

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: **5BL1209.108** Parcel number(s): **131503310015**
- 2. Temporary resource number: **N/A**
- 3. County: **Boulder**
- 4. City: **Longmont**
- 5. Historic Building Name: **Atwood House; Warner House; Harris House**
- 6. Current Building Name: **Ahlberg House**
- 7. Building Address: **311 Terry Street**
- 8. Owner Name: **Ahlberg Properties LLP**
- Owner Organization:
- Owner Address: **316 Terry St
Longmont , CO 80501**

| | |
|---|-----------------|
| 44. National Register eligibility field assessment: | Eligible |
| Local landmark eligibility field assessment: | Eligible |

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II. GEOGRAPHIC INFORMATION

9. P.M.: **6th** Township: **2N** Range: **69W**
NE ¼ of SW ¼ of NE ¼ of SW ¼ of Section 03
10. UTM reference
 Zone: **13** **491002 mE** **4446011 mN** **(NAD83)**
11. USGS quad name: **Longmont**
 Year: **1968 (photorevised 1979)** Map scale: **7.5**
12. Lot(s): **Lot 13 Blk 61**
 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): **Irregular Plan**
15. Dimensions in feet: **2051**
16. Number of stories: **1 1/2**
17. Primary external wall material(s): **Synthetics/Vinyl**
18. Roof configuration: **Gabled Roof/Cross Gabled Roof**
19. Primary external roof material: **Asphalt Roof/Composition Roof**
 Other roof materials:
20. Special features: **Chimney**
Roof Treatment/Dormer
Porch
Car Port

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21. General architectural description:

Dating from the late Victorian era, the residence at 311 Terry Street is a stately two-story, cross gabled, wood frame dwelling. In its present configuration, the house appears to consist of the original two-story dwelling, which features a gabled-T plan, with multiple hipped-roof, shed-roofed, and saltbox-roofed additions to the west (rear) elevation. Sanborn maps indicate that most of these additions date from between 1918 and 1930. The building is supported by a low concrete foundation, or the foundation may possibly be made of brick or stone which is covered with concrete pargeting. The exterior walls are clad with beige color horizontal vinyl siding, and the various roof forms are covered with black asphalt shingles. The roof eaves are boxed with painted white wood trim, and there is a shed-roofed dormer, with a 4/4 double-hung sash window, on the west (rear) elevation. A set of paired painted cream white brick chimneys, with corbelled caps, are located on the roof ridge. Another tall, painted cream white brick chimney is located on the west-facing roof slope. Two other paired, painted cream white, brick chimneys protrude from the roof of a rear single-story hip-roofed addition. A canted hipped-roof bay, with double-hung sash windows, is located on the façade (east elevation). Above the bay, a set of paired 1/1 double-hung sash windows with a gabled pediment, penetrates the façade's second story wall. Windows elsewhere are primarily single and paired 2/2 double-hung sash with painted wood frames and surrounds. A 9' by 9' porch is located at the north end of the façade. The porch is approached by two sandstone steps, flanked by black wrought iron railings, and features a carpeted wood floor, an open wood balustrade, chamfered wood posts, and a low-pitched hipped porch roof. A 15-light glass-in-wood-frame door, with a transom light, enters an enclosed flat-roofed porch at the south end of the façade. Secondary entrances into the dwelling are located on the west or south elevations.

22. Architectural style: **Late Victorian**
 Building type:

23. Landscape or special setting features: **This property is located on the west side of the 300 block of Terry Street, near the south end of Longmont's historic West Side neighborhood which was developed during the late 1800s and early 1900s. An asphalt parking lot for Ahlberg Funeral Chapel is located to the north of the house. The front yard is enclosed by a non-historic white vinyl fence, and the back yard is enclosed by a non-historic wood privacy fence. In addition to the dwelling, there are two garages and a carport on the property.**

24. Associated buildings, features or objects:

1: Type: **Garage**
 Describe: **The older of the two garages is located west of the house's rear northwest corner. This structure measures 24' N-S by 28' E-W, and is supported by a concrete slab foundation. Its walls are made of concrete blocks, which have been painted white, although horizontal wood siding appears in the upper gable ends on the east and west elevations. The garage is covered by a moderately-pitched front gable roof, covered with black asphalt shingles. The rafter ends are exposed beneath the eaves, but are covered by a fascia board. A gabled cupola is located on the roof ridge. Two 2-light windows penetrate the garage's south wall. A large painted white wood-paneled roll-away garage door is located on the east elevation. This door opens onto a concrete driveway which provides access from Terry Street along the north side of the house, and from the parking lot to the north.**

