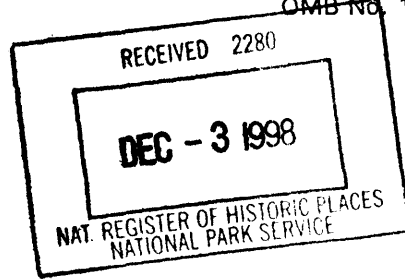


United States Department of the Interior
National Park Service



1555

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determination for individual properties and districts. See instruction in *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name Hoverhome & Hover Farmstead

other names/site number Hover Mansion, Hover Farm, 5BL555

2. Location

street & number 1303-1309 Hover Road [N/A] not for publication

city or town Longmont [N/A] vicinity

state Colorado code CO county Boulder code 013 zip code 80503

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property meets does not meet the National Register criteria. I recommend that this property be considered significant nationally statewide locally.
(See continuation sheet for additional comments [].)

Stacyanna Partington State Historic Preservation Officer Nov 27, 1998
Signature of certifying official/Title Date

State Historic Preservation Office, Colorado Historical Society
State or Federal agency and bureau

In my opinion, the property meets does not meet the National Register criteria.
(See continuation sheet for additional comments [].)

Signature of certifying official/Title Date

State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that the property is:

- entered in the National Register
See continuation sheet [].
- determined eligible for the
National Register
See continuation sheet [].
- determined not eligible for the
National Register.
- removed from the
National Register
- other, explain
See continuation sheet [].

Signature of the Keeper	Date
<u>Beth Roland</u>	<u>1/15/99</u>
_____	_____
_____	_____
_____	_____

Hoverhome & Hover Farmstead
Name of Property

Boulder County, Colorado
County/State

5. Classification

Ownership of Property
(Check as many boxes as apply)

Category of Property
(Check only one box)

Number of Resources within Property
(Do not count previously listed resources.)
Contributing Noncontributing

- private
- public-local
- public-State
- public-Federal

- building(s)
- district
- site
- structure
- object

<u>7</u>	<u>0</u>	buildings
<u>2</u>	<u>0</u>	sites
<u>7</u>	<u>0</u>	structures
<u>0</u>	<u>0</u>	objects
<u>16</u>	<u>0</u>	Total

Name of related multiple property listing.
(Enter "N/A" if property is not part of a multiple property listing.)

Number of contributing resources previously listed in the National Register.

N/A

0

6. Function or Use

Historic Function
(Enter categories from instructions)

Current Functions
(Enter categories from instructions)

DOMESTIC/single dwelling

AGRICULTURE/SUBSISTENCE/processing,

animal facility, storage

DOMESTIC/duplex

RECREATION & CULTURE/Museum

SOCIAL/Civic

7. Description

Architectural Classification
(Enter categories from instructions)

Materials
(Enter categories from instructions)

Tudor Revival

No Style

foundation Concrete

walls Brick

Wood/weatherboard

roof Asphalt

Wood/shingle

other Terra Cotta

Narrative Description
(Describe the historic and current condition of the property on one or more continuation sheets.)

Hoverhome & Hover Farmstead

Boulder County, Colorado

Name of Property

County/State

8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- A** Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B** Property is associated with the lives of persons significant in our past.
- C** Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D** Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

(Mark "x" in all the boxes that apply.)

Property is:

- A** owned by a religious institution or used for religious purposes.
- B** removed from its original location.
- C** a birthplace or grave.
- D** a cemetery.
- E** a reconstructed building, object, or structure.
- F** a commemorative property.
- G** less than 50 years of age or achieved significance within the past 50 years.

Narrative Statement of Significance

(Explain the significance of the property on one or more continuation sheets.)

9. Major Bibliographic References

Bibliography

(Cite the books, articles and other sources used in preparing this form on one or more continuation sheets.)

Previous documentation on file (NPS):

- preliminary determination of individual listing (36 CFR 67) has been requested
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey
- # _____
- recorded by Historic American Engineering Record
- # _____

Areas of Significance

(Enter categories from instructions)

Agriculture

Architecture

Periods of Significance

1902-1948

Significant Dates

1902

1913

Significant Person(s)

(Complete if Criterion B is marked above.)

Hover, Charles Lewis

Cultural Affiliation

N/A

Architect/Builder

Roeschlaub, Robert S. & Frank S.

Primary location of additional data:

- State Historic Preservation Office
- Other State Agency
- Federal Agency
- Local Government
- University
- Other:

Name of repository:

The St. Vrain Historical Society

P.O. Box 705

Longmont, Colorado 80502-0705

Hoverhome & Hover Farmstead

Boulder County, Colorado

Name of Property

County/State

10. Geographical Data

Acreeage of Property approximately 4 acres

UTM References

(Place additional UTM references on a continuation sheet.)

1. 13 488825 4447750
Zone Easting Northing

3. Zone Easting Northing

2. Zone Easting Northing

4. Zone Easting Northing

[] See continuation sheet

Verbal Boundary Description

(Describe the boundaries of the property on a continuation sheet.)

Boundary Justification

(Explain why the boundaries were selected on a continuation sheet.)

11. Form Prepared By

name/title Dale S. Bernard, Executive Director (Edited by S. Doggett)
organization The St. Vrain Historical Society, Inc. date August 29, 1998
street & number P.O. Box 705 telephone 303-776-1870
city or town Longmont state CO zip code 80502-0705

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

- A USGS map (7.5 or 15 minute series) indicating the property's location.
- A Sketch map for historic districts and properties having large acreage or numerous resources.

Photographs

Representative black and white photographs of the property.

Additional Items

(Check with the SHPO or FPO for any additional items)

Property Owner

(Complete this item at the request of SHPO or FPO.)

name The St. Vrain Historical Society, Inc.
street & number P.O. Box 705 telephone 303-776-1870
city or town Longmont state CO zip code 80502-0705

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 *et seq.*).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Projects (1024-0018), Washington, DC 20503.

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National Register of Historic Places
Continuation Sheet

HOVERHOME & HOVER FARMSTEAD
Boulder County, Colorado

Section number 7 Page 1

DESCRIPTION

The district includes approximately four acres of land. The boundaries define an irregularly shaped parcel located near the northwest corner of the intersection of Mountain View Avenue and Hover Road. During the first half of the 20th century, the district functioned as the core of a productive farm then located approximately two miles outside the small, agricultural town of Longmont, Colorado. Today, the district is well within the limits of what has become a growing city.

