

Architectural Inventory Form

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I. IDENTIFICATION

1. Resource number: **5BL1159.54**
2. Temporary number: **N/A**
3. County: **Boulder**
4. City: **Longmont**
5. Historic building name: **E. Francis Beckwith House**
6. Current building name: **Reeves-Morris House**
7. Building address: **625 Emery Street**
8. Owner name: **Robert S. Reeves and Bonnie H. Morris**
Owner address: **625 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: **4446392**
11. USGS quad name: **Longmont, Colorado**
Year: **1968** (Photorevised 1979) **7.5'**
12. Lot(s): **south third 22, north third 23** 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 Nineteenth and Early Twentieth Century Revivals / Classic Cottage

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 **1124 square feet**
16. Number of stories: **1**
17. Primary external wall material
Brick
Wood / Shingles
18. Roof configuration (enter one):
Hipped Roof
19. Primary external roof material (enter one):
Asphalt Roof / Composition Roof
20. Special features (enter all that apply):
Dormer
Fence
Flared Eave
Porch

21. General Architectural Description

This small classic cottage is located on the west side of Emery Street, between 619 Emery Street to the south and 629 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 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 rests on a coursed sandstone foundation with one-light hopper basement windows. A veneer of red, pressed brick with thin, white mortar clads the exterior walls. White-painted, wooden square-cut shingles cover the sides of the small central dormer. This dormer and the front porch have their own hipped roofs with flared eaves. All of the eaves are boxed. Windows are one-over-one, double-hung sash, with white, vinyl frames and blue surrounds. A white-painted, wooden trellis surrounds the window on the front façade. All windows on the main floor open between sandstone sills and lintels. The half-width front porch is offset to the north of the asymmetrical façade. It features fifty, white-painted wooden porch supports with square bases and capitals and round shafts. A wooden, stickwork balustrade surrounds the porch, which accesses at the center by four sandstone steps with wrought-iron railing. The front door is beveled glass-in-wood-frame with three panels. It opens behind a wooden screen door painted blue and white. A shed-roof porch on the south side of the rear (west) elevation is constructed of white-painted vertical beadboard.

A garage is located southwest of the house. Accessed from Emery Street, the garage is a rectangular structure measuring ten feet north-south by twenty-eight feet east-west. The garage is one-story tall, has a concrete foundation, and is clad in white-painted, horizontal weatherboard with one-by-four-inch cornerboards. The shed roof, which has its higher end to the north, is concealed from the front behind an unusual crenelated parapet. Dominating the front (east) elevation are paired, vertical plank doors on metal strap hinges. Each has six-light glazing. Another door of vertical plank construction opens on the west side of the north elevation. All doors feature flared surrounds.

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 **1899 (see construction history)**

Source of information:
"Water Ledger, City of Longmont, 1866-1904."

26. Architect:
n/a

Source of information:
n/a

27. Builder/ Contractor:
unknown

Source of information:
n/a

28. Original owner:
E. Francis Beckwith

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

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

Other surveys have concluded based on water tap permits, that this house was built in 1883 by G.W. Brown. However, it seems unlikely that a building of this sophistication would have been possible at that time. A more likely building date, based on water records, is 1899, congruent with the ownership of E. Francis Beckwith. In either case, this house has undergone minimal alterations since its construction. According to Sanborn insurance maps, the unusual garage appears between 1918 and 1930.

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

On June 18, 1895, E. Francis Beckwith married Hattie Dudley in Longmont. A few years later he purchased this lot on Emery Street and, by 1899, had constructed this house on it. Whether or not he and his bride resided here is unclear. Nonetheless, his ownership of the house extended for many years. Francis Beckwith was born in Longmont on January 20, 1873. His father, Elmer, and Uncle, Fred, were among the St. Vrain Valley's earliest settlers, and they established the Burlington Free Press in 1871. With the development of Longmont, Elmer Beckwith established the Longmont Weekly Times and, later, the Daily Times. Francis worked with his father and continued to manage the paper after his father's death. He worked for the paper until 1911, when he served as deputy Boulder County Clerk. He then served as county clerk, and, from 1933 to 1937, he was county treasurer.

In the early 1930's, this house was home to William S. Hunter, who either owned it outright or rented it from the Beckwiths. Hunter was employed at the T.K.W. grocery in Longmont. He moved to Denver around 1935 and died in 1937.

By 1944, this house was the property and residence of Forest W. and Rosa M. Saylor. Forest and Rosa married in 1899 in Rosendale, Missouri. Rosa was born on August 10, 1879, in Fillmore, Missouri. The couple moved to Longmont in 1917. Rose continued to live in this house long after her husband's death in 1951. She sold the house to Robert and Patricia S. Tobey in 1977. She died two years later at the age of 100. The Tobey's sold the house in 1993 to Robert S. Reeves and Bonnie H. Morris, the current owners.

36. Sources of Information

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

"Death Claims W.S. Hunter." Longmont Times-Call, 31 July 1937, p. 1.

"Francis Beckwith Dies In California." Longmont Times-Call, 26 April 1968, p. 1.

Lehman, Ed. "Newspaper History." In *They Came to Stay: Longmont, Colorado, 1858-1920*, ed. St. Vrain Valley Historical Association, 135-137. Longmont: Longmont Printing Company, 1971.

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.

"Rosa Lee Saylor." (obituary) Longmont Times-Call, 3 March 1980, p. 10.

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: **1899-1951**

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. It is also significant for its association with E. Francis Beckwith, a St. Vrain Valley pioneer and business leader. In addition, the house is also architecturally significant because it is an intact structure exhibiting the characteristics of a classic cottage. However, while the property's level of physical integrity is 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. Considering this property's high level of historic integrity, it should be regarded as individually eligible to be designated as a City of Longmont landmark. 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 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 building subsequent to the end of the 1920's.

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-13**

Frame(s): **15-17, 19 (house); 18 (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: **August 21, 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**