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|-----------|-----------|--|
| 2: | Type: | Garage |
| | Describe: | <p>The newer of the two garages is located west of the house's rear southwest corner. Built of wood frame construction, this garage is supported by a concrete slab foundation, and its exterior walls are clad with beige color horizontal vinyl siding. It is covered by a low-pitched front gable roof, covered with asphalt composition shingles. A large roll-away garage door, located on the north elevation, provides vehicular access from the driveway and asphalt parking lot to the north.</p> |
| 3: | Type: | Car Port Contributing?: Noncontributing |
| | Describe: | <p>A wood frame car port is located between the house and garages. This structure measures 20' N-S by 10' E-W, and is covered by a gabled roof.</p> |

IV. ARCHITECTURAL HISTORY

25. Date of construction: Estimate: Actual: 1871
 Source of information: "This Home is Monument to Past." Longmont Times-Call, September 2, 1970, p. 4-A.
26. Architect: **Unknown**
 Source of information: **N/A**
27. Builder: **Unknown**
 Source of information: **N/A**
28. Original owner: **Mattie M. Atwood**
 Source of information: "This Home is Monument to Past." Longmont Times-Call, September 2, 1970, p. 4-A.
29. Construction history:
- Longmont water rent collection records indicate that this lot had been developed with the construction of a dwelling, by 1892. Mrs. M.E. Buckingham is listed in the water records as the dwelling's original owner. Other sources reveal that the dwelling had been built in 1871-1872, and that Mattie Atwood was its original owner. Sanborn Insurance maps indicate that multiple single-story additions to the rear (west elevation) of the original dwelling were erected between 1918 and 1930. These include a 36' by 12' hip-roofed addition, a 22' by 10' shed-roofed addition, and a 10' by 12' saltbox-roofed addition. City of Longmont building permit files contain information regarding several changes to the property which occurred between 1970 and 1999. In November 1970, a building permit was obtained to "enlarge [the] existing porch." This apparently refers to alterations made to the enclosed porch which comprises the home's southeast corner. Frank McDonough was the property owner at that time, and Baker Remodels was the contractor. In April 1976, a contractor named Jeff Dwight obtained a building permit to "convert patio to [a] room." This apparently refers to alterations to the building's south elevation. In 1976, Mr. McDonough obtained a permit to build the car port which is located west of the house. A permit to install the vinyl siding was obtained in March 1978. In June 1986, Tom Parsons and Vicky Swenson received a building permit for "converting a portion of the residence to commercial use." Work that followed apparently involved remodeling the interior. A permit to construct the 6' wood privacy fence which encloses the back yard was obtained in September 1991. A permit to build the new garage was obtained in April 1999, followed in July 1999, by a permit to build the vinyl fence which encloses the front yard.
30. Original location: Moved: Date of move(s):

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V. HISTORICAL ASSOCIATIONS

31. Original use(s): **Domestic/Single Dwelling**
32. Intermediate use(s): **Commerce and Trade/Professional**
33. Current use(s): **Domestic/Single Dwelling**
34. Site type(s): **Residence**

35. Historical background:

The stately house at 311 Terry Street is among Longmont's oldest and most historically significant homes. It was built in 1871-1872, as the Chicago-Colorado Colony was still being founded, and it was completed prior to the platting of Longmont's original townsite which occurred in 1872. A detailed, and well-written, history of the property appeared in an article titled "This Home is Monument to Past", which was published in the Longmont Times-Call on September 2, 1970.