The district is comprised of two sites, both associated with Charles Lewis Hover, a leader in the agricultural development of the St. Vrain Valley. Located on one site is Hoverhome, a large 1913 Tudor Revival style residence designed by the prominent Denver architectural firm of Roeschlaub & Son. On the other, is a farmhouse dating from 1893 and a circa 1910 collection of farm related buildings and structures. Architecturally disparate, the utilitarian frame farm buildings and the impressive brick residence are nonetheless inextricably linked to each other and to the agricultural heritage of the community, and thus form a definable historic district.

The district is bordered on the east by Hover Road, a major north/south arterial. The southern boundary is marked by a portion of an abandoned irrigation ditch, the Longmont Supply Ditch, that once brought irrigation water to the Hover Farm. A municipal fire station and several residences are located to the south. The lots to the immediate west and north of the Farmstead are presently being developed with townhouses for the Hover Retirement Community. Currently, the land to the north of Hoverhome is vacant.

Until the late 1960s and early 1970s Hoverhome and the Hover Farmstead were surrounded by the wheat and alfalfa fields of the farm. The district's boundaries provide sufficient space for the property to serve as a visual reminder of the community's fast-disappearing agricultural heritage. Buildings and structures within the district are in very good condition and retain a high degree of integrity in terms of location, design, materials, workmanship, feeling, and association.

In 1978, the Keeper of the National Register officially determined the property eligible for listing. Designated as local landmarks during the 1990s, Hoverhome and the Hover Farmstead are now owned and maintained by the The St. Vrain Historical Society. The society is committed to assuring that this significant part of the community's past is preserved for the future. The society's efforts have been aided by recent grants from Colorado's State Historical Fund.

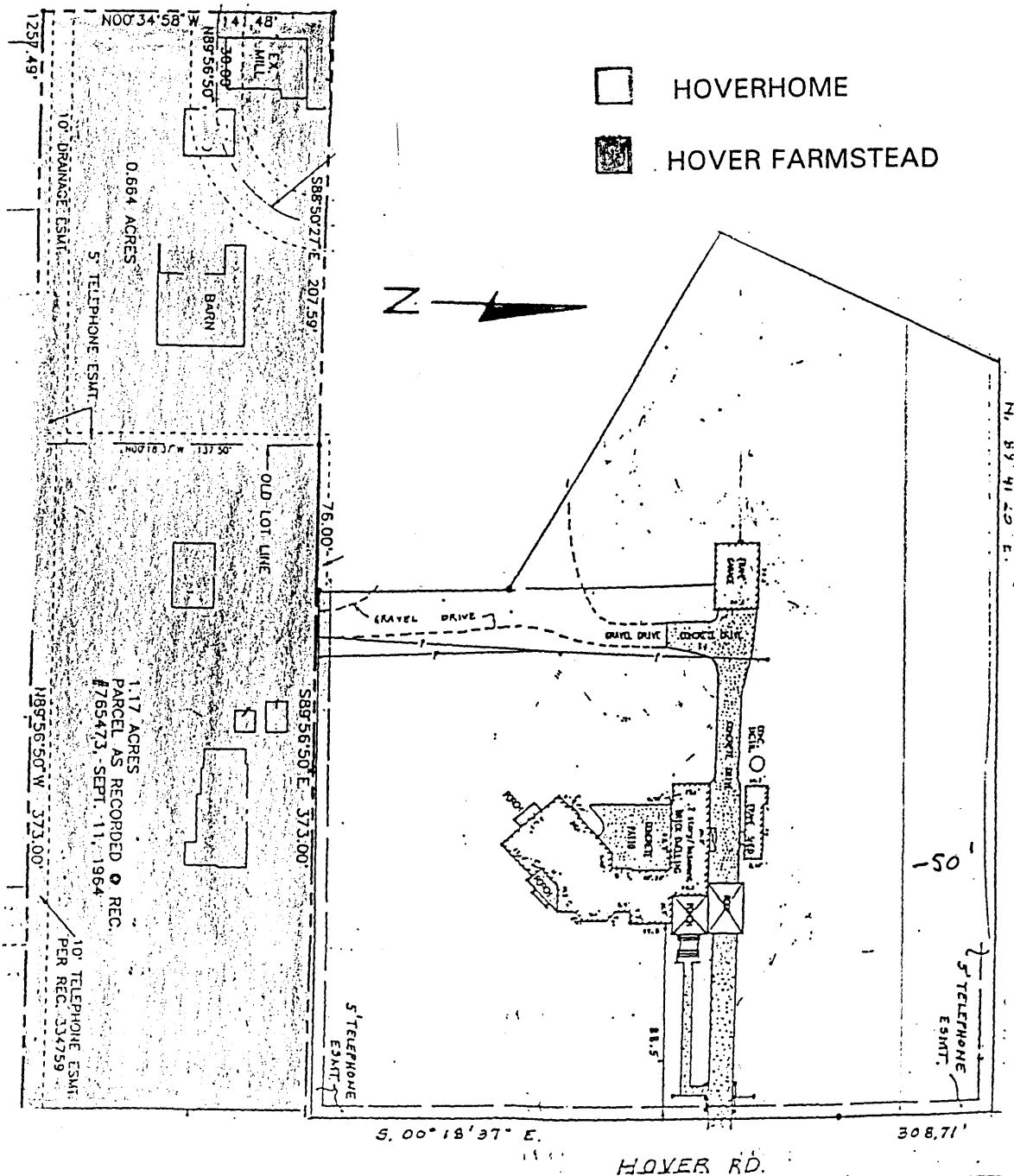
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HOVERHOME & HOVER FARMSTEAD
Boulder County, Colorado

Section number 7 Page 2

SITE MAP



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Continuation Sheet

HOVERHOME & HOVER FARMSTEAD
Boulder County, Colorado

Section number 7 Page 3

HOVERHOME

Hoverhome Site

The site is a contributing element of the district. It includes an expanse of lawn shaded by mature oak, maple, and catalpa trees. On the east, a wrought-iron gate, hung between imposing brick and stone gateposts, stands sentry at the entrance. The brick and stone gateposts had to be moved several feet to the west in the early 1980s when Hover Road was widened. An extensive grove of mature catalpa trees (said to be the largest stand of catalpas in Colorado) marks the northern boundary of the district.

