

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

Official Eligibility Determination (OAHHP use only)

OAHHP1403 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.10120** Parcel number(s): **131503208006**
- 2. Temporary resource number: **N/A**
- 3. County: **Boulder**
- 4. City: **Longmont**
- 5. Historic Building Name: **Davis House**
- 6. Current Building Name: **Colvin Investments House**
- 7. Building Address: **722 Coffman Street**
- 8. Owner Name: **Colvin Investments LLC**
- Owner Organization:
- Owner Address: **722 Coffman St**
Longmont , CO 80501

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**
NE ¼ of SE ¼ of NE ¼ of NW ¼ of Section 03
10. UTM reference
 Zone: **13** **491197 mE** **4446803 mN** **(NAD83)**
11. USGS quad name: **Longmont**
 Year: **1968 (photorevised 1979)** Map scale: **7.5**
12. Lot(s): **N 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): **Rectangular Plan**
15. Dimensions in feet: **Length: 38 feet x Width: 25 feet**
16. Number of stories: **1 1/2**
17. Primary external wall material(s): **Wood/Horizontal Siding**
18. Roof configuration: **Truncated Hip**
19. Primary external roof material: **Asphalt Roof/Composition Roof**
- Other roof materials:
20. Special features: **Porch**
Roof Treatment/Flared Eave
Ornamentation/Decorative Shingles
21. General architectural description:
The modest 1.5 story wood frame residence at 722 Coffman Street measures 25' N-S (across) by 38' E-W (deep). The house is supported by a low sandstone foundation, covered with painted red concrete pargeting, and its exterior walls are clad with painted beige horizontal wood siding, with 1" by 4" corner boards. The truncated hipped roof is steeply-pitched, is covered with red asphalt composition shingles, and has flared eaves with painted red wood trim. There is an intersecting hipped-roof extension to the rear (east). An intersecting gable, with octagon shingles in its upper gable end, overlooks the façade on the west elevation. A non-historic single-light fixed-pane window, flanked on either side by a narrow 1/1 double-hung sash window, is located on the south elevation. Two non-historic 1x1 horizontal sliding windows in metal frames are located at the east end of the north elevation. Elsewhere, the home's windows are primarily single 2/2 double-hung sash, with painted white wood frames and painted red wood surrounds. A 17' by 6' enclosed front porch is centered beneath the intersecting gable on the symmetrical façade. The porch is covered by a low-pitched hipped roof with an intersecting gable over the entry door. A black metal security door enters into the porch, while a painted red wood door leads from within the porch into the house's interior. A rear entry door, covered by a black metal security door, is located on the east elevation.
22. Architectural style:
 Building type: **Hipped-roof Box**

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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: **Garage**

Describe:

A wood frame garage, which measures 12' N-S by 16' E-W, is located near the rear of the lot. It is supported by a concrete foundation, and its exterior walls are clad with painted beige horizontal wood siding with 1" by 4" corner boards. The garage roof is a moderately-pitched front gable, covered with grey asphalt shingles laid over 1x wood decking and 2x wood rafters. The rafter ends are painted beige, and are exposed beneath the eaves. A single 4-light window penetrates the north elevation. A painted beige vertical wood plank garage door on the west elevation, opens onto a narrow gravel driveway which extends along the north side of the house to Coffman Street..

IV. ARCHITECTURAL HISTORY

25. Date of construction: Estimate: Actual: **1903**

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 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 house was built in 1903. Mrs. Anna T. Davis was the original owner. There have been no additions, and minimal exterior alterations, to the house following its original construction. A building permit dated June 29, 1955 indicates that the extant garage was moved here from another location (possibly 1001 Atwood Street); however, the microfilm copy of the building permit is difficult to read. Four other building permits are on file with the City of Longmont. On June 17, 1966, Everitt Lumber Company obtained a permit for a "fence - rear only." On May 16, 1967, Contractor Art Spath received a permit for an unspecified "remodel." On March 4, 1970, owner Esther Davis obtained a permit to "construct [a] concrete slab." This was apparently a rear patio. On March 29, 1972, Anderson Fencing received a permit to erect a "42" chain link fence."

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): **Commerce and Trade/ Professional**

34. Site type(s): **Former residence; currently an accountant's office**

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35. Historical background:

Built in 1903, 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 718 Coffman Street. According to her obituary, Mrs. Davis was born at Twedyshe, 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.

City directories indicate that this house on Coffman Street was leased by a number of families through the early 1940s. Among others, these included: Mrs. Mary E. Bassler (1910s); W.S. Hunter (1920s - early 1930s); George Gordon (late 1930s); and Bartley T.W. Johnson (early 1940s). During these years, though, the property continued to be owned by the Davis family.

