

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

Official Eligibility Determination
(OAH P use only)

OAH P1403
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.536.26** Parcel number(s): **131503311004**
- 2. Temporary resource number: **N/A**
- 3. County: **Boulder**
- 4. City: **Longmont**
- 5. Historic Building Name: **Bemis House; Douglass House; Braun House**
- 6. Current Building Name: **N/A**
- 7. Building Address: **320 Terry Street**
- 8. Owner Name: **Lehman Communications Corporation**
- Owner Organization:
- Owner Address: **Po Box 299**
Longmont , CO 80502

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

Architectural Inventory Form

Page 2 of 10

II. GEOGRAPHIC INFORMATION

9. P.M.: **6th** Township: **2N** Range: **69W**
NW ¼ of SE ¼ of NE ¼ of SW ¼ of Section 03
10. UTM reference
 Zone: **13** **491080 mE** **4446044 mN** **(NAD83)**
11. USGS quad name: **Longmont**
 Year: **1968 (photorevised 1979)** Map scale: **7.5**
12. Lot(s): **S 31 1/2 Ft of N 61 1/2 Ft of Lot 4 Blk 62**
 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.
 Metes and bounds?: Describe:
-

III. ARCHITECTURAL DESCRIPTION

14. Building plan (footprint, shape): **T-Shaped Plan**
15. Dimensions in feet: **Length: 54 feet x Width: 27 feet**
16. Number of stories: **1 1/2**
17. Primary external wall material(s): **Brick**
18. Roof configuration: **Gabled Roof/Cross Gabled Roof**
19. Primary external roof material: **Asphalt Roof/Composition Roof**
 Other roof materials:
20. Special features: **Porch**
Chimney
Window/Stained Glass
Window/Segmental Arch

Architectural Inventory Form

Page 3 of 10

21. General architectural description:

The following architectural description for the Bemis / Douglass House is written in past tense because the historic dwelling and an accompanying historic wood frame garage were both demolished on August 16, 2005. The field survey and photography to complete this inventory form had been completed on July 30, 2005.

Built in the early 1880s as the residence for Mr. and Mrs. Horace G. Bemis, this dwelling was of brick masonry construction, and featured a gabled-T plan. The front gabled wing, forming the base of the "T", was 1.5 stories in height, fronted toward Terry Street to the west, and measured 15' N-S by 15' E-W. The side-gabled wing, which formed the top of the "T", was also 1.5 stories in height, and measured 24' N-S by 15' E-W. An open hipped-roof front porch, which measured 8' N-S by 15' E-W, filled in the south side of the "T" along the west end of the south elevation. An original truncated hipped-roof, single-story rear extension, which measured 24' N-S by 19' E-W, was built onto the east elevation of the T-shaped front portion of the dwelling. A 20' N-S by 8' E-W nearly flat-roofed wood frame addition had been built onto the dwelling's east elevation sometime between 1918 and 1930. When the addition was constructed, it had incorporated an earlier enclosed rear mud porch.

The former house was supported by a sandstone foundation, which had been covered with painted green concrete pargeting. The solid brick walls were laid in common bond, and were painted pale green. The dwelling's cross gabled roof was steeply-pitched, and both it and the truncated hipped-roof extension were covered with grey asphalt composition shingles. The eaves were boxed, and there were gable ornaments in the upper gable ends - on the façade (west elevation), and on the north and south elevations. A red brick chimney was located on the roof ridge. A canted bay, with three 2/2 double-hung sash windows, was centered on the façade wall. A rectangular bay, with four single-light fixed-pane windows, with stained glass transom lights, and with decorative scrolled brackets, was covered by a Mansard roof, and was located on the south elevation. The dwelling's other windows were primarily 2/2 double-hung sash, with painted green wood frames and surrounds, wood sills, and segmental brick arches. The front porch, at the west end of the south elevation, featured a tongue-in-groove wood floor, a wood frame knee wall, squared wood posts, and a low-pitched hipped porch roof. Two painted green wood-paneled doors led from the porch into the house. Both of these doors had two vertically-oriented upper sash lights with rounded tops, as well as transom lights set below segmental brick arches. A painted green wood-paneled door, with a 2-light transom, was set beneath a segmental brick arch near the south end of the east elevation. A painted green wood-paneled door had entered the shed-roofed rear addition near the center of the east elevation.

