

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

Official Eligibility Determination
(OAHF use only)

OAHF1403
Rev. 9/98

- Date _____ Initials _____
- Determined Eligible – National Register
- Determined Not Eligible – National Register
- Determined Eligible – State Register
- Determine Not Eligible – State Register
- Need Data
- Contributes to eligible National Register District
- Noncontributing to eligible National Register District



I. IDENTIFICATION

- 1. Resource number: **5BL.10228** Parcel number(s): **131503233002**
- 2. Temporary resource number: **N/A**
- 3. County: **Boulder**
- 4. City: **Longmont**
- 5. Historic Building Name: **Miller House**
- 6. Current Building Name: **Weiss House**
- 7. Building Address: **817 Longs Peak Avenue**
- 8. Owner Name: **Weiss, John A**
- Owner Organization:
- Owner Address: **817 Longs Peak Ave**
Longmont , CO 80501

44. National Register eligibility field assessment:	Not Eligible
Local landmark eligibility field assessment:	Not Eligible

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II. GEOGRAPHIC INFORMATION

9. P.M.: **6th** Township: **2N** Range: **69W**
SW ¼ of SW ¼ of NE ¼ of NW ¼ of Section 03
10. UTM reference
 Zone: **13** **490969 mE** **4446671 mN** **(NAD83)**
11. USGS quad name: **Longmont**
 Year: **1968 (photorevised 1979)** Map scale: **7.5**
12. Lot(s): **Lot 2 Blk 30 Lots 1 & 2**
 Addition: **Longmont Original Town Replat A** Year of addition: **Unknown**
13. Boundary description and justification:
This legally defined parcel encompasses but does not exceed the land historically associated with this property.
 Metes and bounds?: Describe:

III. ARCHITECTURAL DESCRIPTION

14. Building plan (footprint, shape): **L-Shaped Plan**
15. Dimensions in feet: **Length: 50 feet x Width: 28 feet**
16. Number of stories: **1**
17. Primary external wall material(s): **Asphalt**
18. Roof configuration: **Gabled Roof/Cross Gabled Roof**
19. Primary external roof material: **Asphalt Roof/Composition Roof**
 Other roof materials:
20. Special features: **Porch**
Window/Glass Block
Fence
21. General architectural description:
The dwelling at 817 Longs Peak Avenue consists of the original T-shaped dwelling which was moved to this location in 1954, along with a 16' by 16' gabled addition which was built onto the south (rear) elevation in 1961. The main (east) wing of the original house measures 34' N-S by 16' E-W; the smaller (west) wing measures 21' N-S by 12' E-W. The leg of the "T" is filled in by an open 7' by 12' shed-roofed front porch which comprises the west end of the north elevation (façade). The house is supported by a low painted white concrete block foundation, and the exterior walls are clad with white asphalt shingle siding over wood frame construction. The roof features moderately-pitched intersecting gables, with grey asphalt composition shingles, and with boxed eaves with painted blue and white wood trim. There are no chimneys.
- A single-light fixed-pane window, flanked on either side by a narrow single-light horizontal sliding window, penetrates the façade wall, to the east of the entry porch. Otherwise, the home's windows are primarily single 1/1 and 2/2 double-hung sash, with painted white wood frames and painted blue wood surrounds. A stained natural brown solid wood door enters into the house from the shed-roofed front porch. The door has three stepped upper sash lights, is covered by a storm door, and is flanked by a row of glass block side lights. The front porch is approached by three rounded steps, and features a concrete floor, a black wrought iron railing, and black wrought iron posts which support the shed porch roof. A painted white wood-paneled door, with one upper sash light, enters into the dwelling at the south end of the west elevation where there is a small shed-roofed extension.**

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22. Architectural style: **No Style**
 Building type:

23. Landscape or special setting features: **This property is located on the south side of Longs Peak Avenue in Longmont's historic Westside residential neighborhood. The well-maintained property features planted grass front and backyards with mature landscaping. A wide grass strip is located between the front sidewalk and the curb along Longs Peak Avenue. A concrete driveway extends along the west side of the house.**

24. Associated buildings, features or objects:

1: Type: **Garage**
 Describe: **A garage, which measures 20' by 24', is located southwest of the house. It is supported by a concrete foundation, and has white asphalt shingle siding, with painted blue 1" by 4" corner boards, over wood frame construction. The garage roof is a moderately-pitched front gable, covered with grey asphalt shingles, and with boxed eaves. A white metal-paneled roll-away garage door is located on the north elevation. This door opens onto a concrete driveway which extends along the west side of the house to Longs Peak Avenue**

