Belle Abbott for many years. George Abbott was an early resident of the Longmont area. His father, one of the first settlers in the region, was a member of the Third Colorado Cavalry, engaged in fighting the Native Americans. A farmer and ranchman, George married his wife in Longmont in 1888. The couple had two daughters, Ada Henriette and Ruth, and four sons, Harvey, Clyde, Willard, and Russell. Mr. and Mrs. Abbott were prominent members of Longmont society, and their names often appeared in the society pages of the local newspapers. Originally living at the corner of Sixth Avenue and Gay Street, the Abbotts moved to this Martin Street residence circa 1897. According to George's obituary in the Longmont Times-Call, the Abbotts "For many years, ... resided on a tract on what is now North Martin Street..." Following retirement, the Abbotts moved to Long Beach, California in 1927, to be near their daughters' families. It was there that George Abbott passed away on January 7, 1934, at the age of 76.

Following the Abbott's ownership, this home served briefly as the residence of John W. and Lenora Hinton. John Hinton worked as a laborer. By 1932, the home appears to have been divided for a time into apartments. Living here in 1932 and in 1936 were woodworker William Heffner and his wife Anna; William M. and Madeline E. Coulter; and Emil B. and Goldie M. Noreen. Emil Noreen emigrated to Longmont from Sweden in 1928, taking up employment with the railroad. He married Goldie Mae Kisner on May 6, 1932, and the couple began their married life in this home. It is not known how long the couple stayed at 720 Martin Street, but in 1944, the railroad transferred the Noreens and their family to Windsor. William Coulter worked as a barber, and, in 1932, Anna Heffner was working as a clerk at the F. G. Thede's women's clothing store on Main Street, helping to supplement her husband's income as a carpenter. On May 4, 1935, William H. Heffner passed away, at the age of 63. A year later, his widow Anna still lived at this Martin Street address, along with the Noreens and Coulters. Mrs. Heffner was still listed as the property's owner and tenant in the 1943 city directory, sharing the home with Mrs. Elsie Kirkpatrick. Previous directories list Elsie as the wife of "sta eng" (station engineer) Grady Kirkpatrick. By 1955, Mrs. Kirkpatrick was a housekeeper, residing at 708 Hover Road.

Boulder County Assessor's records show that by 1948, this Martin Street property belonged to Amanda and Albert Gumeson. The Gumeson's may have utilized the property as a rental, as in 1946, 720 Martin Street was occupied by carpenter Vaughn W. and Opal M. Curley, and by 1949, by Roy W. and Gertrude M. Freeland. The Freelands remained here through the 1950s. In the 1960s, assessor's records identify the owners as Norman W. and Lucille M. Dondelinger. City directories record the Dondelingers as the home's residents through the 1960s. Beginning in the early 1970s, the home apparently again became a rental. For the next thirty years, the home's occupants changed frequently. In 1994, a building permit was issued to Mark and Mary Freimuth, identifying them as the owners. In 1995, Ronald F. Daniels purchased the property as his home. Since then, he has apparently lived in one half of the home and leased the second half as a rental unit.

36. Sources of information:

Longmont City Directories.

Boulder County Assessor records.

"Emil B. Noreen." (obituary) Longmont Times-Call, May 19, 1988, p. 15-A.

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

Town of Longmont Water Rent Collection Records.

"Goldie Mae Noreen." (obituary) Longmont Times-Call, December 19, 1995, p. A-9.

City of Longmont building permit files.

"G.H. Abbott, Longmont Pioneer, Dies on Coast." Longmont Times-Call, January 10, 1934, p. 1.

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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-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:

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42. Statement of significance:

The Abbott Farmhouse was field evaluated as individually eligible for inclusion in the National Register of Historic Places in 1986. This was apparently before a large rear addition, including an attached double-stall garage, was built onto the original dwelling. The addition has substantially diminished the original farmhouse's physical integrity so that it should probably now be considered individually ineligible for listing in the National and State Registers. The house may still qualify for individual local landmark designation by the City of Longmont, however. Although large, and incompatible with the original construction, the addition does cover only the rear elevation of the original farmhouse. The property is historically significant for its association with Longmont's agricultural heritage, and it is architecturally significant as a locally rare example of the French Second Empire style.

