

Architectural Inventory Form

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I. IDENTIFICATION

1. Resource number: **5BL1159-52**
2. Temporary number: **N/A**
3. County: **Boulder**
4. City: **Longmont**
5. Historic building name: **Warner-Golden House**
6. Current building name: **Cook-McDonald House**
7. Building address: **637 Emery Street**
8. Owner name: **Bruce Crook and Wendy McDonald**
Owner address: **637 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: **4446463**
11. USGS quad name: **Longmont, Colorado**
Year: **1968** (**Photorevised 1979**) **7.5'**
12. Lot(s): **North 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 / Masonry, Front-gabled 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 **1019 square feet**
16. Number of stories: **1.5**
17. Primary external wall material
Brick
Wood / Shingles
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):
Chimney
Decorative Shingles
Dormer
Fence
Porch

21. General Architectural Description

This unusual dwelling is located on the southwest corner of Emery Street and Longs Peak Avenue, facing Emery. 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 coursed sandstone foundation. The walls are composed of brick, with the exterior painted light blue. The gable ends feature bands of diamond- and square-cut wooden shingles painted in various shades of blue. Gray asphalt shingles cover the steeply pitched, clipped front-gabled roof. The eaves are boxed. Windows are generally one-over-one, double-hung sash with dark-blue frames and light-blue surrounds. Windows on the bottom story sit between sandstone sills and lintels. The gable ends features one-over-one, double-hung sash windows flanked by one-light casement windows. The central sash window features elaborate scrollwork in the corners. Other casement windows appear in the gabled dormers on the north and south elevations. The rear gabled end features the same centrally located sash window as on the façade, but only one casement window appears, separated to the south. A hexagonal window also appears on the first story. An unusual bay window graces the south elevation. It is supported by large, curved brackets and composed of one-over-one, double-hung sash windows. Small brackets and panels appear at the top of the window, which concludes in a sweeping, conical roof. The full-width front porch has a hipped roof supported by Doric columns. The columns rest on a kneewall of light-blue-painted, vertical wooden beadboard. A shed-roof porch is offset to the north of the rear (west) elevation. It is partially enclosed with vertical weatherboard and screens. The porch provides access to a four-panel, one-light, glass-in-wood-frame-door. A small enclosed stoop on the southwest corner of the house is clad in wooden, square-cut shingles. It is approached by three concrete steps to a four-panel, one-light, glass-in-wood-frame-door. Basement access is through a stairwell at the center of the rear elevation.

A studio with attached garage is located west of the house. This irregularly shaped, one-story structures rests on a concrete foundation. Light-blue, wooden, horizontal siding with dark-blue cornerboards clads the exterior walls. Rounded wood shingles painted in varying shades of blue fill the gable ends. Gray asphalt shingles cover the moderately pitched side-gabled roof (if the east elevation is considered the front). The eaves are boxed, with the fascia and soffit painted blue. The south end of the front (east) elevation features a six-panel wooden door. Beside it are paired, vinyl-framed sliding windows. The north end of the front (east) elevation is dominated by a protruding bay beneath its own front-gabled roof, which is accented with gingerbreading. The window at the end of the bay is a single-light, fixed-pane flanked by one-light, casement windows. A skylight pierces the north side of the bay. The south elevation has two, one-over-one, double-hung sash windows with white vinyl frames and dark-blue surrounds. The north elevation has a one-car, retractable garage door, which faces Longs Peak Avenue but is accessed from the alley behind the structure. The north elevation also features a blue, monochromatic depiction of a pack of wolves and a lizard catching flies.

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

Studio/garage

IV. ARCHITECTURAL HISTORY

25. Date of Construction:
Estimate
Actual **1883**

Source of information:
Water Tap Permit

26. Architect:
n/a

Source of information:
n/a

27. Builder/ Contractor:
unknown

Source of information:
n/a

28. Original owner:
James P. Warner

Source of information:
Warranty Deed 80064458

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

A water tap permit indicates that this house was built for James P. Warner in 1883. He purchased the property in 1881. Sanborn insurance maps indicate that the front porch and bay window, as well as a larger rear porch, were all added between 1918 and 1930. This corresponds with the Mumford family ownership. The studio/garage is a very recent construction.

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 / Multiple Dwelling**
33. Current use(s): **Domestic / Single Dwelling**
34. Site type(s): **Residence**

35. Historical Background

In 1881, James P. Warner, "bent if form and feeble in strength," arrived in Longmont with his family.¹ Three years later he moved into his newly completed home on the southwest corner of Emery Street and Seventh Avenue (now Longs Peak Avenue). He was born on October 1, 1891, in Irasburg, Vermont. In September 1843, he married Nancy Phebe Flint. The couple remained in Vermont until James turned twenty-seven, moving to Janesville, Wisconsin. It was here that their first son, Francis was born. The infant's crippled legs soon compelled the family to move to New Orleans in the hopes that they city's doctors could cure the boy. Unfortunately, Francis never walked. Moreover, while he lived in Louisiana, James fell twenty-seven feet, suffering injuries to his back and neck from which he never recovered. He moved to Iowa and then, finally, to Longmont, where another son had just recently settled. The family established the J.M. Warner Furniture Company at the corner of Fourth and Main. The Warners were also one of Longmont's undertakers and the first in the city to have a hearse, albeit horse-drawn. James's son, Willis, went on to become a state legislator, helping to found the University of Colorado. He was a real-estate agent and founder of the Longmont National Bank. James Warner died in 1889, a few years after selling this house.