To the west, the formal gardens and the peony beds bordering the walkway that stretches the length of the garden were tended by Katherine and Beatrice Hover, both avid gardeners. Although a large maple tree has made some of the beds too shady to support their original rose bushes, the historic arrangement of the formal garden is evident in the original concrete borders of the beds. In addition to a stone bench at the south end, there is a metal sundial, imported from England and dated 1676, that is mounted on a stone base at the north end of the formal garden. A sandstone wall defines the western boundary of this portion of the district.

Historically, the eastern boundary of both Hoverhome and the farmstead was defined by a flourishing hedge of Harrison yellow rose bushes. The northern boundary of the grounds was defined by an irrigation ditch along which grew a profusion of iris. The yellow rose hedge had to be removed in the early 1980s when Hover Road was widened, but it is being re-established along a chain link fence line. Although an irrigation ditch on the north is now abandoned and filled in, there are plans to re-establish the historic iris border.

Contributing Buildings

Hoverhome - #1

The most prominent and familiar visual landmark in the district is Hoverhome, the Tudor Revival style residence that Charles Lewis Hover constructed in 1913-1914 for himself, his wife Katherine, and their adopted daughter Beatrice. The 1.5 story, brick home faces east. Since its construction in 1913-1914, this 6,000 square-foot residence has been home to only one family. In 1983, Beatrice Hover deeded the house to the retirement community being developed on part of the farm acreage, and the group used it as office space for several years. In 1997, Hoverhome was purchased by The St. Vrain Historical Society, Inc., and it is being preserved for use by the community for tours, historic programming, and private events. During the 70 years the house was home to the Hover Family it was well maintained, and it remains in excellent condition.

The original detailed blueprints for the design bear the names of both Robert S. Roeschlaub and his son, Frank, and are in the possession of The St. Vrain Historical Society. Minimal modifications or alterations have been made either to the exterior or interior.

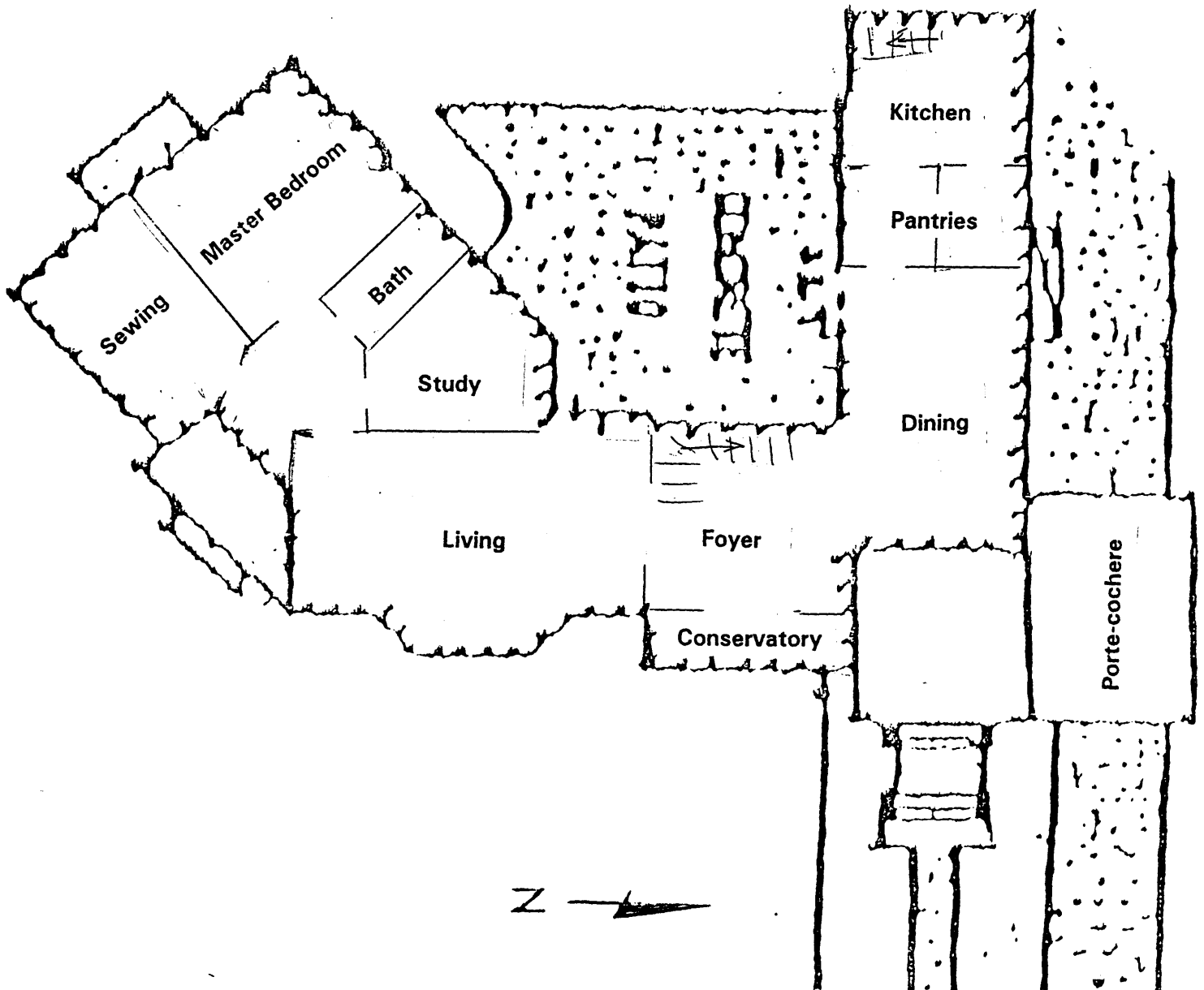
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HOVERHOME & HOVER FARMSTEAD
Boulder County, Colorado

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FIRST FLOOR
(rough sketch)



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HOVERHOME & HOVER FARMSTEAD
Boulder County, Colorado

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The irregular plan includes a rectangular central portion measuring approximately 65' by 30'. Two wings, one extending west on the north end of the building and one angled to the southwest, give the home the asymmetrical massing typical of the Tudor Revival style and create a roof line of multiple intersecting gables.

The foundation/basement walls of concrete are cream colored, cement-plastered above grade. Walls are wire-cut, red brick with cement-plastered concrete and terra cotta architectural details on the gables, around the windows and entrances, and on the three tall brick chimneys, porches and balconies. Wood trim is painted brown. The roof, steep-pitched and multi-gabled, was originally covered with asbestos shingles which were replaced in the early 1980s with asphalt shingles. They are the historic light grey color and were laid in the original diagonal pattern. Reflecting Jacobethan detailing, parapeted stone roof gables rise above the roof line as do stone parapets above the dormers.

