

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

Official Eligibility Determination  
(OAHF use only)

OAHF1403  
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.1199** Parcel number(s): **131503208003**
- 2. Temporary resource number: **N/A**
- 3. County: **Boulder**
- 4. City: **Longmont**
- 5. Historic Building Name: **Ashby House; Pringle House; Scribner House**
- 6. Current Building Name: **Billings House**
- 7. Building Address: **734 Coffman Street**
- 8. Owner Name: **Norton A. Billings**
- Owner Organization:
- Owner Address: **1945 Spruce Ave**  
**Longmont , CO 80501**

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

## Architectural Inventory Form

Page 2 of 9

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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** **4446848 mN** **(NAD83)**
11. USGS quad name: **Longmont**  
 Year: **1968 (photorevised 1979)** Map scale: **7.5**
12. Lot(s): **S 1/2 Lot 1 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: 34 feet x Width: 26 feet**
16. Number of stories: **2**
17. Primary external wall material(s): **Wood/Horizontal Siding**
18. Roof configuration: **Hipped Roof/Cross Hipped Roof**
19. Primary external roof material: **Asphalt Roof/Composition Roof**
- Other roof materials:
20. Special features: **Porch**  
**Balcony**  
**Roof Treatment/Flared Eave**  
**Chimney**

## Architectural Inventory Form

Page 3 of 9

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21. General architectural description:

The handsome two-story dwelling at 734 Coffman Street features a basic rectangular plan which measures 26' N-S (across) by 28' E-W (deep), not including an original 14' by 6' one-story hipped-roof enclosed rear porch extension on the east elevation. The building is supported by a low coursed sandstone foundation, penetrated at intervals by 2-light hopper basement windows. Built of wood frame construction, the house's walls are clad with painted blue horizontal wood siding, with painted white 1" by 4" corner boards. A painted white 1" by 8" board, with a 1" by 2" wood water table, separates the sandstone foundation from the horizontal wood siding. The intersecting cross hipped roof is covered with green asphalt shingles, and features flared eaves with painted white wood trim. A red brick chimney is located on the east-facing roof slope. The house features a symmetrical façade on the west elevation, where large 1/1 single-hung sash windows flank the front entry door. Windows elsewhere are primarily 1/1 double-hung sash with painted white wood frames and surrounds. Some windows also have painted black exterior wood screens. The painted blue/grey wood-paneled front door has one upper sash light, and is covered by an aluminum storm door. It enters into the house from a 20' by 7' two-story porch. The porch's first story features a tongue-in-groove wood floor, wood frame knee walls, and painted white Tuscan columns which support the porch roof and floor of the second story porch above. Another painted blue/ grey wood-paneled door, with a painted black wood screen door, opens onto the porch's second story, where painted white square wood posts support a hipped porch roof which intersects with the main hipped roof. A wooden staircase on the north elevation leads to a painted grey wood-paneled door with one upper sash light, which provides access into the building's second story. A non-historic solid wood door leads into the 14' by 6' enclosed hipped-roof rear porch extension on the east elevation.

22. Architectural style: **Other Style**  
 Building type: **Foursquare**

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. Presently an apartment building, this property appears reasonably well-maintained.**

24. Associated buildings, features or objects:

- 1: Type: **Secondary Dwelling**  
 Describe: **A modest secondary residence (built originally as a garage) is located near the rear of the lot. The main portion of this 1.5 story building features a side-gabled plan and measures approximately 28' N-S by 20' E-W. There are also two modest shed-roofed extensions on the south elevation. This building is supported by an unpainted concrete foundation, and its exterior walls are clad with painted blue horizontal weatherboard siding with 1" by 4" corner boards. The roof is covered with wood shingles, and the eaves are boxed with painted blue and white wood trim. A gabled wall dormer is located on the east elevation. A set of paired vertical wood plank doors, side-hinged with metal strap hinges, enter the shed-roofed extensions on the south elevation. A plywood-filled door is located in the upper gable end on the south elevation. Two 2/2 and one 1/1 double-hung windows penetrate the main level, while another 2/2 double-hung window is located in the upper gable end, on the north elevation. The primary entry door is located on the west elevation.**

