

**Architectural Inventory Form**

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**I. IDENTIFICATION**

1. Resource number: **5BL6741**
2. Temporary number: **N/A**
3. County: **Boulder**
4. City: **Longmont**
5. Historic building name: **Beckwith House**
6. Current building name: **Tengler House**
7. Building address: **538 Kimbark Street**
8. Owner name: **Robert Tengler**  
Owner address: **1040 Katy Lane**  
**Longmont, CO 80501**

**II. GEOGRAPHIC INFORMATION**

9. P.M. **6<sup>th</sup>** Township **2N** Range **69W**  
**SE<sup>1</sup>/<sub>4</sub>** of **NW<sup>1</sup>/<sub>4</sub>** of **SW<sup>1</sup>/<sub>4</sub>** of **NE<sup>1</sup>/<sub>4</sub>** of section **3**
10. UTM reference  
Zone **13**  
Easting: **491460**  
Northing: **4446300**
11. USGS quad name: **Longmont, Colorado**  
Year: **1968** (**Photorevised 1979**) **7.5'**
12. Lot(s): **1-3** 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 Victorian / Edwardian**

**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):  
**Irregular Plan**
15. Dimensions in feet **2120 square feet**
16. Number of stories: **1.5**
17. Primary external wall material  
**Wood / Horizontal Siding**  
**Wood / Shingle**
18. Roof configuration (enter one):  
**Hipped Roof / Gable-on-Hip Roof**
19. Primary external roof material (enter one):  
**Asphalt Roof / Composition Roof**
20. Special features (enter all that apply):  
**Porch**  
**Decorative Shingles**  
**Flared Eave**  
**Chimney**

**21. General Architectural Description**

This house is located at the southeast corner of Kimbark Street and 6<sup>th</sup> Avenue. The building is 1 1/2 –stories tall, and is supported by a coursed sandstone foundation which has been painted yellow. There is at least a partial basement, with single-light hopper basement windows. The exterior walls are clad with painted yellow horizontal wood siding, with painted white 1” by 4” corner boards. Multi-colored variegated wood shingles appear in the upper gable ends on all four elevations. The main roof is a steeply-pitched hip, with intersecting gables and clipped gables. The roof is covered with grey asphalt shingles and has boxed eaves with returns. Some, but not all, of the eaves are flared. There are two red brick chimneys, both with corbelled caps. One chimney is located on the ridge, and the other is on the south facing roof slope. Windows on the house are primarily single 1/1 double-hung sash, with painted white wood frames and surrounds. A corner window on the north elevation is recessed under an overhang of the second story, and is decorated with a spindle frieze. The enclosed shed and gable roof front porch has two non-historic single-light fixed-pane windows, flanked by narrow 1/1 double-hung sash windows, on the west and north elevations. As originally built, the house had an open wraparound front porch, reached by a set of steps at the northwest corner. In recent years, the porch has been enclosed, and the steps moved to the south end of the porch on the west elevation. A 6’ by 12’ enclosed rear porch is located at the south end of the east elevation. This porch is recessed under the house’s hipped roof. A wood-paneled door opens from the porch onto a 4-step concrete stoop. On the building’s south elevation, six sandstone steps descend to a solid wood cellar door. There is no garage, however, a shed-roofed carport is attached to the house’s east elevation.

**22. Architectural style / building type:**

Please see front page.

**23. Landscape or setting special features:**

This building is located on the southeast corner of Kimbark Street and 6<sup>th</sup> Avenue, in one of Longmont’s oldest core residential neighborhoods. The area, which was platted in 1872 as part of Longmont’s original townsite, 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**

n/a

#### **IV. ARCHITECTURAL HISTORY**

25. Date of Construction:  
Estimate **ca. 1903**  
Actual

Source of information:  
**1900 and 1906 Sanborn maps**

26. Architect:  
**n/a**

Source of information:  
**n/a**

27. Builder/ Contractor:  
**unknown**

Source of information:  
**n/a**

28. Original owner:  
**E.F. and Terrasena Beckwith**

Source of information:  
**"Water Ledger City of Longmont 1907-1910."**

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

Sanborn insurance maps, and City of Longmont water records document that this house was built between 1900 and 1906. The house was built as a single-family dwelling, but Longmont City directories suggest that it has been divided into two apartment units since the late 1940s. During the period circa 1906 to 1920, a small outbuilding was located at the southeast corner of the property. By 1930, the outbuilding had been replaced with a garage. In about 1956, Lots 1-3 of Block 41, where this house is located, was subdivided and a new residence was built behind this house to the east facing toward 6<sup>th</sup> Avenue. At that time, presumably, the garage for this house was removed.