22. Architectural style: **Late Victorian**

Building type:

23. Landscape or special setting features: **This property is located on the east side of Terry Street in the block between 3rd and 4th Avenues.**

Architectural Inventory Form

Page 4 of 10

24. Associated buildings, features or objects:

- 1: Type: **Garage/ Barn**
 Describe: **A wood-frame garage, which measured 15' N-S by 18' E-W, was located adjacent to the alley at the rear (east) end of the lot. Built prior to 1918, the garage/ barn was supported by a low sandstone foundation. Its north, east, and west walls were made of painted pale green horizontal wood planks, with 1" by 4" corner boards; however, the south wall was clad with horizontal weatherboard siding. The roof was a moderately-pitched side gable, with rolled green and grey asphalt roofing material, and with boxed eaves. A vertical wood plank, horizontal sliding, barn door (with its original hardware) was located on the east elevation. One vertical wood plank covered window opening was located at the north end of the east elevation. A single vertical wood plank door, side hinged with metal strap hinges, opened onto a concrete stoop at the north end of the west elevation. A set of paired 4-light hopper windows penetrated the north elevation wall.**

IV. ARCHITECTURAL HISTORY

25. Date of construction: Estimate: **1884** Actual:
 Source of information: **Sanborn Fire Insurance maps.**
 "A Beautiful Store." Longmont Ledger, February 10, 1886.
 Town of Longmont Water Rent Collection Records. On file at the Lonmgont Archives, Longmont Museum.
26. Architect: **Unknown**
 Source of information: **N/A**
27. Builder: **Unknown**
 Source of information: **N/A**
28. Original owner: **Horace G. Bemis**
 Source of information: **Town of Longmont Water Rent Collection Records. On file at the Lonmgont Archives, Longmont Museum.**
29. Construction history:
 Longmont water rent collection records document that the Bemis / Douglass House was constructed in the years prior to 1892. Contemporary newspaper articles regarding its original owner, Horace G. Bemis, more precisely indicate that the dwelling had been built circa 1884. The only notable exterior alteration to the original building was a shed-roofed rear addition. Sanborn Insurance maps indicate that the addition had been built in the years preceding 1918.

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

V. HISTORICAL ASSOCIATIONS

31. Original use(s): **Domestic/Single Dwelling**
 32. Intermediate use(s): **Domestic, Commerce and Trade/Professional/Single Dwelling**
 33. Current use(s): **N/A (Demolished)**
 34. Site type(s): **Former single family dwelling.**

Architectural Inventory Form

Page 5 of 10

35. Historical background:

The Bemis House, formerly located at 320 Terry Street in Longmont, was built circa 1884 as the residence for Mr. and Mrs. (Horace G. and Addie C.) Bemis. Horace G. Bemis had been born in New York state in 1847 or 1848, and had come west to Colorado as a young man. He is listed as a resident of Denver in the 1870 federal census.

The Bemis family had come to Longmont from Colorado Springs in 1879, where Horace had begun to work as a watchmaker and had developed an interest in the jewelry business. Recognizing that nascent Longmont lacked any type of jewelry or watch repair shop, Bemis took advantage of the opportunity and quickly went into business. His first shop consisted of nothing more than space in the front window of the Streeter and Turrell Drugstore on Main Street. Bemis next moved his business to the Williams and Griffith storefront in 1883, and by 1885 he had established his own storefront in Longmont, on the west side of Main Street between 3rd and 4th Avenues.

That Bemis' enterprise was a financial success is evidenced not only by the fact that he acquired his own downtown storefront in 1885, but also by the fact that by circa 1884, the Bemis family had attained the means to build a fine home at 320 Terry Street, two blocks west of the store. Tragedy struck the family in November 1896, when Addie Bemis passed away at the young age of 37. In addition to her husband, Horace, Addie was also survived by at least two children, a son named Clyde and a daughter named Kate..

