

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

Official Eligibility Determination  
(OAH P use only)

OAHP1403  
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: **5BL.6769** Parcel number(s): **131503334002**
- 2. Temporary resource number: **N/A**
- 3. County: **Boulder**
- 4. City: **Longmont**
- 5. Historic Building Name: **Pennock House**
- 6. Current Building Name: **The Men's Room Etc.**
- 7. Building Address: **415 Coffman Street**
- 8. Owner Name: **Ladon S. Smith**
- Owner Organization:
- Owner Address: **415 Coffman St**  
**Longmont , CO 80501**

44. National Register eligibility field assessment:	<b>Not Eligible</b>
Local landmark eligibility field assessment:	<b>Eligible</b>

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### II. GEOGRAPHIC INFORMATION

9. P.M.: **6th** Township: **2N** Range: **69W**  
**NW ¼ of NE ¼ of NE ¼ of SW ¼ of Section 03**
10. UTM reference  
 Zone: **13** **491125 mE** **4446229 mN** **(NAD83)**
11. USGS quad name: **Longmont**  
 Year: **1968 (photorevised 1979)** Map scale: **7.5**
12. Lot(s): **Lots 14 THRU 19 Blk 53**  
 Addition: **Longmont Original Town Replat A** 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): **Rectangular Plan**
15. Dimensions in feet: **Length: 40 feet x Width: 32 feet**
16. Number of stories: **2**
17. Primary external wall material(s): **Brick** 18. Roof configuration: **Hipped Roof**
19. Primary external roof material: **Asphalt Roof/Composition Roof**  
 Other roof materials:
20. Special features: **Porch**  
**Roof Treatment/Flared Eave**  
**Chimney**
21. General architectural description:  
**The imposing two-story dwelling at 415 Coffman Street has solid pressed grey brick walls, laid in running bond, while the foundation is faced with red bricks to approximately 3.5' above grade. The building is covered by a low-pitched hipped roof, covered with asphalt shingles, and with flared eaves with painted beige wood trim. A distinctive pressed grey brick fireplace chimney, located on the north elevation, is flanked on either side by a square leaded-glass window. Another distinctive pressed grey brick chimney is located just below the ridge on the south-facing roof slope. Two large 1/1 single-hung sash windows, topped by decorative rounded brick arches, flank the front entry door on the façade. Windows elsewhere are primarily 6/1 and 8/1 double-hung sash. The house features a symmetrical façade on the west elevation. A 32' by 8' porch extends across the full length of the façade. The center, 12' by 8' section of the porch is covered by a gable roof supported by heavy square brick pillars. False half-timbering and a dentil course appear in the porch roof's upper gable end. The porch is approached by three concrete steps, and has brick knee walls with sandstone capping. A stained natural brown glass-in-wood-frame door, with flanking sidelights, leads from the porch into the house..**
22. Architectural style: **Late 19th And 20th Century Revivals/Mediterranean Revival**  
 Building type:

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23. Landscape or special setting features: **This property is located on the west side of Coffman Street, in the block between 4th and 5th Avenues. This area, a block west of Main Street in downtown Longmont, is now devoted primarily to light commercial and professional office uses, with a dwindling number of small apartment buildings and residences. A former bank building, with drive-up teller facilities, extends to the west from the north end of this building's west elevation.**

24. Associated buildings, features or objects:

1: Type: **N/A** Contributing? **Not assessed**  
Describe:

### IV. ARCHITECTURAL HISTORY

25. Date of construction: Estimate: Actual: **1912-1914**

Source of information: **Town of Longmont Water Rent Collection Records; Boulder County Assessor records; Sanborn Insurance maps.**

26. Architect: **Unknown**

Source of information: **N/A**

27. Builder: **Unknown**

Source of information: **N/A**

28. Original owner: **Vivian R. Pennock**

Source of information: **Town of Longmont Water Rent Collection Records; "McCarty Engineers to Well-Known Old Home." Longmont Times-Call, February 4-5, 1978, p. 14B.**

29. Construction history:

**Sanborn Insurance maps and Longmont water rent collection records reveal that this property was first developed prior to 1890, with the construction of a large wood frame dwelling. In 1912, Dr. Vivian R. Porter (who had owned the property since 1903), had the original house torn down and in its place erected this handsome two-story brick masonry Colonial Revival dwelling. Boulder County Assessor records indicate the dwelling was completed in 1914. An original attached garage at the rear northwest corner has been incorporated into a bank building which abuts this building at the north end of the west (rear) elevation. Otherwise, the Pennock House appears little altered from its original construction.**

