

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

Official Eligibility Determination
(OAH P use only)

OAH P1403
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.10119** Parcel number(s): **131503208007**
- 2. Temporary resource number: **N/A**
- 3. County: **Boulder**
- 4. City: **Longmont**
- 5. Historic Building Name: **Davis House; Shumaker House**
- 6. Current Building Name: **Michels House**
- 7. Building Address: **718 Coffman Street**
- 8. Owner Name: **Mark N. Michels**
- Owner Organization:
- Owner Address: **Po Box 1481
Boulder , CO 80306**

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

Architectural Inventory Form

Page 2 of 8

II. GEOGRAPHIC INFORMATION

9. P.M.: **6th** Township: **2N** Range: **69W**
SE ¼ of SE ¼ of NE ¼ of NW ¼ of Section 03
10. UTM reference
 Zone: **13** **491196 mE** **4446788 mN** **(NAD83)**
11. USGS quad name: **Longmont**
 Year: **1968 (photorevised 1979)** Map scale: **7.5**
12. Lot(s): **S 1/2 Lot 3 Blk 15**
 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: **Length: 42 feet x Width: 25 feet**
16. Number of stories: **1**
17. Primary external wall material(s): **Wood/Horizontal Siding**
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
Ornamentation/Decorative Shingles
21. General architectural description:
Built in 1902, the residence at 718 Coffman Street is a modest single-story wood frame dwelling which overall measures 25' N-S (across) by 42' E-W (deep). The house is supported by a low sandstone foundation, faced with painted blue concrete pargeting. Its exterior walls are clad with painted white horizontal wood siding, with 1" by 4" corner boards, although, painted blue variegated wood shingles appear in the upper gable ends. The house is covered by a steeply-pitched gables-on-hip roof, with green asphalt shingles and boxed eaves. A red brick chimney is located on the roof ridge. A canted bay, with three 1/1 double-hung windows, and covered by an intersecting gable, is a prominent architectural feature comprising the north half of the façade (west elevation). The home's windows elsewhere are primarily single 1/1 double-hung sash with painted white wood frames and surrounds. A 3-step wood stoop, with a black wrought iron railing, approaches a 6' by 9' screened-in, shed-roofed, porch is located at the south end of the façade. A wood screen door leads from the steps to the porch, while a wood-paneled door, covered by an aluminum storm door, leads from within the porch into the house. The porch features wood frame knee walls, turned columns, and a spindle frieze. A 5' by 7' porch, covered by a low-pitched hipped roof, is located near the east end of the south elevation. An aluminum storm door enters into this porch.
22. Architectural style: **Late Victorian**
 Building type:

Architectural Inventory Form

Page 3 of 8

23. Landscape or special setting features: **This house is located on the east side of Coffman Street, near the northeast end of Longmont's historic West Side Residential neighborhood. This area, a block west of Main Street, is home to a variety of mixed single-family residences, and residences which have been converted to small apartment buildings, and commercial professional uses.**

24. Associated buildings, features or objects:

1: Type: **N/A**

Contributing? **Not assessed**

Describe:

IV. ARCHITECTURAL HISTORY

25. Date of construction: Estimate: Actual: **1902**

Source of information: **Town of Longmont Water Rent Collection Records.**

26. Architect: **Unknown**

Source of information: **N/A**

27. Builder: **Unknown**

Source of information: **N/A**

28. Original owner: **Mrs. Anna T. Davis**

Source of information: **Town of Longmont Water Rent Collection Records.**

29. Construction history:

Longmont water rent collection records and Sanborn Insurance maps document that this dwelling was constructed in 1902. Mrs. Anna T. Davis was the original owner. She was also the original owner of the house next door at 722 Coffman Street which was built in 1903. There have been no additions, and only minimal exterior alterations, to this house following its original construction. Sanborn maps show a small garage near the rear of the lot along the north property line was built between 1918 and 1930, and was removed sometime after 1956.

