

Architectural Inventory Form
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I. IDENTIFICATION

1. Resource number: **5BL1163**
2. Temporary number: **N/A**
3. County: **Boulder**
4. City: **Longmont**
5. Historic building name: **Adams House; Hazen House**
6. Current building name: **Morgan House**
7. Building address: **706 Collyer Street**
8. Owner name: **Richard B. & Sherise A. Morgan**
Owner address: **706 Collyer Street**
Longmont, CO 80501

II. GEOGRAPHIC INFORMATION

9. P.M. **6th** Township **2N** Range **69W**

Wood / Shingle

SE¹/₄ of SE¹/₄ of NW¹/₄ of NE¹/₄ of section 3

10. UTM reference

Zone **13**

Easting: **491744**

Northing: **44466530**

11. USGS quad name: **Longmont, Colorado**

Year: **1968** (**Photorevised 1979**) **7.5'**

12. Lot(s): **5, 6** Block: **19**

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: **1038 square feet**

16. Number of stories: **One**

17. Primary external wall material

Wood / Horizontal Siding

18. Roof configuration (enter one):

Gabled Roof / Cross Gabled Roof

19. Primary external roof material (enter one):

Asphalt Roof / Composition Roof

20. Special features (enter all that apply):

Porch

Chimney

Decorative Shingles

22. Architectural style / building type:

No Style / Vernacular
Wood Frame Cross
Gabled Dwelling

21. General Architectural Description

The residence at 706 Collyer Street is a single-story, vernacular wood-frame dwelling. The structure is supported by a low painted green coursed sandstone foundation, and the exterior walls are clad with painted beige horizontal wood siding with painted green 1" by 4" 1" by 4" corner boards. Decorative fishscale patterned wood shingles appear in the upper gable ends on the north and west elevations. The house is covered by a moderately-pitched cross gabled roof, covered with grey asphalt shingles, and with boxed eaves with painted green trim. One red brick chimney is located on the roof ridge. A shed-roofed addition to the east (rear) elevation has one non-historic 2-light window near the east end of the north elevation. The home's original windows are primarily single 1/1 double-hung sash with painted beige wood frames and painted green wood surrounds. A painted beige color wood-paneled door, leads into the house near the north end of the facade, from the home's front porch. This porch covers the north half of the facade, and features a carpeted wood floor, turned columns, a spindle frieze, and a flat roof with a pent roof projection along the front of the roof line. This property has no garage; however, there is a small non-historic outbuilding in the backyard.

22. Architectural style / building type:

Please see front page.

23. Landscape or setting special features:

This house is located on the east side of Collyer Street, in the block between 7th and 8th Avenues, in Longmont's historic East Side neighborhood. Developed during the late 1800s and early 1900s, the East Side Neighborhood is an established area made up primarily of historic single-family homes. The neighborhood features wide tree-lined streets, wide grass strips between the sidewalks and curbs, uniform setbacks, and deep rectangular-shaped lots.

24. Associated buildings, features, or objects

Shed

IV. ARCHITECTURAL HISTORY

25. Date of Construction:
Estimate
Actual **1926**

Source of information:
"Town of Longmont, Colorado - Water Rent Collections" records; Longmont city directory.

26. Architect:
unknown

Source of information:
n/a

27. Builder/ Contractor:
unknown

Source of information:
n/a

28. Original owner:
M.S. Adams

Source of information:
"Town of Longmont, Colorado - Water Rent Collections" records.

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

Longmont water rent collections records reveal that this house was constructed in 1926. A water tap permit for the property was issued on October 15, 1926 to M.S. Adams who was the property's original owner. The property's address, 706 Collyer Street, begins to appear in Longmont city directory listings the following year. A shed-roofed addition has been built onto the east (rear) elevation of the original structure.