## Architectural Inventory Form

Page 4 of 9

### IV. ARCHITECTURAL HISTORY

25. Date of construction:      Estimate:                      Actual:      **1908**  
 Source of information:      **Town of Longmont Water Rent Collection Records.**
26. Architect:                      **Unknown**  
 Source of information:      **N/A**
27. Builder:                      **William C. Ashby (probably)**  
 Source of information:      **Town of Longmont Water Rent Collection Records; Longmont city directory, 1910.**
28. Original owner:              **William C. Ashby**  
 Source of information:      **Town of Longmont Water Rent Collection Records.**
29. Construction history:  
**Longmont water rent collection records document that this house was built in 1908. William Ashby was the original owner. A carpenter by trade, Ashby was probably responsible for the house's construction. No building permits for the property were located on file with the City of Longmont, and accordingly, the house appears little changed from its original construction. An exterior staircase on the north elevation was probably installed when the building was converted into a multiple dwelling, circa 1950. Sanborn maps indicate that the secondary dwelling was built originally as a garage or barn in the years prior to 1918. Longmont city directories indicate it was converted into a residence in the late 1940s.**
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/Multiple Dwelling**
34. Site type(s):                **Former single-family dwelling; presently a small apartment building.**

## Architectural Inventory Form

Page 5 of 9

35. Historical background:

The house at 734 Coffman Street was built in 1908, and was originally owned and occupied by William and Mabel Ashby. The 1910-1911 Longmont city directory lists Ashby's occupation as "carpenter." Information regarding the Ashbys was not found in Longmont newspaper obituary files, indicating that they probably moved from Longmont at some point in time. City directories, though, indicate that the Ashby family lived here until at least 1918.

City directories further indicate that the house has had numerous owners and residents from the early 1920s to the present (2006). H.C. Pringle is listed as residing here during the early-to-mid 1920s, followed by John F. Scribner, who apparently owned the property from circa 1930 to the early 1940s. Scribner is listed as residing here during most of those years; however, the Reverend Ralph C. Crouse is listed at this address in the 1936 city directory. The house was next owned and occupied by Harold L. and Thelma L. Alexander in the late 1940s.

By the early 1950s, the property had been converted into a small apartment building. City directories list two or three occupants, as well as one occupant for the secondary dwelling, from that time forward. Residents during the latter half of the twentieth century have included: Theo Voris and Donald W. Bell (1950s); Philip E. Harder (early 1960s); Mrs. Leota M. Palmer (mid-1960s); Mrs. Monica Barela (1970s); Lawrence I. Powell (and Elder Watts (1980s); and Alicia Valenzuela (early 1990s).

For most of the last half century, the property has been owned by long-time Longmont resident Norton A. Billings. Billings purchased the property from the Alexanders.

36. Sources of information:

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

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

**Boulder County Assessor records.**

**Longmont City Directories.**

**City of Longmont building permit files.**

**Sanborn Fire Insurance maps.**

## 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.

## Architectural Inventory Form

Page 6 of 9

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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:

**Built in 1908, 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 Westside neighborhood. It is also architecturally significant for its American Foursquare architectural style, 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 - apart from a circa 1950 exterior staircase - no other notable exterior alterations, to the house following its original construction. The secondary residence appears minimally altered since it was converted from a garage or barn in the 1940s.**