IV. ARCHITECTURAL HISTORY

25. Date of construction: **Estimate: ca 1910 (original) Actual: 1960 (addition)**
 Source of information: **Boulder County Assessor, Real Estate Appraisal Card - Urban Master.**

26. Architect: **Unknown**
 Source of information: **N/A**

27. Builder: **Unknown**
 Source of information: **N/A**

28. Original owner: **Original Unknown; Michael C. Miller in 1954**
 Source of information: **Boulder County Assessor, Real Estate Appraisal Card - Urban Master.**

29. Construction history:

The original portion of this house, which measured 34' N-S by 28' E-W, was moved onto this lot in 1954. In 1960, a 16' by 16' addition was built onto the south (rear) elevation. The garage, which measures 20' by 24', was constructed in 1994. It was built by Paul Himler who owned the property at that time.

30. Original location: Moved: Date of move(s): **1954**

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:

This house at 817 Longs Peak Avenue, and the house next door to the west at 821 Longs Peak Avenue, were moved to their respective current locations in 1954. Their original locations are unknown. The east part of Lot 1, Block 30, of Longmont's Original Townsite, where the two house's were moved to, was previously undeveloped.

This house was owned and occupied at this location by Michael C. and Dorothy M. (Adler) Miller, from 1954 through the late 1970s. A machine operator and truck driver, Mr. Miller had been born May 25, 1925 at Jetmore, Kansas. He moved to Longmont with his family in 1937 where he attended local schools. Mike and Dorothy were married in Longmont on December 29, 1946, and moved into this house eight years later. They raised a family of three children, a son, Ronald, and two daughters, Sandra and Judy. Mike Miller died in July 1977, and Dorothy "Dot" passed away in November 1980 following a long illness. She had been born in Mead on May 27, 1926, the daughter of Carl and Marion Adler.

Following the Millers relatively long tenure, the house was next successively occupied by Madonna J. Curtis and Billy Sutherland. Paul Himler then owned the property in the early-to-mid-1990s, and during these years he built the property's extant garage. The property is presently owned by John A. Weiss. He has lived and owned here since the late 1990s.

36. Sources of information:

Sanborn Fire Insurance maps.

Boulder County Assessor Property Records; Sanborn Insurance maps.

"Dorothy Miller." (obituary) Longmont Times-Call, November 1-2, 1980, p. 20.

City of Longmont building permit files.

Boulder County Assessor, Real Estate Appraisal Card - Urban Master.

"Mike C. Miller." (obituary) Longmont Times-Call, July 25, 1977, p. 12.

Longmont City Directories.

VI. SIGNIFICANCE

37. Local landmark designation: Yes No Date of designation:

Designating authority:

38. Applicable National Register criteria:

A. Associated with events that have made a significant contribution to the broad pattern 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 possesses high artistic values, or represents a significant and distinguished 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.

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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.

39. Area(s) of significance: **Not Applicable**

40. Period of significance: **Not Applicable**

41. Level of significance: National: State: Local:

42. Statement of significance:

This house lacks sufficient historical and architectural associations at this location to be considered individually eligible for local landmark designation by the City of Longmont. It is also individually ineligible for listing in the State Register of Historic Properties, and the National Register of Historic Places.

43. Assessment of historic physical integrity related to significance:

This property's architectural and historic significance is evaluated only as it relates to its existence at this location which began in 1954. As a result, it has a very limited period of historical significance, 1954-1955. Considered in this regard, it displays an average level of 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. A rear addition, which dates to 1960, minimally diminishes the house's physical integrity. The construction of a large modern garage in 1994 detracts from the integrity of setting.

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VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. National Register eligibility field assessment: **Not Eligible**

Local landmark eligibility field assessment: **Not Eligible**

45. Is there National Register district potential? Yes No

Discuss: **This property is located two blocks north of the Westside Historic District's north boundary. Historic properties in this block do not appear collectively to display sufficient significance and integrity to become part of the existing district, or to form a National Register district of their own.**

If there is National Register district potential, is this building: Contributing Noncontributing N/A:

46. If the building is in existing National Register district, is it: Contributing Noncontributing N/A:

VIII. RECORDING INFORMATION

47. Photograph number(s): **CLG Grant #08-05-20407-027 -** Negatives filed at: **City of Longmont**
CD-2, Images 234-238,

