

Architectural Inventory Form

Official Eligibility Determination (OAHF use only)

- 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: **5BL.270** Parcel number(s): **131503311007**
- 2. Temporary resource number: **N/A**
- 3. County: **Boulder**
- 4. City: **Longmont**
- 5. Historic Building Name: **Coulehan House; Pollard House**
- 6. Current Building Name: **DeBolt Building**
- 7. Building Address: **307 Coffman Street**
- 8. Owner Name: **Rita M. DeBolt**
- Owner Organization:
- Owner Address: **1345 Toedtli**
Boulder , CO 80305

44. National Register eligibility field assessment:	Not Eligible
Local landmark eligibility field assessment:	Eligible

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II. GEOGRAPHIC INFORMATION

9. P.M.: **6th** Township: **2N** Range: **69W**
NW ¼ of SE ¼ of NE ¼ of SW ¼ of Section 03
10. UTM reference
 Zone: **13** **491123 mE** **4446005 mN** **(NAD83)**
11. USGS quad name: **Longmont**
 Year: **1968 (photorevised 1979)** Map scale: **7.5**
12. Lot(s): **Lots 24-25 Blk 62**
 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.
 Metes and bounds?: Describe:

III. ARCHITECTURAL DESCRIPTION

14. Building plan (footprint, shape): **Irregular Plan**
15. Dimensions in feet: **180**
16. Number of stories: **2½**
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: **Porch**
Chimney
Roof Treatment/Dormer
21. General architectural description:
The imposing 2.5 story building at 307 Coffman Street measures 30' N-S (across) by 53' E-W (deep), not including a 4' by 15' extension on the north (side) elevation and a 9' by 20' extension on the west (rear) elevation. Historically a single-family dwelling, the building presently houses the Spirits Connections Gift Shop and Wholistic Health. It is supported by a coursed sandstone foundation, and its first story walls are made of red bricks laid in running bond; the second story walls are clad with painted white square-cut wood shingle siding, with painted green wood trim. The gable-on-hip roof is moderately-pitched, and is covered with green asphalt composition shingles. The eaves are boxed, and there is a hipped-roof dormer on the south elevation. A red brick chimney is located on the roof ridge. The 4' by 15' extension on the north elevation is covered by an intersecting gable-on-hip roof. A band of four 4-light windows penetrate the upper gable end on the east elevation (façade). Elsewhere, windows are primarily 1/1 double-hung sash, with painted white wood frames, painted green wood surrounds, and sandstone sills and lintels. The house originally featured a full-width front porch, measuring 30' N-S by 10' E-W; however, at some point prior to the 1960s, the porch's south end was closed in. The present porch, thus, comprises the north end of the façade, measuring 18' N-S by 10' E-W. Approached by five sandstone steps with flanking knee walls, the porch features a tongue-in-groove wood floor, brick knee walls with sandstone capping, square brick pillars, painted white Tuscan columns, and a low-pitched hipped roof. A stained natural brown glass-in-wood-frame door leads from the porch into the house. A rear entry door leads into the two-story extension on the west elevation.

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22. Architectural style: **Late Victorian/Edwardian**
 Building type:
23. Landscape or special setting features: **This property is located on the west side of Coffman Street, a block west of downtown Longmont. This area is home to a mixture of commercial and residential uses. An apartment building, in the former historic Dickens Mansion, is located next door to the south, The Elks Building is located across the street to the east. A parking lot is located to the north of this building.**
24. Associated buildings, features or objects:
- 1: Type: **Barn / Carriage House**
 Describe: **A historic wood frame barn is located at the rear of the property. Built between 1900 and 1906 (prior to the construction of the house), the barn measures 23' N-S by 16' E-W. Its walls are of solid red brick construction, with distinctive pressed grey brick columns at each of the four corners. Star tie rods are visible on the east and west elevations. The building is covered by a steeply-pitched front gable roof, with green asphalt shingles, and with boxed eaves with painted green wood trim. Square-cut wood shingles appear in the upper gable ends. A plywood and 1x wood constructed door, side hinged with metal strap hinges, is located on the south elevation. The building features segmental arched window openings, some of which have been filled in with brick..**