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

The residence at 706 Collyer Street was constructed in 1926. Water tap records for the City of Longmont indicate that a permit for a water tap was pulled on October 15, 1926, by M.S. Adams, of 610 Terry Street. Longmont city directories list the first known occupant, in 1928, as G.J. Benish; however, by 1932, the home was the residence of the Gilbert L. Adams family. Gilbert Adams was born on March 24, 1904 in Berea, Kentucky. Moving with his family to Colorado at an early age, he married Alice Juanita Sipe in Longmont in 1922. The couple had at least one child, a daughter named Betty. Mr. Adams founded the Adams Laundry, located at 931 Main Street, and ran the business with the help of his father, Joseph P. and Dora Adams. In 1943, Adams sold the business, and for fifteen years, worked for the National Bureau of Standards in Boulder as chief engineer of boiler rooms. Before his death in 1979 at the age of 75, Mr. Adams was actively involved with the Independent Order of Odd Fellows, holding high office in three of Longmont's lodges. A competitive checkers player, he had the honor of being named Colorado's State Checkers Champion in 1931.

The Adams family remained in this home for only a short time. With the success of their laundry business, by 1936 the Adams' had moved to a bigger home, selling this property to Fred V. and Lillian V. Smith. Fred Smith's occupation in the city directories was listed as "laborer." He married his wife Lillian in Longmont on April 12, 1921, and the couple raised four children, two girls and two boys. The Smith family lived in this modest home for over ten years, before selling the place to Frances R. and Gertrude L. Snyder. The Snyders remained only a couple of years before selling to Angelo D. and Flossie P. Trotter in the early 1950s. At the time the Trotters owned the house, Angelo Trotter worked as a driver for the Fred Harsch Lumber Company. Following the Trotters, the property was owned briefly by R.L. and Mary L. Heddles.

By the early 1960s, the home at 706 Collyer belonged to Warren V. and Alice M. Hazen. Warren Vernor Hazen was born in Ness City, Kansas, on July 9, 1909, the son of Ely and Gertrude Humphrey Hazen. Mr. Hazen moved to Colorado in 1929, working for most of his life for the Colorado Fuel and Iron steel works. He married Alice McCurdy in Denver on March 23, 1958. Alice was the daughter of Fred McCurdy and Anna Sloan McCurdy of Fort Morgan. Born on February 26, 1905, she moved from Fort Morgan to Denver in 1946, where she worked as a Licensed Practical Nurse at Colorado General Hospital, and, for twenty years, for Goodwill. In 1963, the couple moved to this home in Longmont, which the couple owned for thirty years. Warren Hazen passed away on April 9, 1984, at the age of 74, and Alice Hazen died on March 16, 1993, at the age of 88. The property is currently owned by Richard B. and Sherise A. Morgan.

36. Sources of Information

"Alice Hazen." [obituary] *Longmont Times-Call*, March 17, 1993, p. 10.

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

"Gilbert L. Adams." [obituary] *Longmont Times-Call*, May 25, 1979, p. 14.

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 June 1930, and May 1956.

"Town of Longmont, Colorado - Water Rent Collections." On file at the Longmont Archives, Longmont Museum.

"Warren V. Hazen." [obituary] *Longmont Times-Call*, April 9, 1984, p. 10.

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

40. Period of Significance: **1926-1953**

41. Level of Significance:

National:

State:

Local: **XX**

42. Statement of Significance

This house is historically significant relative to National Register Criterion A for its association with Longmont's residential development during the period of significance, 1926-1953. The house is also architecturally notable, under Criterion C, for its representative vernacular wood frame cross gabled plan. The house's significance in these regards is not to the extent that it would qualify for individual listing in the National or State Registers of Historic Places. The property also probably does not qualify to be listed as a local landmark by the City of Longmont. This property is located outside the boundaries of the Longmont East Side Historic District. If the district's boundaries were to be expanded, this house, however, would qualify as a contributing resource within the district's newly expanded boundaries.

43. Assessment of historic physical integrity related to significance:

This property displays a generally high level of historical integrity, relative to the seven aspects of integrity as defined by the National Park Service and the Colorado Historical Society - setting, location, design, materials, workmanship, feeling, and association. The house's physical integrity has been diminished to a limited extent by the construction of an addition to the rear elevation.

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: **This property is located outside the boundaries of the East Side Historic District, which is listed in the National Register of Historic Places. If the district's boundaries were to be expanded, this house could be considered a contributing resource.**

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-31**

Frame(s): **5-7**

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: **February 1, 2003**

50. Recorders: **Carl McWilliams**

51. Organization: **Cultural Resource Historians**

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

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