## Architectural Inventory Form

Page 7 of 9

### 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 201-208,**

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**

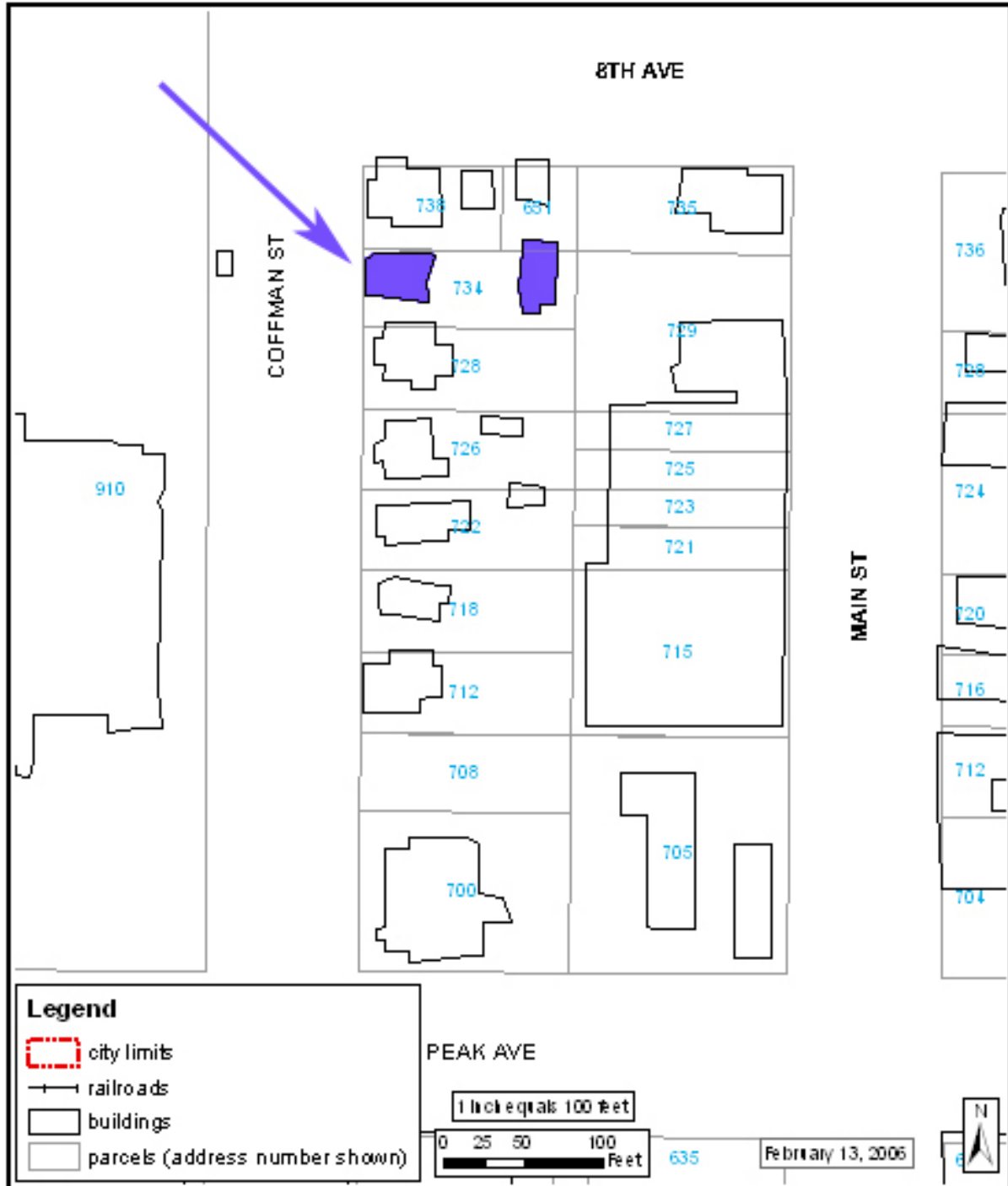
52. Address: **1607 Dogwood Court**  
**Fort Collins, Colorado 80525**

