

Architectural Inventory Form

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I. IDENTIFICATION

1. Resource number: **5BL1159.38**
2. Temporary number: **N/A**
3. County: **Boulder**
4. City: **Longmont**
5. Historic building name: **George and Florence Johnson House**
6. Current building name: **Paschall House**
7. Building address: **530 Emery Street**
8. Owner name: **Morris M. Paschall, Jr.**
Owner address: **530 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: **491576**
Northing: **4446229**
11. USGS quad name: **Longmont, Colorado**
Year: **1968** (**Photorevised 1979**) **7.5'**
12. Lot(s): **North half 3** 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:

Late Nineteenth and Early Twentieth Century Revivals / Classic Cottage

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 **1347 square feet**
16. Number of stories: **1.5**
17. Primary external wall material
Wood / Shingle
Wood / Horizontal 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
Dormer
Fence
Flared Eave
Porch

21. General Architectural Description

This classic cottage is located on the east side of Emery Street, between 524 Emery Street to the south and 534 Emery Street to the north. A plated grass yard with mature landscaping surrounds the building. A painted white picket fence encircles the backyard. A garage is located northeast of the house. The residence is set back approximately fifty feet from the street and a wide grass strip separates the sidewalk from the curb. Oriented to the west, the house rests on a painted purple, coursed sandstone foundation. White-painted, horizontal wood siding and purple, one-by-four-inch cornerboards clad the exterior walls. Square-cut wooden shingles, painted white, cover the hipped-roof, central dormer. Gray-green asphalt shingles clad the moderately pitched, hipped roof with flared eaves. The eaves of the dormer are flared as well. The widely overhanging eaves are boxed and the beadboard soffit is painted white while the fascia is purple. Two red brick chimneys with corbelled caps emerge at either end of the roof ridge. Windows are generally one-over-one, double-hung sash with purple-painted wooden frames, surrounds and screens. A pair of single-light casement windows pierce the dormer while a band of casement windows with three transoms each encircle a rear addition. A white-painted beadboard kneewall surrounds the full-width front porch, which sits on painted purple brick piers. Pairs of white-painted Corinthian columns with purple bases and capitals support the hipped porch roof. While the front façade is symmetrical, the front door is offset to the south. It is a three-panel, single-light glass-in-wood-frame door with beveled glass. It sits behind a painted purple, wood-frame screen door and is flanked by large, one-over-one, fixed pane windows with a narrow transom light. A small, wooden porch on the northeast corner of the house leads to a five-paneled, wooden door.

A garage is located north east of the house. Accessed from Emery Street via a concrete driveway shared with 534 Emery, the garage is a rectangular structure measuring eighteen feet north-south by twenty feet east-west. The garage is one story tall, has a concrete foundation and is constructed on red brick. The gable-front roof is covered in gray-green asphalt shingles and painted white, square-cut wood shingles fill the gable ends. A small, brick chimney emerges at the roof ridge on the east side of the structure. Dominating the west elevation are a pair of massive, white-painted vertical plank doors with six horizontal lights. Each door opens accordion-style, with the central pivot point braced by a wheel on a metal track suspended above the doors. They are anchored on large, metal strap hinges. A single, six-light awning window pierces the north elevation while pairs of such windows open on the east and south elevation. A five-paneled, wooden door opens on the west side of the south elevation.

22. Architectural style / building type:

Please see front page.

23. Landscape or setting special features:

This dwelling is located on the east 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 **1905**

Source of information:
"Water Ledger, City of Longmont, 1905-1906."

26. Architect:
n/a

Source of information:
n/a

27. Builder/ Contractor:
James, Frank and Oliver Wiggins

Source of information:
Visual comparison with 534 Emery Street a known Wiggins-constructed house.

28. Original owner:
George W. and Florence B. Johnson

Source of information:
Warranty Deed 90038154.

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

Water and property records as well as Sanborn Insurance maps all confirm that this house was constructed in 1905. Sanborn maps also indicate that the rear additions were constructed between 1918 and 1930. The garage was probably built around 1923 when the Johnson purchased a slice of land from their neighbor to the north, Frances Wiggins, in order to construct a driveway.