On the east facade, a three sided bay, with double hung windows and transoms, is a prominent feature. A second floor balcony above the bay is edged with brick and terra cotta coping and quoins. The stone work around the windows and on the gables is echoed in a terra cotta string course, with decorative cross shapes inset below. Window openings are accented with terra cotta dripstone lintels, decorative jambs, and sills. The wood framed windows are primarily 1/1 double hungs, many include a transom. Multi-light french doors open onto the numerous patios and balconies.

On the north end of the east facade there is a covered, brick, entry porch. Both the front entrance to the porch and the access from the porte-cochere to the north are framed by stone, Tudor arches. This architectural motif is also reflected in molding over the main entry door surround and on the large oak front door. A second floor balcony above the entry porch is enclosed by a low brick wall with stone copings that form a decorative battlement.

A concrete porch toward the south, opening off of both the main portion of the house and the south wing, is defined by a low stone balustrade. A porch opens off of the master bedroom to the southwest and has a low brick wall with stone coping. On the west, the two wings partially enclose a large concrete patio covered by a pergola created by massive wood beams set into the rear wall of the house and supported by four large, concrete columns. The concrete patio floor was recently extended to the west to accommodate current uses.

Interior

The interior of Hoverhome reflects the influence of the Arts & Crafts/Craftsman movement. All major rooms have a door opening to the outside, making the house literally flow into the surrounding gardens and grounds. The large living room features an eight-foot brick fireplace crowned by an elaborate wood mantel and built-in, glass-doored bookcases which still house Hover's extensive library. A fireplace in the study utilizes the same chimney. A third fireplace is located in the master bedroom. The dining room, which has french doors to both the front porch and rear patio, features a massive built-in oak buffet. The foyer, living room, and dining room have beamed ceilings and wainscoting, consisting of

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HOVERHOME & HOVER FARMSTEAD
Boulder County, Colorado

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wood framed panels filled with burlap, that rise high on the walls. The walls above are painted plaster.

Adjacent the dining room is the butler's pantry (called butlery on the original plans) with sink and floor-to-ceiling drawers and cabinets. To the north of the pantry, is the cold pantry where the refrigerator stood. An ice door in the north wall facilitated the delivery of ice directly from the driveway. An iron Monarch coal stove and large Hoosier cabinet (denoted a "pantryette" on the original blueprints) remain in the kitchen.

An impressive oak staircase curves upward from the foyer and is highlighted by a ribbon of stained glass windows specifically designed to reflect the yellow rose border which defined the eastern edge of the Hover Farm. In addition to Beatrice's quarters, the second floor includes two additional bedroom and storage space. The former billiard room and the maid's quarters above the north wing now serve as a rented apartment.

Numerous touches add to the ambience of Hoverhome. A narrow, brick-floored conservatory with a specially designed drainage system opens to the east of the spacious foyer. A still operational "disappearing closet bed" is in the first floor guest chamber, a room usually referred to as the sewing room since it was here that the seamstress stayed and worked during her annual visits to make clothes for Katherine and daughter Beatrice. A speaking tube for quick communication was installed between the Hover's master bedroom and Beatrice's quarters. Original fixtures and tile remain in the bathrooms. Katherine Hover's Steinway Duo-Art reproducing piano, large Oriental carpets, and much of the original Hover furniture remain in the first floor rooms. Ceiling and wall light fixtures, including the Tiffany fixture above the dining table, are all original.

Garden House/Tool Shed - #2

Located on the north side of the driveway, the circa 1914 rectangular building has a side gable roof that is covered with asphalt shingles. Entrance from the driveway is through an open Roman arch of sandstone. The lower portion of the walls is brick; the upper is weatherboard that is painted brown trimmed in white. The central portion functioned as a work area, and gardener's tools were stored in the enclosed west portion. Coal was stored in the enclosed east end of the building. Just west of the toolhouse is a concrete, hive-shaped incinerator.

Garage - #3

The circa 1914 double garage has a rectangular plan and a steeply pitched gable roof with wide overhanging eaves. On the east facade, a small triple window is located in the gable end. The weatherboard walls and garage doors are painted brown, and the trim is white. The asphalt shingled roof is in need of repair.

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Contributing Structures

Stone Grill - #4

The grill was constructed at an unknown date using the original coal stove from the kitchen as the cooking surface. Fieldstone was used to form the sides and chimney.

HOVER FARMSTEAD

Hover Farmstead Site

The site is a contributing element to the district. Its historic relationship with the adjacent Hoverhome site remains clearly visible. Most important, the historic spatial relationships between the numerous surviving farmstead buildings and structures remain intact. Although the replatting of the former farm fields for the construction of the retirement community of Hover Village resulted in the loss of a large concrete silo, several sheds, and a maze of stock pens, sufficient acreage remains to convey the site's historic function.

The agricultural buildings and structures on the site are believed to have been constructed between 1902-1912. Recently, they were the beneficiaries of a rehabilitation project, partially funded by a grant from the Colorado State Historical Fund, that was completed in 1997. New wood shingle roofs were installed, and the historic paint scheme of dark brown walls with gold/yellow trim was utilized. All work was done in conformance with the Secretary of Interior's Standards for Treatment of Historic Properties.

Contributing Buildings

Farmhouse - #5

The 1893 farmhouse stood on the property when Charles Hover purchased the farm in 1902. A row of large trees shades the remnants of a sandstone and concrete path leading from the rear of the farmhouse to the collection of farm buildings to the west. Like Hoverhome, the farmhouse faces east, has a large front lawn, and is surrounded by mature trees. Although simple in design, the house features eclectic Victorian-era details in the turned posts and decorative woodwork of its southeast corner porch and the fish scale shingles in its gable ends.

A 1.5 story, vernacular wood frame building, the farmhouse is roughly rectangular in plan, with a footprint 30' wide by 46' long. The foundation is concrete, and the walls are ship-lap siding. The main portion of the house has two intersecting gable roofs covered with taper-sawn cedar shingles. A gable roof dormer is located toward the south end of the east facade. On the west, a one story portion of the house has a low-sloped hipped roof. A shed roof extension of the hipped roof covers a small enclosed space, with metal sliding windows, that may have been an open porch. Other windows are the original wood framed 1/1 double hungs.