30. Original location:  Moved: Date of move(s):

### V. HISTORICAL ASSOCIATIONS

31. Original use(s): **Commerce and Trade/Business**

32. Intermediate use(s): **Domestic/Single Dwelling**

33. Current use(s): **Domestic/ Single Dwelling; Commerce and Trade/Business**

34. Site type(s): **Former single-family residence, and later a flower shop. Presently a Barber/ Styling, Skin Care and Massage business, as well as a residence.**

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35. Historical background:

This property (Lots 17 and 18 of Block 53) was originally developed with the construction of a large wood frame house in the years prior to 1890. That dwelling was owned by C.M Brown in the 1890s and very early 1900s, until it was purchased by Dr. Vivian Russell Pennock circa 1904. Dr. Pennock, and his wife, Lillian A. (Large) Pennock, then had the extant Colonial Revival style house built, 1912-1914. The son of Longmont pioneers Porter R. and Ellen (Coffin) Pennock, Vivian R. Pennock was born on May 8, 1870. He graduated from Longmont High School, and received his medical degree from the University of Colorado Medical School in 1894. He was also a member of C.U.'s first varsity football team.

Vivian Pennock and Lillian Large were married on Christmas Eve., 1894. They then lived in the mining towns of Silver Plume and Cripple Creek, between circa 1895 and 1904, where Dr. Pennock had his first medical practices. During these years, Dr. and Mrs. Pennock began raising a family of three children, whom they named Mildred, Phil, and Hugh. After the family moved back to Longmont and purchased this property, Dr. Pennock established the Longmont Hospital, in association with Dr. C.F. Andrew. Dr. Pennock remained associated with the hospital until his untimely death, from stomach cancer, on August 19, 1921 at the age of 51. Mrs. Pennock continued to live in the house until 1940 when she sold it to Robert J. and Neva Leonard. She passed away in Longmont on November 15, 1961, one day after her ninety-first birthday.

A native of Fort Collins, Robert Leonard came to Longmont in 1917, gaining employment as a chemist at the Great Western Sugar Company. He was married to Miss Neva Robbins on February 21, 1919, and in 1922, Leonard and his father-in-law, O.B. Robbins, opened the Robbins Flower Shop. Initially located on 4th Avenue, the flower shop was soon re-located to 421 Coffman Street, next door to this property, where it existed for many years. Mr. Leonard retired from the flower business in 1961, but the family continued to live on in this house. Mr. Leonard then spent six years as business manager at the Highland's Presbyterian Camp in Allenspark. He passed away in January 1974 at the age of 77. Neva Leonard died circa 1975.

Between circa 1969 and 1975, the flower shop and related greenhouses at 421 Coffman Street were acquired by John R. and Judith S. Haines. The Haines' then traded that property for the house at 415 Coffman which had been acquired by the Longmont (National Bank) Development Company, from the estate of Neva Leonard. John and Judy Haines then operated Robbins Flower Shop out of this house for several years, until the late 1990s. The Longmont National Bank, meanwhile, erected a drive-up banking facility and parking lot where the flower shop had previously been located at 421 Coffman.

From the late 1990s to the present, this house has been owned and occupied by Ladon Smith. She operates "The Men's Room, Etc." in the front of the building, while maintaining a residence in the rear and upstairs.

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36. Sources of information:

**Longmont City Directories.**

"Pennock." (Ellen Coffin Pennock obituary) Longmont Ledger, August 29, 1913.

"Robert J. Leonard." [obituary] Longmont Times-Call, January 28, 1974, p. 3.

**Sanborn Fire Insurance maps.**

**Town of Longmont Water Rent Collection Records.**

**Boulder County Assessor records.**

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

"Mrs. Lillian Pennock, Longmont Pioneer, Dies." Longmont Times-Call, August 17, 1961, p. 1.

"Vivian Russell Pennock." (obituary) Longmont Daily Times, August 19, 1921, p. 1.

**City of Longmont building permit files.**

"Pennock." (Porter R. Pennock obituary) Longmont Ledger, May 3, 1901.

"Died - Pennock." [Vivian Russell Pennock obituary] Longmont Ledger, August 26, 1921, p. 5.

**They Came to Stay: Longmont, Colorado 1858-1920. Longmont, Colorado: St. Vrain Valley Historical Association, 1971, pp. 200, 201.**

### 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.

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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:

42. Statement of significance:

**This property is historically significant for its association with Longmont's residential development during the early 1900s. Built in 1912-1914, it is also significant for its initial association with Dr. Vivian Russell and Lillian A. (Large) Pennock, and its later association with Robert J. and Neva Leonard. The Pennock and Leonard families both made notable contributions to Longmont's socioeconomic development. The house is also architecturally significant for its distinctive Colonial Revival architectural style, and for the craftsmanship shown in its brick construction. Due to some loss of integrity, the property's level of significance is probably not to the extent that it would qualify for individual listings in the National Register of Historic Places; however, it probably does qualify for individual listing in the State Register of Historic Properties, and it is also eligible for individual local landmark designation by the City of Longmont.**

