

Architectural Inventory Form
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I. IDENTIFICATION

1. Resource number: **5BL8781**
2. Temporary number: **N/A**
3. County: **Boulder**
4. City: **Longmont**
5. Historic building name: **Overstreet House**
6. Current building name: **Pulley House**
7. Building address: **540 Emery Street**
8. Owner name: **Nathan and Michelle Pulley**
Owner address: **540 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: **4446265**
11. USGS quad name: **Longmont, Colorado**
Year: **1968** (**Photorevised 1979**) **7.5'**
12. Lot(s): **North half 1** 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:

Modern Movements / Minimal Traditional

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 **812 square feet**
16. Number of stories: **1**
17. Primary external wall material
Wood / Horizontal Siding
18. Roof configuration (enter one):
Hipped Roof / Gable-on-hip Roof
19. Primary external roof material (enter one):
Wood Roof / Shake Roof
20. Special features (enter all that apply):
Chimney

21. General Architectural Description

This simple dwelling is located on the east side of Emery Street, between 534 Emery Street to the south and 546 Emery Street to the north. A planted grass yard with mature landscaping surrounds the building. A painted wooden fence entirely encircles the backyard. A garage is located northeast 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 west, the house rests on a white-painted concrete foundation with three-light hopper basement windows. Wide, turquoise-painted horizontal wood siding clads the exterior walls. Wooden shakes cover the gable-on-hip main roof and that on the shallow, front gabled wing on the south of the asymmetrical front façade. The boxed eaves barely extend over the exterior walls. A single, red brick chimney emerges at the roof ridge near the center of the structure. Windows are six-over-six, double-hung sash with grayish-brown wooden frame and tan surrounds. Those on the south elevation appear in pairs. A three-light awning window pierces the front-gabled wing, and an ornate grill covers an opening in the gable end of the hip-n-gable roof. While this house lacks a porch, a four-step concrete stoop with wrought iron railing and green carpeting leads to the front door, which is protected beneath a small hood of wooden construction. Another door opens on the east side of the south elevation.

A garage is located northeast of the house. Accessed via a concrete driveway from Emery Street, the garage is a rectangular structure measuring twelve feet north-south by eighteen feet east-west. The garage is one-story tall, has a concrete foundation and is clad in turquoise-painted, horizontal wooden weatherboard with tan, on-by-four-inch cornerboards. The front-gabled roof is covered in dark gray asphalt shingles, and rafter ends are exposed beneath it. Dominating the west elevation are paired, vertical plank doors on metal strap hinges. They are offset to the north to accommodate the tight confines among the house, garage, and the dwelling at 546 Emery Street. A single, four-light, fixed-pane window pierces the center of the north elevation and the east side of the south elevation. A wooden, four-panel, gray-brown 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 **1938**

Source of information:
"Water Ledger, City of Longmont, 1938-1939"

26. Architect:
n/a

Source of information:
n/a

27. Builder/ Contractor:
Walter Overstreet

Source of information:
"Funeral Serves Set for Walter Overstreet," Longmont Times-Call, 30 October 1963, p. 8.

28. Original owner:
Walter and Ruth Overstreet

Source of information:
Warranty Deed 90344455

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

While tax assessor's records list the year of construction as 1910, Sanborn Insurance maps clearly indicate that the house did not exist until after 1930. Water and property records, as well as the style of the dwelling, both support the 1938 date. Walter Overstreet essentially shoehorned this structure between 534 and 536 Emery Street, necessitating the latter's number change to 546. The garage was apparently constructed at the same time and neither have undergone any significant alterations.

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 December 1937, Walter and Ruth Overstreet purchased this slice of land from Frances Wiggins, who resided next door at 534 Emery Street. They lived on the other side of the property at 536 (now 546) Emery Street, which they purchased in 1933. By the next year, Walter, who was a carpenter, completed the present house and garage. Walter was born in Paducah, Kentucky on December 2, 1882. He came to Longmont in 1912. He and his wife were members of the First Methodist Church. They sold this house in 1942.

Purchasing the dwelling was Zella H. Canis, the widow of Henry J. Canis. Henry Canis came to Longmont in 1890 and was superintendent of the Empson Packing Company. He later became superintendent of all the Empson factories in the district until the firm merged with Kuner. He died in 1932. Zella was born in Longmont on April 23, 1876, to George T. and Alice Dell, original Chicago-Colorado Colony settlers. Zella spent her entire life in Longmont and was a member of St. Stephen's Episcopal Church. She was also very active in the Rebekah Lodge and held the organization's highest state offices. She died in 1953.

This house then became the property of Bessie Blankenbeckler who owned it for little more than a year before selling it to William J. and Pearl Beck. They resided here for two decades. William Beck was born on January 2, 1882, at Herrick, Illinois. He married Pearl Phillips at Tonkawa, Oklahoma, on December 20, 1905. Pearl was born in Kansas on June 11, 1883, and traveled with her family in a covered wagon to Oklahoma, where they homesteaded. William and Pearl came to Colorado in 1912, settling on a farm near Mead. They moved to this house when William retired. He died here in 1960. Pearl sold the house in 1974, and she died three years later. From 1974 to 2001, the property changed hands seven times, and "vacant" often accompanied its listing in city directories. In May 2001, Michelle and Charles Pulley purchase the house from James Wilder Young. They currently reside here.

36. Sources of Information

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

"Death Claims Zella H. Canis." *Longmont Times-Call*, 4 August 1952, p. 1.

"Funeral Services Set For Walter Overstreet." *Longmont Times-Call*, 30 October 1963, p. 8.

Nichols, Betty R., and William Rothrock. "George T. dell, 1847-1902." In *They Came To Stay: Longmont, Colorado, 1858-1920*, ed. St. Vrain Valley Historical Association, 64. Longmont: Longmont Printing Company, 1971.

"Pearl Beck." (obituary) *Longmont Times-Call*, 24 November 1977, p. 14.

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 90344455, 90396463, 90524453, 90524529, 90541531, 97525, 134091, 194555, 282503, 473502, 1080091, 1829896, and 2153858. Boulder County Office of Clerk and Recorder, Boulder, Colorado.

"William J. Beck, Former Mead Area Farmer, Dies at 78." *Longmont Times-Call*, 21 April 1960, p. 6.

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: **1938-1951**

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, especially the last portion of that period. In addition, the house is also architecturally significant because it is an intact minimal-traditional dwelling exhibiting the basic form of a Tudor revival house but with a vastly restrained style necessitated by the economic conditions of the Great Depression. However, while the property's level of physical integrity may well be to the extent that it would qualify for individual listing in the National register of Historic Places, it lacks the historical significance necessary for such a listing. 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. There have been minimal additions and exterior alterations to the house and garage since their construction.

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): **28-30 (house); 31 (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**