Purchasing the property in 1886 was David Stuart (sometimes spelled Stewart). Born in 1820, David Stuart was a native of Scotland, emigrating to the United States when he was nineteen. He initially settled in Pennsylvania, where he and his wife, Rebecca, adopted a daughter, Mamie. The family moved to Longmont in 1874. David died in 1890, leaving the house to his widow. She resided here with her daughter and son-in-law, Charles Golden.

Charles Golden was born on May 13, 1862, in Davenport, Iowa. In 1879, he came to Colorado with his parents. He married Mamie on February 18, 1885 in Longmont. He eventually entered the grain and hay business until he could afford his own farm, which he operated for twenty-three years. Upon their retirement, Charles and Mamie moved into this house. Charles was a lifetime member of the Independent Order of Odd Fellows and was one of the Longmont's most prominent citizens. Mamie belonged to the Silver Spruce Rebekah Lodge in Longmont. They were uncle and aunt to Vane Golden, founder of the organization that would become the Golden Companies. Charles died in his home in 1930. Mamie soon moved to California and rented out this house. She sold the property in 1938 and died in 1955.

Joseph and Cora Mumford purchased the house in 1938, apparently renting it out. Joseph Chandler Mumford was born on May 9, 1870 in Somerville, Massachusetts. His father, William F. Mumford, came to the St. Vrain Valley with the Chicago-Colorado Colony in 1871. Joseph, then eighteen-months old, and his mother arrive din the settlement in September of that year. William died three weeks after their arrival. On March 5, 1892, Joe married Cora E. Meeker. For forty-two years, the Mumfords lived on a farm two miles north of Longmont, where U.S. Highway 287 and Colorado Highway 66 intersect. The place is known as Mumford Corner. Joe received the Bronze Medal for wheat at the Universal Exposition in St. Louis in 1904, and, in 1905, another award at the Lewis and Clark Exposition in Portland, Oregon. Joe died in 1956 and Cora in 1949. By that time, the property had passed to the Mumfords' daughter, Nellie Baird. She sold the property in 1969.

In the next two decades, the house passed through five owners, J. gale and Lynda K. Moody; Nelson S. and Rosemary Tucker; Albert Beach; Bill Bodin; Roscoe E. and Janie D. Haight; and, finally, Bruce Crook and Wendy McDonald, the current owners.

1. "Died: (James) Warner." Longmont Ledger, 13 December 1889., p. 3.

36. Sources of Information

Botts, Emeline and Nellie Baird. "Joseph Chandler Mumford, 1869-1949." In *They Came to Stay: Longmont, Colorado, 1858-1920*, ed. St. Vrain Valley Historical Association, 174. Longmont: Longmont Printing Company, 1971.

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

"Charles E. Golden Dies of Heart Ailment." Longmont Daily Times, 22 August 1930, p. 1.

"Died: (David) Stuart." Longmont Ledger, 1 August 1890, p. 3.

"Died (Rebecca) Stuart." Longmont Ledger, 29 June 1894, p. 3.

"Died (James) Warner." Longmont Ledger, 13 December 1889, p.3.

"Former Longmont Woman Is Dead (Mamie Golden)" Longmont Times-Call, February 1955, p. 1.

McDonough, Carolyn. "James Parker Warner, 1821-1935." In They Came To Stay: Longmont, Colorado, 1858-1920, ed. St. Vrain Valley Historical Association, 254. 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.

Sanborn Fire Insurance Maps, dated December 1890, September 1895, November 1900, April 1906, June 1911, March 1918, June 1930, and May 1956.

"Short Illness is Fatal For Joe Mumford." Longmont Times-Call, 22 January 1945, p. 1.

Warranty Deeds 80064458, 80158355, 90352897, 90909324, 90948578, 116136, 176053, 912545, and 1063774. Boulder County Office of Clerk and Recorder, Boulder, Colorado.

VI. SIGNIFICANCE

37. Local landmark designation:

Yes

No

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;

xx 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: **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 house is also architecturally significant because of its unusual stylistic elements, not seen elsewhere in Longmont. The structure is also significant because it is associated with the Warner, Golden, and Mumford families, all of whom were St. Vrain Valley pioneers and were active in Longmont business and politics. The property's combined level of physical integrity and historical significance may well be to the extent that it would qualify for individual listing in the National Register of Historic Places. The property should be regarded as individually eligible to be designated as a City of Longmont landmark. Moreover, 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 moderately 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: **xx**

Not Eligible:

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-14**

Frame(s): **6-9 (house); 10 (garage/studio)**

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**