

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.10173** Parcel number(s): **131503314009**
- 2. Temporary resource number: **N/A**
- 3. County: **Boulder**
- 4. City: **Longmont**
- 5. Historic Building Name: **Love House; McHale House; Felton House**
- 6. Current Building Name: **Sager House**
- 7. Building Address: **226 Terry Street**
- 8. Owner Name: **Sager Jake A & J Zachary Sager**
- Owner Organization:
- Owner Address: **4680 Ludlow
Boulder , CO 80305**

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

Architectural Inventory Form

Page 2 of 8

II. GEOGRAPHIC INFORMATION

9. P.M.: **6th** Township: **2N** Range: **69W**
NW ¼ of NE ¼ of SE ¼ of SW ¼ of Section 03
10. UTM reference
 Zone: **13** **491080 mE** **4445846 mN** **(NAD83)**
11. USGS quad name: **Longmont**
 Year: **1968 (photorevised 1979)** Map scale: **7.5**
12. Lot(s): **N 1/2 Lot 4 Blk 77**
 Addition: **Old South Longmont** 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): **Rectangular Plan**
15. Dimensions in feet: **Length: 32 feet x Width: 24 feet**
16. Number of stories: **1**
17. Primary external wall material(s): **Wood/Horizontal Siding**
18. Roof configuration: **Hipped Roof/Gable-on-hip Roof**
19. Primary external roof material: **Asphalt Roof/Composition Roof**
 Other roof materials:
20. Special features: **Porch**
Chimney
Decorative Shingles
21. General architectural description:
This single story wood frame residence is located on the east side of Terry Street, in the block between 2nd and 3rd Avenues, near the south end of Longmont's historic West Side neighborhood. The house is supported by a low sandstone foundation, and its exterior walls are clad with painted beige horizontal wood siding with painted red 1x by 4" corner boards. A non-historic 1x1 horizontal sliding basement window penetrates the foundation wall on the south elevation; a coal chute opening penetrates the foundation wall on the north elevation. The steeply-pitched gable-on-hip roof is covered with grey asphalt shingles, and the eaves are boxed. Variegated patterned wood shingles appear in the upper gable ends on the north, south, and west elevations. A brick chimney is located on the roof ridge. The home's windows are primarily 1/1 double-hung sash, with painted buff red wood frames and surrounds. An enclosed, 14' by 5' low-pitched hip-roofed porch comprises the south end of the façade on the west elevation. A band of double-stacked 6-light hopper windows penetrate the porch's west and south walls. The enclosed porch is accessed by a non-historic 9' by 15' open shed-roofed porch with an open wood balustrade. A wood-paneled door, with four upper sash lights, leads into the enclosed porch. A 4' by 12' enclosed rear mud porch is located at the east end of the south elevation. A painted white wood-paneled door, with four upper sash lights, enters the porch from a 4-step wood stoop at the far south end of the east elevation.
22. Architectural style: **Late Victorian**
 Building type:

Architectural Inventory Form

Page 3 of 8

23. Landscape or special setting features:

24. Associated buildings, features or objects:

1:	Type:	Secondary Dwelling	Contributing?	Contributing
	Describe:	<p>A small secondary dwelling with the address of 226 1/2 Terry Street is located a short distance southeast of the main dwelling. This wood frame building measures 14' N-S by 22' E-W, and it is supported by a concrete foundation. Its exterior walls are clad with painted beige horizontal weatherboard siding, with 1" by 6" corner boards. The small house is covered by a moderately-pitched front gable roof, covered with grey asphalt shingles. The rafter ends are exposed beneath the eaves, but are covered by a fascia board. A red brick chimney is located on the roof ridge. The windows are 1/1 double-hung sash, with painted buff red wood frames and surrounds. An 8' by 6' open gable-roofed porch is located on the west elevation. The porch features a tongue-in-groove wood floor, wood frame knee walls, and squared posts with knee braces which support the porch roof. A single wood door enters the building from the porch.</p>		