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HOVERHOME & HOVER FARMSTEAD
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During the Period of Significance, the farmhouse was used as the home of the farm foreman, and later was home to the tenant farmers that farmed the land for the Hovers. Since the late 1950s or early 1960s, the interior has functioned as two rental apartments. The exterior was refurbished in 1997. The project included repair and painting of siding and trim, rebuilding of the two brick chimneys (using original brick where possible), and replacing the badly deteriorated taper-sawn shingled roof.

Barn - #9

The original barn was destroyed in an arson fire in March of 1995. Following Secretary of Interior Standards, the barn was reconstructed on its original foundation during 1997. Reconstruction drawings were developed by the Center for the Stabilization and Reuse of Important Structures at Colorado State University using photographic documentation, measurements taken immediately after the fire, and architectural patterns developed from salvaged items such as doors, windows, and hardware.

Because the barn reconstruction was considered new construction by the City of Longmont, certain changes to the interior were required by code. The interior plan of the barn remains historically accurate, but code required that a floor be constructed in the hay mow which was originally open to the ceiling. The exterior reconstruction is historically accurate.

The barn is a vernacular, wood frame building measuring 48' by 42'. There is a large central bay and two flanking bays. The building rests on a concrete foundation and is oriented north and south. The walls are horizontal ship-lap siding. The gable roof of taper-sawn cedar shingles has a steep pitch over the central bay, changing to a less steep slope over the side bays. On the ridge line there is a wood, gable-roofed cupola.

The south side of the barn has a large sliding door opening into the central bay hay mow which has a compacted earth floor. Two smaller doors are to the east of the sliding door, one opening into the hay mow, the other into the milking barn. The east bay contains the milking barn with a concrete floor and the separator room. The west bay contains an enclosed workshop on the north end and an open 32' loafing shed along the balance of the western elevation. The north side of the barn has two doors and several small sash windows. A large hay mow door is located under the hood or projecting roof gable.

Farm Garage - #13

The farm garage is a simple, utilitarian 23' by 24' wood frame building which rests on a concrete slab foundation. The walls are ship-lap siding and the medium-pitch gable roof is covered with taper-sawn cedar shingles. The north side has two large, double-hinged garage doors. The west, south, and east sides each contain two small barn sash wood windows.

Mill/Grain Elevator - #14

The mill/grain elevator has an irregular plan with an approximate footprint of 40' by 28'. The mill rests on a concrete slab foundation which extends as an apron to the west. The main structure is constructed of poured-in-place concrete walls and has a medium pitched, metal hipped roof. The

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HOVERHOME & HOVER FARMSTEAD
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granary portion of the mill on the north side of the building is constructed of horizontal ship-lap siding painted dark brown and has a gabled, metal roof. On the west, two large sliding, wooden doors provide access to the mill. A third sliding door is located on the north side of the building. On the east, a frame shed structure encloses a bucket elevator system used to move grain. On the interior of the building, the concrete walls and rafters are exposed. Portions of the original milling equipment, mounted on the roof joists, remain in place.

Contributing Structures

Creamery - #6

The creamery is a 10' square brick structure on a concrete slab foundation. The building has a steep-pitched pyramidal roof. A single wood, double-hung window exists on both the south and north sides, and the wooden door is located on the east.

Wood and Coal Shed - #7

The wood and coal shed is a 10' by 14' rectangular wood frame structure with a steep-pitched gable roof. The shed is on a concrete slab foundation and the walls are board and batten siding. The east and west ends of the shed have small four light windows flanking a central, multi-light door.

Chicken House - #8

The wood frame chicken house has a low-pitched gable roof. The structure rests on a concrete foundation, and the walls are horizontal ship-lap siding. The roof is taper-sawn cedar shingles. The chicken house is presently used for storage.

Grain Silos - #10 & #11

The small round, metal grain silos are historically associated with the Hover Farm. They were relocated from just north of the district boundary in 1996 so that they would not be demolished.

Stock Watering Trough - #12

The large, concrete, bowl-like stock watering trough was also relocated so that it could be preserved. It had been located just west of the mill/elevator.

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HOVERHOME & HOVER FARMSTEAD
Boulder County, Colorado

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:

CONTRIBUTING RESOURCE COUNT

Hoverhome

Site - 1

Buildings - 3

- #1 Hoverhome
- #2 Garden House/Tool Shed
- #3 Hoverhome Garage

Structures - 1

- #4 Stone Grill

Sub-Total - 5

Hover Farmstead

Site - 1

Buildings - 4

- #5 Farmhouse
- #9 Barn
- #13 Farm Garage
- #14 Mill/Grain Elevator

Structures - 6

- #6 Creamery
- #7 Wood & Coal Shed
- #8 Chicken House
- #10 Silo
- #11 Silo
- #12 Stock Watering Trough