30. Original location: **Yes**  
Moved  
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 / Multiple Dwelling**  
34. Site type(s): **Duplex**

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### **35. Historical Background**

City of Longmont water records and Sanborn insurance maps indicate that this house at 538 Kimbark Street was constructed between 1900 and 1906. The earliest known owners were Elmer and Terrasina Beckwith. Elmer Francis Beckwith was one of four sons of Eleanor (Fenton) and Lawson Beckwith, early pioneers in the St. Vrain Valley. The first Beckwith to arrive in what soon became Colorado Territory was Elmer's brother, Frederick C., who came in July 1859. After taking a claim on the St. Vrain, he returned east. Frederick must have done a good job of extolling the attributes of this new land, for the next year all of the Beckwith family came west, traveling by covered wagon. The senior Beckwiths, along with sons Oscar F. and George L., homesteaded land southwest of Longmont, along the St. Vrain west of the confluence with Left Hand Creek. The Beckwith family as very influential in the development of Burlington, and later Longmont. George Beckwith is credited with digging the first irrigation ditch along the St. Vrain River, and F.C. helped lay out roads and successfully petitioned for the Overland Stage to come to Burlington, bring goods, travelers, and the mail. In the fledging community of Burlington, the Beckwith men built and operated a general store, a residence, and two blacksmith shops. According to the book *They Came to Stay*: "The minute books of the St. Vrain Pioneer Assoc. state: 'It was largely through the efforts of Fred Beckwith that the Chicago-Colorado Colony was located on the present site of Longmont.'" (p. 27).

Elmer Francis Beckwith was born February 17, 1849 in Swanzey, New Hampshire, and came west with his family when he was fourteen. When he was sixteen, he developed a crush on his new schoolteacher, twenty year old Terrasina Merrill. The crush ripened into love, and five years later on July 17, 1870, the Rev. Van Valkenburg officiated at Elmer's and Terrasina's marriage. Terrasina Stockbridge Merrill (also spelled Cerrasina and Terrasena) had arrived in Burlington in 1865. Tina, as she was often called, was a graduate of the Teachers College in Janesville, Wisconsin, and had taught school for two years before coming west. The couple had four children: Elmer Francis, b. January 30, 1873; Charlotte (Mrs. E.Z. Bills) b. October 19, 1875, Fenton Stockbridge, ("Pete") b. August 28, 1876; and Fred Merrill, who died in infancy.

Soon after their marriage, Elmer, with his brother Fred, established Burlington's first newspaper. The first issue of the short-lived paper was published on April 26, 1871. One more issue of the four page paper was produced, on May 5. A few weeks later, the Beckwiths, along with many others, had left the Burlington settlement and moved up the "hill" to the new town of Longmont. In Longmont, Elmer served as the town's first postmaster, a job he had learned while working as postmaster of Burlington the previous year. By 1872, he began his over forty year career in the newspaper industry by purchasing Longmont's first newspaper, *The Sentinel*, from its founders Lowe and Hall. Elmer changed the name of the paper to the *Longmont Press*. He served as the editor, with his brother F.C. as associate editor. A disastrous fire on September 8, 1879 destroyed their printing plant. Undaunted, the *Weekly Times* was launched on March 17, 1877. Associated with Elmer in this enterprise were his sons, E. Francis and Fenton, and his son-in-law E.A. Bills. The paper expanded to a daily in 1893. The *Longmont Daily Times* and the *Longmont Daily Call* were consolidated in 1931 to become the current paper, *The Daily Times-Call*. While Elmer and Terrasina were undoubtedly 538 Kimbark's most famous residents (Elmer even served a term as Secretary of State under Governor Thomas), they were not its only notable resident. Longmont city directories show that the Beckwith were associated with the property until circa 1930. Various families occupied the home for the next few years, until it was purchased by Clarence E. and Vella M. Lee in the mid-1940s. By 1953, Walter A. Johnson was the property owner. A chiropractor, Dr. Johnson was born August 12, 1917 in Haxton, Colorado, the son of August and Thora (Jensen) Johnson. On December 31, 1941, he married Margaret Carrari. The couple had three children: sons Walter, Jr., and Glenn, and a daughter, Janice. Following a stint in the armed services, Dr. Johnson attended the Logan Basic College of Chiropractic at St. Louis, graduating in 1949. That same year, he moved to Longmont, and opened his first office in the Morley building on Main Street. He later moved the office here to 538 Kimbark Street.