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

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**

Architectural Inventory Form

Page 4 of 8

35. Historical background:

Built in 1902, this house was originally owned by Mrs. Anna Theophilus Davis. According to Longmont city directories, Mrs. Davis resided at 643 Terry Street in the early 1900s, while apparently maintaining this and other properties as rentals. She also owned the house next door at 722 Coffman Street. According to her obituary, Mrs. Davis was born at TwedysheW, Llansadwin district Carmarthenshire, South Wales, on May 25, 1865. She came to Longmont in 1900. She and her husband, William Davis, had six children: Horace, Evan, William, Theophilus, Margaret and Rosanna. Anna faced much hardship in her life. Her son Evan died in infancy. By 1906, she had been widowed, and her children helped support the family. When World War I broke out, Horace went into the service, only to be killed on November 18, 1918. A strong woman, Anna Davis persevered. She passed away in May 1937, at her home on Terry Street.

Boulder County Assessor records indicate that members of the Davis family owned this property until at least the early 1950s. For many years, though, from the 1910s to the early 1930s, it was occupied by the Harry F. Shumaker and Vail F. Shumaker families. Harry Shumaker was born in Cherokee County, Kansas, circa 1880, while Mabel had also been born in Kansas on December 27, 1884. The Shumakers moved to Longmont in 1903, where Harry opened a plumbing business, and later served as head of the Longmont Water Department for fifteen years. Harry and Mabel had one son, Vail F. Shumaker. In 1929, the family moved to Wellington, Colorado where Harry took a position with the Continental Oil Company. A year later, in October 1930, Mabel lost her life when the family's automobile collided with a beet truck near Fort Collins. Harry, and their granddaughter, Helen, were injured in the crash, although not seriously.

In 1935, Harry married his second wife, Miss Constance Posten of Longmont, who was then teaching at Waverly. They moved from Wellington to Fort Collins in 1945, where Harry eventually passed away in November 1962. Vail F. Shumaker and family, meanwhile lived in this house in the early 1930s. They later moved to Trinidad where Vail became Manager of the Trinidad City Light Department.

Residents of 718 Coffman from the 1940s to the early 1970s included, Frehlen E. Krout, Lyman W. Wilkes, Everett C. Allen, Mrs. M. Elizabeth Cushman, and Reginald R. and Olive Lovell. Millard S. Armstrong then occupied the house from the 1970s to the 1990s. Presently, in 2006, the house is owned by Mark N. Michels of Boulder.

36. Sources of information:

"Mrs. Harry Shumaker Killed in Fort Collins Auto Crash." Longmont Times-Call, October 31, 1930, p. 1.
 Boulder County Assessor records.
 (Boulder County) Real Estate Appraisal Card – Urban Master." On file at the Boulder Carnegie Library.
 Town of Longmont Water Rent Collection Records.
 City of Longmont building permit files.
 "Esther Lee Davis." Longmont Times-Call, May 2, 1994, p. A-11.
 Sanborn Fire Insurance maps.
 "Death Claims Anna T. Davis." Longmont Times-Call, May 27, 1937, p. 1.
 Longmont City Directories.
 "Harry Shumaker Dies of Leukemia" Longmont Times-Call, November 19, 1962, p. 8.

VI. SIGNIFICANCE

37. Local landmark designation: Yes No Date of designation:

Designating authority:

38. Applicable National Register criteria:

Architectural Inventory Form

Page 5 of 8

- 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:

Architectural Inventory Form

Page 6 of 8

42. Statement of significance:

Built in 1902, this house is historically significant for its association with the theme of community development in Longmont as it relates to the residential development of the West Side neighborhood. It is also architecturally significant for its modest Late Victorian architectural characteristics, Its level of significance in these regards, though, is not to the extent that it would qualify for individual listing in the National Register of Historic Places. The property, though, may be considered 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. There have been no additions, and only minimal exterior alterations, to this house following its original construction. The integrity of setting has been slightly diminished by the loss of the historic garage.

VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. National Register eligibility field assessment: **Not Eligible**

Local landmark eligibility field assessment: **Eligible**

45. Is there National Register district potential? Yes No

Discuss: **This property is located outside the boundaries of Longmont's National Register listed Westside Historic District. There is limited potential that the district's boundaries could be extended to incorporate this block.**

If there is National Register district potential, is this building: Contributing Noncontributing N/A:

46. If the building is in existing National Register district, is it: Contributing Noncontributing N/A:

VIII. RECORDING INFORMATION

47. Photograph number(s): **CLG Grant #08-05-20407-027 -** Negatives filed at: **City of Longmont**
CD-2, Images 179-182,

48. Report title: **Eastside and Westside Neighborhoods: Historic** **Department of Community**
Context and Survey Report **Development, Planning**
Division

49. Date(s): **01/07/06** **Civic Center Complex**

50. Recorder(s): **Carl McWilliams** **350 Kimbark Street**
Longmont, Colorado 80501

51. Organization: **Cultural Resource Historians**

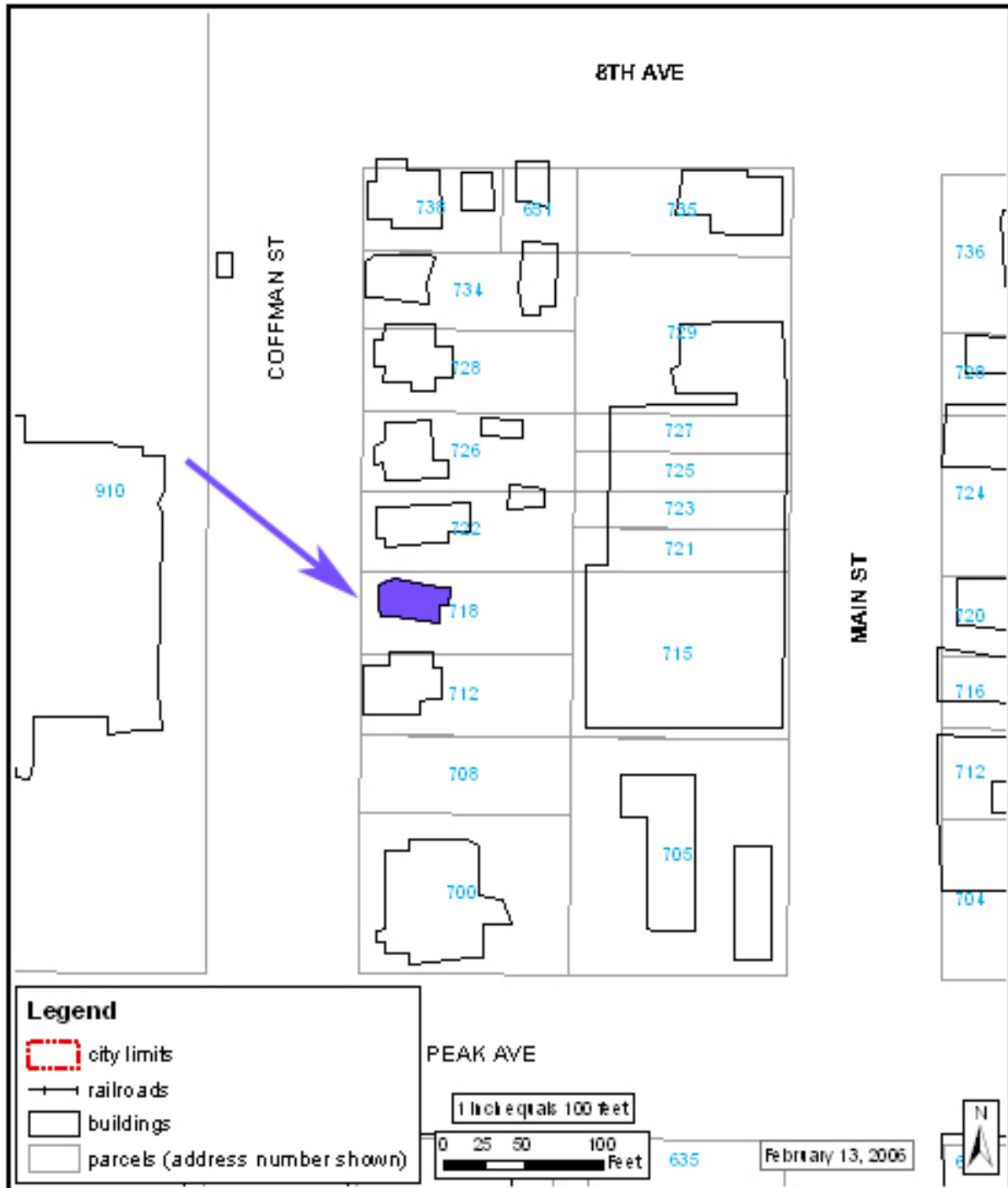
52. Address: **1607 Dogwood Court**
Fort Collins, Colorado 80525