Sub-Total - 11

TOTAL CONTRIBUTING RESOURCES - 16

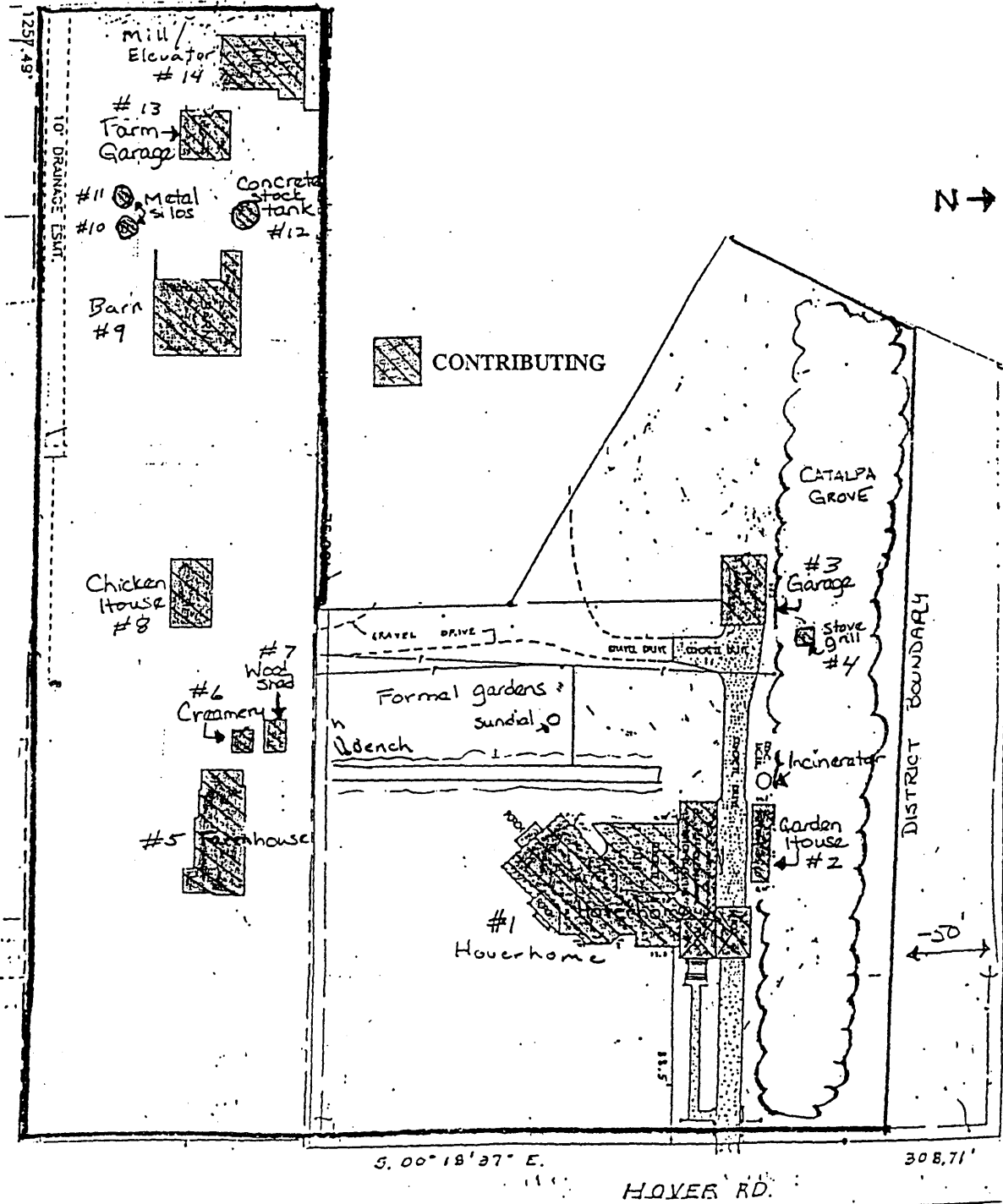
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HOVERHOME & HOVER FARMSTEAD
Boulder County, Colorado

Section number 7 Page 11

RESOURCE MAP



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National Register of Historic Places
Continuation Sheet

HOVERHOME & HOVER FARMSTEAD
Boulder County, Colorado

Section number 8 Page 12

SIGNIFICANCE

The contributing buildings, structures, and sites located within the boundaries of the Hoverhome and Hover Farmstead historic district meet Criterion A and Criterion B for their association with the broad patterns of local agricultural history and the role played in that history by Charles Lewis Hover. The property is also significant under Criterion C for its ability to illustrate the type of construction and spatial relationships associated with an early 20th century farmstead and for Hoverhome, an excellent local example of an architect designed Tudor Revival style residence. The district, now increasingly surrounded by residential and commercial development, provides a graphic illustration of the changes that have come to Front Range Colorado communities where the economic base is rapidly shifting to high technology, and residential development is rapidly consuming once-productive farmland.

Criterion A - Agriculture

Hoverhome and the adjacent Hover Farmstead comprise a district which is historically significant in the context of interpreting both the rapidly disappearing agricultural heritage of Longmont and the St. Vrain Valley and the agriculture related prosperity that characterized the economy of the area during the first decades of the 20th century. Hoverhome and the Hover Farmstead are highly recognizable local landmarks which together represent the area's agricultural heritage.

When the Chicago-Colorado Colony founded the new town of Longmont in the Colorado Territory in 1871, their promotional material declared, "Agriculture...is destined always to be its dominant interest." That was certainly still the case thirty-one years later when successful Denver pharmacist Charles Lewis Hover purchased a 160 acre farm on a dusty country lane west of the small town for \$11,200. Hover, born in Wisconsin in 1867 and trained as a pharmacist, had come to Denver in 1888 to join his brother William in what became a prosperous wholesale pharmaceutical business. A quiet, reserved man, Hover disliked the pressure and pace of business and the demands of city life. In 1902, he and his wife, Katherine Stewart Avey, purchased the farm intending to retire to a quieter, rural life.

By that time, the farm had been owned by a succession of early settlers and was known as the Williamson Place. It was not particularly productive. Hover set about immediately to improve the land using what he termed "a scientific method." An innovative and expensive drainage system was installed in low areas to remove alkali deposits. A third of the farm was planted in alfalfa to increase soil nutrients and to provide feed for Hover's sheep and dairy cows, which he called "his fertilizer factory." Patent fertilizers were also applied, and a carefully monitored system of crop rotation was instituted.

During his first decade on the farm Hover personally managed all the farm operations with the aid of a foreman who lived in the 1893 farmhouse. Existing buildings were improved, others were replaced with new construction, and the most modern equipment and machinery were purchased for the operation. Results were so dramatic that a circa 1912 *Rocky Mountain News* article was headlined:

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"Prairie Farm is Paradise in 10 Years: C.L. Hover, Former Druggist of Denver, Buys Alkali Waste and In Few Years Transforms It Into Modern Farm of Great Value."

Although specific dates for the improvement and construction of the farm related buildings and structures cannot be documented, they are believed to date from the first decade that Charles Hover owned the farm. Their substantial construction, innovative features, and newspaper reports, indicating that Hover had made major improvements to the farmstead, tend to support this conclusion.

When Charles and Katherine Hover first moved to the farm, they lived in a no longer extant cottage they constructed in an orchard to the north of the existing farmhouse. Because the cottage had no electricity and only one fireplace for heat, they often boarded in town during the colder winter months. By 1912, they received the welcome news that a city water line would pass across part of the farm and an electric line would follow, enabling them to begin the construction of their long-planned country home. When completed, the increasing prosperity associated with the agricultural development of the area was partially reflected in the mansion-like appearance of Hoverhome.

Criterion B - Charles Lewis Hover

Charles Lewis Hover was a successful businessman, community leader, and innovative farmer who was a state and national leader in agricultural organizations. By 1912, as the farm prospered and Hover turned his attention to the construction of Hoverhome, he turned the day to day operations over to tenants who farmed the land.