The property was then owned and occupied by Theophilus "Ted" and Esther Lee (Henry) Davis from circa 1941 until their respective deaths in 1952 and 1994. The son of Anna and William Davis, Ted had married Esther Lee Henry in Longmont on August 22, 1927. The daughter of Isaac and Cora Lee (Perkins) Henry, Esther had come to Longmont with her family in 1918, from Potosi, Missouri. In all, Esther lived in this house for more than fifty years (circa 1941-1994). She was a graduate of Longmont High School, and had worked as a sales person for J.C. Penney's Company for some twenty-five years. Following her death in 1994, Esther was survived by four married children - sons William (Bill) and Dennis, and daughters Margaret (Beal) and Marilyn (Anderson).

From 1994 to the present, the house has primarily served as a rental, and briefly as a travel agency in the early 2000s.

36. Sources of information:

Sanborn Fire Insurance maps.

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.

"Death Claims Anna T. Davis." Longmont Times-Call, May 27, 1937, p. 1.

Boulder County Assessor records.

Longmont City Directories.

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

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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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42. Statement of significance:

Built in 1903, this house is historically significant for its association with the theme of community development in Longmont as it relates to the residential evolution of the West Side neighborhood. It is also architecturally significant for its modest Hipped-roof Box architectural plan, and for such details as its flared eaves and intersecting front gable, 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 the house, following its original construction. The garage appears unchanged since it was moved to this location in 1955.

VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

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

Local landmark eligibility field assessment: **Contributes to designated or potential designated historic district**

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 183-185, 192-193

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

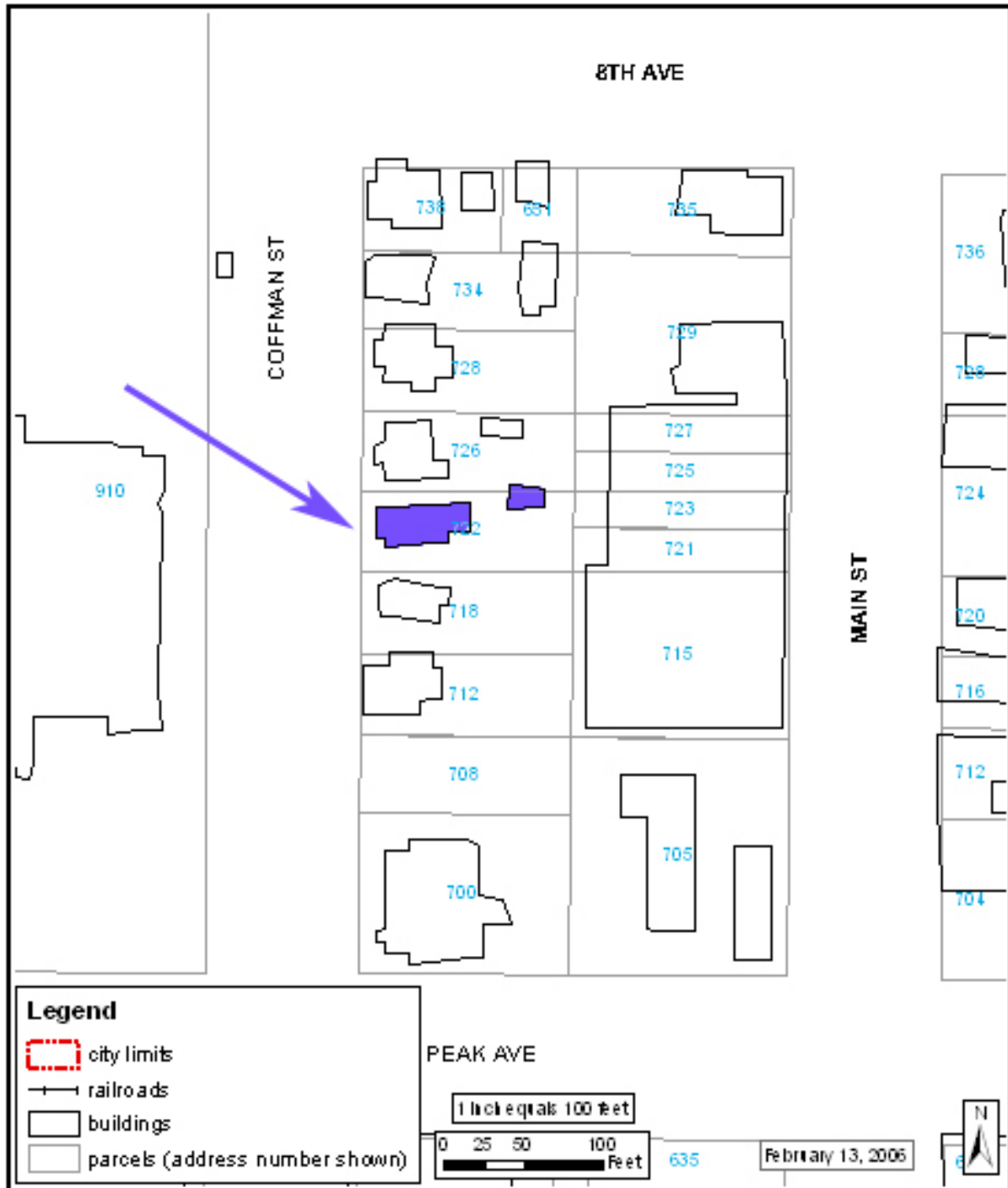
52. Address: **1607 Dogwood Court**
Fort Collins, Colorado 80525