48. Report title: **Eastside and Westside Neighborhoods: Historic** **Department of Community**
Context and Survey Report **Development, Planning**
Division

49. Date(s): **01/20/06** **Civic Center Complex**

50. Recorder(s): **Carl McWilliams** **350 Kimbark Street**
Timothy Wilder **Longmont, Colorado 80501**

51. Organization: **Cultural Resource Historians**

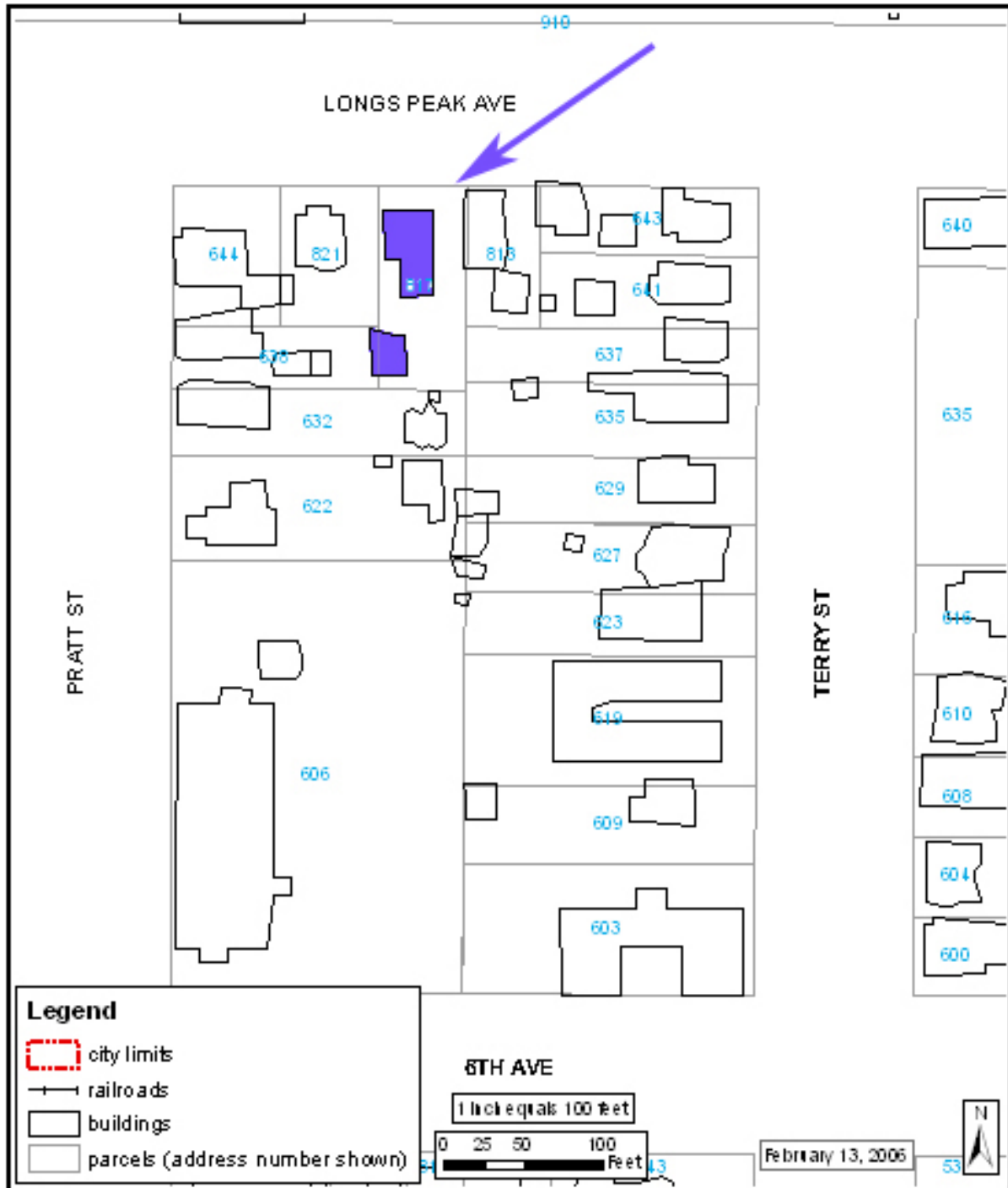
52. Address: **1607 Dogwood Court**
Fort Collins, Colorado 80525

53. Phone number(s): **(970)493-5270**

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Sketch Map



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Location Map

