

Architectural Inventory Form

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I. IDENTIFICATION

1. Resource number: **5BL9157**
2. Temporary number: **N/A**
3. County: **Boulder**
4. City: **Longmont**
5. Historic building name: **Hunt House; Spradlin House**
6. Current building name: **Hagemann House**
7. Building address: **827 Atwood Street**
8. Owner name: **Mark Daniel Hagemann**
Owner address: **827 Atwood Street**
Longmont, CO 80501

II. GEOGRAPHIC INFORMATION

9. P.M. **6th Township 2N Range 69W**

SW¹/₄ of NW¹/₄ of NE¹/₄ of NE¹/₄ of section 3

10. UTM reference
Zone **13**
Easting: **491815**
Northing: **4446717**
11. USGS quad name: **Longmont, Colorado**
Year: **1968 (Photorevised 1979) 7.5'**
12. Lot(s): **10** Block: **3**
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.**

Official Eligibility Determination

(OAHP use only)

- Date _____ Initials _____
- Determined Eligible - National Register
 Determined Not Eligible - National Register
 Determined Eligible - State Register
 Determined Not Eligible - State Register
 Needs Data
 Contributes to eligible National Register District
 Noncontributing to eligible National Register District

III. ARCHITECTURAL DESCRIPTION

14. Building plan (footprint, shape):
Rectangular Plan
15. Dimensions in feet: **1172 square feet**
16. Number of stories: **1½**
17. Primary external wall material
Wood / Horizontal Siding
Wood / Shingle
18. Roof configuration (enter one):
Hipped Roof
19. Primary external roof material (enter one):
Asphalt Roof / Composition Roof
20. Special features (enter all that apply):
Porch
Flared Eave
Chimney

22. Architectural style /
building type:

**Late 19th and Early
Twentieth Century Revivals
/ Classic Cottage**

21. General Architectural Description

This Classic Cottage style house is located on the west side of Atwood Street, near the middle of the 800 Block. The dwelling is of wood frame construction, is 1½ stories in height, and is supported by a low coursed sandstone foundation. The home's exterior walls are clad with painted green horizontal wood siding. The roof is a steeply-pitched hipped roof, covered with grey asphalt shingles, and with flared eaves with painted green trim. Small intersecting gables are located on the north, south, and east-facing roof slopes, each with a single-light fixed-pane window, and with square-cut wood shingle siding. There is one brick chimney located on the roof ridge. The dwelling's windows are primarily single and paired 1/1 double-hung sash, with painted green wood frames and surrounds, and with their historic exterior wood screens. A stained natural brown glass-in-wood-frame entry door leads into the home from a 15' by 7' open wood porch which covers the south half of the facade. The porch features a tongue-and-groove wood floor, wood frame knee walls, painted green squared post piers, and a shed roof. An L-shaped addition is located at the building's southwest rear corner, where a single entry door leads into the house from a 4-step wood porch on the west elevation.

A garage is located just northwest of the house: one-story rectangular plan; 14' N-S by 20' E-W overall dimensions (the original garage, built in 1923, measures 14' by 18', and there is a 2' extension to the east elevation, built in 1963); low concrete perimeter walls foundation; solid red brick masonry walls, laid in common bond; shed roof with stepped side gables; four rectangular-shaped window openings on the south elevation; two rectangular-shaped window openings on the north elevation; a painted pale green wood-paneled overhead garage door. located on the east elevation, opens onto a gravel driveway which extends along the north side of the house to Atwood Street.

22. Architectural style / building type:

Please see front page.

23. Landscape or setting special features:

This house is located on the west side of Atwood Street, the fifth house south of 9th Avenue, in Longmont's historic East Side neighborhood. Developed during the late 1800s and early 1900s, the East Side Neighborhood is an established area made up primarily of historic single-family homes. The neighborhood features wide tree-lined streets, uniform house setbacks, and deep rectangular-shaped lots.

24. Associated buildings, features, or objects

Garage

IV. ARCHITECTURAL HISTORY

25. Date of Construction:
Estimate
Actual **1908**

Source of information:
"Town of Longmont, Colorado - Water Rent Collections" records.

26. Architect:
unknown

Source of information:
n/a

27. Builder/ Contractor:
unknown

Source of information:
n/a

28. Original owner:
Mrs. Ella Hunt

Source of information:
"Town of Longmont, Colorado - Water Rent Collections" records.

29. Construction History (include description and dates of major additions, alterations, or demolitions):

Longmont water rent collection records indicate that this dwelling was constructed in 1908, and that it was originally owned by Mrs Ella Hunt. An approximately 218 square foot L-shaped addition has been built onto the home's original southwest rear corner. In July 1923, a building permit was issued for the construction of the brick garage. According to the permit, the garage was constructed by owner Walter Spradlin at an estimated cost of \$200.00. In August 1963, another building permit was obtained to add a two-foot extension onto the garage's east elevation. This work was completed by contractor Mike Rodriguez for an estimated cost of \$400.00.

