

Architectural Inventory Form
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I. IDENTIFICATION

1. Resource number: **5BL8787**
2. Temporary number: **N/A**
3. County: **Boulder**
4. City: **Longmont**
5. Historic building name: **Carton House**
6. Current building name: **Embree House South**
7. Building address: **707 Emery Street**
8. Owner name: **Alan Embree**
Owner address: **707 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: **4446509**
11. USGS quad name: **Longmont, Colorado**
Year: **1968** (**Photorevised 1979**) **7.5'**
12. Lot(s): **North half 10** Block: **17**
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:

Ranch Type

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 **1040 square feet**
16. Number of stories: **1**
17. Primary external wall material
Brick
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):
Porch
Chimney

21. General Architectural Description

This ranch-style dwelling is located on the west side of Emery Street, between 400 Longs Peak Avenue to the south and 711 Emery Street to the north. The building is surrounded by a planted grass yard with mature landscaping. 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 concrete block foundation. A veneer of yellow-beige brick with a band of red at the foundation clads the exterior walls. Brown asphalt shingles cover the shallowly pitched, hipped roof, which is disturbed only by an aluminum chimney on the northeast corner of the structure. The eaves are boxed with white-painted soffit and fascia. Windows are generally one-over-one, double-hung sash with white-painted wooden frames and surrounds, aluminum storm windows, and red-brick sills. The only window on the front (east) elevation and on the east end of the south elevation are large picture windows flanked by a pair of four-light, fixed-pane windows. A small integral porch exists on the south side of the asymmetrical façade. Black, wrought-iron railing surrounds the concrete stoop, which extends away from the porch. While porch supports exist, no roof has been extended over them. The porch leads directly to the front door, which is a four-panel, glass-in-wood-frame door. Another such door opens on the west end of the south elevation. Approaching the door from the west is a two-step, concrete stoop with wrought-iron railing. Access to the crawlspace is through a concrete well on the rear (west) elevation.

A garage is located southeast of the house. Accessed via a concrete driveway from Emery Street, the garage is a rectangular structure measuring fourteen feet north-south by twenty-two feet east-west. It is one-story tall, has a concrete foundation, and is composed of white-painted concrete block. The hipped roof is covered in brown asphalt shingles, and the eaves are boxed. Offset to the south of the front (east) elevation is a wooden, one-car retractable garage door. A single, one-over-one, double-hung sash window opens on the north 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
Actual **1952**

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:
Camille Carton

Source of information:
Warranty Deed 90516329

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

Little has been altered since this house was constructed in 1952. The front stoop has been enlarged, and the current owner added the wrought-iron railing and porch supports. He hopes to extend a porch roof over the supports sometime in the future.

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

Between 1950 and 1952, Henry Schlagel purchased three lots on the west side of Emery Street, extending north from Longs Peak Avenue. He apparently oversaw the construction of the houses at 400 Longs Peak Avenue as well as 707 and 711 Emery Street. Camille Carton purchased this house during or right after its construction. By 1957, Carton was renting out the house, selling it outright in 1958. Purchasing the house was Lena Samber, who continued to operate it as a rental property. In 1983, Alan Embree began to rent the house and, in 1992, he became its owner. Embree is a lifelong native of Longmont's East Side, and he is owner of Master Locksmith and Safe Service. He later purchased 711 Emery Street and he operates the house as a rental unit, residing in 707 Emery.

36. Sources of Information

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

Embree, Alan. Interview with Adam Thomas, 30 August 2001.

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.

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: **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 characteristics of ranch-house farm and style popular following 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 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 since its construction in 1952.

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): **11-13 (house); 14 (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**