Nevertheless, Hover remained intensely interested in agricultural matters and soil conservation, and his influence reached far beyond the borders of his farm. President of both the Boulder County Farm Bureau and the Colorado Farm Bureau, he also worked tirelessly for the Boulder County Fair Board and the Colorado Wheat Congress. Hover shared his considerable expertise with other area farmers through speeches, written articles, and by example. He tested various rust-resistant strains of wheat that were planted on other area farms; developed a formula for the optimum use of acreage for beets which many local farmers raised for the local sugar factory; and even planted a huge, orderly grove of catalpa trees to demonstrate what solid, straight fenceposts they could make.

His statewide reputation in agricultural circles as noted by one newspaper, ("When Mr. Hover arises in the councils of the State Farm Bureau, his words command attention.") led to his consideration as a candidate for U.S. Secretary of Agriculture, a nomination he declined for health and other reasons.

Hover also played a role in the area's developing agriculture related industry and the economic prosperity it brought to Longmont during the first quarter of the twentieth century. In 1902, when the Hovers moved to the area, virtually all of the local industry was agriculture related. There were flour mills and a highly successful local cannery which processed peas, beans, pumpkin and other locally grown produce. In 1903, a group of Longmont investors opened the Longmont Sugar Factory (later

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sold to the Great Western Sugar Company) which ushered in a period of increasing prosperity that extended beyond the farms to the town's merchants and businessmen.

In 1920, when local cannery owner John Howard Empson retired, Charles Hover was one of several local investors who purchased the cannery. Hover served as president of the canning operation, a mainstay of the local economy, until 1927 when it was sold to the Kuner Pickle Company.

Hover continued to live at Hoverhome, where he maintained an office and continued to monitor operation of the farm, until his death in 1958. Family members continued to live there until 1983. When Hover's daughter Beatrice died in 1991, she bequeathed many of the original furnishings and fixtures to the St. Vrain Historical Society so that they could be preserved in the home. Included in the bequest was Hover's extensive library.

Criterion C - Architecture

Hoverhome

Hoverhome, built in 1913-1914, is an excellent, and rare, local example of the Tudor Revival style. The spacious residence was designed by the distinguished Denver architectural firm of Roeschlaub & Son. During the late 19th and early 20th centuries, members of the firm were responsible for designing many of the finest commercial, residential, religious, and academic buildings along the Front Range of Colorado. Several are listed in the National Register. Hoverhome exhibits the innovative design, attention to detail, and use of quality materials associated with their work.

Master architect, Robert S. Roeschlaub (1843-1923), founder of the firm had designed the Denver home of Charles' brother, William A. Hover. His 1889 plans for the Hover Wholesale Drug Warehouse were cited as "the flagship of Roeschlaub's buildings in lower downtown Denver." Although Robert Roeschlaub officially retired in 1912, it is likely that he was personally involved in the design of Hoverhome because of his long association with the Hover family. Members of the family lived in the residence until 1983. The property has been well maintained, and both interior and exterior architectural details remain virtually as drawn by the architects.

On the exterior, Hoverhome exhibits the asymmetrical massing, steeply pitched rooflines, grouped windows, and flattened pointed arches associated with the Tudor Revival style. As defined by McAlester & McAlester, the walls of brick, extending to form parapeted gables and the extensive use of "quoin-like" trim reflect the Jacobethan detailing often found in such "architect-designed landmarks" that "closely copied English models." Windows are placed to create a sense of light and space and much of the interior detailing further reflects the Arts & Crafts/Craftsman style as evidenced by the oak flooring, decorative woodwork, beamed ceilings, and extensive built-in cabinetry. Moreover, the attention to detail obvious in the architectural plans was emulated by the craftsmanship of the builders who took almost a year and a half to faithfully translate the plans into the reality of Hoverhome.

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Hover Farmstead

The buildings and structures on the Hover Farmstead site, believed to have been constructed by 1912, reflect the spatial layout, use of materials, and methods of construction associated with a successful early 20th century Colorado farmstead. As a group they represent good local examples of their types and are well able to convey their historic uses.

Although constructed in 1893, the vernacular wood frame farmhouse functioned as an integral part of the complex of farm related buildings and structures developed after the farm was purchased by the Hovers in 1902. Smaller buildings and structures such as the creamery, wood/coal shed, and chicken house contribute to telling the story of farm life. The larger and more complex farm buildings such as the barn and combination mill/grain elevator further illustrate the variety of activities related to early 20th century agricultural enterprises.

Recent restoration projects completed as part of a master plan for maintaining the Hover Farmstead have closely followed the Secretary of Interior's Standards. In particular, the barn, a 1997 reconstruction meets the requirements of Criteria Consideration E. In 1995, when the original barn burned during the planning phase of the restoration projects, it was decided that because the barn could be viewed as the centerpiece of the complex of agricultural buildings that it should be reconstructed. The reconstructed barn is the result of pre-existing documentation and the quite detailed documentation gathered immediately after the fire. Any future interpretation of the Hover Farmstead will acknowledge that the barn is a reconstruction.

Historical Background

In addition to his association with agricultural development of the St. Vrain Valley, Hover was a civic and community leader of note. He was president of the Chamber of Commerce, an officer of the Red Cross, President of the local Council of Defense and Draft Board during World War I, a charter member of the Rotary, and treasurer of St. Stephen's Episcopal Church for 22 years. His wife, Katherine, was also an ardent supporter of the church, and the family hosted annual Sylvan Suppers on the grounds of Hoverhome as fundraisers for St. Stephen's.

Charles Hover once said, "It's a good thing to work for oneself, but it is a glorious thing to work for the public good." His willingness and ability to put those words into action make him a significant figure in the context of the social and civic development of Longmont. Daughter Beatrice, who never married or had any children, took to heart her parents' example of community service, translating books for the blind into braille and serving as a long-time girl scout leader.

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After Hover's death, Katherine sold the farmhouse to a cousin, Jack Wilson. During the late 1950s or early 1960s, the interior of the farmhouse was remodeled into two apartments and rented out. In 1994 Wilson's heirs sold the farmhouse to The St. Vrain Historical Society, Inc. in the hopes that it could be preserved. The Society continues to rent the apartments, using the income to help maintain the property.