Following his wife's death, Horace sold his jewelry business and the Terry Street home, and moved his family to California. He passed away there in April 1923 at the age of 76. Mr. and Mrs. Bemis are both buried at Colorado Springs. In the meantime, by the early 1910s, the house at 320 Terry Street had become the home of John H. and Lorinda A. Douglass. The Douglass' lived here during their retirement years. A native of North Port Maine, where he had been born in 1841, John Houston Douglass had come to Longmont with his wife, Lorinda, in about 1906. John and Lorinda lived here together, for but a few years, until John's death in January 1917. Mrs. Douglass continued to live in the Terry Street home for many years, until her own death in December 1955. She had been born at West Trenton Maine on April 6, 1863. The daughter of a sea captain, Lorinda had grown up in Maine where she and John were married before coming west to Colorado. John and Lorinda were survived by two sons, named Roscoe and Stewart.

The house at 320 Terry Street was next occupied by Mrs. Mamie X. Harper in the late 1950s. She was the widow of Charles S. Harper. From the early 1960s, through the mid-to-late 1980s, the property was owned and occupied by an architect named Robert M. Braun. The property then sat vacant throughout much of the 1990s and early 2000s until it was demolished by its owner, Lehman Communications Corporation, on August 16, 2005.

Architectural Inventory Form

Page 6 of 10

36. Sources of information:

- "Lorinda Douglass Dies Here at 92." Longmont Times-Call, December 23, 1955, p. 1.
 "Died." [Addie C. Bemis obituary] November 13, 1896, p. 2.
 "Death of Horace G. Bemis." Longmont Ledger, April 20, 1923, p. 1.
 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.
 "Died." [John Houston Douglass obituary] Longmont Ledger, January 5, 1917.
 Boulder County Assessor Property Records
 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.
 "Town of Longmont – Water Rent Collections." On file at the Longmont Archives, Longmont Museum.
 "Bemis Brothers Grand Opening." Longmont Ledger, July 27, 1883, p. 3.
 (Boulder County) "Real Estate Appraisal Card – Urban Master." On file at the Boulder Carnegie Library.

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

Architectural Inventory Form

Page 7 of 10

- 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: **Not Applicable**

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

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

42. Statement of significance:

Prior to its demolition in August 2005, the Bemis / Douglass House was historically significant for its associations with Longmont's socioeconomic development, from the time of its construction in the 1880s, through the middle of the twentieth century. It was also historically significant for its association with H.G. Bemis, a jeweler and watchmaker who made notable contributions to early-day Longmont. The house was also architecturally significant for its distinctive architectural characteristics dating from the Late Victorian era.

43. Assessment of historic physical integrity related to significance:

Prior to its demolition, the Bemis / Douglass House displayed a high level of integrity -relative to the seven aspects of integrity established by the National Park Service and the Colorado Historical Society - design, setting, location, materials, workmanship, feeling and association. There had been no additions, and only minimal exterior alterations, to the building following the end of the period of significance.

VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. National Register eligibility field assessment: **Not Eligible (Demolished)**

Local landmark eligibility field assessment: **Not Eligible (Demolished)**

45. Is there National Register district potential? Yes No

Discuss: **This property is located across the street from the east boundary of Longmont's existing West Side Historic District, which has been listed in the National Register of Historic Places. There appears to be limited potential that the district's boundaries could be expanded to include this property.**

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:

