

Architectural Inventory Form

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I. IDENTIFICATION

1. Resource number: **5BL1159.40**
2. Temporary number: **N/A**
3. County: **Boulder**
4. City: **Longmont**
5. Historic building name: **William Groth House**
6. Current building name: **Labotte-Milligan House**
7. Building address: **546 Emery Street**
8. Owner name: **Rex Labotte and Erin D. Milligan**
Owner address: **546 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: **4446285**
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:

Other Style / Wood-frame, Gabled-t Dwelling

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):
T-shpaed Plan
15. Dimensions in feet **1226 square feet**
16. Number of stories: **1**
17. Primary external wall material
Wood / Horizontal Siding
Wood / Shingle
18. Roof configuration (enter one):
Gabled Roof / Cross-gabled Roof
19. Primary external roof material (enter one):
Asphalt Roof / Composition Roof
20. Special features (enter all that apply):
Chimney
Decorative Shingles
Porch

21. General Architectural Description

This small house is located on the southeast corner of Emery Street and Sixth Avenue, facing Emery. The building is surrounded by a planted grass yard with mature landscaping. 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 west, the structure resembles a "T" with its stem pointing north. The house rests on a coursed sandstone foundation. Painted light blue, horizontal wood siding and one-by-four-inch corner boards clad the exterior walls. Gray asphalt shingles cover the moderately pitched, intersecting gable roof, which is disturbed only by two red brick chimneys near the roof ridge at the intersection of the side and front gables. The eaves are boxed and the fascia and soffit are painted turquoise. Windows are one-over-one, double-hung sash with white-painted wooden frames and blue surrounds. A pair of such windows appear in the north-facing gable end. A flat-roof porch with an angled parapet fills an area created by the north facing wing and the front-facing gable on the south end of the asymmetrical façade. A kneewall clad in horizontal wooden siding surrounds the porch, which is approached by a pink sandstone walk and two concrete steps. Porch supports are square and painted white. Single-light, Plexiglas windows enclose the porch, which is accessed through a white, aluminum storm door. Blue-painted, vertical beadboards clads a shed-roof addition to the rear (east) of the house. A bank of four-light casement windows surround the addition, which sits on a concrete foundation. A slab door with a transom opens on the east side of the addition while a two-panel door with a fanlight opens on the north. An unpainted, uncovered wooden deck fills the area between north-facing, front-gabled wing and the rear of the house.

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

None

IV. ARCHITECTURAL HISTORY

25. Date of Construction:
Estimate
Actual **1898**

Source of information:
Warranty Deed 80190239.

26. Architect:
n/a

Source of information:
n/a

27. Builder/ Contractor:
unknown

Source of information:
n/a

28. Original owner:
William Groth

Source of information:
Warranty Deed 80190239

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

While tax assessor's records list this structure's building date as 1912, it appears as early as 1900 on Sanborn Insurance maps. From 1882 to 1898, the property is associated with George Ash, who does not appear to have been in Longmont at that time, thus placing the construction of the house within the ownership of William Groth in 1898. When Walter Overstreet constructed a house between this structure and 534 Emery to the south, the city changes its house number to 546. A porch was added to the rear of the structure sometime before 1948 and subsequently enclosed. A wooden deck now fills the northeast corner of the house and is of recent construction. As well, the front porch has been enclosed.

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

This house appears to have been built for William and Mary Groth. William was a tailor. The Groths sold the house to Alice M. Nowlen in 1901, a few months prior to Williams' untimely death. City water records reveal that Alice Nowlen owned several rental properties on Emery Street. She apparently rented out this property as well, until she sold it to Walter and Ruth Overstreet in 1933. Walter was born in Paducah, Kentucky on December 2, 1882. He came to Longmont in 1912 and was a carpenter. He and his wife were members of the First Methodist Church. In 1934, the Overstreets moved into a house Walter constructed just south of this residence. They continued to rent out this property until they sold both houses in 1942.

Grace Meyers Goehring became the next owner of the house, but her recently widowed mother, Lillie Anderson, actually resided there. Anderson was born in Fremont County, Iowa, and went to Kansas when she was seven. She lived in Lebanon, Kansas until 1913, when she moved with her family to Colorado Springs. Lillie settled in Longmont in 1930. Her husband, Charles, died in 1942. Lillie lived in this house until her death in 1965. Goehring sold the house to Ronald L. and Usa Porter in 1986. The Porters resided there until they sold the property to Rex Labotte and Erin D. Milligan, its current owners.

36. Sources of Information

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

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.

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: **1898-1951**

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 exhibits vernacular architecture embracing both older Victorian forms and those of early twentieth century revivals. However, neither the property's level of physical integrity or historical significance are to the extent that it would qualify for individual listing in the National Register of Historic Places. The property certainly could be regarded as individually eligible to be designated as a City of Longmont landmark. This property is, however, a contributing resource within this National Register and local landmark district.

43. Assessment of historic physical integrity related to significance:

This residence displays a moderate 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 extensive alterations to the rear of the structure, and most of the property that originally surrounded the house has been sold and developed.

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): **32-34 (house)**

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**