

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: **5BL1209.112** Parcel number(s): **131503303013**
- 2. Temporary resource number: **N/A**
- 3. County: **Boulder**
- 4. City: **Longmont**
- 5. Historic Building Name: **Hanna House; Miller House**
- 6. Current Building Name: **House**
- 7. Building Address: **415 Terry Street**
- 8. Owner Name: **Lehman Communications Corporation**
- Owner Organization:
- Owner Address: **Po Box 299**
Longmont , CO 80501

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**
NE ¼ of NW ¼ of NE ¼ of SW ¼ of Section 03
10. UTM reference
 Zone: **13** **491003 mE** **4446226 mN** **(NAD83)**
11. USGS quad name: **Longmont**
 Year: **1968 (photorevised 1979)** Map scale: **7.5**
12. Lot(s): **S 31 Ft Lot 10 & N 20 2/3 Ft Lot 11 Blk 54**
 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: **Length: 50 feet x Width: 28 feet**
16. Number of stories: **1 1/2**
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: **Chimney**
Porch

Architectural Inventory Form

Page 3 of 10

21. General architectural description:

The residence at 415 Terry Street is a 1.5 story, wood frame, Bungalow style dwelling. It is supported by a low unpainted concrete foundation, and its exterior walls are clad with painted white horizontal wood siding. The house is covered by an intersecting gables roof, with grey asphalt shingles. The rafter ends are exposed beneath the eaves, and decorative purlins and ridge poles appear in the upper gable ends. A wire-cut red brick fireplace chimney is located on the south elevation, and there is also a red brick chimney located on the roof ridge. A rectangular bay, with a set of paired 4/1 (ribbon-style) double-hung sash windows, is located beneath an intersecting gable on the north elevation. A set of paired 1/1 double-hung sash windows, and a single 1/1 double-hung sash window, also penetrate the north wall. Windows on the south elevation include two 5/1 (ribbon-style) double-hung sash windows which flank the fireplace chimney, and two sets of paired 5/1 (ribbon-style) double-hung sash windows. On the west (rear) elevation, there is a set of paired 4/1 (ribbon-style) double-hung sash windows, and a single 4/1 (ribbon-style) double-hung sash window. A (probably non-historic) single-light fixed-pane picture window penetrates the south half of the façade wall on the east elevation. A 14' by 8' screened-in and glassed-in front porch comprises the north half of the façade. The porch is approached by a 5-step concrete stoop with flanking black wrought iron railings, and features a tongue-in-groove wood floor, wood frame knee walls, and painted white squared posts which support a gabled porch roof. An aluminum storm door, with flanking sidelights, leads from the stoop into the porch. A stained natural brown wood-paneled door, with leaded glass upper sash lights, and with flanking sidelights, leads from the porch into the interior of the house. A horizontally-oriented window, with six ribbon-style lights, appears in the porch's upper gable end. A painted white wood-paneled door enters the house at the west end of the south elevation. This door has one upper sash light, is topped by a transom light, and is covered by an aluminum storm door,

22. Architectural style:

Building type: **Bungalow**

23. Landscape or special setting features: **This house is located on the west side of the 400 block of Terry Street, and is within the boundaries of Longmont's Westside Historic District which is listed in the National Register of Historic Places. An unsightly vacant lot, partially enclosed by a chain link fence is located between this house and 4th Avenue to the south. The chain link fence encloses this property as well.**

Architectural Inventory Form

Page 4 of 10

24. Associated buildings, features or objects:

- 1: Type: **Garage**
 Describe: **A garage is located near the rear of the lot. It measures approximately 26' N-S by 26' E-W, and is supported by a concrete slab foundation. Its exterior walls are clad with painted white wide horizontal composition board siding, and it is covered by a low-pitched side gable roof with grey asphalt shingles and boxed eaves. A small 1x1 horizontal sliding metal-framed window penetrates the garage's north wall. A painted white wood-paneled roll-away garage door, and a single painted white wood-paneled door, are located on the garage's east elevation. The garage door provides vehicular access via a concrete driveway which extends along the south side of the house to Terry Street.**

IV. ARCHITECTURAL HISTORY

25. Date of construction: Estimate: Actual: **1929**
 Source of information: **Town of Longmont Water Rent Collection Records. On file at the Lonmgont Archives, Longmont Museum; Sanborn Fire Insurance maps; Boulder County Assessor Property Records.**
26. Architect: **Unknown**
 Source of information: **N/A**
27. Builder: **Unknown**
 Source of information: **N/A**
28. Original owner: **Clarence E. Hanna**
 Source of information: **Town of Longmont Water Rent Collection Records. On file at the Lonmgont Archives, Longmont Museum; Sanborn Insurance maps..**
29. Construction history:
 Town of Longmont water rent collection records, and Boulder County Assessor records, both document that this Bungalow-style dwelling was constructed in 1929. Clarence E. and Myrtle Hanna were the home's original owners and residents. There have been no additions to the house subsequent to its original construction. The only notable alteration is a fixed-pane picture window which penetrates the façade wall. The garage at the rear of the lot appears to date to the 1980s or 1990s; however, no building permit related to its construction was located in City of Longmont building permit files. A building permit dated February 20, 2004 is on file with the City of Longmont. Initially obtained by general contractor Jack Bowes, the permit references a "basement and kitchen remodel." However, there is a letter in the file, from Bowes, dated April 20, 2004, indicating that the owners wanted to stop all work on the remodeling project because the house was being sold and its new owners intended to demolish it. Presently (in 2005), owned by Lehman Communications Corporation, the house is unoccupied and faces an uncertain future.