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

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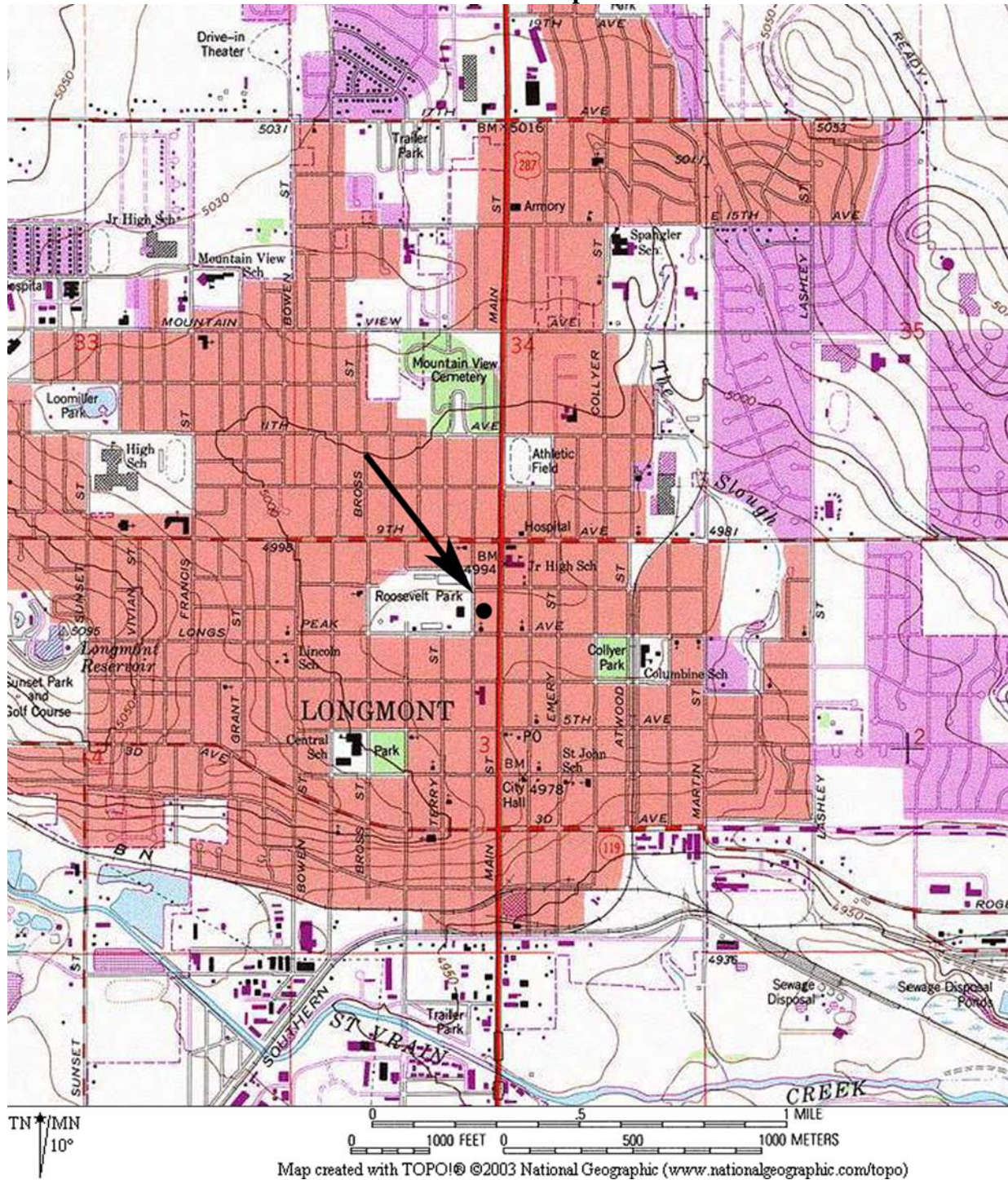
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Sketch Map



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Location Map



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