IV. ARCHITECTURAL HISTORY

25. Date of construction: Estimate: **1906** Actual:
- Source of information: **Town of Longmont Water Rent Collection Records. On file at the Lonmgont Archives, Longmont Museum; Sanborn Fire Insurance maps.**
26. Architect: **unknown**
- Source of information:
27. Builder: **unknown**
- Source of information:
28. Original owner: **Mary D. Love (probably)**
- Source of information: **Town of Longmont Water Rent Collection Records. On file at the Lonmgont Archives, Longmont Museum.**
29. Construction history:
- Sanborn Insurance maps provide evidence that this house was built between 1900 and 1906. The property first begins to appear in water rent records in 1907, indicating it was probably newly-built in 1906. Mary D. Love is listed in the water records as the property's owner. Later Sanborn maps indicate that the secondary dwelling at 226 1/2 Terry Street was built between 1918 and 1930. Both buildings have been little altered from their original construction.**
30. Original location: Moved: Date of move(s):

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**

Architectural Inventory Form

Page 4 of 8

35. Historical background:

Sanborn Fire Insurance maps and Longmont water rent collection records provide evidence that this dwelling was constructed in 1906. The first owner was Mary D. Love. That same year, the property was occupied by Joseph A. and Cassie McHale. Joseph McHale was born in New Jersey on January 6, 1873, and came to Colorado as a young man, settling in Longmont. On June 7, 1901, the Longmont Ledger reported his marriage to Miss Cassie Marguerite Kempton, a correspondent for the newspaper. McHale supported his new bride working as a lineman and foreman for the Colorado telephone Company. The couple first lived at a home at 724 Main Street, before moving to this house. (Joseph later was engaged in farming for a number of years, before working for the Great Western Sugar Company. In 1928, he began work for the Longmont electrical department, where he worked until the spring of 1935, when he was appointed operator of the city's filtration plant near Lyons until his death in 1941.)

The McHales only lived in this home for a short time, as the 1910-1911 Longmont city directory shows the occupant as Gus Y. Johnson. Mr. Johnson worked as a salesman for the Hamm-Waller Hardware and Implement Company, located at 320-324 Main Street. Thus began a series of short term occupancy until the mid-1930s. Between circa 1937 and 1950, the home served as the residence of Carl J. Sundquist and his wife, Frances. Carl worked for the Denver Elevator Company, the grain elevator located at the corner of Coffman Street and 2nd Avenue. (It was during the Sundquist's occupation that a second small dwelling was established on the lot, numbered as 226½. This secondary dwelling has apparently always served as a rental.)

By 1955, the Sundquists owned a home at 215 Coffman, and this dwelling had been owned for a few years by the Jay E. Felton. Mr. Felton was an Iowa native, born in Des Moines on September 11, 1907. He spent most of his early life in Nebraska, where he was in the trucking business. He came to Longmont in 1942, and for many years was employed at the Rocky Mountain Arsenal as a painter. He was married to Hazel Felton, and the couple had two sons, Larry and Darrell, and a daughter whom they named Frances. Hazel Felton passed away on January 27, 1956, only a few years after they moved to this house. Jay continued to live here until his own death on December 17, 1968, at the age of 61. Since that time, both the primary and secondary dwellings have been rentals.

36. Sources of information:

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

Sanborn Fire Insurance Maps, dated November 1900, April 1906, June 1911, March 1918, June 1930, and June 1956. On file at the Longmont Archives, Longmont Museum.

Polk's Boulder County Directories, and Polk's Longmont City Directories [generally published annually, 1892-2004], Denver, Kansas City, and Salt Lake City: R.L. Polk and Company Publishers. On file at the Boulder Carnegie Library, and at the Longmont Public Library.

"McHale." [Cassie McHale obituary]. Longmont Ledger, March 12, 1920, p. 1.

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

Boulder County Assessor Property Records

Architectural Inventory Form

Page 5 of 8

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.

