

**Architectural Inventory Form**  
(Page 1 of 7)

**I. IDENTIFICATION**

1. Resource number: **5BL8780**
2. Temporary number: **N/A**
3. County: **Boulder**
4. City: **Longmont**
5. Historic building name: **Mart's Apartments**
6. Current building name: **Mart's Apartments**
7. Building address: **520 Emery Street**
8. Owner name: **Leroy H. Swenson**  
Owner address: **1323 Weld County Road 36**  
**Berthoud, Colorado 80513**

**II. GEOGRAPHIC INFORMATION**

9. P.M. **8<sup>th</sup>** Township **2N** Range **69W**  
**SE<sup>1</sup>/<sub>4</sub>** of **NW<sup>1</sup>/<sub>4</sub>** of **SW<sup>1</sup>/<sub>4</sub>** of **NE<sup>1</sup>/<sub>4</sub>** of section **3**
10. UTM reference  
Zone **13**  
Easting: **491576**  
Northing: **4446219**
11. USGS quad name: **Longmont, Colorado**  
Year: **1968** (**Photorevised 1979**) **7.5'**
12. Lot(s): **4** Block: **42**  
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.**

22. Architectural style / building type:

**No Style / Wood-frame, End-gabled Dwelling**

**Official Eligibility Determination**

(OAHP use only)

- Date \_\_\_\_\_ Initials \_\_\_\_\_
- Determined Eligible - National Register
- Determined Not Eligible - National Register
- Determined Eligible - State Register
- Determined Not Eligible - State Register
- Needs Data
- Contributes to eligible National Register District
- Noncontributing to eligible National Register District

**III. ARCHITECTURAL DESCRIPTION**

14. Building plan (footprint, shape):  
**H-Shaped Plan**
15. Dimensions in feet **5,262 square feet**
16. Number of stories: **1.5**
17. Primary external wall material  
**Brick**  
**Wood / Vertical Siding**
18. Roof configuration (enter one):  
**Gabled Roof / Front Gabled Roof**
19. Primary external roof material (enter one):  
**Asphalt Roof / Composition Roof**
20. Special features (enter all that apply):  
**Balcony**

**21. General Architectural Description**

This apartment building is located on the east side of Emery Street, between 516 Emery Street to the south and 524 Emery Street to the north. A planted grass yard with mature landscaping surrounds the west (front) and north elevations of the structure; macadam surrounds east (rear) and south elevations. A carport is situated southeast of the building. The apartment building is set back approximately fifty-three feet from the street and a wide grass strip separates the front sidewalk from the curb. The complex is essentially two parallel, rectangular buildings facing each other through a narrow courtyard. A covered walkway forty-eight feet from the front of the structure connects the two buildings as does a balcony attached to the rear (east) elevation. The structure houses ten rental units, with four on the bottom floor and two on the second story, which extends only across one quarter of the rear (eastern) portion of each building. Apartments on the bottom floor are accessed through the courtyard. Those on the second story are approached via a metal staircase at the rear of the courtyard and connecting balconies. Oriented to the west, the structure rests on a concrete block foundation. Except for the front façade, wide, horizontal particleboard siding, painted beige, clads the exterior walls. The twin front-gabled ends of the front façade are veneered in blonde brick with siding in the gables. The front-gabled roof is shallowly pitched. Gray, asphalt shingles cover the parallel roofs while translucent fiberglass covers the roof of the connecting walkway, which features exposed trusses. A shed roof covers an addition to the rear (east) of the south building. Eaves are boxed, and the soffit and fascia are painted dark brown. Windows piercing the front façade are small, sliding, aluminum-framed, and sit beneath retractable metal awnings painted white with a band of red. Similar windows line at the north and south elevation of the structure. Those facing the courtyard alternate between simple sliding, aluminum-framed windows, and sliding windows flanking picture windows. All doors leading into apartment units are unglazed, wooden slab doors. Those leading into the laundry, utility and storage rooms are four- or three-light wooden doors with three panels each. They are painted white. A black-painted metal staircase ascends from the rear of the courtyard to a treated-lumber balcony.

A carport is located southeast of the apartment building. It is accessed via a driveway running along the south of the building from Emery Street. The rectangular structure measures forty-two feet north-south by twenty feet east-west. Thin, round, steel poles support the corrugated steel shed roof and divide the structure into four bays. It has no walls.

**22. Architectural style / building type:**

Please see front page.

**23. Landscape or setting special features:**

This dwelling is located on the west side of Emery Street, in one of Longmont's oldest core residential neighborhoods. The area is now home to a mixture of single-family residences, small retail shops, professional offices and a few small apartment buildings.

**24. Associated buildings, features, or objects**

Carport

#### **IV. ARCHITECTURAL HISTORY**

25. Date of Construction:  
Estimate  
Actual **1965**

Source of information:  
**Boulder County tax assessor's records.**

26. Architect:  
**n/a**

Source of information:  
**n/a**

27. Builder/ Contractor:  
**unknown**

Source of information:  
**n/a**

28. Original owner:  
**Arthur Ostrander, Jr., and Myrtle D. Ostrander**

Source of information:  
**Warranty Deed 90785084**

**29. Construction History (include description and dates of major additions, alterations, or demolitions):**

This building has remained almost entirely unaltered since its construction. Notable changes have been the addition of shed-roofed storage and utility area to the rear (east) of the south building and wooden storage lockers to the rear of the north building. The original metal balcony has been replaced with a treated-lumber structure.