Architectural Inventory Form

Page 8 of 10

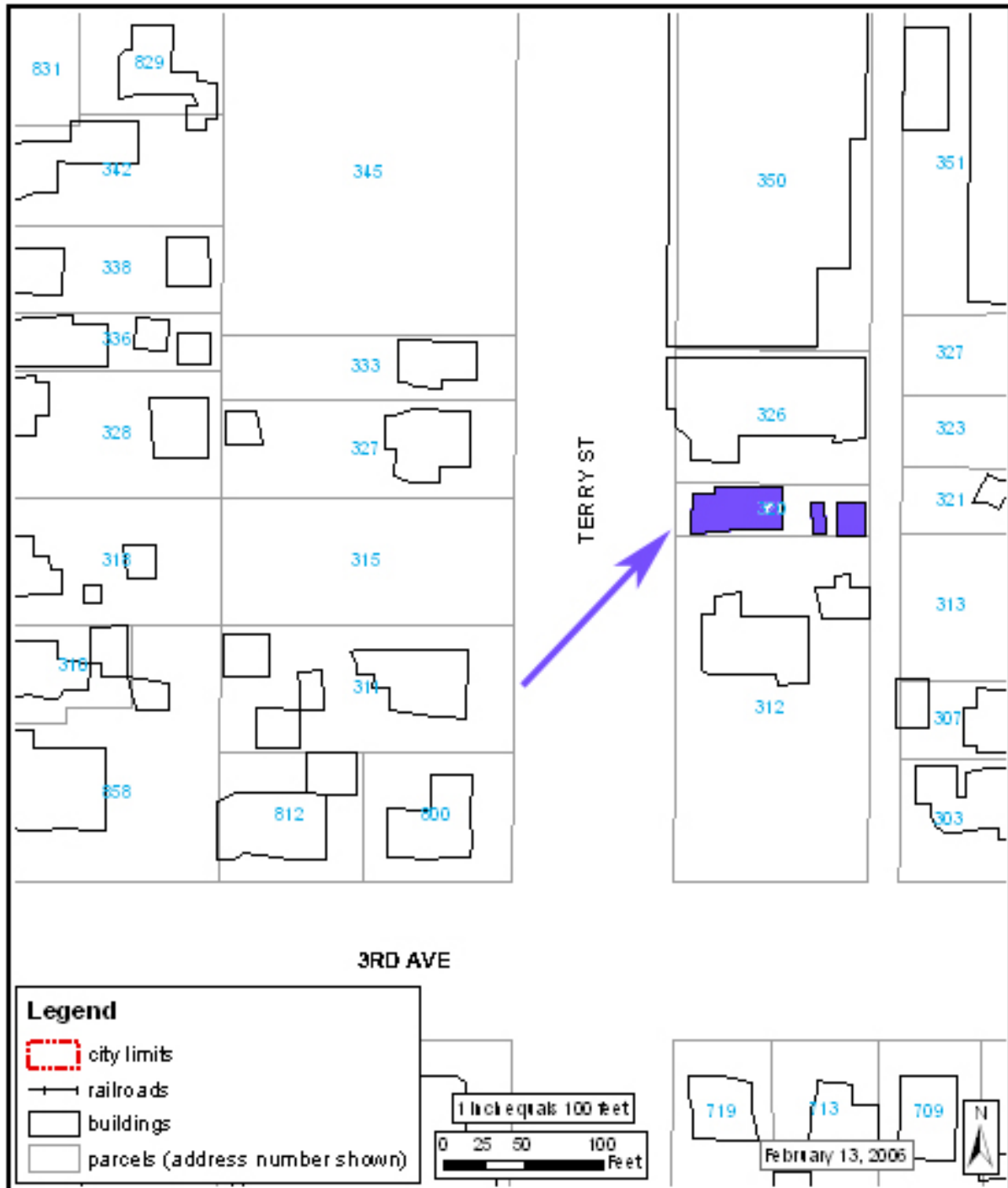
VIII. RECORDING INFORMATION

47. Photograph number(s): **CLG Grant #08-05-20407-027 -** Negatives filed at: **City of Longmont**
CD-1 - Images 168-181,
48. Report title: **Longmont Survey 3rd Phase** **Department of Community**
Development, Planning
Division
49. Date(s): **Civic Center Complex**
50. Recorder(s): **Carl McWilliams** **350 Kimbark Street**
Longmont, Colorado 80501
51. Organization: **Cultural Resource Historians**
52. Address: **1607 Dogwood Court**
Fort Collins, Colorado 80525
53. Phone number(s): **9704935270**

