

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: **5BL1209.107** Parcel number(s): **131503310017**
- 2. Temporary resource number: **N/A**
- 3. County: **Boulder**
- 4. City: **Longmont**
- 5. Historic Building Name: **McFarland House; Nickell House; Harper House**
- 6. Current Building Name: **Morton House**
- 7. Building Address: **327 Terry Street**
- 8. Owner Name: **Morton Langdon L Jr. & Beulah C**
- Owner Organization:
- Owner Address: **327 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**
SE ¼ of NW ¼ of NE ¼ of SW ¼ of Section 03
10. UTM reference
 Zone: **13** **491002 mE** **4446056 mN** **(NAD83)**
11. USGS quad name: **Longmont**
 Year: **1968 (photorevised 1979)** Map scale: **7.5**
12. Lot(s): **S 60 Ft Lot 11 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: **1511**
16. Number of stories: **3**
17. Primary external wall material(s): **Wood/Horizontal Siding**
18. Roof configuration: **Gabled Roof/Cross Gabled Roof**
19. Primary external roof material: **Asphalt Roof/Composition Roof**
 Other roof materials:
20. Special features: **Roof Treatment/Decorative Cornice**
Tower
Porch
Chimney

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21. General architectural description:

The Late Victorian era residence at 327 Terry Street displays elements of the French Second Empire and Italianate architectural styles. The dwelling is composed of: a pair of two story gabled wings, which form an "L"; a three-story Mansard-roofed tower and an L-shaped front porch, which fill in the void formed by the "L", and two historic, single-story, flat-roofed extensions to the west (rear) elevation. The wing which forms the north end of the gabled-L measures 17' N-S by 34' E-W, and the wing which forms the gabled-L's west wing measures 24' N-S by 14' E-W. The three-story tower measures 11' by 11', and the porch measures 17' along its east side and 17' along its south side. The larger of the two rear extensions measures 36' N-S by 12' E-W; the smaller one measures 18' N-S by 6' E-W. The house appears to be supported by a concrete foundation; however, this is probably concrete pargeting over a sandstone foundation. The exterior walls are clad with painted cream white horizontal wood siding, with painted grey 1" by 4" corner boards. Decorative wood panels appear at the top of the walls - in the upper gable ends, and beneath the roof eaves. The roof is covered with black asphalt shingles, and the eaves are boxed with decorative paired brackets. Two brick chimneys, covered with concrete pargeting, are located on the ridges of the two-story intersecting gables. A canted hipped-roof bay, with four 1/1 double-hung sash windows, is located on the façade. A set of paired double-hung sash windows, with a gabled pediment, penetrates the façade's second story wall, above the hipped-roof bay. Elsewhere, the home's windows are primarily single 1/1 double-hung sash, with painted white wood frames, painted grey wood surrounds, and painted beige exterior wood storms. The L-shaped front porch wraps around the east and south sides of the Mansard-roofed tower. The porch is approached by five carpeted wood steps, and features a carpeted wood floor, chamfered wood posts with decorative panels and scrolled brackets, and a low-pitched hipped porch roof. A painted grey and red wood-paneled entry door, covered by a wood screen door, leads into the house at the north end of the porch. The entry door is covered by a transom light, and has an ornate frosted glass upper sash light. A painted cream white wood-paneled door, with three upper sash lights, enters the rear of the building from a 2-step concrete stoop on the west elevation.

22. Architectural style: Late Victorian/Italianate

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 Westside neighborhood which was developed during the late 1800s and early 1900s. The property features planted grass front and back yards. An asphalt parking lot for Ahlberg Funeral Chapel is located to the south of the property.

24. Associated buildings, features or objects:

1: Type: Garage

Describe:

A wood frame garage is centered between the north and south property lines at the rear of the lot. The garage measures 20' N-S by 24' E-W, and is supported by a concrete slab foundation. Its walls are built of painted white concrete blocks, although, painted white horizontal weatherboard siding appears in the upper gable ends. The garage's front gabled roof is moderately-pitched, and is covered with black asphalt shingles. The rafter ends are exposed beneath the eaves, but are covered by a fascia board. Single 2-light windows penetrate the garage's north and south walls. Two painted white wood-paneled overhead garage doors are located on the east elevation. These doors provide vehicular access to Terry Street along the north side of the house.