43. Assessment of historic physical integrity related to significance:

**This property exhibits a high level of integrity, relative to the seven aspects of integrity as defined by the National Park Service and the Colorado Historical Society - location, setting, design, materials, workmanship, feeling and association. Some loss of integrity occurred when an original attached garage at the rear northwest corner was incorporated into a drive-up bank facility which abuts this building at the north end of the west (rear) elevation. The Pennock House, otherwise, appears little altered from its original construction.**



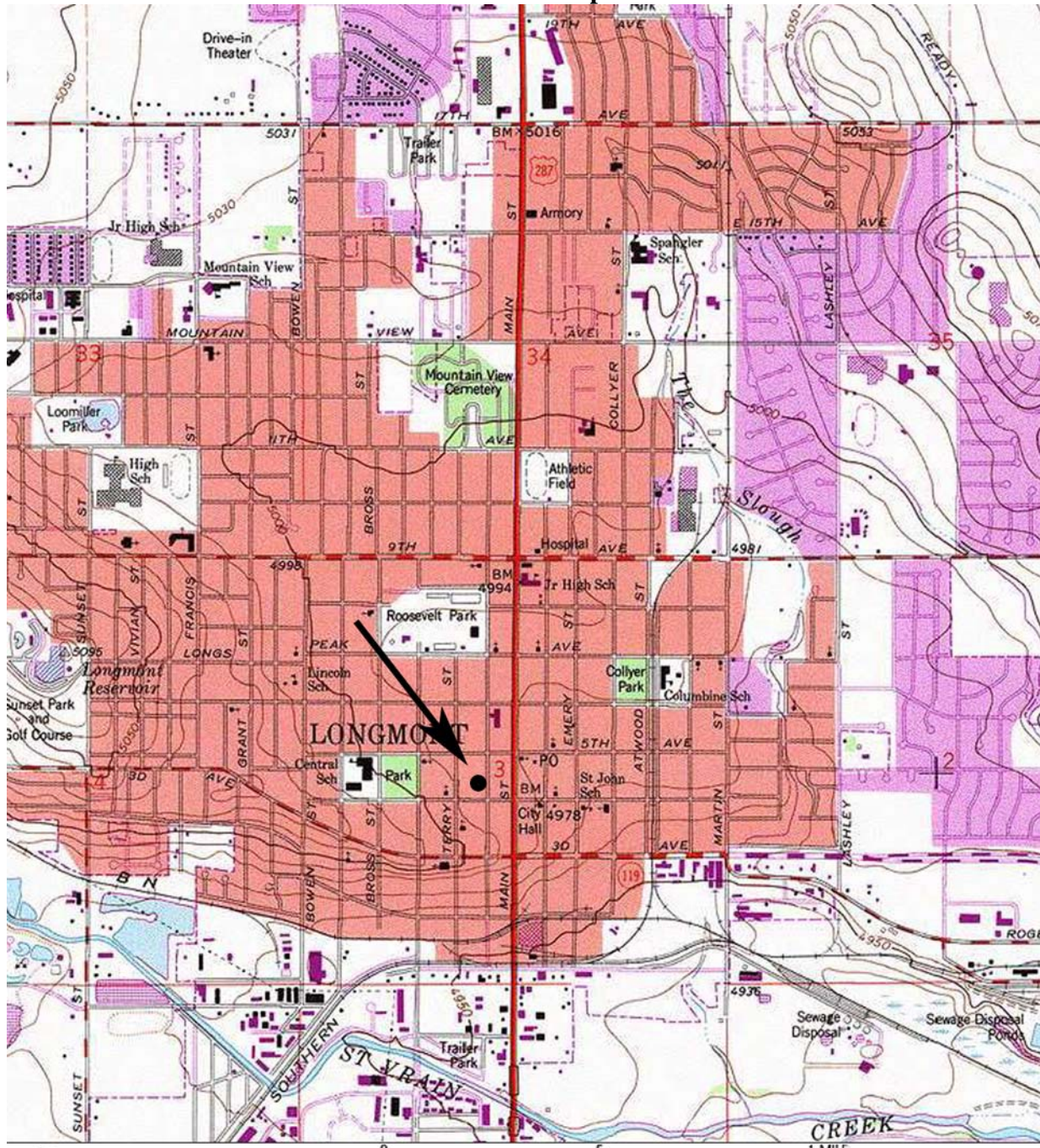
# Architectural Inventory Form

## Sketch Map



# Architectural Inventory Form

## Location Map



Map created with TOPO!® ©2003 National Geographic (www.nationalgeographic.com/topo)