IV. ARCHITECTURAL HISTORY

25. Date of construction: Estimate: **1907** Actual:
- Source of information: **Town of Longmont Water Rent Collection Records; Sanborn Insurance maps, 1906, 1911; Longmont city directories.**
26. Architect: **Unknown**
 Source of information: **N/A**
27. Builder: **Unknown**
 Source of information: **N/A**
28. Original owner: **Walter C. Coulehan**
 Source of information: **Town of Longmont Water Rent Collection Records; Longmont city directory, 1910.**
29. Construction history:
Longmont water rent collection records indicate that this house was built circa 1907, and that it was originally owned by Longmont banker Walter C. Coulehan. Sanborn Insurance maps provide corroborating evidence that the house was built sometime between 1906 and 1911. The Sanborn maps also show that the barn was constructed prior to the house, between 1900 and 1906, and was apparently originally associated with the Dickens property next door to the south. In 1946, a building permit was obtained to "glass in [the] rear porch 20' by 10' by 10'." This rear extension was likely originally just one story. Longmont building permit files also reference work being done on the building in 2002, apparently without a permit. A stop work order was issued, and the status of the work attempting to be done at that time is not clear.
30. Original location: Moved: Date of move(s):

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V. HISTORICAL ASSOCIATIONS

31. Original use(s): **Domestic/Single Dwelling**
32. Intermediate use(s): **Domestic/Single Dwelling**
33. Current use(s): **Commerce and Trade/Business**
34. Site type(s): **Former single family residence**
35. Historical background:

The imposing house at 307 Coffman Street was built in 1907, and was originally the home of Walter C. and Artalissa M. (Dickens) Coulehan. During the early 1900s, Mr. Coulehan worked at the Farmers National Bank, which had been founded by his father-in-law, William H. Dickens. (The Dickens family lived next door at 303 Coffman Street.) By 1920, Walter Coulehan no longer lived at this address, and by the late 1920 he had moved to Denver where he became involved in the oil business. He passed away in Denver in January 1957 at the age of 74.

By 1923, this property had become the residence of George W. and Mary (Dickens) Pollard. Like Walter Coulehan, George Pollard was also a son-in-law of William H. Dickens; however, Dickens had died in 1915. Born at Paducah, Kentucky on February 17, 1877, George W. Pollard came to Longmont at about the turn of the twentieth century. He was married to Mary D. Dickens at Windsor, Colorado on November 30, 1904. The couple made their home at Windsor for two years, before moving to California where they lived until 1912. They then came to Longmont where they lived for the remainder of their lives.

Mr. Pollard worked as an auditor for the Farmers Milling and Elevator Company, before working as a private auditor between 1940 and 1955. He later served as a secretary for the Elks Club, located across the street from the Pollard's house. A long-time active member of the Elks, George Pollard passed away in September 1965 at age 88. Mrs. Pollard continued to live here until shortly before her own death in March 1973, at the age of ninety. Mr. and Mrs. Pollard were survived by a son, Wilson, and by two daughters, Eloise (Bruen) and Elizabeth (Gregg). Following her mother's death, Eloise (Pollard) Bruen became the house's owner, and lived here during the mid-to-late 1970s.

City directories indicate that by the early 1980s, the property had largely been converted to commercial and/or professional office space. Spruce Real Estate, Inc. was located here during much of the 1980s. The building's present (2006) tenants are Spirit Connections Gift Shop, and Wholistic Health.

36. Sources of information:
- "George W. Pollard, Long Resident of City, is Dead ." Longmont Times-Call, September 27, 1965, p. 3.
- "Mrs. Mary D. Pollard." (obituary) Longmont Times-Call, March 28, 1973, p. 3.
- Town of Longmont Water Rent Collection Records..
- Longmont City Directories.
- Boulder County Assessor records.
- Sanborn Fire Insurance maps.
- City of Longmont building permit files.
- (Boulder County) Real Estate Appraisal Card – Urban Master." On file at the Boulder Carnegie Library.
- "Heart Ailment Fatal to Walter Coulehan." Longmont Times-Call, January 11, 1957, p. 1.

