

Architectural Inventory Form
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I. IDENTIFICATION

1. Resource number: **5BL8795**
2. Temporary number: **N/A**
3. County: **Boulder**
4. City: **Longmont**
5. Historic building name: **Will House; Hall House; Botts House**
6. Current building name: **Gray House**
7. Building address: **738 Emery Street**
8. Owner name: **Michael J. and Jan H. Gray**
Owner address: **10079 N. 75th Street**
Longmont, CO 80503

II. GEOGRAPHIC INFORMATION

9. P.M. **6th Township 2N Range 69W**
NW¹/₄ of SE¹/₄ of NW¹/₄ of NE¹/₄ of section 3
10. UTM reference
Zone **13**
Easting: **491600**
Northing: **4446620**
11. USGS quad name: **Longmont, Colorado**
Year: **1968 (Photorevised 1979) 7.5'**
12. Lot(s): **S 1/2, 2 Block: 18**
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:

Hipped-Roof Box

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):
Irregular Plan
15. Dimensions in feet **1099 square feet**
16. Number of stories: **1**
17. Primary external wall material
Synthetics / Vinyl
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
Flared Eave

21. General Architectural Description

This house is located on the east side of Emery Street, near the north end of the 700 block, in Longmont's historic Eastside neighborhood. The house's façade (on the west elevation) is set back approximately forty-eight feet from the curb at Emery Street. The house is situated on a narrow lot, north-to-south, but the lot is very deep, east-to-west. There are planted grass front and back yards, with narrow side yards to the north and south. The house is supported by a low coursed sandstone foundation, and its exterior walls are clad with non-historic horizontal vinyl siding. The roof is a steeply-pitched hipped roof, with flared eaves. One red brick chimney is located on the interior of the east elevation. Windows are predominately single /1 double-hung sash, with painted wood frames and surrounds, and with exterior metal storm windows. A non-historic, 8' by 6' enclosed porch is centered on the building's façade (west elevation). This enclosed porch is covered by a swept gable roof, and is accessed by a stained natural brown solid wood door, with three stepped upper sash lights, and with a silver aluminum storm door. This door opens onto a non-historic, open, carpeted concrete porch, with a black wrought iron railing. A wood-paneled door, with a wood storm door, opens onto a concrete porch located on the home's east (rear) elevation.

A garage is located adjacent to the alley, behind the house to the east. Featuring a basic rectangular plan, the garage measures 27' N-S by 22' E-W, and is one story in height. The utilitarian structure has a poured concrete foundation and floor. Its exterior walls are clad with yellow horizontal vinyl siding, over wood frame construction. The roof is a moderately-pitched side gable, covered with green asphalt shingles, and with boxed eaves. There are no chimneys. Two 8-light windows, with painted brown wood frames and surrounds, are located on the west elevation. A painted brown and white wood-paneled roll-away garage door opens toward the alley on the garage's east elevation. A single wood-paneled door opens into the back yard on the garage's west elevation.

22. Architectural style / building type:

Please see front page.

23. Landscape or setting special features:

This building is located on the east 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:
“**Water Ledger City of Longmont, 1907-1910.**” ; “**Water Ledger City of Longmont 1899-1904**”; **Longmont city directories.**

26. Architect:
n/a

Source of information:
n/a

27. Builder/ Contractor:
unknown

Source of information:
n/a

28. Original owner:
Burns Will

Source of information:
Longmont city directories (1906)

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

City of Longmont water ledgers, and Longmont city directories provide corroborating evidence that this dwelling was constructed about 1905. A water ledger, with entries dated 1907-1910 indicates that the residence was in existence in 1907, however, a previous water ledger, with entries dated 1899-1904, indicates that this lot had not yet been developed. Moreover, the property's address, 738 Emery Street, first begins to appear in Longmont city directories in 1906. An L-shaped 10' by 12' addition to the house's northeast corner appears to date to the 1960s, evidently replacing a rear porch which existed historically at that location. The 8' by 6' enclosed front porch, with the swept gable roof, as also evidently constructed in the 1960s. A Boulder County real estate appraisal card for the property indicates that the extant garage was in existence in 1963, although it was probably a relatively new structure at that time. The appraisal card also indicates that an 18' by 20' garage had been located on the property.