Katherine and Beatrice continued to live at Hoverhome. Katherine began to pursue her dream of establishing a retirement community on the land where Charles had systematically rotated his wheat, alfalfa, and beet crops. Much of the farm acreage was sold (and subsequently developed into residential subdivisions) to finance the establishment of the retirement community which was to be located on the acreage closest to Hoverhome and the Farmstead. In the late 1970s Hover Manor, a multi-storied senior apartment complex, was constructed.

After Katherine Hover died in 1971, Beatrice continued to live at Hoverhome until she moved to more manageable quarters in the Hover Manor complex in 1983 where she resided until her death in 1991. When she moved, she deeded Hoverhome to Hover Community, Inc. to be used as a social and cultural center for both the retirement neighborhood and the community at large. Hover Community, Inc. located their offices on the second floor of Hoverhome, leaving the first floor for communal use, but soon found that the preservation and maintenance of the historic home diverted significant financial resources from their primary mission of providing housing services for senior citizens.

In 1997, Hover Community, Inc. sold Hoverhome and the surrounding 2.277 acres to The St. Vrain Historical Society, Inc. so that it could be preserved according to Beatrice's wishes. When Hover's daughter Beatrice died in 1991, she had bequeathed many of the original furnishings and fixtures to The St. Vrain Historical Society with the intention that they be preserved in the home. Today, visitors can enjoy a well appointed residence which looks much as it did during the seventy years that members of the Hover Family lived in, and loved, Hoverhome.

Since The St. Vrain Historical Society had purchased the farmhouse in 1994 and the Farmstead buildings in 1996, the purchase of Hoverhome consolidated the ownership of the historically significant core of the farm. During 1997, The St. Vrain Historical Society, Inc., with the help of a grant from the State Historical Fund (#96-02-034), completed initial restoration of the farmhouse and Farmstead buildings, insuring their continued preservation as an educational resource for the interpretation of Longmont's agricultural heritage. Also in 1997, the original Hover Barn which had been destroyed by fire in 1995 was reconstructed.

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PHOTOGRAPH LOG

The following information pertains to photographs numbers 1-34 except as noted:

Name of Property: Hoverhome & Hover Farmstead
Location: 1303-1309 Hover Road, Longmont, Boulder County, CO
Photographers: Dale Bernard & Eileen Cavanaugh
Date of Photographs: August & September, 1998
Negatives: The St. Vrain Historical Society
P.O. Box 705, Longmont, CO 80502

<u>Photo No.</u>	<u>Information</u>
1.	Overview from across Hover Road, view northwest.
2.	Hoverhome, east and south sides, view northwest.
3.	Hoverhome, entry gate and main entrance on east facade, view west.
4.	Hoverhome, north end of east facade, view southwest.
5.	Hoverhome, east facade, view west.
6.	Hoverhome, southeast side of bedroom wing, view northwest.
7.	Hoverhome, southwest and southeast sides of bedroom wing, view northeast.
8.	Hoverhome, west side, view southeast.
9.	Hoverhome, west side from gardens to the southwest, view northeast.
10.	Garden House/Tool Shed, west and south sides, view northeast.
11.	Stone Grill, south side, view north.
12.	Garage, east facade, view west.
13.	Walkway to formal gardens, with peony bed, view south.
14.	Formal gardens, view north.
15.	Formal garden, view northeast.
16.	Hoverhome interior, conservatory from foyer, view east.
17.	Hoverhome interior, foyer staircase, view southwest, file photo from 1987.
18.	Hoverhome interior, living room fireplace, view west.
19.	Hoverhome interior, living room, view northwest.
20.	Hoverhome interior, dining room from foyer, view northwest.
21.	Hoverhome interior, dining room showing built-in buffet, view west.
22.	Farmhouse and grounds from Hoverhome, view southeast.
23.	Farmhouse, south and east sides, view northwest.
24.	Farmhouse, east facade, view north toward Hoverhome.
25.	Creamery, east and north sides, view southwest.
26.	Wood & Coal Shed, west facade, view east.
27.	Chicken House, south and west sides, view northeast.

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PHOTOGRAPH LOG (Continued)

28. Barn in foreground, view southwest.
29. Barn in foreground, Mill/Grain Elevator in background, view west.
30. Barn, west and north sides, stock watering trough in foreground, view southeast.
31. Barn, east and south sides, view northwest.
32. Farm garage, north facade, grain silos at left rear, view south.
33. Mill/Grain Elevator, east side, view west.
34. Mill/Grain Elevator, west and south sides, view northeast.

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Hoverhome - Under Construction - 1913



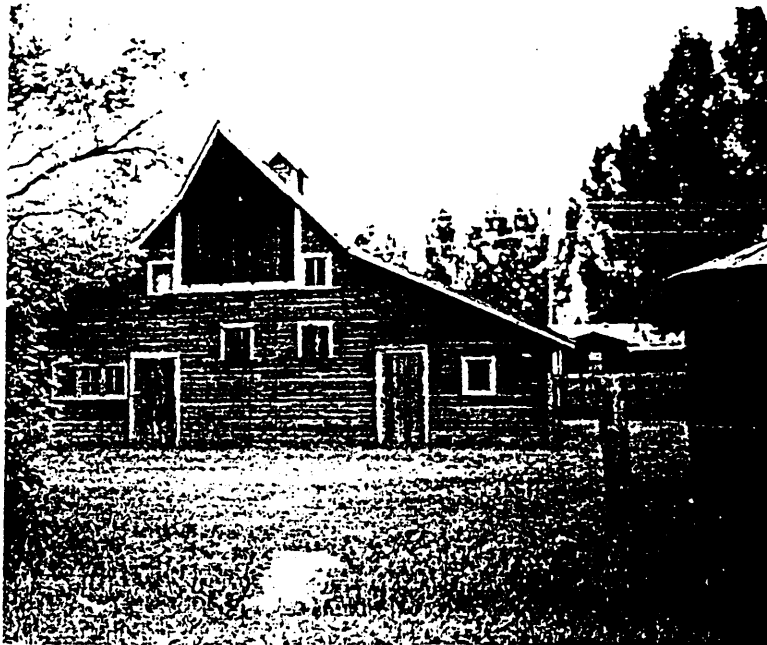
Hoverhome - Circa 1926

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B-1

VIEW TO SOUTH-BEFORE FIRE



B-2

VIEW TO SOUTHEAST-BEFORE FIRE

HOVER FARM - BARN



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REPAIR OF
IMPORTANT
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USGS MAP
Hygiene, CO