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 1898, George W. Johnson dissolved his partnership with the *Berthoud Bulletin* and moved to Longmont to manage the Silver Moon Hotel. Soon, however, he purchased the *Longmont Call* and became its editor. He and his wife, Florence, sought a house fit for an up-and-coming businessman. The result was this classic cottage with its distinctive and intricate Corinthian columns. George Johnson was born in Columbus, Indiana on June 26, 1858. He was orphaned at an early age and traveled from farm to farm to earn a living. Eventually he began working in a printing office in Roann, Indiana, and later became owner and editor of the newspaper there. It was in Roann that he met Florence. She was born there in 1857. The couple moved to Denver in 1889 and owned and edited papers throughout Colorado. Johnson purchased the fledgling *Saturday Evening Call* from William Forgy and by 1905, established it as a daily newspaper. Johnson enjoyed politics and as a lifelong Republican, he traveled to the National Convention in Chicago that nominated William Howard Taft for a second term as president. He served as Boulder County representative in the 25th Colorado General Assembly. Both George and Florence lived in this house until their deaths. George died of a heart attack in 1929, and Florence died in 1932. George and Florence's sons, Loren and Jean, inherited the house and rented it out. A decade later they sold it to Thomas O. and Stella C. Iverson, who sold it two years later to Rolland A. and Mary L. Brown.

By 1946, the house was the property and residence of George F. and Lillian A. Nelson. George Nelson was born on April 3, 1901, in Blackhawk. He was a miner in the Blackhawk-Central City area before he came to Longmont in 1938. George was a part owner of the Nelson Brothers Dodge Agency in Longmont and later became city superintendent of streets. He was a superintendent of the Golden Companies' concrete plant until he retired in 1957. In 1942 George met and married Lillian Alveda Alvis. She was born on April 20, 1901 on a farm five miles south of Longmont. She spent her entire life in Boulder County, earning her degree from a business school in Boulder. She was bookkeeper for Farmers Milling and Elevator Company, Anderson Feed Store, Golden West Milling Company, Longmont Realty, Colorado Rural Gas Company and Sig's Service. Both lived in the house until their deaths, Lillian in 1957 and George in 1962.

The house again became a rental property until Herman C. and Gertrude E. Schwarz purchased it around 1970. Herman was born on September 11, 1904, in Loveland. He married Gertrude Griess in 1937. Herman worked as an International Harvester dealer in Johnstown and Longmont for forty years. Gertrude died in 1983 and Herman in 1997. Upon Herman's death, the house became the property of Jurgen Beneke who sold it three years later to Morris M. Paschall, Jr., the current owner.

36. Sources of Information

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

"George F. Nelson Dies at Age of 60," *Longmont Times-Call*, 30 March 1962, p. 8.

"George W. Johnson, Editor of Call Dies.," *Longmont Daily Call*, 21 September 1929, p. 1.

"Herman C. Schwarz." (obituary) *Longmont Times-Call*, 9 September 1997, p. 10A.

Lehman, Ed "Newspaper History." In *They Came To Stay: Longmont, Colorado, 1858-1920*, ed. St. Vrain Valley Historical Association, 135-137. Longmont: Longmont Printing Company, 1971.

"Lillian Nelson Dies Saturday." *Longmont Times-Call*, 25 November 1957, p. 1.

"Mrs. Florence Johnson, Widow of Late Editor, Passes Away." *Longmont Times-Call*.

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 90038154, 90301793, 90406852, 90419728, 90441468, 1748874, 2049307, and 90195092. 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;

xx 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.

xx 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; Politics / Government

40. Period of Significance: **1905-1951**

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 George W. Johnson, who made important commercial, political, and social contributions to Longmont and Boulder County during the early 1900's. The house is also architecturally significant because it is an intact classic cottage exhibiting the characteristics and craftsmanship of the Wiggins family. 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 significant alterations have been additions to the rear of the structure, all completed before 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): **17-19 (house); 20 (garage); 21 (house and garage)**

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 18, 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**