City directories suggest that the Kimbark Street home had been divided into two living units since the late 1940s. During the 1950s and 1960s, Dr. Johnson's mother, Thora, lived in the rear apartment. Dr. Johnson practiced chiropractic medicine for 32 years, until he retired in 1981. He passed away on November 8, 1987. By 1974, James E. Stamp, a real estate appraiser, occupied the property and by 1986, the building was the location of the Associated Appraiser of Colorado. In 1990, the city directories list Debra Cox as the occupant. The home is currently owned by Robert Tengler, and is used as a two unit rental.

### **36. Sources of Information**

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

"Dr. Walter A. Johnson." (obituary) *Longmont Times-Call*, November 9, 1987, p. 1.

"Francis Beckwith dies in California." *Longmont Times-Call*, April 26, 1968, p. 1.

"George L. Beckwith, Longmont, Pioneer, Dies Here Sunday." *Longmont Daily Times*, March 23, 1931, p. 1.

"Oscar F. Beckwith, Pioneer of Longmont Section, Passes Away." *Longmont Daily Times*, April 24, 1929, p. 1.

*Polk's Longmont City 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.

*They Came to Stay: Longmont, Colorado 1858-1920*, Longmont: St. Vrain Valley Historical Association, 1971.

"Water Ledger City of Longmont, 1907-1910." On file at the Longmont Archives, Longmont Public Library.

**VI. SIGNIFICANCE**

37. Local landmark designation:

Yes

No

Date of Designation: **n/a**

38. **Applicable National Register Criteria**

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;

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**

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.

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.

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. 1903 -1951**

41. Level of Significance:

National:

State:

Local: **XX**

**42. Statement of Significance**

This property is historically significant for its association with residential development in Longmont, during the first half of the twentieth century. Even more importantly, the property is historically significant for its association with the Beckwith family. The Beckwiths made especially significant contributions to the development of the St. Vrain Valley and the City of Longmont during the late 1800s and early 1900s. This house is also architecturally significant because it is a relatively intact home, dating from the late Victorian era. The property's combined levels of historical significance and physical integrity may well be 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. The property would also be a contributing resource within either a National Register or local landmark historic district.

**43. Assessment of historic physical integrity related to significance:**

This residence displays a somewhat above average degree of historical 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. Although the front porch has been enclosed, there have been no other readily apparent alterations to the building within the past fifty years. The building's historic character of a home dating from the turn of the twentieth century is still very much in evidence.

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**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: **xx**

No:

Discuss: **This property is located one block west of the East Side Historic District, which is listed in the National Register of Historic Places. Properties in this area along Kimbark Street do have the potential to form a historic district of their own, or to be incorporated into the existing East Side Historic District.**

If there is National Register district potential, is this building:

Contributing: **xx**

Noncontributing:

46. If the building is in an existing National Register district, is it:

Contributing: **n/a**

Noncontributing: **n/a**

**VIII. RECORDING INFORMATION**

47. Photograph numbers:

Roll: **LONG-3**

Frame(s): **17-21**

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: **March 11, 2001**

50. Recordors: **Carl McWilliams and Karen McWilliams**

51. Organization: **Cultural Resource Historians**

52. Address: **1607 Dogwood Court  
Fort Collins, Colorado 80525**

53. Phone number: **970/493-5270**