The home's history may be traced to April 13, 1871, when Charles Emerson and Walter A. Buckingham acquired the land in accordance with rules established by the Chicago-Colorado Colony, and the laws of Colorado Territory. Emerson and Buckingham then sold the property to Mattie M. Atwood on November 13, 1871, and it was for the Atwood family that the house was originally constructed in 1871-1872. A decade later, in November 1881, Mattie Atwood deeded the property to Mary E. Buckingham. In the interim, the town of Longmont had been founded in 1872, and Colorado had attained statehood in 1876. Mary Buckingham owned the property for sixteen years when she sold it to Rosella Adele "Della" (Hunter) Warner in May 1897. (Mattie Atwood, Mary Buckingham, and Della Warner were all married women, and it is interesting to note that the property was held in their names alone, rather than by, or with, their husbands. This was apparently the custom of members of the Chicago-Colorado Colony, and was reportedly done for insurance purposes.)

Della (Hunter) Warner was the wife of Willis Atkinson Warner, a prominent Longmont business and civic leader whose influence extended throughout Colorado. Mr. Warner had been born in New Orleans in 1859, and had moved to Iowa as a young boy. His parents were James Parker Warner and Nancy Phoebe (Flint) Warner. The Warner family came to Longmont in 1881, when Willis was a young man in his early twenties. Shortly thereafter, Willis returned to Iowa where he married his sweetheart Rosella Adele "Della" Hunter. The young couple then returned to Longmont where Willis and his brother, James Mortimer Warner, established the J.M. Warner Furniture Company at 4th and Main. Beginning in the early 1880s, Willis and Della also reared a family of one son and two daughters, whom they named Ernest, Marguerite, and Louise Adele.

In addition to his success with the family's furniture business, Willis Warner was also one of the organizers of the Longmont National Bank and of the Longmont Realty Company. He was also among the region's most prominent civic leaders. Beginning in the late 1880s, he served variously as City Alderman for Ward 3, as the Mayor of Longmont, as a Boulder County Commissioner, and as member of the Colorado State Legislature. He was also a prominent member of the school board, served for a time as deputy county clerk, and was a member of the Longmont Cemetery Association's Board of Directors. Warner was also reportedly influential in guiding policies at the University of Colorado, perhaps in his capacity as a member of the State Legislature.

On June 19, 1907, a gala wedding was held in the Warner home at 311 Terry, when Louise Adele Warner was wedded to Mr. Lloyd C. Harris. A native of Oskaloosa, Iowa, Lloyd Harris had grown up in the Hawkeye State, and

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he had studied Law at the University of Iowa before coming west to Colorado. Soon after he and Louise were married, Lloyd joined his father-in-law in the Warner family's furniture business. Mr. Warner sold the business to his son-in-law a short time later, and Lloyd then established a new partnership with another Longmont businessman named Frank Chlanda. The furniture store then became known as the Chlanda-Harris Furniture Company which was in operation in downtown Longmont for many years.

Della Warner passed away in 1930, and Willis died five years later, on July 6, 1935, at the age of 83. In the meantime their daughter and son-in-law Louise (Warner) and Lloyd Harris had taken up residency in the old Warner family home at 311 Terry Street. Lloyd and Louise then lived here for the remainder of their lives, until Louise passed away on June 24, 1969, followed by Lloyd who died less than six months later in early December 1969.

Lloyd and Louise Harris had raised two daughters in this home, named Carolyn and Patricia. Patricia (Harris) Durning preceded her parents in death. Carolyn "Carol" Harris was married to Frank McDonough in the late 1960s. Beginning in the early 1970s, Frank and Carolyn (Harris) McDonough took up occupancy in Carolyn's childhood home, just as her parents had done a generation ago. The McDonoughs then lived here through the late 1980s. The home, thus, was owned and occupied by three successive generations of the same family, from the mid-1890s, through the end of the 1980s.

In the 1990s, the Warner House was evidently used for professional office space. It is presently the home of Rodney J. and Susan L. Ahlberg.

36. Sources of information:

"Mrs. Louise Warner Harris Dies, Services on Thursday." Longmont Times-Call, June 24, 1969, p. 3.

"Lloyd C. Harris, Pioneer Longmont Businessman, Dies. Longmont Times Call, December 11, 1969, p. 1.

"This Home is Monument to Past." Longmont Times-Call, September 2, 1970, p. 4-A.

Boulder County Assessor Property Records

"Warner." [Willis A. Warner obituary]. Longmont Ledger, July 19, 1935.

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

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

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.

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

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.

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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-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.
- 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-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-B (2) The structure or district embodies those distinguishing characteristics of an architectural type specimen.
- 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-A (4) The structure or district exemplifies the cultural, political, economic, social or historic heritage of the community.
- 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 (2) The structure or district is the site of a historic event with an effect upon society.
- 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.

