

Architectural Inventory Form
(Page 1 of 7)

I. IDENTIFICATION

1. Resource number: **5BL1159.61**
2. Temporary number: **N/A**
3. County: **Boulder**
4. City: **Longmont**
5. Historic building name: **Boynton-Tibbitts House**
6. Current building name: **Palmer House**
7. Building address: **525 Emery Street**
8. Owner name: **Christopher Palmer**
Owner address: **525 Emery Street**
Longmont, Colorado 80501

II. GEOGRAPHIC INFORMATION

9. P.M. **8th** Township **2N** Range **69W**
SE¹/₄ of **NW¹/₄** of **SW¹/₄** of **NE¹/₄** of section **3**
10. UTM reference
Zone **13**
Easting: **491546**
Northing: **4446240**
11. USGS quad name: **Longmont, Colorado**
Year: **1968** (**Photorevised 1979**) **7.5'**
12. Lot(s): **South half 22** Block: **41**
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:

Other Style / Masonry, Hipped-roof 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):
Rectangular Plan
15. Dimensions in feet **1092 square feet**
16. Number of stories: **1**
17. Primary external wall material
Brick
Wood / Weatherboard - Vertical
Siding
18. Roof configuration (enter one):
Hipped Roof
19. Primary external roof material (enter one):
Asphalt Roof / Composition Roof
20. Special features (enter all that apply):
Chimney
Porch

21. General Architectural Description

This small house is located on the west side of Emery Street, between 523 Emery Street to the south and 5229 Emery Street to the north. A planted grass yard with mature landscaping surrounds the building. A shed-cool bin and coach house-stable are located west of the house. The residence is set back approximately forty feet from the street, and a wide grass strip separates the sidewalk from the curb. Oriented to the east, the house rests on a gray-painted, coursed sandstone foundation. The white-painted brick walls are structural, and a belt course emerges above the foundation. White-painted, vertical weatherboard and one-by-four-inch cornerboards clad an addition to the rear of the house. The hipped roof is moderately pitched and covered with gray-green asphalt shingles. A red brick chimney emerges from the flat apex of the roof while another, larger chimney, protrudes from the northwest corner of the house and is situated at a forty-five degree angle. Windows are narrow, one-over-one, double-hung sash with white-painted frames. While the windows lack surrounds they do reside between sandstone sills and brick relieving arches, which have been painted gray on the south elevation. A band of casement windows entirely surrounds all elevations of the rear addition. Those to the north are three-light while those to the south are two-light. Four square columns support the hipped roof of the front porch, which is entirely enclosed with screens. A kneewall clad in vertical beadboard surrounds the porch, which is accessed at its southern end by two concrete steps and a wood-framed screen door. The porch sits on a concrete foundation, as does the addition to the rear of the house. An unpainted, one-light slab door pierces the north side of the rear (west) elevation and opens onto a four-step concrete stoop.

A compound of two outbuildings is located to the west of the house. Both are of wooden construction on concrete foundations, are one story, painted white, and have roofs covered in gray-green asphalt shingles. Situated to the north, the combined shed and cool bin is a rectangular building measuring six feet north-south by eleven feet east-west. Vertical board-and-batten siding clads the exterior walls. Exposed rafter ends emerge beneath the shed roof. Two doors of matching board-and-batten construction open on the south elevation. The eastern door allows access to a small storage area while the western door opens into the coal bin. A small, board-and-batten hatch opens high on the west elevation, allowing the delivery of coal from the alley behind the property. Situated to the south is a combination of a carriage house and single-stall stable. The stable is attached the south of the carriage house, with interior corner of the ell facing southeast. The carriage house is a rectangular structure measuring twelve feet north-south by sixteen feet east-west and is clad in horizontal weatherboard with one-by-four-inch cornerboards. Exposed rafters emerge beneath the gabled roof, the ends of which face east and west. A four-light, fixed-pane window pierces the south elevation while a one-light, fixed-pane window opens on the east elevation. Paired, painted white, vertical plank doors, side hinged with metal strap hinges, dominate the west elevation. A small, low, shed-roof structure protrudes from the east elevation and was added to the garage to accommodate the hoods of automobiles. The attached stable is a rectangular building measuring eight feet north-south by ten feet east-west. Vertical, board-and-batten siding clads the exterior walls and rafters are exposed beneath the shed roof. A board-and-batten Dutch door on strap hinges opens on the east elevation. Another board-and-batten door opens on the north elevation in a place where the stable is offset from the carriage house by four feet. Filling the ell of the carriage house and stable are remnants of a corral.

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

Coal Bin-shed and Carriage House-stable

IV. ARCHITECTURAL HISTORY

25. Date of Construction:
Estimate **1896-1898**
Actual

Source of information:

"Sister of C.W. Boynton Passes Away," Longmont Ledger, 1 February 1924, p. 1; "Boynton, (Theodore Noyes), " (obituary) Longmont Ledger, 4 February 1898, p. 3; Warranty Deeds 80197345 and 90013790.

