

**Architectural Inventory Form**  
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**I. IDENTIFICATION**

1. Resource number: **5BL8789**
2. Temporary number: **N/A**
3. County: **Boulder**
4. City: **Longmont**
5. Historic building name: **Darby House / Spencer House**
6. Current building name: **Bopp House**
7. Building address: **718 Emery Street / 719 Darby Ct.**
8. Owner name: **Beth and John Bopp**  
Owner address: **4537 Apple Way**  
**Boulder, Colorado 80301**

**II. GEOGRAPHIC INFORMATION**

9. P.M. **6<sup>th</sup>** Township **2N** Range **69W**  
**SW<sup>1</sup>/<sub>4</sub>** of **SE<sup>1</sup>/<sub>4</sub>** of **NW<sup>1</sup>/<sub>4</sub>** of **NE<sup>1</sup>/<sub>4</sub>** of section **3**
10. UTM reference  
Zone **13**  
Easting: **491600**  
Northing: **4446560**
11. USGS quad name: **Longmont, Colorado**  
Year: **1968** (**Photorevised 1979**) **7.5'**
12. Lot(s): **7** Block: **18**  
Addition: **Jacobsen's Resub., Longmont** Year of Addition **ca. 1960**
13. Boundary Description and Justification: **This legally defined parcel encompasses but does not exceed the land historically associated with this property.**

22. Architectural style /  
building type:

**Ranch Type**

**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 **1664 square feet**
16. Number of stories: **1**
17. Primary external wall material  
**Brick**
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**  
**Carport**

**21. General Architectural Description**

Built in 1960, this duplex dwelling is located on the east side of Emery Street, near the south end of the 700 block. The duplex's west elevation (with an address of 718 Emery St.) fronts toward Emery Street, while its east elevation (with an address of 719 Darby Ct.) fronts toward Darby Court. The structure is set back forty-two feet from Emery Street, and there is a carport built onto the building's south elevation. The lot features a planted grass front yard. The duplex is supported by a poured concrete foundation. Basement windows are 2-light hoppers, with metal frames. The exterior walls are clad with a blond brick veneer, laid in running bond, and the roof is a low-pitched hip, covered with brown asphalt shingles, and with boxed eaves. There are not chimneys. One single-light fixed-pane "picture window", flanked on either side by a single-light casement window is located on the west elevation. Windows otherwise are primarily paired single-light casements, with green metal frames and with red brick rowlock sills. A stained natural brown solid wood door, with a white metal storm door, opens onto a 2-step concrete porch with a black wrought iron railing, located on the west elevation. (This is the entry into 718 Emery Street). Another stained natural brown solid wood door, with three stepped upper sash lights, and with a silver aluminum storm door opens onto a 2-step concrete stoop, located on the east elevation. (This is the entry into 719 Darby Ct.) A painted white wood-paneled door, with one upper sash light, and with a silver aluminum storm door, opens onto a concrete driveway, beneath the carport, on the south elevation.

**22. Architectural style / building type:**

Please see front page.

**23. Landscape or setting special features:**

This residence is located on the east side of Emery Street, in one of Longmont's oldest core residential neighborhoods. For the most part, the area is still made up of single family homes, with a few duplexes and small apartment buildings.

**24. Associated buildings, features, or objects**

n/a

#### **IV. ARCHITECTURAL HISTORY**

25. Date of Construction:  
Estimate  
Actual **1960**

Source of information:  
**(Boulder County) "Real Estate Appraisal Card – Urban Master." On file at the Boulder Carnegie Library.**

26. Architect:  
**n/a**

Source of information:  
**n/a**

27. Builder/ Contractor:  
**John H. Darby**

Source of information:  
**"John H. Darby." Longmont Times-Call, July 8, 2000, p. B5.**

28. Original owner:  
**John Darby**

Source of information:  
**(Boulder County) "Real Estate Appraisal Card – Urban Master." On file at the Boulder Carnegie Library.**

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

This building was constructed in 1960, and has served as a duplex residential dwelling from that time to the present.