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IV. ARCHITECTURAL HISTORY

25. Date of construction: Estimate: **1870** Actual:
- Longmont Times-Call, January 15, 1969, p. 9.** Source of information: **Town of Longmont Water Rent Collection Records.**
- Colorado Historical Society, Office of Archaeology and Historic Preservation - Architectural Site Detail, January 1, 1984.**
- 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: **Oscar A. McFarland**
- Source of information: **Longmont Times-Call, January 15, 1969, p. 9; Town of Longmont Water Rent Collection Records.**
29. Construction history:
- Longmont water rent records provide evidence that this house was built in the years preceding 1892. O.A. (Oscar) McFarland is listed in the water records as the property's owner from 1892 through at least 1899. Secondary sources, including articles in the Longmont Times-Call newspaper, indicate it was built in the early 1870s. Two single-story flat-roofed extensions to the west elevation may not be original; however, they are depicted on the 1911 Sanborn map, thus, they were evidently built prior to that date. There have been no further exterior alterations. No building permits for this property were located in City of Longmont building permit files.**
30. Original location: Moved: Date of move(s):

V. HISTORICAL ASSOCIATIONS

31. Original use(s): **Domestic/Single Dwelling**
32. Intermediate use(s): **Commerce , Commerce and Trade/Specialty Storeand Trade/Restaurant**
33. Current use(s): **Domestic/Single Dwelling**
34. Site type(s): **Residence**
35. Historical background:
- The precise year of construction for this outstanding residence at 327 Terry Street is somewhat in doubt. Various sources, including historical records and newspaper articles, suggest both 1870 and 1874 as the year of construction. It is undisputable, however, that this is one of the oldest houses in Longmont. According to one newspaper article, it is pictured in Billy Boyles' "The St. Vrain Valley...Its Early History." However, much of the home's early history is obscure. What is known is that the home was owned by the Oscar A. McFarland family, who came to Longmont from the eastern United States. In Longmont, Oscar McFarland operated a department and furniture store. The 1892 Bensel's Directory lists Oscar McFarland as the proprietor of the O.A. McFarland & Co. dry goods store, at the corner of Main Street and 4th Avenue. Living with the family at this Terry Street home was Mrs. Frances McFarland, a music teacher. The 1898 Boulder County Directory lists Oscar A. and Kate M. McFarland, at this address, along with Miss Nan McFarland, and confirms that the McFarland Dry Goods**

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Company was still in business. By 1906, however, the McFarland family and business are no longer listed in the Longmont city directory, and this property was now the home of Spencer Hill Nickell and his wife, Virginia.

Spencer H. and Virginia W. Nickell arrived in Longmont in 1902. They moved here from West Virginia, where Mr. Nickell had served four years as sheriff of Greenborough (Greenbrier ?) County, and several years as County Commissioner. He and his wife, Virginia Nickell, (born in West Virginia on June 22, 1881) were the parents of at least eight children: sons William S., Emory, Russell, and John L. "Lawrence" (who died in 1919); and daughters Irene, Senora, and two others whose names are not known. Spencer Nickell supported his family by operating a "Men's Furnishing" company, located at 452 Main Street. In 1906, working with Mr. Nickell in his store, was his son Emory. Russell was employed as a clerk for Gunners Drug Store. In 1910, son J. L. Nickell had entered into partnership with James L. Edson, to operate the Edson and Nickell Pool Hall at 340 Main. (Edson had previously been proprietor of the Beet Dump Billiard Room.) Spencer Nickell had retired, and his business is no longer listed. He passed away on July 17, 1916, just days shy of his 80th birthday. A successful businessman, Mr. Nickell's obituary notes that, "At the time of his death he held considerable property in Longmont." Virginia W. Nickell lived out the remainder of her life in the family home on Terry Street. She died in January 1931, at the age of 79.

Ownership of the Nickell's house eventually transferred to their daughter, Senora V. McClung, who lived in the home with her sister and brother-in-law Charles S. Harper until the late 1950s. By the mid-1960s, the property belonged to Gerald K. and Marilyn Sage, who purchased the home in October 1965 for \$17,900. In 1968, ownership transferred to Stanley and Melva McPhail. The McPhails, who moved to Longmont from Wheat Ridge in October 1968, converted the stately mansion into a tea room and gift shop named the Candlelight House. Operated by Mrs. McPhail, the establishment served both lunch and teas with pastries.

36. Sources of information:

"Mrs. Virginia Nickell Answers Death Call." Longmont Ledger, January 27, 1931.

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.

"Died - Nickell." [Spencer Hill Nickell obituary] Longmont Ledger, July 21, 1916.

"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.

"Mrs. Virginia Nickell Answers Death Call." Longmont Ledger, January 27, 1931.

"Longmont Landmark Changed into Gift Shop and Tea Room." Longmont Times-Call, January 15, 1969, p. 9.

"Unexpected Death of Charles Wees Shocks Community." Longmont Times-Call, October 26, 1942, p. 1.