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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.

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.

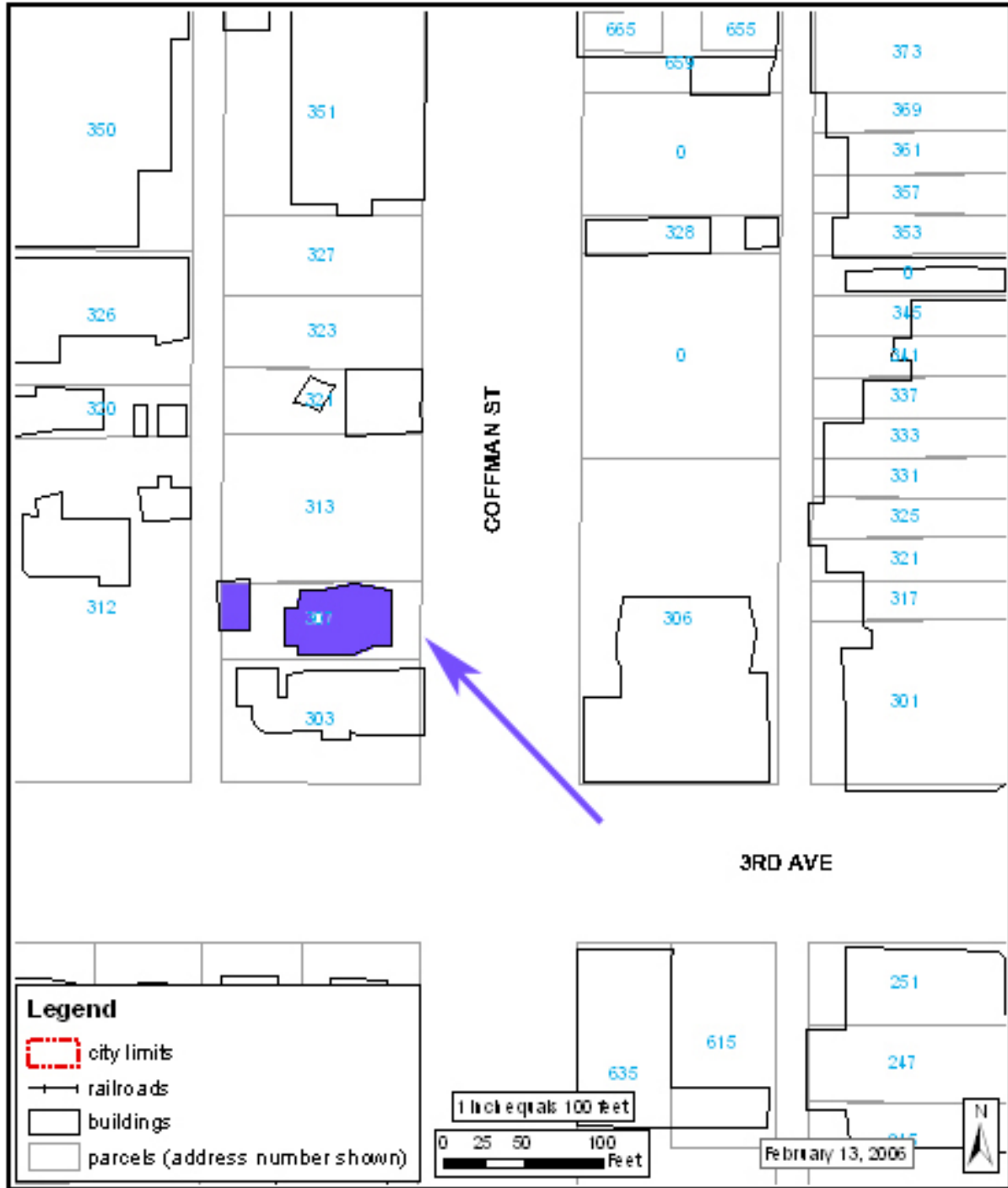
39. Area(s) of significance: **Not Applicable**