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

Built circa 1905, this residence was originally owned and occupied by notable Longmont and Boulder County resident, Burns Will. Born in 1867, Mr. Will came to Longmont as a young man in the late 1880s or early 1890s. (In the 1892 Longmont city directories he is listed as boarding at the Vaughn House.) For many years he worked as the printer-foreman for the *Longmont Ledger* newspaper. Politically, he was an active member of the Republican party, and was elected to serve as the Deputy Boulder County Clerk, under Eugene Kerr. In the early 1900s, Will moved into the mountain, to Allens Park area, where he established the Will's Resort Hotel or Lodge, and was influential in developing Allens Park into a rustic tourist resort. (Later known as the Point-O'-Pines, the Will's Resort building is presently part of the Highlands Presbyterian Camp, located south of Allens Park.) In later years, Mr. Will moved to New Mexico where he opened a grocery store, and ran an accounting business. He passed away at Albuquerque in December 1950, at the age of 83.

Although Burns Will was this home's first resident, he did not live here for long. By 1909, 738 Emery was the home of George H. and Nellie (Chandler) Hall. Born in 1842, George Hooker Hall was among the St. Vrain Valley's earliest settlers, arriving in the area in 1866. He established a farm near Liberty Hall, which he operated for many years, before retiring to this house in Longmont, with his wife Nellie, in 1909. Nellie (Chandler) Hall had been born at Andover, Massachusetts on February 3, 1850. She came to the St. Vrain Valley in 1871, as one of the founding members of the Chicago Colony. George Hall passed away of heart disease on September 5, 1917, at the age of 75. Nellie Hall died here in the family's Emery Street home on March 12, 1934, at the age of 84.

Following the death of Mrs. Hall, the residence at 738 Emery Street passed into the hands of grand-daughter, Mrs. Emeline (Mumford) Botts, and her husband, Burrel B. Botts. The property was subsequently owned and occupied by the Botts family until the end of the 1960s. Burrel Botts had been born at Bloomfield, Iowa on October 22, 1896. Emeline had been born at Mumford Corner (US Highway 287 and Ute Road), north of Longmont, on February 7, 1898. Burrel and Emeline were married on May 23, 1917, and subsequently made their home in Longmont. Burrel owned and operated a feed store, and was a member of the Odd Fellows Lodge, the Masonic Lodge, and the Lions Club. The Botts' were members of the First Christian Church. After selling this residence in the late 1960s, the Botts' moved to 1400 S. Collyer Street. Burrel passed away there in January 1982, at the age of 85. Emeline died just nine months later, in September 1982, at the age of 84. Mr. and Mrs. Botts had been preceded in death by a son, Duane Botts, and a daughter, Cora (Botts) Mulder, both of whom passed away in 1977.

In the early-to-mid-1970s, 738 Emery Street was occupied by Jerry D. Sellers, and by Gary L. Kessler, although they apparently did not own the property. From the late 1960s to the 1990s, the property was owned by John L. and Bessie Clark. The Clarks also made their home here from the late 1970s into the 1990s. The property is presently (in 2001) a rental property.

36. Sources of Information

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

"Burns Will Dies at Home in Albuquerque." *Longmont Times-Call*, December 13, 1950, p. 1.

"Burrel Bryan Botts." (obituary) *Longmont Times-Call*, January 4, 1982, p. 10.

"Death Claims Pioneer Local Woman Here." (Nellie Hall obituary) *Longmont Times-Call*, March 13, 1934, p. 1.

"Emeline Mumford Botts." (obituary) *Longmont Times-Call*, September 7, 1982, p. 12.

"Hall." (George H. Hall obituary) *Longmont Ledger*, September 7, 1917, p. 3.

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.

“Water Ledger City of Longmont, 1899-1904”; “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

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.

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.

xx 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 during the first half of the twentieth century. In this regard, it is particularly notable for its association with Burns Will, George and Nellie Hall, and Burrel and Emeline Botts, all of whom made important contributions to Longmont's socioeconomic development. The house is architecturally significant as well, for its representative hipped-roof box plan. Due to some loss of integrity, the property should be considered ineligible for individual listing in the National Register of Historic Places, and ineligible for individual designation as a Longmont landmark. The property, though, would qualify as a contributing property within either a National Register historic district, or a City of Longmont designated historic district.

43. Assessment of historic physical integrity related to significance:

This property's historical significance has been diminished by: the construction of an addition to the northeast corner; by the construction of an enclosed front porch, in place of a historic screened-in front porch; by the application of vinyl siding; and by the construction of a new garage in the early 1960s, replacing an earlier garage.

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: **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): **14-18**

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 15, 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**