

Architectural Inventory Form

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I. IDENTIFICATION

1. Resource number: **5BL1159.60**
2. Temporary number: **N/A**
3. County: **Boulder**
4. City: **Longmont**
5. Historic building name: **Theodore Boynton House**
6. Current building name: **Adams House**
7. Building address: **529 Emery Street**
8. Owner name: **Beverly Adams**
Owner address: **529 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: **4446245**
11. USGS quad name: **Longmont, Colorado**
Year: **1968** (**Photorevised 1979**) **7.5'**
12. Lot(s): **North 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 / Wood-frame, Front-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):
Rectangular Plan
15. Dimensions in feet **744 square feet**
16. Number of stories: **1.5**
17. Primary external wall material
Wood / Horizontal 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):
Chimney
Fence
Porch

21. General Architectural Description

This dwelling is located on the west side of Emery Street, between 525 Emery Street to the south and 533 Emery Street to the north. A planted grass yard with mature landscaping surrounds the building. An unpainted wooden fence encircles the backyard. A garage is located northwest 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 concrete sheathed, coursed sandstone foundation. Brown-painted, horizontal wood siding clads the exterior walls. A moderately pitched, front-gabled roof covers the two-story portion of the house while a shallow hip roof extends over the one-story wing to the north. The eaves are boxed and the soffit is painted beige while the fascia is white. Windows are generally two-over-two, double-hung sash with white-painted wooden frames and surrounds. An entablature emerges above a pair of windows on the second floor of the front façade. Eight-light, fixed pane windows appear in the first-floor on the east and south elevations. A one-light awning window opens on the north end of the west elevation. Shutters with brown-painted boards and beige battens flank each window. A concrete stoop wraps around the southeast corner of the house. The front door actually opens on the south elevation and is protected by a brown-painted metal awning on steel poles. The front door is a one-light, wooden slab door with a one-light transom. Two, glass-in-wood-frame doors open on the rear elevation.

A garage is located northwest of the house. Accessed via the alley behind the lot, the garage is a rectangular structure measuring twelve feet north-south by sixteen feet east-west. The garage is one-story tall, has a concrete foundation and its exterior walls are clad in brown-painted, horizontal wooden weatherboard with one-by-four-inch cornerboards. The front-gabled roof is covered in tan tarpaper. Dominating the west elevation are paired doors of the same horizontal weatherboard construction as the rest of the garage. They are side hinged with metal strap hinges. A wooden, four-paneled door opens on the south elevation.

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

Garage

IV. ARCHITECTURAL HISTORY

25. Date of Construction:
Estimate
Actual **1886**

Source of information:
"Boynton, (Theodore Noyes)," (obituary) *Longmont Ledger*, 4 February 1898, p. 3; Warranty Deed 80092528.

26. Architect:
n/a

Source of information:
n/a

27. Builder/ Contractor:
Theodore Boynton

Source of information:
"Boynton, (Theodore Noyes)," (obituary) *Longmont Ledger*, 4 February 1898, p. 3

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):

While the wing on the north of this structure appears to be the only significant addition, Sanborn Insurance maps indicate that it predates 1900. The garage was built between 1918 and 1930.

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 / Multiple Dwelling**
33. Current use(s): **Domestic / Single Dwelling**
34. Site type(s): **Residence**

35. Historical Background

Theodore Noyes Boynton was born on August 16, 1819 in Buffalo, New York in a house his father had built. He married Elizabeth Daniels in 1845. Despite an early display of literary talent, Boynton followed in his father's footsteps and became a sash and blind maker. He owned his own factory by 1865, but the steam technology of the Industrial Revolution eventually displaced him from his craft. Boynton and his family migrated to the Longmont area in 1877, settling on fifty acres outside of the village. His seven years as a farmer were arduous at best, and he decided to move to town. In 1886 he purchased a lot on Emery Street from Lewis H. Dickson. There he built the current house. The Boyntons had three children, two of which lived to be adults. Charles W. Boynton was the longtime editor of the *Longmont Ledger*, owned several houses on the East Side, and was active in the city's social and political affairs. After the death of her husband, Louise Boynton Tibbitts moved beside her parents, into the little house at 525 Emery Street. She continued to live there and care for her aged parents until Theodore's death in 1898. Charles inherited the house and rented it out until his own death in 1926. The property remained in the Boynton family until it was sold to Raymond Adams in 1947.

Raymond "Bill" Adams was born on October 7, 1904, in Colby, Kansas. He married Ethel Hamblin on September 14, 1935. She was born in Norton County, Kansas on January 13, 1913. The couple moved from Kansas to Wyoming and Colorado, first settling in Limon then Longmont. Bill was a stock sprayer. He and Ethel lived in only a portion of the house, renting out the rest. Ethel died in 1960. Bill later married Beverly Farner, and the couple resumed residing in the entire house. Bill Adams died in 1987, but Beverly continues to live in this dwelling.

36. Sources of Information

Adams, Beverly. Interview with Adam Thomas, 12 July 2001.

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

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

"Mrs. R.M. Adams, 47, Dies in Denver Hospital." *Longmont Times-Call*, 1 June 1960, p. 3.

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.

"R.M. 'Bill' Adams." (obituary) *Longmont Times-Call*, 28 March 1987, p. 12A.

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

Warranty Deeds 80092528 and 892417. 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: **1886-1951**

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 family, who made important commercial, political and social contributions to Longmont during the early 1900's. However, it is not associated with the most prominent members of that family. The house is also architecturally significant because it is one of Longmont's oldest residences and is an intact structure exhibiting an extremely restrained vernacular interpretation of classical forms and styles. 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. The only alterations include the replacement of a few windows and the construction of the present concrete stoop sometime between 1918 and 1930.

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-12**

Frame(s): **1-3**

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**