

Architectural Inventory Form
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I. IDENTIFICATION

1. Resource number: **5BL8783**
2. Temporary number: **N/A**
3. County: **Boulder**
4. City: **Longmont**
5. Historic building name: **Margaret Hertha-August Maier House**
6. Current building name: **Stutzman House**
7. Building address: **611 Emery Street**
8. Owner name: **Martin D. and Tamara K. Stutzman**
Owner address: **611 Emery Street**
Longmont, Colorado 80501

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: **4446**
11. USGS quad name: **Longmont, Colorado**
Year: **1968** (**Photorevised 1979**) **7.5'**
12. Lot(s): **South half 24** 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:

Other Style / Wood-frame, Gable-on-hip 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):
Rectangular Plan
15. Dimensions in feet **1864 square feet**
16. Number of stories: **1**
17. Primary external wall material
Metal / Aluminum
18. Roof configuration (enter one):
Hipped Roof / Gabled-on-hip roof
19. Primary external roof material (enter one):
Asphalt Roof / Composition Roof
20. Special features (enter all that apply):
Porch
Fence
Chimney

21. General Architectural Description

This single-family dwelling is located on the west side of Emery Street, between 605/607 Emery Street to the south and 615 Emery Street to the north. The building is surrounded by a planted grass yard with mature landscaping, and a wooden fence encloses the backyard. The residence is set back approximately fifty 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 coursed sandstone and concrete foundation with two-light, hopper basement windows. Broad, white, aluminum siding clads the exterior walls. Brown asphalt shingles cover the moderately pitched, gable-on-hip roof, which is disturbed only by a red brick chimney near the roof ridge of the long, west-facing gable. The eaves are boxed. Windows are generally one-over-one, double-hung sash, with gray-painted wooden frames and surrounds, and aluminum-framed storm windows. Windows on the east and north elevations have wood-framed screens. Green shutters flank the window on the east-facing gable end. As well, a four-light casement window pierces the center of the south elevation. Gray-painted, square porch supports brace the gable-front porch roof protruding from the south side of the asymmetrical façade. The porch has been enclosed with one-over-one, fixed-pane windows featuring narrow transom lights. The lower lights on the south side of the porch's east elevation and along its south elevation have been replaced with one-over-one, aluminum storm windows. Four concrete steps with a wrought iron railing approach the porch from the north side of its front (east) elevation. It is entered through a white-painted, twelve-light storm door. Behind the enclosed porch is a picture window to the south and a three-light, glass-in-wood-frame door to the north. The south and north elevations reveal the unusual depth of this structure. A ten-light, glass-in-wood-frame-door opens at the center of the south elevation. It is protected behind a white, aluminum storm door and opens beneath a shed-roof hood. This entrance is accessed via a four-step concrete stoop with pipe-railing. The stoop extends east all the way to the south-facing gable. A porch on the southwest corner of the house has been enclosed with bands of one-over-one, double-hung sash windows with wood-framed screens. It is entered through a white, aluminum storm door.

A garage is located southwest of the house. Accessed from Emery Street via a concrete driveway with unusually high curbs, the garage is a rectangular structure measuring twelve feet north-south by twenty-one feet east-west. The garage is one story, has a concrete foundation, and is clad in white-painted, horizontal wooden weatherboard with gray-painted, one-by-four-inch cornerboards. The front-gabled roof is covered in brown asphalt shingles, and rafter ends are exposed beneath it. Dominating the east (front) elevation are paired vertical plank doors, side hinged with metal strap hinges. A four-light, fixed-pane window pierces the north elevation and a metal slab door opens on the west (rear) 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 **ca. 1883**
Actual

Source of information:
Warranty Deeds 80064231 and 80155057.

26. Architect:
n/a

Source of information:
n/a

27. Builder/ Contractor:
unknown

Source of information:
n/a

28. Original owner:
Margaret Hertha

Source of information:
Warranty Deed 80155057

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

Determining a date of construction for this often-altered structure has proven to be difficult. However, property records indicate that before 1881, the lot belonged to Margaret Hertha. In Longmont's history in Architecture, Today, Charles Bullard and Sally Vecchio-Martin write that the house at 615 Emery Street was built for Margaret Hertha in 1883. However, Sanborn insurance maps indicate that 615 Emery Street did not exist before 1900. The house at 611 Emery Street, however, did. Thus, the 1883 construction date most likely applies to 611 Emery Street, while the house at 615 Emery, a City of Longmont Local Landmark, was built sometime between 1900 and 1906. According to Sanborn insurance maps, this house, 611 Emery, was extensively modified between 1900 and 1906, and again between 1918 and 1930, the period during which the garage was built.

