

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: **5BL1209.116** Parcel number(s): **131503224008**
- 2. Temporary resource number: **N/A**
- 3. County: **Boulder**
- 4. City: **Longmont**
- 5. Historic Building Name: **Gooding House; McCaslin House; Bragg House; Yeager House**
- 6. Current Building Name: **Cornerstone Homes Inc. House**
- 7. Building Address: **435 Terry Street**
- 8. Owner Name: **Jacar Limited Partnership**
- Owner Organization:
- Owner Address: **Po Box 1101
Longmont , CO 80502**

44. National Register eligibility field assessment:	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**
SE ¼ of SW ¼ of SE ¼ of NW ¼ of Section 03
10. UTM reference
 Zone: **13** **491003 mE** **4446287 mN** **(NAD83)**
11. USGS quad name: **Longmont**
 Year: **1968 (photorevised 1979)** Map scale: **7.5**
12. Lot(s): **Lot 8 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: **1400**
16. Number of stories: **1 1/2**
17. Primary external wall material(s): **Brick**
18. Roof configuration: **Hipped Roof/Gable-on-hip Roof**
19. Primary external roof material: **Asphalt Roof/Composition Roof**
 Other roof materials:
20. Special features: **Ornamentation/Decorative Shingles**
Porch
Porte Cochère
Chimney

Architectural Inventory Form

Page 3 of 10

21. General architectural description:

The impressive late nineteenth century former residence at 435 Terry Street is a high-style Classic Cottage style dwelling. It is supported by a coursed sandstone foundation, and its walls are made of red brick laid in common bond. Two projecting courses of bricks laid as stretchers form a water table and visually separate the stone foundation from the brick wall surface. The building is covered by a steeply-pitched truncated hipped roof, with large steeply-pitched intersecting gables on all four elevations. Fish scale shingles appear in the upper gable ends of all four intersecting gables. The roof is covered with brown asphalt shingles, and the eaves are flared with painted white boxed eaves. A tall red brick chimney with a corbelled cap is located at the west end of the south-facing roof slope. Another red brick chimney is located near the center of the roof peak. A single-hung sash window, with leaded glass upper sash lights, overlooks the front porch on the east elevation. Otherwise, the building's windows are primarily single and paired 1/1 double-hung sash, with painted white wood frames and painted green wood surrounds. The windows also feature stone sills and lintels. A former set of paired double-hung windows near the east end of the north elevation have been filled with brick, except for one upper sash where there is now a stained glass light. The former dwelling features a symmetrical façade, where a 22' by 9' porch extends across nearly the full length of the east elevation. The porch is approached by two concrete steps, with flanking sandstone knee walls, and it features a tongue-in-groove wood floor, brick knee walls with stone caps, tapered brick pedestals, and painted white wood piers with decorative brackets. The pedestals and piers support a low-pitched hipped porch roof, with an intersecting gable, ornamented by decorative stickwork, centered above the entry steps. A beige color metal-paneled door, topped by a transom light, enters the building on the west (rear) elevation. Another door enters a 7' by 11' shed-roofed addition at the west end of the south elevation. An early gabled addition (built between 1900 and 1906), which measures 14' N-S by 18' E-W' is located near the west end of the north elevation. An L-shaped flat/ shed-on hipped-roof addition to the original west elevation comprises approximately 400 square feet of space, and dates to the period between 1918 and 1930. A historic painted white wood pergola extends from the building's south elevation.

22. Architectural style: Late 19th And 20th Century Revivals/Classic Cottage

Building type:

23. Landscape or special setting features: This property comprises all of Lot 8 in Block 54 of Longmont's original townsite. The well-maintained property features a nicely-landscaped painted grass front lawn, where there are two very large trees. Concrete driveways flank the north and south sides of the building, leading to a concrete parking lot behind the building to the west. A historic barn is located near the rear southwest corner of the lot.