43. Assessment of historic physical integrity related to significance:

This property exhibits a below average 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. The large rear addition has significantly diminished the building's physical integrity so that it is now able to convey only a limited sense of its historical and architectural significance. The building also appears to be in poor condition and suffering from neglect.

### 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 East Side 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 270-274**

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**

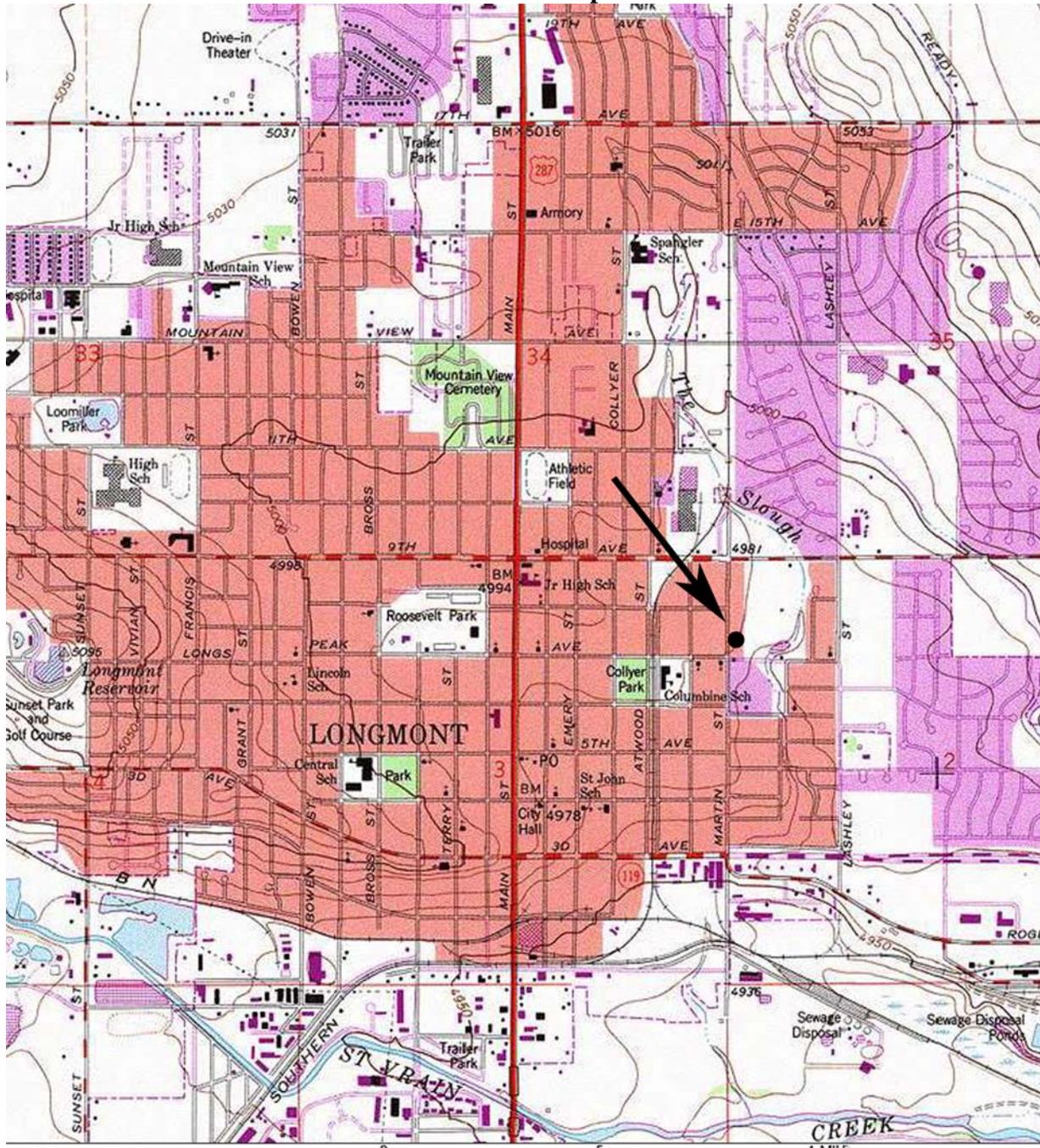
# Architectural Inventory Form

## Sketch Map



# Architectural Inventory Form

## Location Map



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