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

# Architectural Inventory Form

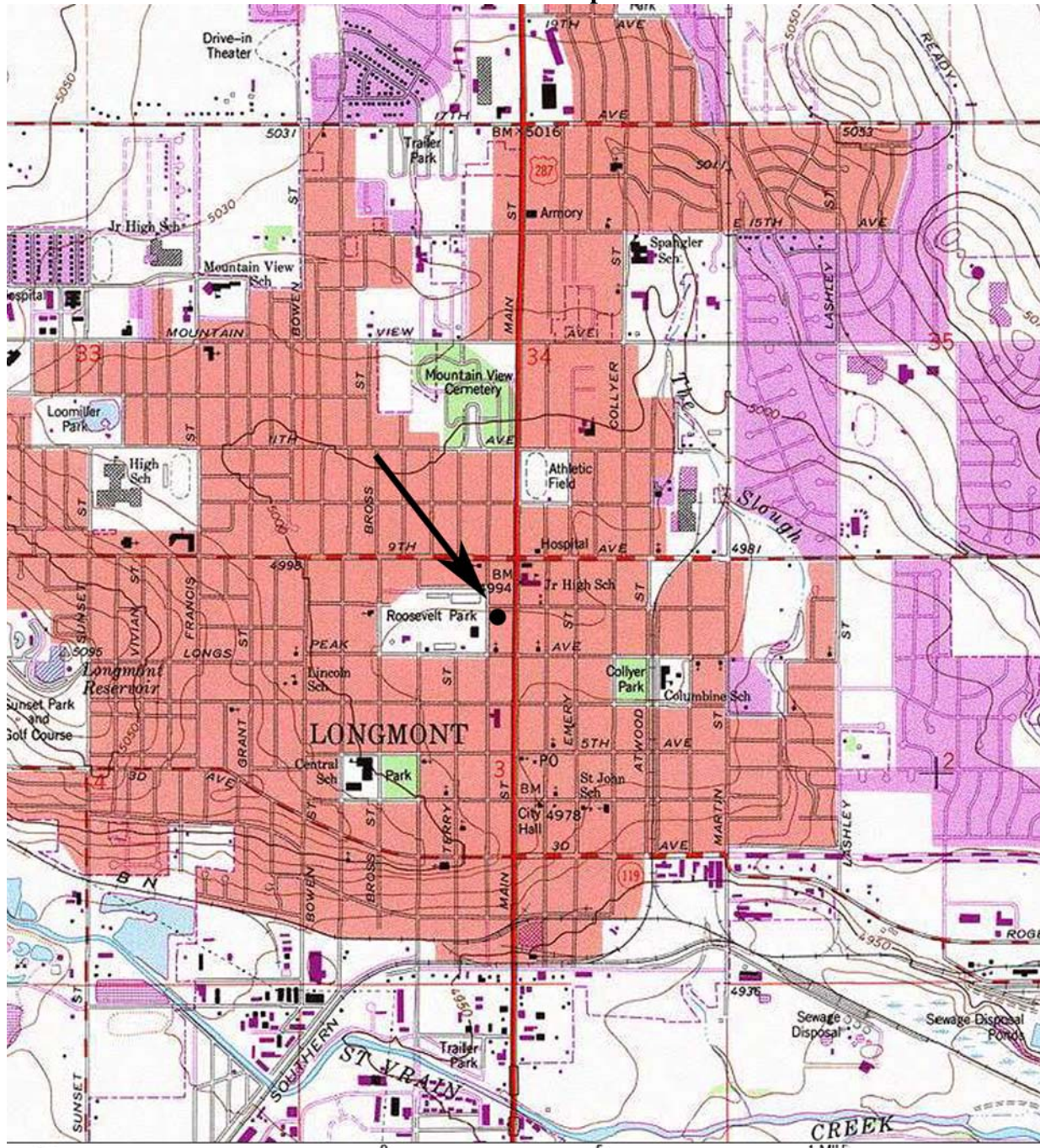
Page 8 of 9

## Sketch Map



# Architectural Inventory Form

## Location Map



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