

**Architectural Inventory Form**  
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**I. IDENTIFICATION**

1. Resource number: **5BL1184**
2. Temporary number: **N/A**
3. County: **Boulder**
4. City: **Longmont**
5. Historic building name: **Mead House; Grous House**
6. Current building name: **Yearsley House**
7. Building address: **731 Emery Street**
8. Owner name: **Douglas H. and Sharon S. Yearsley**  
Owner address: **4615 Talbot Drive**  
**Boulder, Colorado 80303**

**II. GEOGRAPHIC INFORMATION**

9. P.M. **6<sup>th</sup>** Township **2N** Range **69W**  
**NW<sup>1</sup>/<sub>4</sub>** of **SE<sup>1</sup>/<sub>4</sub>** of **NW<sup>1</sup>/<sub>4</sub>** of **NE<sup>1</sup>/<sub>4</sub>** of section **3**
  
10. UTM reference  
Zone **13**  
Easting: **491510**  
Northing: **4446650**
11. USGS quad name: **Longmont, Colorado**  
Year: **1968** (**Photorevised 1979**) **7.5'**
12. Lot(s): **S 1/2**, **6** 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.**

**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 **1088 square feet**
16. Number of stories: **1.5**
17. Primary external wall material  
**Wood / Horizontal Siding**  
**Wood / Shingle**
  
18. Roof configuration (enter one):  
**Hipped Roof / Gable-on-Hip Roof**
  
19. Primary external roof material (enter one):  
**Asphalt Roof / Composition Roof**
20. Special features (enter all that apply):  
**Porch**  
**Decorative Shingles**

22. Architectural style /  
building type:

**Late Victorian / Queen Anne**

**21. General Architectural Description**

This modest dwelling is located on the west side of Emery Street, near the north end of the 700 block, in Longmont's historic Eastside neighborhood. The house is set back 43' from the curb at Emery Street to the east, where a wide grass strip separates the curb from the front sidewalk. The lot features planted grass front and back yards, with narrow side yards to the north and south. The house is supported by a low, painted red, coursed sandstone foundation. The building is of wood frame construction, and its exterior walls are clad with painted white, horizontal wood siding. Painted white fishscale shingles appear in the upper gable ends, on the east, south, and north elevations. The house is covered by a truncated hipped roof, with intersecting gables (with returns), on the east, south and north elevations. The roof is covered with grey asphalt shingles, and the eaves are boxed. There are no chimneys. A large canted bay window, with three 1/1 double-hung sash windows, is set beneath an intersecting gable, at the north end of the façade (east elevation). This canted bay is a dominant architectural feature on the home's façade, and historically featured decorative bracketing beneath the eaves at the corners. A distinctive fixed-pane window, with Queen Anne lights, is located in the upper gable end on the façade. J Windows elsewhere on the house are 1/1 double-hung sash, with painted white wood frames and surrounds. A solid wood door, with three stepped upper sash lights, and with a painted white wood storm door, opens onto a 3-step wood porch located at the south end of the façade. Two painted white turned porch columns, and one engaged turned column, support a shed porch roof. A painted white wood-paneled door with a painted white wood storm door, opens onto a 2-step concrete porch, located on the west (rear) elevation.

A garage is located adjacent to the alley, near the southwest corner of the lot. Featuring a basic rectangular plan, the garage measures 12' N-S by 16' E-W, and is one story in height. The garage's exterior walls are made of painted white horizontal wood siding, with 1" by 4" corner boards. The roof is a moderately-pitched front gable, covered with grey asphalt shingles over 1x wood decking and 2x wood rafters, with the rafter ends exposed. A single window opening, located on the north elevation, has been boarded over. A set of paired, painted white, vertical wood plank garage doors, side hinged with metal strap hinges, open toward the alley on the garage's west elevation. A single, painted white, wood-paneled door, is located at the east end of the garage's north elevation.

**22. Architectural style / building type:**

Please see front page.

**23. Landscape or setting special features:**

This building is located on the west side of Emery Street, in one of Longmont's oldest core residential neighborhoods. For the most part, the area is still made up of single family homes, with a few duplexes and small apartment buildings.

**24. Associated buildings, features, or objects**

Garage

#### **IV. ARCHITECTURAL HISTORY**

25. Date of Construction:  
Estimate **ca. 1905**  
Actual

Source of information:  
**Longmont city directories; "Water Ledger City of Longmont, 1907-1910." On file at the Longmont Archives, Longmont Public Library.**

26. Architect:  
**n/a**

Source of information:  
**n/a**

27. Builder/ Contractor:  
**unknown**

Source of information:  
**n/a**

28. Original owner:  
**M.G. and Florence Mead (probably)**

Source of information:  
**Longmont city directories (1906)**

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

Longmont city directories, and water tap records, provide evidence that this house was constructed in the years between 1900 and 1906. A gable extension to the house's west (rear) elevation is probably an early addition. The addition, however, predates 1948, as it is shown on a drawing of the structure, made in 1948 for a Boulder County real estate appraisal card. The garage located at the property's southwest corner is depicted on the 1930 Sanborn map, documenting that it was in existence at 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**

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### 35. Historical Background

The home at 731 Emery Street was constructed circa 1903. The first known occupant was Malcolm G. (Mac) Mead and his wife Florence, living at the home in 1906. Malcolm was the son of Loren C. Mead, pioneer St. Vrain Valley settler. Loren Mead was born in 1832 in Cornwall, Vermont. According to *They Came to Stay*, Loren came to the St. Vrain Valley for the first time in 1871. Determining to relocate to the region with his wife, Elizabeth, he returned to Chicago to make arrangements. About the time the couple was ready to start, their possessions were destroyed in the infamous Chicago fire, delaying the trip west for another year. In 1874, Loren and Elizabeth filed on a homestead northeast of Longmont near a lake which had been an old buffalo watering hole. Mead named it Highland Lake, taken from Sir Walter Scott's *Lady of the Lake*. He commuted by horseback between Longmont and Highland Lake daily while overseeing the construction of the family home. Malcolm, the couple's eldest son, was born at Highland Lake soon after the new home was completed.