24. Associated buildings, features or objects:

1:	Type:	Barn	Contributing?	Contributing
	Describe:	<p>A tall 1.5 story wood frame barn is located near the rear southwest corner of the lot. Constructed between 1900 and 1906, the historic barn measures 30' N-S by 20' E-W. It has painted red board-and-batten exterior walls, and it is covered by a front gabled roof with asphalt shingles. The rafter ends are also painted red, and are exposed beneath the eaves with a fascia board. Two sets of paired vertical wood plank doors, side hinged with metal strap hinges, are located on the barn's north elevation. Three vertical wood plank doors, side hinged with metal strap hinges, are located along the east elevation. A loft level vertical wood plank door is also located on the north elevation.</p>		

Architectural Inventory Form

Page 4 of 10

IV. ARCHITECTURAL HISTORY

25. Date of construction: Estimate: **1890** Actual:
- Source of information: **Town of Longmont Water Rent Collection Records. On file at the Longmont Archives, Longmont Museum; Sanborn Fire Insurance maps.**
26. Architect: **Unknown**
- Source of information:
27. Builder: **Unknown**
- Source of information:
28. Original owner: **Talma F. Godding**
- Source of information: **Town of Longmont Water Rent Collection Records. On file at the Longmont Archives, Longmont Museum.**
29. Construction history:
- Longmont water rent collection records document that this dwelling was in existence by 1892. Talma F. Godding, who held the property in the early 1890s, may have been the original owner. A 14' by 18' gabled wing, of brick construction, was built onto the west end of the original north elevation, during the years between 1900 and 1906. Another L-shaped addition, with a distinctive flat/ shed-on-hipped roof, located on the west elevation, dates to the period between 1918 and 1930.**
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): **Commerce and Trade/Professional**
34. Site type(s): **Former residence; presently serving as offices for Cornerstone Homes Inc., a building contracting firm.**
35. Historical background:
- The first recorded owner of this property at 435 Terry Street was T. F. Godding, listed in the 1892-1895 Longmont Water Rent Collection records. By 1903, the home belonged to Mathew and Miranda McCaslin. Mathew Lowrie McCaslin was a Colorado pioneer. Mathew McCaslin was born in Venango County, Pennsylvania, in 1822. As a young man, he worked for eight years as a pilot on the Mississippi River boats. In 1847, when he was twenty-five, McCaslin joined the rush to the California gold fields. He tried his hand at mining for seven years, before returning to Pennsylvania, this time by ship, sailing around Cape Hope. He married his wife, Miranda Haggarty (Hagarty), in 1857. The couple moved to Nebraska with Miranda's brother, settling in Pavillion (later Omaha), where they built both a saw mill and a grist mill. Stories of gold in Colorado caused the couple to come to Auraria in 1858, where they spent the winter.**
- The following spring, the two moved to the rugged mining camp at Gold Hill, where, on August 10, 1860, their daughter, also named Miranda, was born. Baby Miranda was considered to be the first white child born in Boulder County. With his partners, McCaslin discovered the Horsfal Mine near Gold Hill. This mine was reputed**

Architectural Inventory Form

Page 5 of 10

to have produced \$200,000 in three years. (A rock, used by McCaslin as a mortar to powder gold ore in, is mounted in a monument standing outside the present Longmont Public Library.)

In 1862, tiring of the mining life, Mathew and Miranda McCaslin and baby Miranda purchased 160 acres of land five miles west of Longmont, just south of Hygiene, where they farmed and raised cattle. This ranch was known as "The Crossing," because wagons traveling to California and Oregon forded the St. Vrain River at this location. Here, Mathew and Miranda had three more children, Matthew (Matt), Adeline, and Walter Lowrie, and it was from this location that the family could watch as both Longmont and Hygiene took root and grew. Mathew and Miranda McCaslin moved into Longmont in 1892, soon settling into this home on Terry Street, where they lived the remainder of their lives. Their son, Walter McCaslin and his wife purchased a home nearby, at 503 Terry, then, likely following Miranda's death in August of 1908, moved next door, at 429 Terry Street. Mathew McCaslin died just six days shy of his 91st birthday, on February 10, 1918.