53. Phone number(s): **(970) 493-5270**

Architectural Inventory Form

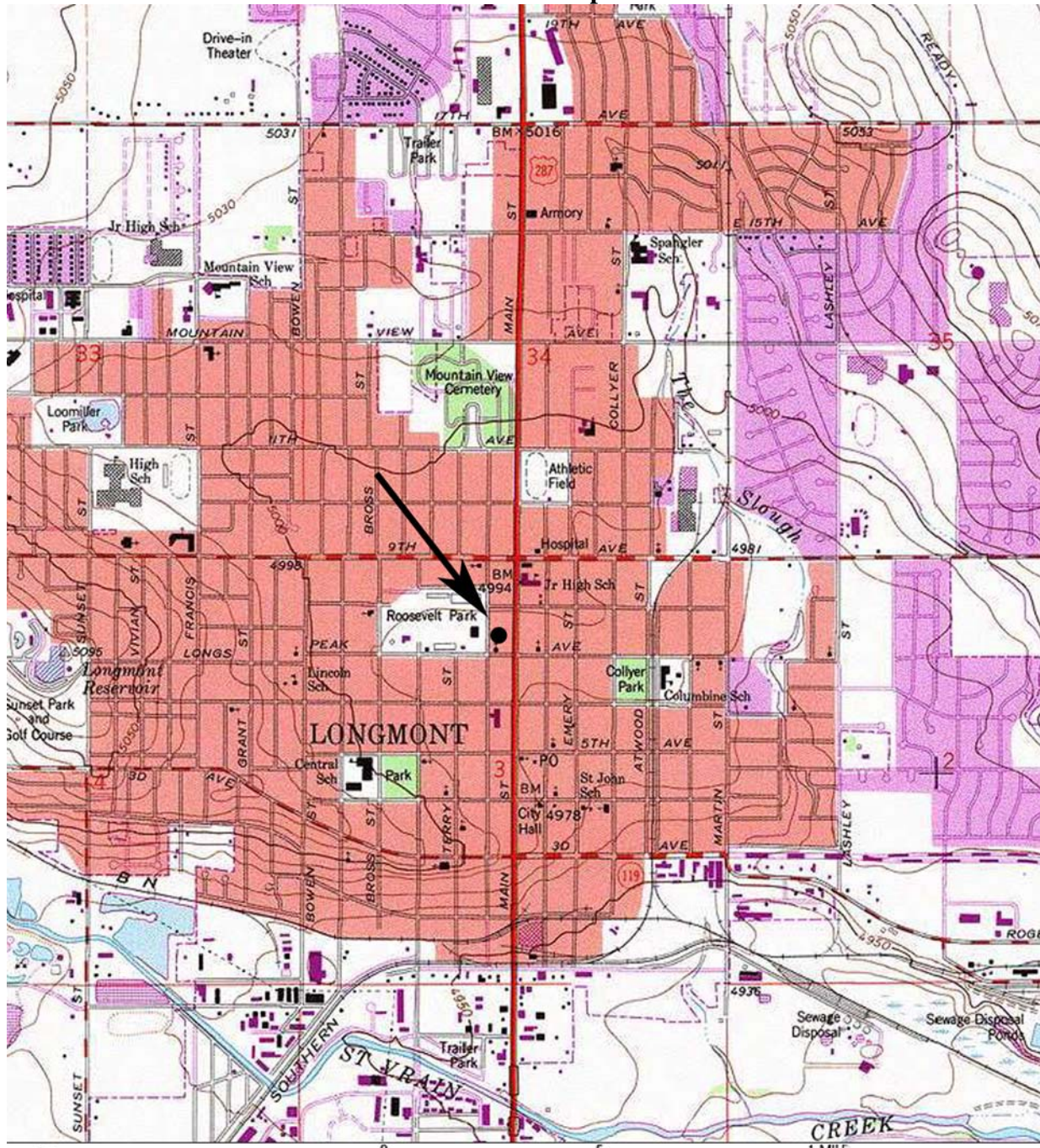
Page 7 of 8

Sketch Map



Architectural Inventory Form

Location Map



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