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): **Vacant/Not in Use**
 34. Site type(s): **Residence**

Architectural Inventory Form

Page 5 of 10

35. Historical background:

The Bungalow style house at 415 Terry Street in Longmont was built in 1929, and it was owned and occupied by just two successive families through the mid-1990s. The home's original owners were Clarence E. and Myrtle Hanna who moved into the new home upon its completion in 1929. Mr. Hanna had been born at Charleston, Illinois, on April 18, 1887. He came to Longmont in 1918, where he initially operated a heating and tinning business. He then partnered with T.J. Wallace in the automobile business, opening a garage which was located at 506 5th Avenue. Wallace had passed away by the early 1930s, and Hanna subsequently formed a new partnership in the automobile business with Archie Logan, who lived two blocks to the north at 627 Terry Street. Known as "Hanna-Logan, Inc. this newly-formed business was still located at 506 5th Avenue. After a few years in the automobile business, however, Hanna and Logan changed career paths and went into the insurance business together. Hanna then left the partnership in 1937 to accept employment as bookkeeper at the county garage in Boulder. He was working in that capacity when he passed away after suffering a fall at his house, at the relatively young age of 52.

Known affectionately by his friends as "Bill", Hanna was also very much involved in Longmont's civic and cultural affairs. He served as the City Councilman from Ward 2 between 1927 and 1935, and was a lifetime member of both the local Elks club, and of Lodge no. 29 of the International Order of Odd fellows. He was survived by his wife, Myrtle ("Myrtie") and by a son named Russell.

The Hannas had moved from 415 Terry Street to a house at 815 3rd Avenue shortly before Charles' death. Mrs. Hanna continued to live at that location for many years before she eventually moved to Amarillo, Texas. She passed away there in February 1972.

The house at 415 Terry Street was purchased by Carl A. and Lorraine (Stromquist) Miller in 1938, and the couple lived and owned here until their respective deaths in 1973 and 1996. The Millers were farmers, and were engaged in the cattle feeding business. Mrs. Miller had been born in Idaho Falls, Idaho on July 21, 1909, the daughter of Reverend Luther Stromquist, and Ida (Erickson) Stromquist. The Stromquist family moved to Haxtun, Colorado in the 1910s, and then to Longmont in 1921, when Lorraine was twelve years of age. She graduated from Longmont High School in 1927, and from Bethany College in Lindsborg, Kansas in 1931. Prior to her marriage to Carl Miller in 1936, Lorraine was a teacher at the Nelson and Niwot Schools.

Following the death of Mrs. Miller in 1996, the house at 415 Terry Street was occupied by John P. Peregrin for a relatively short time, followed by Gary Pederson. At the present time, in 2005, the property is vacant and is suffering from neglect.

Architectural Inventory Form

Page 6 of 10

36. Sources of information:

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

"Lorraine Miller." [obituary] Longmont Times-Call, June 12, 1996, p. D-5.

"Mrs. Nora Bashor Dies Here Friday." Longmont Times-Call, April 2, 1960, p. 6.

"Col. Bashor Dies Here This Morning." [Alpheus Bashor obituary] Longmont Times-Call, September 28, 1943, pp. 1-2.

"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. C.E. Hanna." [obituary] Longmont Times-Call, February 7, 1972, p. 3.

Boulder County Assessor Property Records

"C.E. Hanna Dies Following Fall at Home Here." Longmont Times-Call, October 9, 1939, p. 1..

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.

"Lyjkins." [Ann D. Lykins obituary] Longmont Ledger, April 20, 1917. p. 5.

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.

Architectural Inventory Form

Page 7 of 10

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: **Not Applicable**

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

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

42. Statement of significance:

This property is historically significant for its association with Longmont's socioeconomic development, from the time of its construction in 1929 through the mid-1950s. The property is also significant for its association with Clarence E. "Bill" Hanna, a businessman and civic leader who made notable contributions to Longmont's development during the 1920s and 1930s. The house is architecturally significant as well, for its highly-representative expression of the Bungalow style of architecture. The house's level of significance is probably not to the extent that it would qualify for individual listing in the National Register of Historic Places, or in the State Register of Historic Properties. However, it does qualify for individual local landmark designation by the City of Longmont, and it is a contributing resource within the Westside Historic District.