30. Original location: **yes**  
Moved **no**  
Date of move(s) **n/a**

#### **V. HISTORICAL ASSOCIATIONS**

31. Original use(s): **Domestic / Multiple Dwelling**  
32. Intermediate use(s): **Domestic / Multiple Dwelling**  
33. Current use(s): **Domestic / Multiple Dwelling**  
34. Site type(s): **Multiple-Dwelling Residence / Rental**

### **35. Historical Background**

Constructed on the site of the Charles W. and Minnie Boynton house, the Mart's Apartments were completed in 1965. Its original owners, Arthur R. Ostrander, Jr., and Myrtle Ostrander, his wife, previously owned the house at 509 Emery Street, almost directly across the thoroughfare from the apartments. The name of the complex, Mart's Apartments, appears to be combination of the Ostranders' first names: Myrtle and Art. Arthur R. Ostrander, Jr., was born in Longmont on July 9, 1914. He married Myrtle Dean Penney on June 9, 1934, in Longmont. He and his father, Arthur R. Ostrander, Sr., went into business as Ostrander and Son Plumbing and Heating. The younger Ostrander was a deacon and trustee of the First Baptist Church in Longmont. Upon completion of the structure, the Ostranders resided in apartment number six while Arthur's mother, Nellie, lived below them in number five. Sometime before 1970, the younger Ostranders moved and Nellie Ostrander assumed their apartment. In 1982, the Ostranders sold the apartment building to Edward and Virginia E. Cowan. Leroy H. Swenson in Berthoud currently owns the complex.

Among the longest-lived residents was Evelyn R. Anderson, who resided in apartment number two from the date of the structure's completion until shortly before her death in 1990. She was born in Lebanon, Kansas on March 23, 1909 and never married. She was a secretary for many years at Schey and Schey, Attorneys At Law in Longmont. Her mother, Lillie Anderson, resided up the street at 546 Emery, a house owned by Evelyn's sister Grace L. Goehring.

### **36. Sources of Information**

"Arthur R. Ostrander Jr." (obituary) *Longmont Times-Call*, 14 August 1995, p. D5.

"Evelyn R. Anderson." (obituary) *Longmont Times-Call*, 19 October 1990, p. 11A.

*Polk's Boulder County Directory* [generally published annually], Denver, Kansas City, and Salt Lake City: R.L. Polk and Company Publishers.

*Polk's Longmont City Directory*, [generally published annually], Denver, Kansas City, and Salt Lake City: R.L. Polk and Company, Publishers, 1966 - 1997.

Sanborn Fire Insurance Maps, dated December 1890, September 1895, November 1900, April 1906, June 1911, March 1918, June 1930, and May 1956.

Warranty Deeds 90785083, 90785084, 479227 and 4792288. Boulder County Office of Clerk and Recorder, Boulder, Colorado.

**VI. SIGNIFICANCE**

37. Local landmark designation:

Yes

No **xx**

Date of Designation: **n/a**

38. **Applicable National Register Criteria**

A. Associated with events that have made a significant contribution to the broad patterns of our history;

B. Associated with the lives of persons significant in our past;

**xx** C. Embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or that possess high artistic values, or represents a significant and distinguishable 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.

**City of Longmont Standards for Designation**

**xx** 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.

**xx** 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.

Does not meet any of the above City of Longmont Standards for Designation.

39. Area(s) of Significance:

**Community Planning and Development**

40. Period of Significance: **1965-Present**

41. Level of Significance:

National:

State:

Local: **XX**

**42. Statement of Significance**

Because this structure is less than fifty years old and is not of exceptional significance, it is ineligible for listing in the National Register of Historic Places. However, it does contribute to the East Side Historic District: the Mart's Apartments was among the first multiple-family dwellings constructed in the neighborhood and marks the transition from predominately single-family residential to the much more mixed-use neighborhood that exists today.

**43. Assessment of historic physical integrity related to significance:**

This residence displays a high degree of physical integrity, relative to the seven aspects of integrity defined by the National Park Service and the Colorado Historical Society: location, setting, design, materials, workmanship, feeling and association. There have been minimal additions and exterior alterations to the building subsequent to its construction in 1965.

---

**VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT**

44. National Register eligibility field assessment:

Eligible:

Not Eligible: **xx**

Need Data:

City of Longmont Local Landmark eligibility field assessment:

Eligible:

Not Eligible: **xx**

Need Data:

45. Is there National Register district potential?

Yes: **n/a (see below)**

No: **n/a (see below)**

Discuss: **The property is located within the East Side Historic District, which is listed in the National Register of Historic Places.**

If there is National Register district potential, is this building:

Contributing: **n/a**

Noncontributing: **n/a**

46. If the building is in an existing National Register district, is it:

Contributing: **xx**

Noncontributing:

**VIII. RECORDING INFORMATION**

47. Photograph numbers:

Roll: **LONG-11**

Frame(s): **14-17**

Negatives filed at: **City of Longmont  
Department of Community Development, Planning Division  
Civic Center Complex  
350 Kimbark Street  
Longmont, Colorado 80501**

48. Report title: **East Side Neighborhood: Historic Context and Survey Report**

49. Date: **July 12, 2001**

50. Recorders: **Adam Thomas**

51. Organization: **Cultural Resource Historians**

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

53. Phone number: **970/493-5270**