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

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

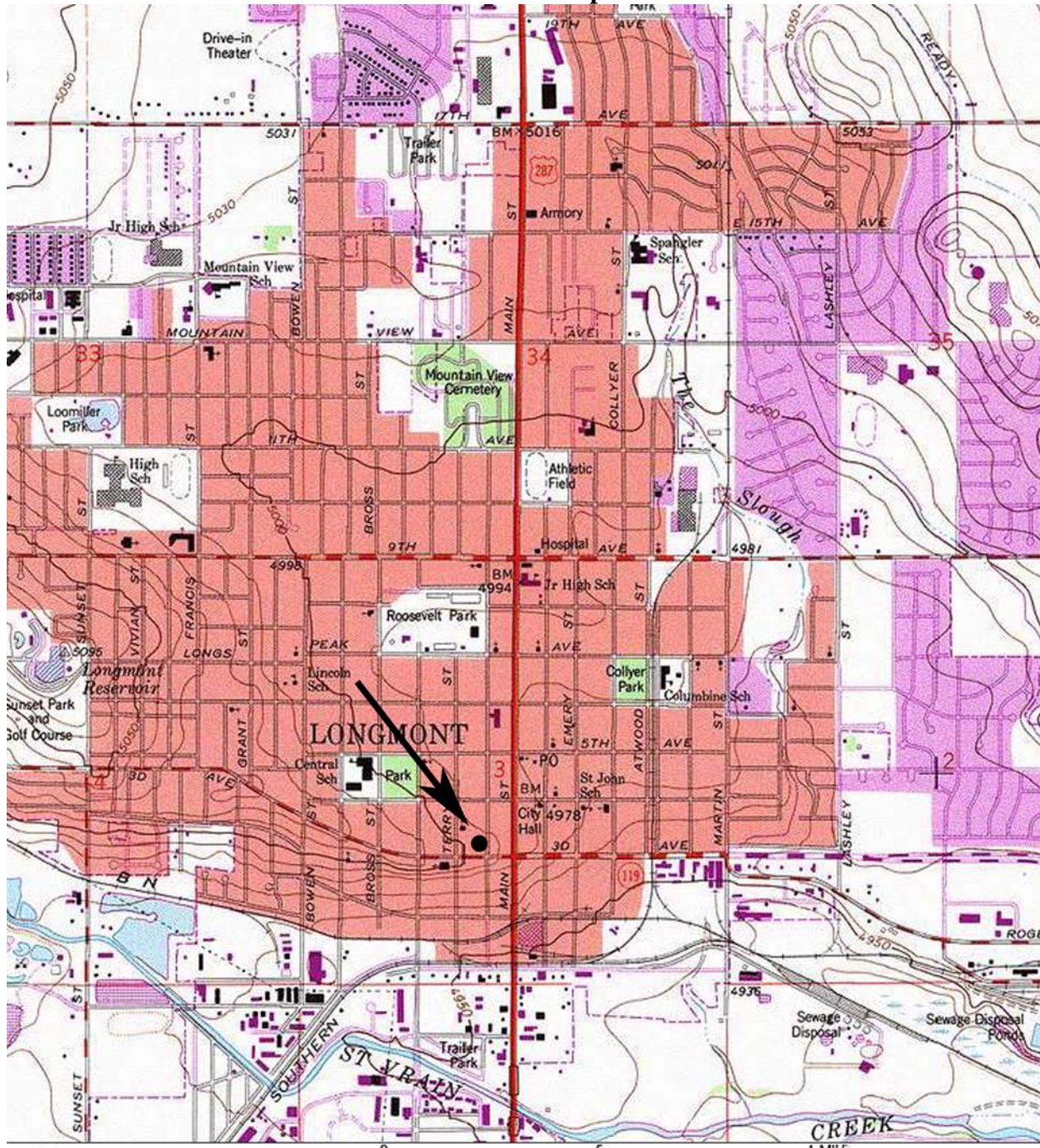
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Sketch Map



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Location Map



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