43. Assessment of historic physical integrity related to significance:

This property display an above-average 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 have been no additions, and only minimal exterior alterations, to the house following its original construction. The garage appears to be a non-contributing resource.

Architectural Inventory Form

Page 8 of 10

VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. National Register eligibility field assessment: **Not Eligible**
 Local landmark eligibility field assessment: **Eligible**
45. Is there National Register district potential? Yes No
- Discuss: **This property is located within the boundaries of Longmont's existing Westside Historic District which was listed in the National Register of Historic Places in August 1986.**
- 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 - CD-1 - Images 18-23,** Negatives filed at: **City of Longmont**
48. Report title: **Longmont Survey 3rd Phase** Department of Community Development, Planning Division
49. Date(s): **08/18/05** 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

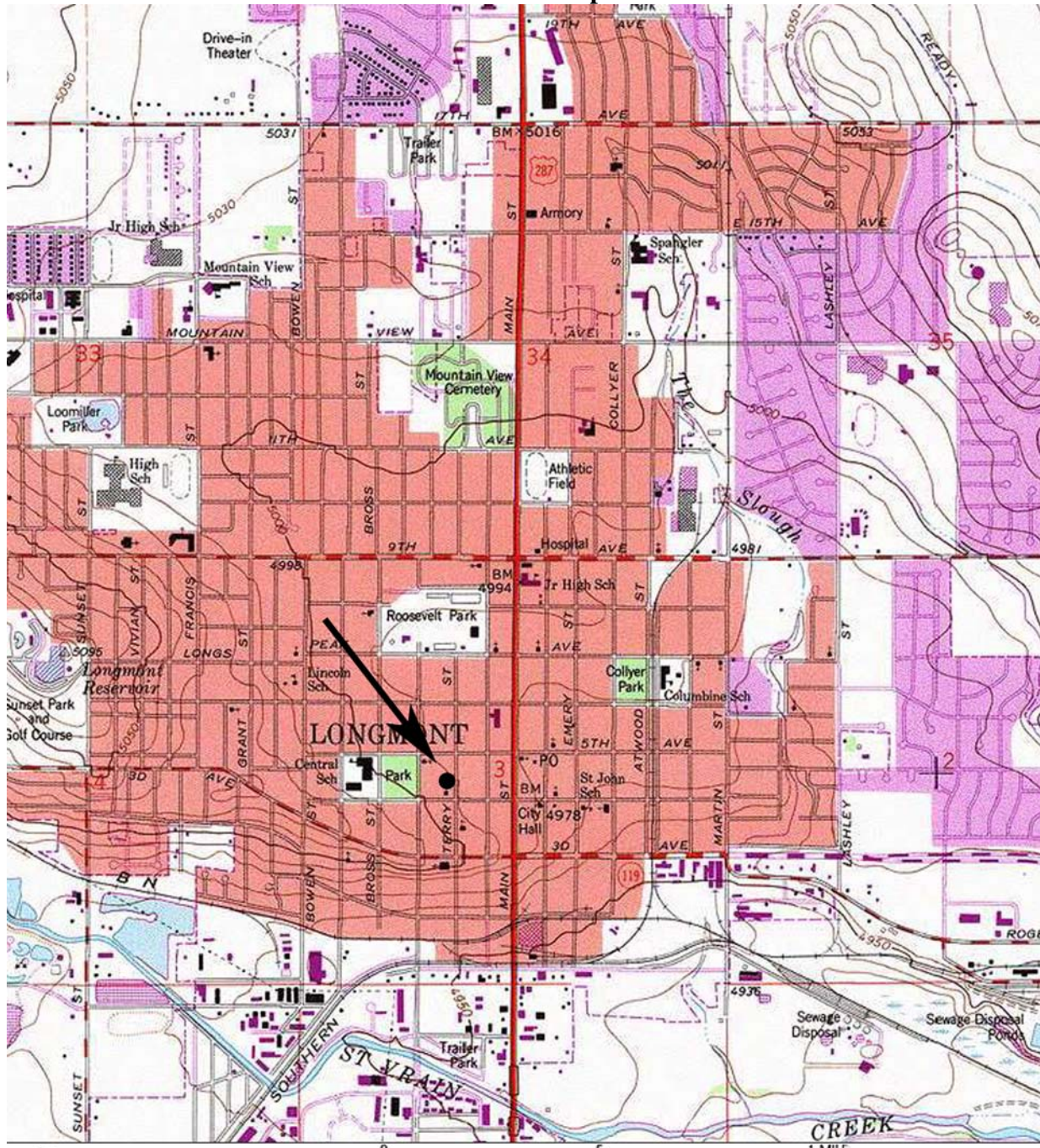
Page 9 of 10

Sketch Map



Architectural Inventory Form

Location Map



TN
 MN
 10°



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