

Architectural Inventory Form
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I. IDENTIFICATION

1. Resource number: **5BL1159.58**
2. Temporary number: **N/A**
3. County: **Boulder**
4. City: **Longmont**
5. Historic building name: **Sampson House**
6. Current building name: **Pas House**
7. Building address: **537 Emery Street**
8. Owner name: **James H. and Michelle S. Pas**
Owner address: **537 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: **4446285**
11. USGS quad name: **Longmont, Colorado**
Year: **1968** (**Photorevised 1979**) **7.5'**
12. Lot(s): **North 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:

Bungalow

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 **1612 square feet**
16. Number of stories: **1.5**
17. Primary external wall material
Wood / Shingle
Stucco
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
Dormer
Fence
Porch

21. General Architectural Description

This bungalow is located on the southwest corner of Emery Street and Sixth Avenue, facing Emery Street. A planted grass yard with mature landscaping surrounds the structure. An unpainted wooden fence entirely encloses the backyard and a garage is located southwest of the house. The residence is set back approximately forty feet from the street, and there is a wide grass strip separating the front sidewalk from the curb. Oriented to the east, the house rests on a green-painted concrete foundation with three-light hopper basement windows. Narrow, white-painted horizontal wood siding clads the exterior walls. Unpainted, square-cut wooden shingles cover the small, shed-roof dormers, which emerge from the south and north sides of the front-gabled roof. Also, white-painted stucco fills the gable-end of the porch roof. Light gray asphalt shingles cover the moderately pitched roof. While rafter ends are exposed on most elevations, the eave beneath the main roof on the south elevation is boxed. A red brick chimney emerges near the rear of the house at the roof ridge. Windows are generally six-over-one, double-hung sash with white-painted, wooden frames and surrounds featuring classical entablatures, and are protected beneath white-painted, aluminum-framed storm windows. As well, a shallow bay protrudes from the south elevation, and the north elevation features two small, four-light casement windows. Dormers are also dominated by a band of three, four-light casement windows. The center window on north dormer has been replaced with a small air-conditioning unit. A small, rounded, unpainted aluminum-framed sliding window pierces the rear gable. The asymmetrical front façade features a full-width porch. Two pairs of square, battered columns support the porch roof. One-over-one, fixed-pane windows enclose the porch, which is entered through a white-painted, aluminum storm door. Only a single window and the front door, which is situated to the north, pierce the front façade. The six-light, glass-on-wood-frame door features beveled glass. A hipped-roof addition to the rear of the house features six-light casement windows on the north half and one-over-one casement windows on the south. A four-paneled, one-light, glass-in-wood-frame door opens on the southwest corner of the addition.

A garage is located southwest of the house. Accessed historically from Sixth Avenue and presently via a long driveway from Emery, the garage is a nearly square building measuring approximately twenty feet on each side. It is one story tall and has a concrete foundation. Painted white stucco clads the exterior walls. Unpainted weatherboard covers the south and east elevations. Rafter ends are exposed beneath the side-gabled roof, which is covered with light gray asphalt shingles. Two sets of paired, painted white, vertical plank doors, side hinged with metal strap hinges, dominate the north elevation and were used when the garage was entered from Sixth Avenue. A pair of glazed, wooden rollaway doors open on the east elevation and a four-light, fixed-pane window pierces 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 **1921**

Source of information:
"Water Ledger, City of Longmont, 1919-1922;" (Boulder County) "Real Estate Appraisal Card – Urban Master."

26. Architect:
n/a

Source of information:
n/a

27. Builder/ Contractor:
unknown

Source of information:
n/a

28. Original owner:
David E. and Cena M. Sampson

Source of information:
Warranty Deed 90162721.

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

Property, tax and water records, as well as Sanborn Insurance maps all indicate that this house was built in 1921, replacing a smaller structure that stood on this corner at least as early as 1900. Sanborn maps also reveal that the garage was built at nearly the same time and experienced at least two additions to its north elevation. The back porch of the house is original. However, while the north side appears to have always been enclosed, tax records show that the south side was enclosed sometime after 1948. The front porch was enclosed after this years as well.

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 June 1921, David and Cena Sampson purchased this lot and the small house on it. They subsequently razed the structure and built the present bungalow. Cena Sampson was born in Iowa and came to Longmont in 1906. She was an artist and teacher, known especially for decorating china. Sometime around 1940, the Sampsons shared their home with their daughter and son-in-law, Mildred and David Wingo. After Cena died in 1944, David Sampson apparently left Longmont to live with the Wingos in California.

For the next seventeen years, this bungalow was home to Charles and Martha McPherson. Charles was born on May 3, 1875, in Fort Atkinson, Wisconsin, and served in the Spanish-American War. He came to Colorado in 1932 and began farming east of Mead. HE married Martha McClean on March 28, 1931 in Denver. Martha was born in Ireland and came to the United States with her parents when she was only six weeks old. Her family settled in New York state, and she attended nurses training in Rochester. After graduating in 1902, she served as supervisor of the Rochester State Hospital for eleven years. She came to Denver in 1913 and worked in several of that city's hospitals. The couple moved to Longmont when they purchased this house in 1945. Charles died in 1961 and Martha three years later. Martha's estate eventually sold the property to Fred G. and Mary L. Landolt in 1969. The Landolts were married in Longmont on October 24, 1933. Fred was a construction engineer and is now retired. Mary is a homemaker. On October 21, 1998, the couple opened their home to family and friends in celebration of their sixty-fifth wedding anniversary. They sold this house a few months later to Linda H. Arnold who, in turn, sold it to James H. and Michelle S. Pas, the current owners and residents.

36. Sources of Information

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

"Charles McPherson Dies Here at Age 86." *Longmont Times-Call*, 11 September 1961, p. 3.

"Death Claims Mrs. Sampson." *Longmont Times-Call*, 31 July 1994, p. 1.

"Landolts: 65th." *Longmont Times-Call*, 18 October 1998, p. D5.

"Mrs. McPherson Is Dead at 81." *Longmont Times-Call*, 20 May 1963, 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.

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

Warranty Deeds 90162724, 90420005, 90420915, 90694208, 90925371, 90929417, 1893162, and 2031850. 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: **1921-1951**

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 example of a later bungalow form exhibiting a transition from craftsman style to hints of colonial revival. While the property's level of physical integrity is to the extent that it would qualify for individual listing in the National Register of Historic Places, it lacks historical significance. The property may be regarded as individually eligible to be designated as a City of Longmont landmark. As well, it 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 to the house have been the enclosure of the back porch and the boxing of eaves on the south elevation. The garage, however, has been extensively modified.

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:

Noncontributing: **xx**

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): **10-13 (house); 14 (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**