

Architectural Inventory Form
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I. IDENTIFICATION

1. Resource number: **5BL1159.59**
2. Temporary number: **N/A**
3. County: **Boulder**
4. City: **Longmont**
5. Historic building name: **Reed House**
6. Current building name: **Leonard House**
7. Building address: **533 Emery Street**
8. Owner name: **Gary A. and Pamela L. Leonard**
Owner address: **533 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: **4446275**
11. USGS quad name: **Longmont, Colorado**
Year: **1968** (**Photorevised 1979**) **7.5'**
12. Lot(s): **South half 21** 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:

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 **1080 square feet**
16. Number of stories: **1**
17. Primary external wall material
Brick
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
Fence
Flared Eave
Porch

21. General Architectural Description

This simple classic cottage sans a central dormer is located on the west side of Emery Street, between 529 Emery Street to the south and 537 Emery Street to the north. A planted grass yard with mature landscaping surrounds the building. A wooden fence encircles the backyard. A garage is located southwest 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 coursed sandstone foundation, and one-light hopper basement windows sit beneath brick relieving arches. A red brick veneer clads the exterior walls, and thick ivy covers the entire north elevation. Light gray asphalt shingles cover the steeply pitched, hipped roof with flared eaves. The widely overhanging eaves are boxed and the soffit is painted pink while the fascia is orange. (The soffit and fascia near the rear of the house is painted gray). A single red brick chimney emerges at the apex of the hipped roof. Sitting beneath relieving arches, windows are generally one-over-one, double-hung sash with pink-painted wooden frames. Tall Doric columns on a short concrete kneewall support the hipped porch roof. Two concrete steps approach the wooden porch floor. While the front façade is symmetrical, the narrow front door is offset slightly to the south. It is a six panel, single-light, glass-in-wood frame door with beveled glass and features ornate carving beneath the protruding locking rail. A shed-roof lean-to on the rear (west) elevation of the house is enclosed with gray-painted wooden beadboard and combination of one-light, fixed-pane windows and screens.

A garage is located southwest of the house. Accessed historically from Emery Street via a driveway to the south of the house, the garage is a rectangular structure measuring twelve feet north-south by eighteen feet east-west. The garage is one-story tall and has a concrete foundation. The horizontal, wood weatherboard on the north and east elevations is painted pink with orange cornerboards; the south and west elevations are entirely white. The gable-front roof is covered in gray tarpaper, and rafter ends emerge beneath it. Dominating the east elevation are paired vertical plank doors, side hinged with metal strap hinges. Four-light, fixed-pane windows pierces the north elevation and south elevations.

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 **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, most likely

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

28. Original owner:
Vandiver and Helen Reed

Source of information:
"Water Ledger, City of Longmont, 1905-9106;" "Redd, (Vandiver)," (obituary) *Longmont Ledger*, 1 January 1909, p. 4; "Reed, (Helen Bacon)," (obituary) *Longmont Ledger*, 9 June 1916, p. 7.

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 1900, Vandiver "Vande" Reed sold his farm near Longmont and purchased a lot on the southwest corner of Emery Street and Sixth Avenue. HE and his wife, the former Helen C. Bacon, lived in a house already existing on the lot. (This house was later razed to accommodate the present dwelling at 537 Emery Street). In 1905 they moved from their old house to a new brick dwelling they had built south of it at 533 Emery. Vande Reed was born in 1847 and orphaned when he was only ten. In 1878 he came to Colorado and started farming in the Longmont area. He married Helen C. Bacon on November 25, 1886. She was born in Trumbull County, Ohio, in 1846, and moved to the St. Vrain Valley in 1870, a year before settlers from the Chicago-Colorado Colony arrived. Both died in this house, Vande in 1909 and Helen in 1916. The property passed to Helen's relatives who divided the lot, selling the south half with its classic cottage in 1918 and the north half in 1921.

For the next five years, this structure was home to Jerry Tobin and his family. He was born in Kileny, Ireland, and came to Colorado via New York City. Sometime around 1910, he and his wife, Frances, settled in Longmont and Jerry became boiler foreman at the Great Western Sugar Company factory. The couple sold the house in 1923. Only three years later Jerry was killed when he became caught in a brick-crushing machine at the sugar factory. He was 42.

C.H. and Dora E. Holmes purchase this classic cottage from the Tobins and resided here until 1926, when it became the property of Alva D. and Anna Snell. Alva Snell was a successful Longmont Barber. In 1929 he was a principal speaker at the National Master Barbers Convention in Lincoln, Nebraska, and was elected to be a delegate at the international Master Barbers Convention in London, England. "The International Master Barbers Convention is the highest authority on what is correct in tonsorial styles," writes the *Longmont Times* on June 2, 1929. "Each year the artists in these lines determine what the style is to be for the coming 12 months, taking into consideration the trend of the past year." The Snells lived in this house until 1942.

In 1943, the house became the property of John E. Green and his children, Theodore E. Green and Mildred Davis. John Green was born in Sweden on July 21, 1867, and came to the United States two decades later. He and his wife, Elda, met and married in Omaha, settling on various farms in western Nebraska and eastern Colorado. They moved to Longmont in 1937. Elda died in 1940. City directories indicate that Theodore came to live with his aging father, who died in 1959. From that time until the house was sold in 1985, it was home to various descendants of John and Elda Green.

Fred G. and Mary L. Landolt, who lived next door at 537 Emery, briefly owned the house until they sold it to Jon P. and Pamela Ann Davis in 1986. They, in turn, sold it to Gary A. and Pamela L. Leonard, the current owners, in 1990.

36. Sources of Information

"A.D. Snell Elected to International Meeting Held in London, Eng." *Longmont Times*, 21 June 1929, p. 1.

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

"Jerry Tobin Accidentally Killed at Longmont Sugar Factory," *Longmont Ledger*, 9 July 1926, p. 1.

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.

"Services Monday for John E. Green." *Longmont Times-Call*, 28 February 1959, p. 4.

Warranty Deeds 90131678, 90186466, 90235432, 90235433, 90399467, 90403692, 721322, 775722, and 1066053. 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.

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: **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 house is also architecturally significant because it is an intact classic cottage, albeit a restrained interpretation of the style, exhibiting some of the characteristics and craftsmanship of the Wiggins family. However, more complete examples of this architecture and craftsmanship exist on this block of Emery Street. The property's combined levels of historical significance and physical integrity are not to the extent that it would qualify for individual listing in the National Register of Historic Places. However, 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. A rear porch was added sometime between 1918 and 1930, and it was subsequently enclosed.

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: **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): **4-8, 15 (house); 9, 16 (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 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**