Architectural Inventory Form

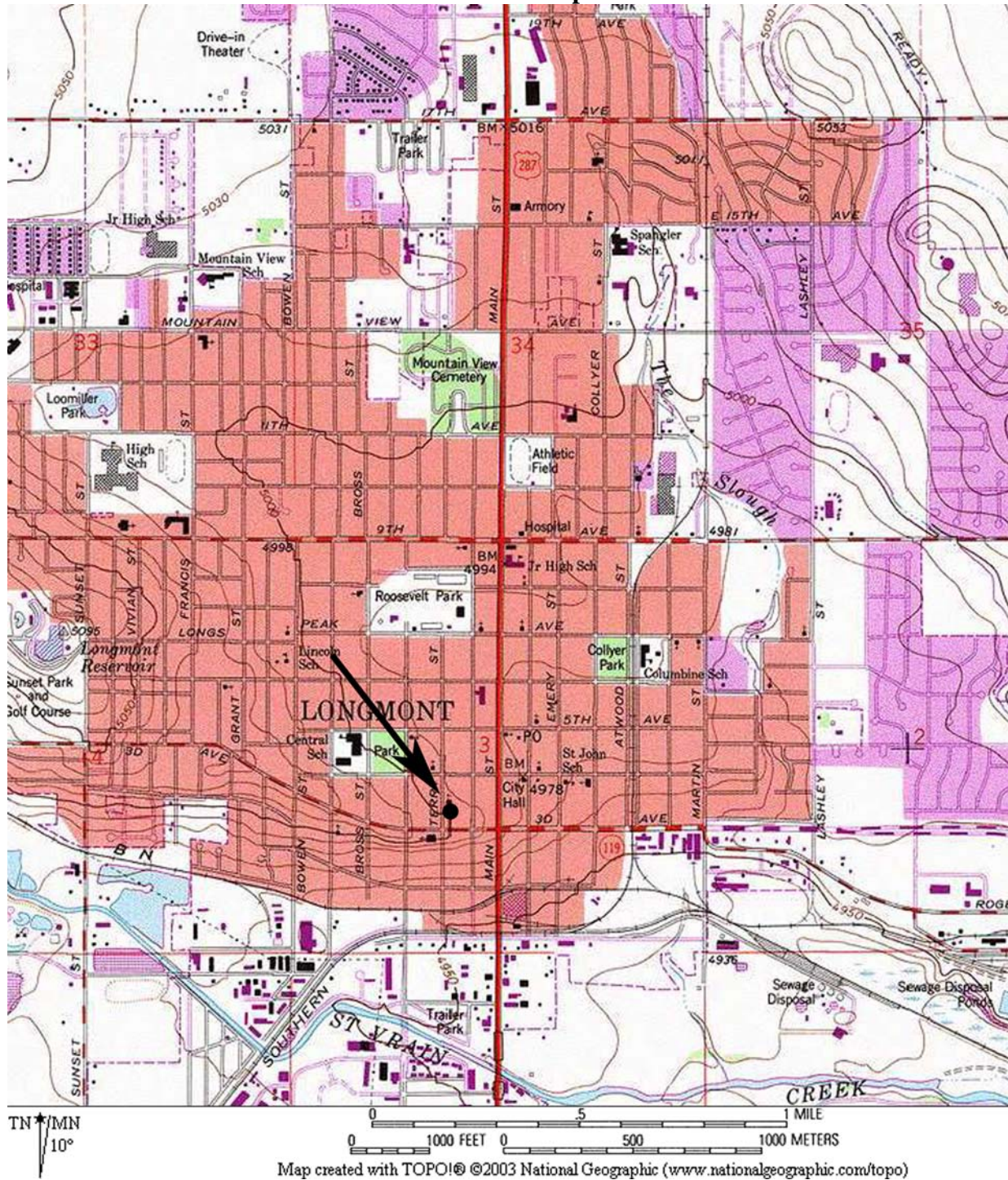
Page 9 of 10

Sketch Map



Architectural Inventory Form

Location Map



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