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**

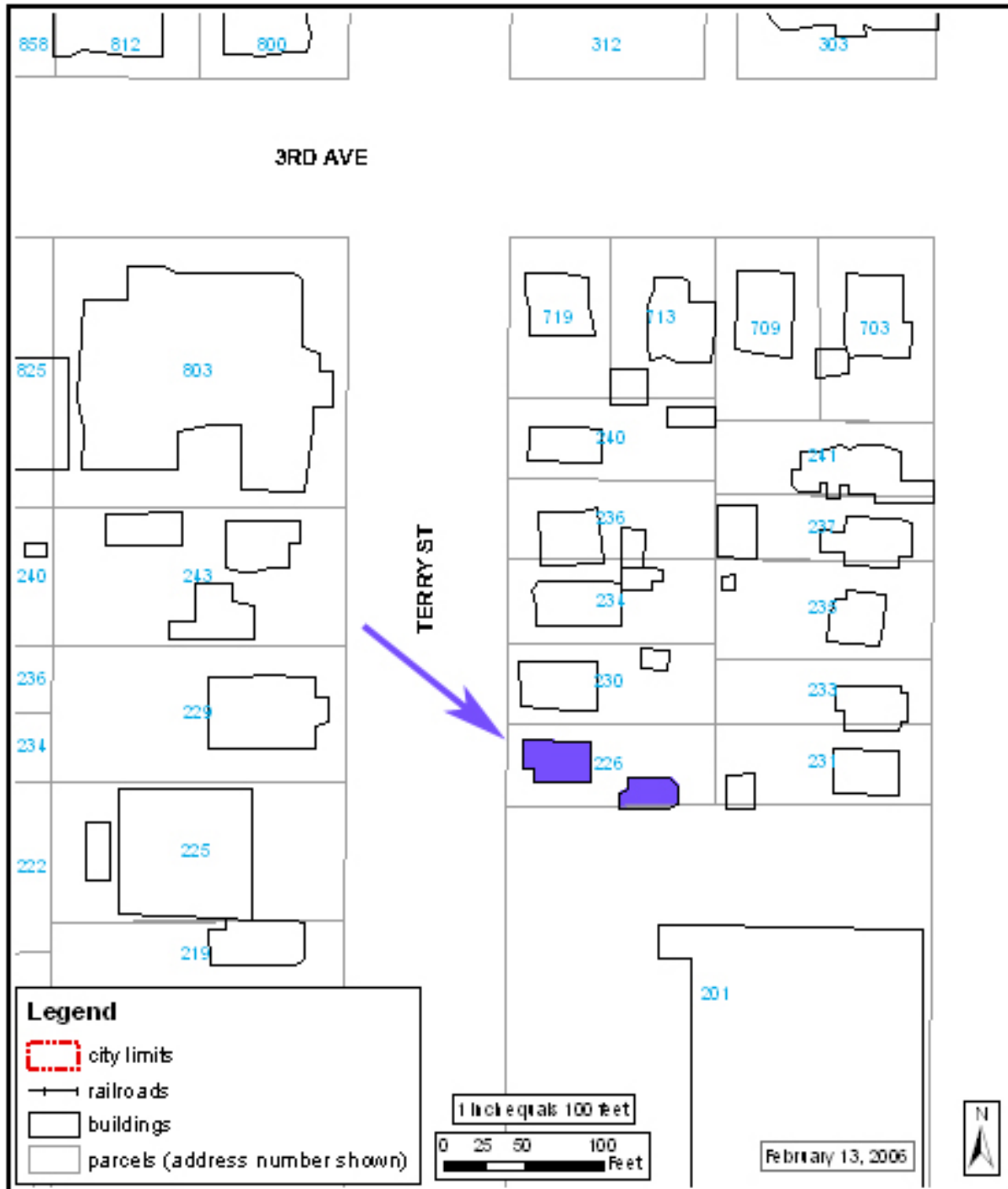
40. Period of significance: **Not Applicable**