Loren Mead was elected to the Colorado Legislature in 1879, and later served for two terms as the Weld County Clerk. He was a charter member of the First congregational Church in Longmont, and later helped establish the Highland Lake Church. He also secured a school for the community, and worked hard to convince the railroad to pass through Highland Lake. When these efforts failed, a nephew, Paul Mead, established the town of Mead, and many Highland Lake businesses moved to the new town. Loren Mead passed away on July 6, 1908. Elizabeth continued to live in the Highland Lake district until his death in 1922.

The Meads had three children: Malcolm (Named for the lead character in *Lady of the Lake*), Rufus, and Lettie. Malcolm Mead was born at Highland Lake on September 6, 1875. He achieved recognition as a competent farmer and as the owner of the Highland Lake Fishing Resort, which attracted fishermen from all over the state. He married Florence Baker on December 30, 1903. Florence was the daughter of Charles and Mary Baker, another Highland Lake pioneer family. The couple had two daughters, Dorothy and Mary. Malcolm passed away in December 1948, at the age of 73. His wife Florence died at the age of 96, on October 13, 1972.

Malcolm and Florence Mead remained at this Emery Street address for only a short time. The home was then occupied by a series of residents, including C.B. Harmon (1916); Grant Dunham (mid 1920s through early 1930s); briefly in the mid 1930s by an insurance agent by the name of Joseph P. McClure and his wife Mildred; in 1940 by Alex Diesing; and in 1943 by Mrs. Mildred L. Taylor. In the mid- and late 1940s, the home was owned by Herman L. Stotyn. Finally, by 1953, Carl W. and Alethia Z. Grous had purchased the home from Lawson G. Tracy, and 731 Emery Street was then occupied by the same family for the next thirty years. The Grouses were originally from Nebraska. Alethia Grous was the daughter of Fred and Edna Maul Hecht. She was born in Fillmore County, Nebraska on September 22, 1898. When she was a small child, her family moved to a farm by Curtis, Nebraska, where she met and married Carl Warner Grous on September 26, 1917. The couple had at least two daughters, Phyllis and Romona. The family farmed land near Alethia's parents until 1947, when they moved to Longmont. Carl Grous passed away on July 25, 1987. Alethia died at the age of 90 on October 21, 1988.

Following Alethia's death, the home at 731 Emery was sold to Sheldon L. Severson, who owned the property for over ten years. The current owners of record are Douglas H. and Sharon S. Yearsley of Boulder, who utilize the home as rental property.

### 36. Sources of Information

"Althia Z. Grous." (obituary) *Longmont Times-Call*, October 23, 1988, p. 7-A.

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

"M.G. Mead Dies Suddenly Here Tuesday." *Longmont Times-Call*, December 21, 1948, p.1.

"Mrs. Florence Mead." (obituary) *Longmont Times-Call*, October 16, 1972, 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.

*They Came to Stay: Longmont, Colorado 1858-1920*, Longmont: St. Vrain Valley Historical Association, 1971.

"Water Ledger City of Longmont, 1907-1910." On file at the Longmont Archives, Longmont Public Library.

**VI. SIGNIFICANCE**

37. Local landmark designation:  
Yes  
No **xx**  
Date of Designation: **n/a**

**38. Applicable National Register Criteria**

- 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;
- 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).

**xx** 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.
- xx** 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**

40. Period of Significance: **ca. 1905-1951**

41. Level of Significance:

National:

State:

Local: **XX**

**42. Statement of Significance**

This property is historically significant for its association with Longmont's residential development from the time of its construction circa 1905, through the middle of the twentieth century. The house is also architecturally significant for its modest representation of the Queen Anne style. The property's significance is probably not to the extent that it would qualify for individual listing in the National Register of Historic Places. The property does, however, qualify for individual designation as a City of Longmont local landmark. The property would also qualify as a contributing resource within either a City of Longmont local landmark historic district, or a National Register historic district.

**43. Assessment of historic physical integrity related to significance:**

This property displays above average historical integrity, relative to the seven aspects of integrity defined by the Colorado Historical Society and the National Park Service – location, design, setting, materials, workmanship, feeling and association. There have been no additions to the house subsequent to the period of significance. The house's integrity has been diminished to some extent by the removal of decorative brackets, which existed historically at the corners of the canted bay window on the façade. The home also historically had a red brick chimney, which is no longer extant. The garage appears unaltered from the period of significance.

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**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: **xx**

No:

Discuss: **The property is located in the block to the north of the East Side Historic District, which is listed in the National Register of Historic Places. Properties in this area, in the 700 block of Emery Street do have the potential to be incorporated into the existing East Side Historic District.**

If there is National Register district potential, is this building:

Contributing: **xx**

Noncontributing:

46. If the building is in an existing National Register district, is it:

Contributing: **n/a**

Noncontributing: **n/a**

**VIII. RECORDING INFORMATION**

47. Photograph numbers:

Roll: **LONG-17**

Frame(s): **27-30**

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: **December 6, 2001**

50. Recorders: **Carl McWilliams**

51. Organization: **Cultural Resource Historians**

52. Address: **1607 Dogwood Court  
Fort Collins, Colorado 80525**

53. Phone number: **970/493-5270**