

Architectural Inventory Form

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I. IDENTIFICATION

1. Resource number: **5BL8785**
2. Temporary number: **N/A**
3. County: **Boulder**
4. City: **Longmont**
5. Historic building name: **Overstreet House**
6. Current building name: **Marsh House**
7. Building address: **633 Emery Street**
8. Owner name: **Michael M. and Christine Holdren Marsh**
Owner address: **633 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: **4446438**
11. USGS quad name: **Longmont, Colorado**
Year: **1968** (**Photorevised 1979**) **7.5'**
12. Lot(s): **South half 21** 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, Hipped-roof 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 **970 square feet**
16. Number of stories: **1**
17. Primary external wall material
Asbestos
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):
Fence
Porch

21. General Architectural Description

This small dwelling is located on the west side of Emery Street, between 629 Emery Street to the south and 637 Emery Street to the north. The building is surrounded by a planted grass yard with mature landscaping, and a wooden fence surrounds 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 high, brown-painted concrete foundation with two-light, hopper basement windows. Beige asbestos siding clads the exterior walls. Gray asphalt shingles cover the moderately pitched, hipped roof and a front-gabled roof over a protruding bay on the north side of the façade. The eaves are boxed with white-painted soffit and fascia. Windows are generally one-over-one, double-hung sash with white vinyl frames and surrounds. The inset porch on the south side of the façade features a large picture window flanked by a pair of one-light casement windows. Five concrete steps approach the porch, and wrought-iron porch supports and railings encircle it. The front door is a three-light wooden slab door with a white-painted, wooden screen door. The rear (west) elevation is symmetrical, with a pair of windows flanking an unglazed wooden slab door behind a white, aluminum storm door. A domed canvas hood protects the door while a white, metal awning covers the window on the south side.

A garage with attached shed is located west of the house. Historically accessed via a driveway from Emery Street, the garage is an irregularly shaped structure measuring roughly twenty-six feet on each side. The garage is one-story tall, has a concrete foundation, and is clad in beige-painted horizontal weatherboard with one-by-four-inch cornerboards. The side-gabled roof is covered in gray asphalt shingles, pierced by skylights, and the eaves are boxed. Dominating the east (front) elevation is a two-car, retractable garage door. A pair of doors of vertical weatherboard construction dominate the east elevation of an addition to the north of the garage. A white slab door with an aluminum storm door opens off the north side of the garage, before the addition. A translucent fiberglass roof covers a patio on the north side of the garage's front (east) 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 with Attached Shed

IV. ARCHITECTURAL HISTORY

25. Date of Construction:
Estimate
Actual **1952**

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

26. Architect:
n/a

Source of information:
n/a

27. Builder/ Contractor:
Walter Overstreet

Source of information:
"Funeral Services Set for Walter Overstreet," Longmont Times-Call, 30 October 1963, p. 8.

28. Original owner:
Walter and Ruth Overstreet

Source of information:
Warranty Deed 90431272

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

Boulder County tax assessor's records indicate that the building permit for this house was acquired in late June 1952 and was completed by late September. The house has remained relatively unaltered since that time. These records also indicate that the garage did not exist until after 1963.

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 December 1937, Walter and Ruth Overstreet purchased from Frances Wiggins a slice of property north of her house at 534 Emery Street. The Overstreets lived on the other side of the property at 536 (now 546) Emery Street, which they purchased in 1933. By 1938, Walter, who was a carpenter, completed a house and garage on this vacant lot. The couple sold both houses in 1942. In 1946, the Overstreets purchased another vacant lot on Emery Street, this time south of the house at 637 Emery. He completed the present house in 1952, and remained in the family until 1991. Walter was born in Paducah, Kentucky on December 2, 1882. He came to Longmont in 1912. He and his wife were members of the First Methodist Church. Walter lived in this house until illness forced him to move into a local nursing home. He died in 1963. Ruth eventually turned over the house to her son, Donald, who sold it to Michael M. and Christine Marsh in 1991.

36. Sources of Information

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

"Funeral Services Set for Walter Overstreet." Longmont Times-Call, 30 October 1963, p. 8.

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 90431272, 77708, 750751, 1012189, and 1114882. 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.

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: **1952 - Present**

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 dwelling exhibiting the restrained style and form of post-World-War-II construction. 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 and age necessary for such a listing. The property should not be regarded as individually eligible to be designated as a City of Longmont landmark. However, 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 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-14**

Frame(s): **1-3 (house); 4-5 (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: **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**