Later in 1918, the property transferred to Anthony "Tony" Bragg, and his wife Belle. With his father and brothers, Peter and George, Tony Bragg operated Bragg and Sons, a Longmont meat market. Anthony H. Bragg was born at Red Wing, Minnesota, on February 6, 1878. He came to Colorado with his parents in 1897. The family first lived in Colorado Springs, where they opened a meat market. The men were also associated with businesses in Loveland and Sterling, before coming to Longmont in 1911. For the next 35 years, the Bragg Meat Market operated from the same store on Main Street. Along with Tony and Belle, also residing in this Terry Street home were daughters Merl and Lorraine. Anthony Bragg passed away in January 1946, at the age of 67. Following his death, Belle Richard Bragg, a noted pianist, moved to Hollywood, California, with their daughter Merl in 1952. Belle died there in January 1955.

In 1955, Merl Bragg inherited her parent's Terry Street home. Merl Frances Bragg was born on October 26, 1917, in Longmont. She inherited her mother's talent for music and dance. She began taking dancing lessons at age four, and danced in school productions and for various talent shows while growing up in Longmont. By the age of seven, she was also playing musical instruments, eventually mastering the piano, organ, accordion, guitar, flute, piccolo, and finally the harp. Merl Bragg graduated from Longmont High School in 1935. She then studied music at the Blanche Dingley-Mathews School in Denver, and was awarded the Young Artist Award in 1941. She began a teaching career, during which time one of her students was Albert Yeager. Albert John Yeager was born May 8, 1912 in Berthoud, Colorado, to Henry and Elizabeth (Glantz) Yeager. He was "one of seven surviving children, raised on a depression-era farm." Albert and his family moved to Longmont, where by 1936, they owned their own farm as well as several tenant leaseholds. Eventually, as Longmont's growth created new opportunities for development, the Yeager family, led by Albert, began a development company, directing the development of much of the growth that now exists in north Longmont. The family business was sold in 1998.

After the death of her father, Merl and Belle Bragg moved to Hollywood. While in California, Merl was associated with the Los Angeles Bureau of Music and the University of Southern California as a soloist and pianist, while also performing in nightclubs and on radio. Disillusioned by the entertainment business and following the death of her mother, Merl married Al Yeager on October 26, 1955, in Los Angeles. The couple returned to Longmont, where they raised animals and built their successful development company. The couple raised two children, a daughter, Teri Merline Yeager, who passed away in 1979, and a son, Anthony Richard Yeager. Merl never lost her love for music, and sang with the Longmont Community Choir and served as a flutist and harpist with the Longmont Symphony Orchestra until shortly before her death. Merl Bragg Yeager passed away on April 19, 1998, at the age of 80. Albert John Yeager lived to be 89, dying on June 15, 2001.

Architectural Inventory Form

Page 6 of 10

For over 50 years the Braggs and Yeagers made their home at 435 Terry Street. By 1970, however, Albert and Merl had moved, and the home was variously rent or stood vacant for the next several years. At the turn of this century, the building had been converted to commercial use, and it is now the site of Cornerstone Homes Inc., a general contracting and home construction company.

36. Sources of information:

"The Farm Home of Mathew L. McCaslin." Longmont Ledger, May 3, 1907.

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.

"Heart Attack is Fatal for 'Tony' Bragg." Longmont Times-Call, January 24, 1946, 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." [Mathew Lowrie McCaslin obituary] Longmont Ledger, February 14, 1913, p. 5.

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

"Former Longmont Resident is Dead." [Susan Bragg obituary]. Longmont Times-Call, January 31, 1955, p. 1.

"Blaze Quelled at Yeager Farm." Longmont Times-Call, November 13, 1980, p. 9.

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

"Merl Francis Yeager." [obituary] Longmont Times-Call, April 21, 1998, p. A-11.

Boulder County Assessor Property Records

"Albert John Yeager." [obituary] Longmont Times-Call, June 26, 2001, p. A-5.

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

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.