39. Area(s) of significance: **Architecture**

40. Period of significance: **1892 original building); ca. 1918-1930 (historic additions)**

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

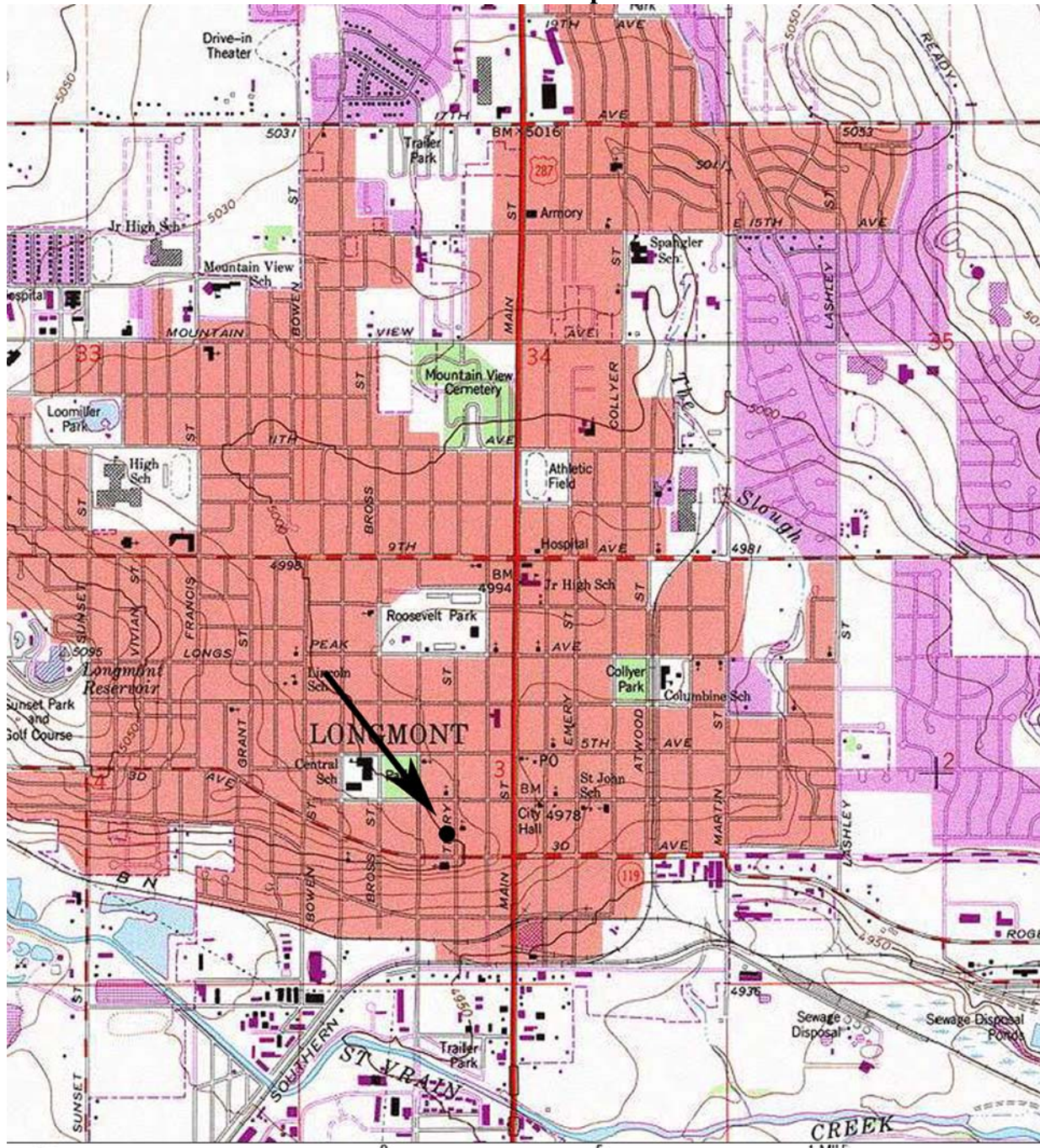
Architectural Inventory Form

Sketch Map



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Location Map



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