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 1868, John Hertha homesteaded near the present location of Longmont's sugar factory. When his wife died in 1875, he sent for his mother, the recently widowed Margaret Schilling Hertha, to care for his children. Margaret traveled to Longmont with another son, Henry. She was born in Germany in 1813 and came to the United States in 1840. By 1880 John, Henry and yet another son, William, owned several lots along Emery Street. They constructed this house for their mother sometime around 1883. She sold the house in 1891 and died two years later.

The house's new owners and residents were August and Rosie Maier (also spelled Meier). August was a miller at the Longmont Flour Mill. Following August's death, Rosie sold the house in 1905 to Jerome (also spelled Jarume) A. Heinley. He owned the house only three years before selling it to Lester J. and Emily Elmira "Allie" Carmean, who owned the house until 1936. Lester John Carmean was born in Marshall, Missouri on March 14, 1872. He came to Longmont in 1892, joining his father, who settled here around 1880. Lester operated a barber shop. He married Allie Rice on June 16, 1896. She was born in Cloud County, Kansas on May 4, 1876 and came as an infant to the St. Vrain Valley with her parents. Allie was the first student to attend all of Longmont's public schools, graduating in 1895. Lester eventually went into business with Art. W. Howe, operating the Elite Barber Shop. He followed his occupation for thirty-six years, until failing health forced him to close his business. He died in 1930. Allie was active in the Women's Relief Corps of Colorado, serving as state president in 1923-24. She sold the house in 193 to live with her daughter, Eva J. Clark. Allie died in 1962.

From 1936 to 1953, this house was the property of Leola (sometimes spelled Lola) Wilcox, and she appears to have lived here with her daughter and son-in-law, Vera and Raymond L. Bland. Vera Wilcox was born June 26, 1902, in Riverton, Nebraska. She moved to Longmont from California in 1912. Vera married Raymond Bland on June 27, 1928, in Longmont. Raymond died in 1975 and Vera in 1978. The property passed to the Blands' daughter, Betty Jean "B.J." Bland. She rented out the house, selling it in 1985 to Thomas M. Lopez, Sr., Geraldine Lopez and Thomas Lopez, Jr. the current owners are Martin D. and Tamara K. Stutzman, who purchased the property in 2001.

36. Sources of Information

"Betty Jean 'B.J.' Lind" (obituary) Longmont Times-Call, 7 July 1997, All.

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

Bradley, Ethelda Rice. "Johns S. Carmean, -1911." In *They Came to Stay: Longmont, Colorado, 1858-1920*, ed. St. Vrain Valley Historical Association, 51-2. Longmont: Longmont Printing Company, 1971.

Bullard, Charles, and Sally Vecchio-Martin. *Longmont's History in Architecture, Today*. Boulder: Johnson Publishing Company 1986.

Estes, Mrs. Carlton and Sharon Hertha Tseu. "John Hertha, 1836-1901" and "Margaret Schilling Hertha, 1813-1893." In *They Came To Stay: Longmont, Colorado, 1858-1920*, ed. St. Vrain Valley Historical Association, 51-2. Longmont: Longmont Printing Company, 1971.

"Former Longmonter, Allie Rice Carmean, Dies in California," Longmont Times-Call, 19 March 1962.

"Lester J. Carmean Is Called By Death." Longmont Times, 7 October 1930, 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.

"Vera Bland." (obituary) Longmont Times-Call, 1 March 1978, p. 20.

Warranty Deeds 80026470, 80064231, 80155057, 90028815, 90037818, 90069957, 90327075, 90525818, 90772898, 90785447, 286082, 691059, 1943174, 2128748, and 2140795. 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.

xx 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: **ca. 1883-1951**

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 property is significant for its association with the Hertha, Rice and Carmean families, all of whom made important commercial, political, and social contributions to Longmont during the late 1800's early 1900's. The house is also architecturally significant because it is an example of early, vernacular residential construction in Longmont. However, the property's combined levels of historical significance and physical integrity are not to the extent that it would qualify for individual listing in the National Register of Historic Places. Moreover, because of its lack of physical integrity, this property certainly should not be regarded as individually eligible to be designated as a City of Longmont landmark. But this property is 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 modifications made to the house since its 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:

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-13**

Frame(s): **1-4, 6 (house); 5 (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**