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

Architectural Inventory Form

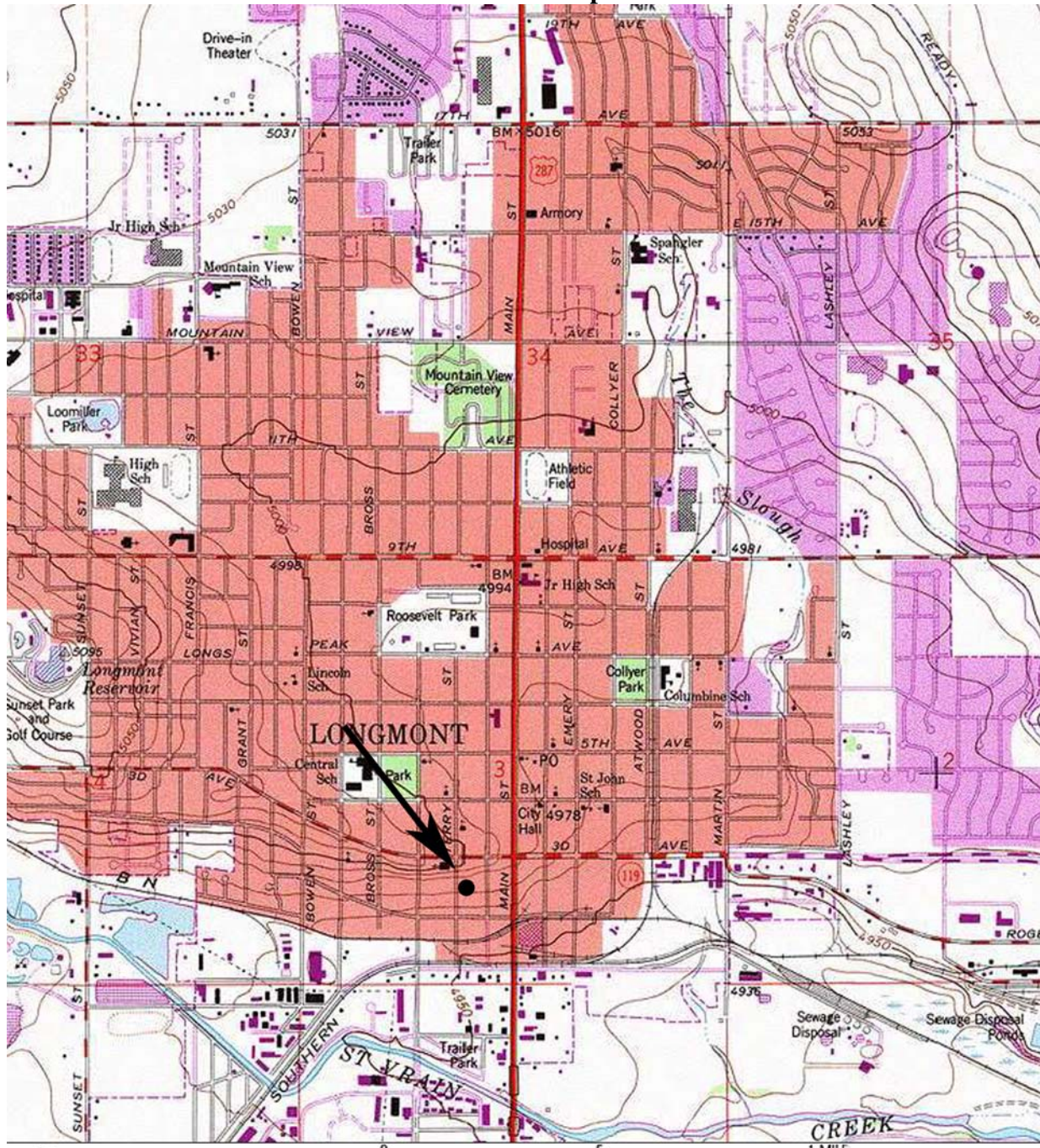
Page 7 of 8

Sketch Map



Architectural Inventory Form

Location Map



TN
MN
10°



Map created with TOPO!® ©2003 National Geographic (www.nationalgeographic.com/topo)