

Architectural Inventory Form

(Page 1 of 7)

I. IDENTIFICATION

1. Resource number: **5BL1159.57**
2. Temporary number: **N/A**
3. County: **Boulder**
4. City: **Longmont**
5. Historic building name: **Carlson House**
6. Current building name: **McKinley-Und Apartments**
7. Building address: **603 Emery Street**
8. Owner name: **Scott S. McKinley and Susan H. Und**
Owner address: **PO Box 8063**
Longmont, Colorado 80502

II. GEOGRAPHIC INFORMATION

9. P.M. **6th** 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: **4446316**
11. USGS quad name: **Longmont, Colorado**
Year: **1968** (**Photorevised 1979**) **7.5'**
12. Lot(s): **South half 25** Block: **26**
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 **1864 square feet**
16. Number of stories: **2**
17. Primary external wall material
Wood / Horizontal Siding
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
Dormer

21. General Architectural Description

This large, multifamily dwelling is located on the northwest corner of Emery Street and Sixth Avenue, facing Emery Street. A planted grass yard with mature landscaping surrounds the building. 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 sits on a combination of coursed sandstone and concrete foundations with two-light hopper basement windows. Painted pale pink, horizontal wood siding clads the exterior walls, and one-by-four-inch cornerboards appear on older portions of the house. Surrounded by eaves and eave returns, rounded wood shingles appear in the upper gable ends on the north and east elevations and are painted pale pink. The main gabled roof is steeply pitched and is intersected at the center by north- and south-facing gables. Which extend over protruding bays. Because of numerous additions, the roofline is exceptionally complicated. Gray asphalt shingles cover all of the roof surfaces. The eaves are boxed and the fascia is painted blue, the soffit white. A red brick chimney emerges from the roof ridge near the center of the house. The majority of windows are one-over-one, double-hung sash, with white-painted wooden frames and blue surrounds. A group of the three of these windows appears in the large, front-facing gable. Strangely, these windows are offset slightly to the south. A single-story hipped-roof addition, which appears to have been a casement window on the front (east) elevation and one such window on the south elevation. Another appears on the rear (west) elevation of a flat-roofed addition. The south and rear elevation also have one-light awning windows, and a two-light, wood-frame sliding window appears on the second story of the east side of the north elevation. The south-facing bay has been extended and features a pair of one-over-one, double-hung sash windows flanking a large one-over-one, fixed-pane window. The building is accessed at the center of the front façade via a concrete stoop with sandstone steps and black, wrought-iron railing. The front entrance features a fifteen-light, glass-in-wood-frame door, which opens into a vestibule allowing access to the individual apartments. Another concrete stoop with wrought-iron railing leads to a fifteen-light, glass-in-wood-frame door on the south elevation. A one-light, beveled crated by the original house and subsequent rear additions. It is protected behind an ornate, wood-frame screen door. Two wooden slab doors and one, six-panel wooden door open on the rear elevation. Translucent fiberglass awnings cover windows on the south and west elevations.

A garage is located to the west of the house. Accessed via a driveway from the alley behind the property, the garage is a rectangular building that measures twenty feet north-south by twenty-four feet east-west. The structure is one story tall, has a concrete foundation and is composed of pink-painted concrete blocks. Gray asphalt shingles cover the hipped roof. A single pivot garage door clad in corrugated steel dominates the west elevation. A one-light, awning window opens on the south elevation and an opening on the east elevation has been covered with plywood. A four-panel door opens on the east end 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 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 **1902**

Source of information:
"Water Ledger, City of Longmont, 1899-1904."

26. Architect:
n/a

Source of information:
n/a

27. Builder/ Contractor:
unknown

Source of information:
n/a

28. Original owner:
Henry Carlson

Source of information:
Warranty Deed 90021322.

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

This house has witnessed numerous alterations since its construction in 1902. Sanborn Insurance maps indicate the structure was originally cross-shaped. Boulder County tax assessor records reveal that the house remained relatively unaltered until 1951, when numerous additions were made in a flurry of construction that continued until 1956. In addition to the enclosed porches, the rear elevation features a one-and-a-half-story, hipped-roof addition, which also has a one-story, flat-roof addition. These alterations correspond to the ownership of Bert Strickland, who converted the house into apartments. The garage was constructed after 1956.

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 / Multiple Dwelling**
34. Site type(s): **Residence, Apartments**

35. Historical Background

Like many of Longmont's residents with the surname Carlson, Henry Carlson was of Scandinavian descent. He was born in Stockholm, Sweden on October 2, 1863. He moved to a farm east of Loveland in 1884. He purchased this lot at the corner of Emery Street and Sixth Avenue in 1902 and moved into the completed house in 1903 with his wife, Hannah Christine, and their three children. Carlson was farmer, and he lived in the house for the next forty years. Hannah died in 1933. On October 20, 1947, the aged widower ate breakfast at seven o'clock as usual. He told his housekeeper, Myrtle C. Webb, that he was going to rake the lawn. When he failed to return to the house by 9:30 a.m. the anxious housekeeper began searching for him. She found his body dangling from a rope in the coal shed behind the house. Henry Carlson was 84.

Mabel E. Sherman, a beautician, purchased the property for her home and shop. She was born in Carbon Hill, Ohio on December 1, 1894. She married Charles B. Sherman, who died in 1934. She had owned and operated her own beauty shop in Longmont since 1923. She was very active in several social organizations, many of which she served in state-level leadership roles. In 1949, she had constructed to the north of her house the duplex at 605/607 Emery. She sold the houses to Berton S. Strickland, Jr., and Virginia M. Strickland in 1951. However, Mabel continued to reside in the house and maintained her beauty shop there. She died suddenly of a stroke on August 1, 1958. The Stricklands converted the house into apartments and operated the duplex as a rental property. The Stricklands sold the houses in 1951 to Richard H. Bachman, owner of Bachman Music Center in Longmont. He sold the property to Gerald E. and Shirley K. Long in 1978, and they sold it two years later to Sharyn Stafford. From 1986 to 1996 the property belonged to Joan Sheley. She sold the houses to Warren Wieckert in 1996. He, in turn, divided the property and sold the old Carlson House to Scott S. McKinley and Susan H. Und, maintaining ownership of the duplex.

36. Sources of Information

"Aged Man Found Hanged in Coal House Here Today (Henry Carlson)." Longmont Times-Call, 20 October 1947, p. 1.

"Bachman Music Center Here One of Finest in Colorado." Longmont Times-Call, 3 August 1958, p. 8.

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

"Mrs. Hannah Carlson Dies Monday Morning." Longmont Ledger, 31 March 1933.

"Mrs. Sherman Dies Today." Longmont Times-Call, 1 August 1958, 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.

"Sherman Services to be Held Here Tuesday," (Mabel Sherman obituary) Longmont Times-Call, 2 August 1959, p. 1.

Warranty Deeds 90021322, 90458493, 90502042, 90798630, 301546, 416354, 73887, 806304, and 1580754. 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: **1902-1951**

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 the characteristics of late Victorian architecture. 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. Because of the structure's many modifications, it is incapable of communicating its historical significance, and, therefore, the property should not 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 low 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 additions and exterior alterations to the building subsequent to 1950.

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:

Not Eligible: **xx**

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-16**

Frame(s): **8-11 (house); 12-13 (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 30, 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**