

Architectural Inventory Form

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I. IDENTIFICATION

1. Resource number: **5BL8784**
2. Temporary number: **N/A**
3. County: **Boulder**
4. City: **Longmont**
5. Historic building name: **Ahre House**
6. Current building name: **McBeth-Pincus House**
7. Building address: **616 Emery Street**
8. Owner name: **Robin McBeth and Robert Pincus**
Owner address: **616 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: **491576**
Northing: **4446367**
11. USGS quad name: **Longmont, Colorado**
Year: **1968** (**Photorevised 1979**) **7.5'**
12. Lot(s): **South half 4** Block: **25**
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):
Square Plan
15. Dimensions in feet **828 square feet**
16. Number of stories: **1**
17. Primary external wall material
Wood / Horizontal Siding
18. Roof configuration (enter one):
Gabled Roof / Front-gabled Roof
19. Primary external roof material (enter one):
Asphalt Roof / Composition Roof
20. Special features (enter all that apply):
Fence

21. General Architectural Description

This small, minimal traditional house is located on the east side of Emery Street, between 612 Emery Street to the south and 620 Emery Street to the north. The building is surrounded by a planted grass yard with mature landscaping and a picket fence encloses the backyard. 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 house rests on a brown-painted concrete foundation with one-light, hopper basement windows. Brown-painted wooden siding clads the exterior walls. Gray asphalt shingles cover the moderately pitched, front-gabled roof, which features a smaller gable over the bay protruding from the north side of the façade. The eaves are boxed and are almost flush with the walls. Bands of tan and purple follow the fascia and the slight eave returns. Windows are one-over-one, double-hung sash, with purple-painted wooden frames and tan surrounds. A four-step, concrete stoop with wrought iron railing leads to a three-panel, glass-in-wood-frame-door. It opens behind a tan and brown wooden storm door with a purple frame around the screen. Only a small, gable-front hood covers the front entrance, which is located near the center of the asymmetrical façade. A similar door opens low on the south elevation, beneath a brown-painted, metal awning.

A garage is located east of the house. Accessed from the alley behind the property, the garage is rectangular structure measuring twenty-four feet north-south by twenty feet east-west. The garage is one-story tall, has a concrete foundation and is clad in brown-painted, horizontal wooden weatherboard with tan-painted, one-by-four-inch cornerboards. The front-gabled roof is covered in gray asphalt shingles and the eaves are boxed. Dominating the east (front) elevation is a two-car retractable garage door. A band of three, four-light casement windows pierces the north elevation and a sliding, wood-frame window opens on the center of the west elevation. All windows have purple mullions, brown frames, and tan surrounds. The garage is accessed through a four-panel, glass-in-wood-frame door on the north end of the west 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 **1948**

Source of information:
Boulder County tax assessor's records.

26. Architect:
n/a

Source of information:
n/a

27. Builder/ Contractor:
unknown

Source of information:
n/a

28. Original owner:
Olga E. Ahre

Source of information:
Warranty Deed 90459714.

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

Boulder County tax assessor records indicate that the assessor's agent measured the house and garage while they were still under construction in 1948. No notable alterations have been made to either the house or the garage since that time.

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 at 616 Emery Street was built for Olga E. Ahre following the death of her husband, Henry E. Ahre. Olga Eckhardt was born on November 30, 1880, in Blue Earth, Minnesota. She came to Longmont in 1916. She belonged to the Bethlehem Lutheran Church and the Ladies Aid Society. She died in 1955. Claude A. and Alice C. Gallagher briefly owned the house before selling it to Henry O. and Ida R. Bens in 1958.

After serving in World War I, Henry Bens married Ida on November 16, 1920, in Herreid, South Dakota. From 1926 to 1942, Henry owned the Chevrolet dealership in Herreid, and from 1942 to 1959, he was employed at the Black Hills Ordinance Depot at Igloo, South Dakota. Upon his retirement in 1959, the couple moved to this house, which they had purchased the year before. On October 6, 1965, Henry, Ida and their eighteen-month-old granddaughter were traveling west on Colorado Highway 66. Their car collided with a pickup truck as Henry attempted to turn left onto Hygiene road. All three passengers in the Bens car were thrown from the vehicle. Ida died of her injuries at the hospital. Henry died in 1970.

For the next two decades, this small dwelling at 616 Emery Street was home to Fred and Fern Simpson. The couple was married in Walensburg on October 20, 1921. They moved to Longmont in 1933. Fred worked as an electrician for the Rocky Mountain Fuel Company for forty years. Fred died in 1977 and Fern in 1994. In 1990 her granddaughter, Bobbalee Shuler, and her son, James, inherited the house. They rented out the property before selling it to Robin McBeth and Robert Pincus, its current owners.

36. Sources of Information

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

"Fern May Shaw Simpson." (obituary) Longmont Times-Call, 6 November 1994, p. B6.

"Fred Simpsons Have 50th Anniversary Party." Longmont Times-Call, 23-29 October 1971, p. 6.

"Mrs. Ida Bens Dies of Injury Suffered in Traffic Accident." Longmont Times-Call, 7 October 1965, p. 1.

"Mrs. Olga E. Ahre Dies Here Sunday." Longmont times-Call, 16 May 1955, 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.

Warranty Deeds 90459714, 90559802, 90560994, 90611603, 90956865, 1031928. 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: **1948-1951**

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 and World War II. 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. As well, 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 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 no notable additions and exterior alterations to the building 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-15**

Frame(s): **23-24 (house); 25-26 (garage); 27-28 (shed)**

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**