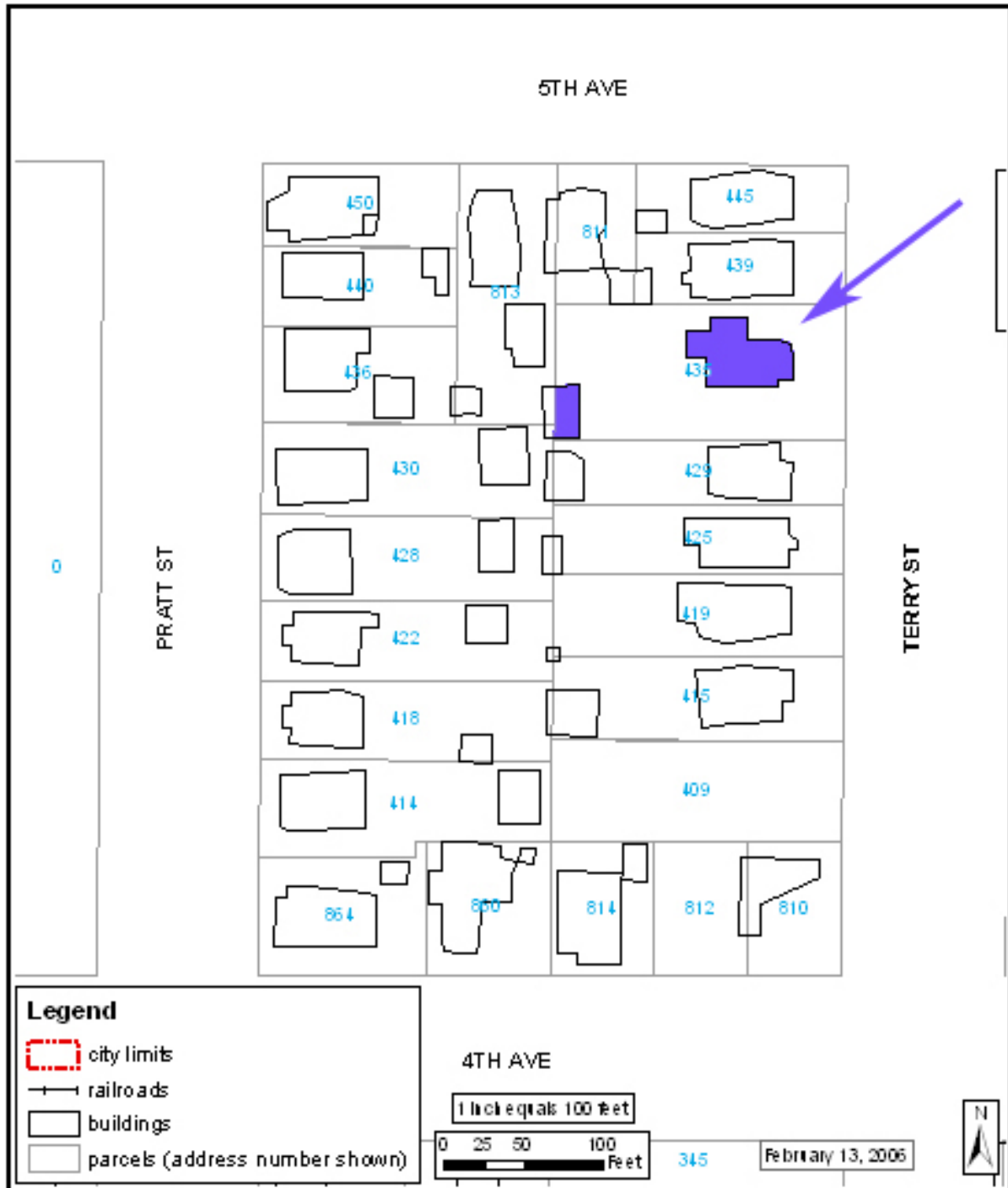
Qualifies under Criteria Considerations A through G (see Manual).

Does not meet any of the above National Register criteria.

Architectural Inventory Form

Page 9 of 10

Sketch Map



Architectural Inventory Form

Location Map