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

#### **V. HISTORICAL ASSOCIATIONS**

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

### **35. Historical Background**

The south half of Block 18, where this duplex is now located, was historically the site of the old Bryant School. Constructed in 1891, Bryant School fronted toward 7<sup>th</sup> Avenue (Longs Peak Avenue) to the south. The school was set well back from 7<sup>th</sup> Avenue, and the school grounds extended from Emery Street on the west to Collyer Street to the east. Bryant School was closed in 1946 and in 1959, it was razed at the direction of the School Board of District 17.

In 1960, the half block site was re-platted and development into apartments and modest duplex residences. As part of the replat, a new street, Darby Court, was located between Emery and Collyer, extending north from 7<sup>th</sup> Avenue for one-half block. John H. Darby, a residential contractor, was the builder and original owner of this duplex residence. Darby had been born in Longmont on December 28, 1910. He grew up here, and attended college at Colorado State University in Fort Collins where he received a bachelor's degree in animal husbandry and vocational education. On April 2, 1938, Darby was married to Lorena Eva Jacobson. The Darbys had a son, James and a daughter, Sally Ann. Lorena (Jacobson) Darby had been born in Longmont on August 31, 1914, the daughter of Peter and Olene (Lena) Jacobson. Between 1964 and 1969, Lorena was publisher, and part owner, of the *Longmont Ledger* newspaper. In 1972, she was elected to the Colorado State Senate, serving until 1976. She was the first woman from Boulder County to be elected to the Colorado Senate. Mrs. Darby was also very active in local affairs. She was a charter member of the Longmont League of Women Voters. She served on the Library Board, the Museum Board, the Human Relations Commission, the St. Vrain Historical Society Board, and on El Comite. Mrs. Darby passed away on February 21, 1993. Mr. Darby died on July 6, 2000.

The Darbys lived here at this residence in the early 1960s. By 1966, though, they had sold the property to Lelia Spencer. Mrs. Spencer lived and owned here until the early 1980s. More recent owners/occupants of the property have included Fred. A. Wooster, Kel Weaver, Roland Dalberg and J.M. Dalberg. The duplex dwelling is presently maintained as a rental, owned by Beth and John Bopp of Boulder.

### **36. Sources of Information**

"Bids to Destroy, Sell Old Bryant School Asked." *Longmont Times-Call*, October 15, 1958, p. 1.

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

"Boulder County's First Woman in the Senate Honored With Joint Memorial." *Longmont Times-Call*, April 7, 1993, p. 3A.

"John H. Darby." *Longmont Times-Call*, July 8, 2000, p. B5.

"Lelia Spencer." *Longmont Times-Call*, November 15, 1980, p. 10.

*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.

**VI. SIGNIFICANCE**

37. Local landmark designation:

Yes

No **xx**

Date of Designation: **n/a**

38. **Applicable National Register Criteria**

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;

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).

**xx** Does not meet any of the above National Register criteria.

**City of Longmont Standards for Designation**

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.

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.

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: **n/a**

41. Level of Significance:

National:

State:

Local: **xx**

**42. Statement of Significance**

Built in 1960, this duplex residence is presently less than fifty years of age. As such, the property is ineligible for listing in the National Register of Historic Places. The property is also ineligible for local landmark designation by the City of Longmont.

**43. Assessment of historic physical integrity related to significance:**

This property displays an overall high level of historical integrity. There have been no additions to the dwelling subsequent to its original construction.

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**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: **The property is located in the block to the north of the East Side Historic District, which is listed in the National Register of Historic Places. Properties in this area, in the 700 block of Emery Street do have the potential to be incorporated into the existing East Side Historic District.**

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

Contributing:

Noncontributing: **xx**

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-17**

Frame(s): **1-3**

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: **December 15, 2001**

50. Recorders: **Carl McWilliams**

51. Organization: **Cultural Resource Historians**

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

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