Boulder County Assessor Property Records

"Died." [Spencer Hill Nickell obituary] Longmont Ledger, July 21, 1916.

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

"Walter Fulton Services Set." Longmont Times-Call, October 18, 1966, p. 3.

"Died - Taft." [Dr. Fred P. Taft obituary]. Longmont Ledger, March 12, 1909, p. 1.

"Longmont Resident for 50 Years Dies." [Mabelle H. Wees obituary]. Longmont Times-Call, August 4, 1965, p. 3.

VI. SIGNIFICANCE

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

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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: **ca. 1870**

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

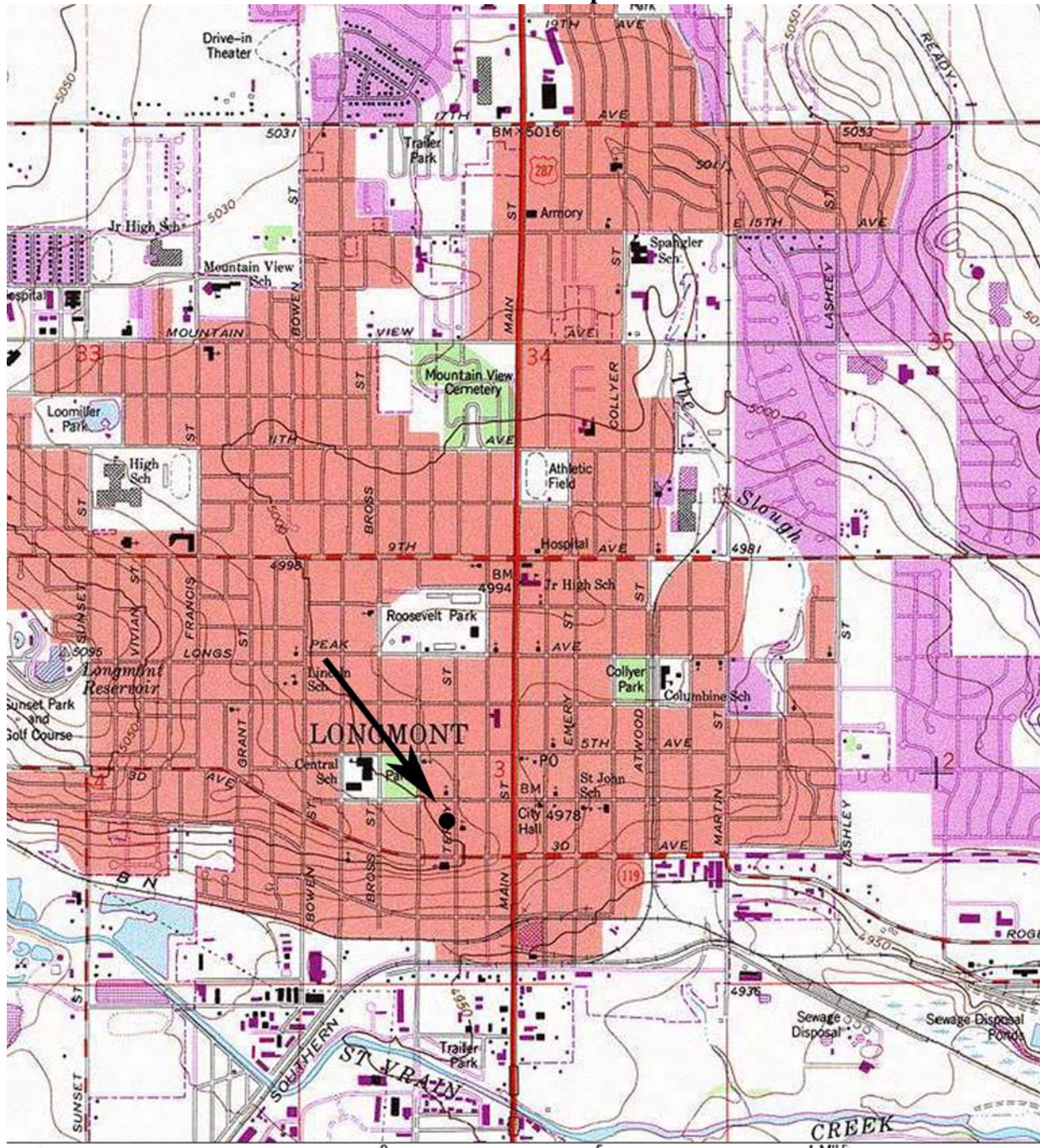
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Sketch Map



Architectural Inventory Form

Location Map



TN MN
10°



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