26. Architect:
n/a

Source of information:

n/a

27. Builder/ Contractor:
unknown

Source of information:

n/a

28. Original owner:
Theodore N. Boynton

Source of information:

Warranty Deed 80092528

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

According to the Sanborn Insurance map, both the front porch and rear addition to this house were constructed between 1918 and 1930. All of the outbuildings, at least in their preset form, were also constructed or moved here at this time. The coal bin-shed and the stable appear to have been built at the same time due to the similarity of materials, form, and construction.

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

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**

35. Historical Background

In 1886 Theodore N Boynton purchased this lot and built his home on the north side of the property at 529 Emery Street. The house at 525 Emery Street was built a decade later when the Boynton's recently widowed daughter, Louise Boynton Tibias, came to take care of her aged and infirm parents. She was born in Buffalo, New York on November 8, 1864 and came to Longmont with her parents in 1877. By 1906, she had left Longmont but continued to rent out the house. In 1919, she sold the house to its longtime renters, Lowell and Alice Smith. Lowell was a printer at the *Longmont Ledger*, which Tibbitts's brother, Charles W. Boynton, owned. She died in Chicago in 1924 after suffering a decade from injuries she received in a streetcar accident.

Lowell Smith was born in Cincinnati on December 21, 1865. He came to Colorado with his parents, settling first in Jamestown before moving to Longmont. Alice Smith was a lifelong resident of the Longmont area. She was born at Rinn on January 11, 1872. Interestingly, her maiden name was also Smith. They sold the house in 1925. Alice died a decade later, and Lowell followed her in 1956.

Between 1935 and 1937, the owners of the house were not its residents, Ethel Hronek purchased the property from the Smiths and sold it two years later, in 1927, to Ida W. Decker. Ida was the wife of J.A. Decker, a former Boulder county assessor and Longmont pioneer. At about this same time, Ida traveled to California to live with her sister and brother-in-law, Mansell Visick. He inherited the property upon Ida's death in 1928.

Visick sold the property in 1937, and Glenn J. and Eva (Hertha) Vail became its new owners. From that time until 1988, it remained in the Vail family. Both Glenn and Eva were descendants of preeminent Chicago-Colorado colony settlers, the Vails and Herthas. Initially, the house was the residence of the Vails' daughter and son-in-law, Vivian L. and Eldon Smith. The couple lived there together until Eldon's death in 1960. She married again in 1963 to Harold Defler, leaving the house to her mother, Eva. Eva Vail was born on July 1, 1895, in Longmont to Henry and Anna Smith Hertha. She married Glen Vail in 1916. Glenn was an employee of the Great Western Sugar Company and the couple moved frequently from factory town to factory town until settling again in Longmont. Eva was a homemaker. Vivian was the couple's only child. J Glenn died in 1960 and Eva died in 1988. Upon Eva's death, Vivian sold the house to Christopher Palmer, the current owner.

36. Sources of Information

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

"Boyton, (Theodore Noyes)." (obituary) *Longmont Ledger*, 4 February 1891, p. 3.

"Eva I. Vail." (obituary) *Longmont Times-Call*, 31 August 1988, p. 15A.

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.

"Sister of C.W. Boynton Passes Away," *Longmont Ledger*, 1 February 1924, p.1.

"Vivian Vial Defler." (obituary) *Longmont Times-Call*, 1 August 1999, p. D5.

Warranty Deeds 80092528, 80197345, 90013790, 90142638, 90225325, 90239763, 90341825, 90673888, 941151, and 956112. 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

xx 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.

xx 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.

xx 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:

Architecture; Community Planning and Development; Ethnic Heritage / European

40. Period of Significance: **ca. 1896-1951**

41. Level of Significance:

National:

State:

Local: **XX**

42. Statement of Significance

This property is significant for its association with residential development in Longmont, beginning in the late 1800's and extending through the first half of the twentieth century. In addition, the property is significant for its association with the Boynton and Vail families, both of whom made important commercial, political, and social contributions to Longmont during the early 1900's. However, it is not associated with the most prominent member of those families. The house is also architecturally significant because it is a very early vernacular version of a classic cottages- an architectural style and form that would come to influence much of Emery Street. It marks the beginning of an architectural development that reaches its zenith at the high-style classic cottage across the street at 534 Emery. As well, this property is remarkable for its collection of outbuildings, which represent the facilities that once existed behind many of the houses in Longmont. The property's combined levels of historical significance and physical integrity are to the extent that it would qualify for individual listing in the National Register of Historic Places. The property certainly may be regarded as individually eligible to be designated as a City of Longmont landmark. This property is also a contributing resource within this National Register and local landmark district.

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. Alterations include the construction of front and back porches between 1918 and 1930. Now significant changes have been made to the structures since that time. The outbuildings appear to be unaltered.

VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. National Register eligibility field assessment:

Eligible: **xx**

Not Eligible:

Need Data:

City of Longmont Local Landmark eligibility field assessment:

Eligible: **xx**

Not Eligible:

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, LONG-12**

Frame(s): **22, 23 (house); 24 (outbuildings); 36 (house)**

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**