30. Original location: **yes**
Moved **no**
Date of move(s) **n/a**

V. HISTORICAL ASSOCIATIONS

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

35. Historical Background

This house was constructed in 1908, and was owned by Mrs. Ella Hunt through 1914. The wife of F.W. Hunt, Ella resided at 735 9th Avenue, while apparently maintaining this house as a rental. Mr. Hunt was a carpenter, thus, it is very possible that he was this home's builder. In 1915, 827 Atwood was purchased by the Walter C. Spradlin family who then lived and owned here for about the next ten years. Then, from the mid-1920s until the early 1950s, 827 Atwood was the home of Frank A. and Bertha Parker. Mr. Parker had been born at Highland, Minnesota on December 29, 1870, while Mrs. Parker had been born at Mankato, Minnesota on December 29, 1868. The Parkers moved to Missouri where they farmed for a number of years, before moving to Longmont in 1918. In the intervening years, they raised a family of two daughters, Mabel and Mary. Frank Parker passed away April 22, 1944 at the age of 73. Bertha Parker died on December 28, 1952 one day short of her 84th birthday.

Following the Parkers, 827 Atwood was next occupied by Richard D. and Clair Wilkes, who lived here in the 1950s. The property's next residents were the H.W. Livings family who lived here from the late 1950s to the early 1970s. In the mid-1970s, the property was owned and occupied by Jon K. MacNeill, but in the ensuing years the property became a rental. Occupants of the home during the 1980s and 1990s included Leonard H. Haney, John D. Freeman, Latricia M. Roggers, and L. and S. Johnson. The property is currently (in 2003) owner occupied.

36. Sources of Information

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

"Death Claims Frank Parker" *Longmont Times-Call*, April 24, 1944, p. 1.

"Death Claims Wilbur Livings" *Longmont Times-Call*, February 23, 1937, p. 1.

Polk's Boulder County Directory [generally published annually], Denver, Kansas City, and Salt Lake City: R.L. Polk and Company Publishers.

Polk's Longmont City Directory, [generally published annually], Denver, Kansas City, and Salt Lake City: R.L. Polk and Company, Publishers, 1966 - 1997.

"Resident Here Since 1918 Dies." [Bertha Parker obituary] *Longmont Times-Call*, December 29, 1952, p. 1.

Sanborn Fire Insurance Maps, dated June 1930, and May 1956.

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

VI. SIGNIFICANCE

37. Local landmark designation:
Yes
No **xx**
Date of Designation: **n/a**

38. Applicable National Register Criteria

xx A. Associated with events that have made a significant contribution to the broad patterns of our history;

B. Associated with the lives of persons significant in our past;

xx C. Embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or that possess high artistic values, or represents a significant and distinguishable 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.

City of Longmont Standards for Designation

xx 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.

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 (3) The structure or district is identified with a person or group of persons who had some influence on society.

xx 2.56.040-A (4) The structure or district exemplifies the cultural, political, economic, social or historic heritage of the community.

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.

xx 2.56.040-B (2) The structure or district embodies those distinguishing characteristics of an architectural type specimen.

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-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-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.

Does not meet any of the above City of Longmont Standards for Designation.

39. Area(s) of Significance:

Architecture; Community Planning and Development

40. Period of Significance: **1908-1953**

41. Level of Significance:

National:

State:

Local: **XX**

42. Statement of Significance

This house is historically significant relative to National Register Criterion A for its association with Longmont's residential development during the period of significance, 1937-1953. The house is also architecturally notable, under Criterion C, for its representative Classic Cottage style of architecture. The property's significance in these regards is not to the extent that it would qualify for individual listing in the National or State Registers of Historic Places. Moreover, due to some loss of integrity, the property also probably does not qualify to be individually listed as a local landmark by the City of Longmont. This property is located outside the boundaries of the Longmont East Side Historic District. If the district's boundaries were to be expanded, this house, would qualify as a contributing resource within the district's newly expanded boundaries.

43. Assessment of historic physical integrity related to significance:

This property displays a generally acceptable level of historical integrity, relative to the seven aspects of integrity as defined by the National Park Service and the Colorado Historical Society - setting, location, design, materials, workmanship, feeling, and association. The house's integrity has been diminished by the construction of an addition to the rear southwest corner.

VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. National Register eligibility field assessment:

Eligible:

Not Eligible: **xx**

Need Data:

City of Longmont Local Landmark eligibility field assessment:

Eligible:

Not Eligible: **xx**

Need Data:

45. Is there National Register district potential?

Yes: **xx**

No:

Discuss: **This property is located outside the boundaries of the East Side Historic District, which is listed in the National Register of Historic Places. If the district's boundaries were to be expanded, this house could be considered a contributing resource.**

If there is National Register district potential, is this building:

Contributing: **xx**

Noncontributing:

46. If the building is in an existing National Register district, is it:

Contributing: **n/a**

Noncontributing: **n/a**

VIII. RECORDING INFORMATION

47. Photograph numbers:

Roll: **LONG-33**

Frame(s): **29-33**

Negatives filed at: **City of Longmont
Department of Community Development, Planning Division
Civic Center Complex
350 Kimbark Street
Longmont, Colorado 80501**

48. Report title: **East Side Neighborhood: Historic Context and Survey Report**

49. Date: **March 28, 2003**

50. Recorders: **Carl McWilliams**

51. Organization: **Cultural Resource Historians**

52. Address: **1607 Dogwood Court
Fort Collins, Colorado 80525**

53. Phone number: **970/493-5270**