

## COLORADO CULTURAL RESOURCE SURVEY

**Architectural Inventory Form**

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**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.1200** Parcel number(s): **131503208002**  
 2. Temporary resource number: **N/A** **131503208002**  
 3. County: **Boulder**  
 4. City: **Longmont**  
 5. Historic Building Name: **Margeson House**  
 6. Current Building Name: **Perry House**  
 7. Building Address: **738 Coffman Street**  
 8. Owner Name: **Stephen M. Perry & James R. Jones & Jesse**  
 Owner Organization:  
 Owner Address: **4708 Highland Dr**  
**Longmont , CO 80503**

- |   |                     |
|---|---------------------|
| 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**  
**SE ¼ of NE ¼ of NE ¼ of NW ¼ of Section 03**
10. UTM reference  
 Zone: **13** **491190 mE** **4446864 mN** **(NAD83)**
11. USGS quad name: **Longmont**  
 Year: **1968 (photorevised 1979)** Map scale: **7.5**
12. Lot(s): **W 90 Ft of N 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): **T-Shaped Plan**
15. Dimensions in feet: **Length: 44 feet x Width: 40 feet**
16. Number of stories: **2**
17. Primary external wall material(s): **Wood/Horizontal Siding**
18. Roof configuration: **Gabled Roof/Cross Gabled Roof**
19. Primary external roof material: **Asphalt Roof/Composition Roof**
- Other roof materials:
20. Special features: **Porch**  
**Ornamentation/Decorative Shingles**  
**Roof Treatment/Flared Eave**  
**Chimney**
21. General architectural description:  
**The two-story dwelling at the southeast corner of Coffman Street and 8th Avenue features a T-shaped plan, modified in 1957 by a 14' N-S by 12' E-W hipped-roof addition to the north (side) elevation. Built in 1906, the original house is supported by a low painted red coursed sandstone foundation, which is penetrated at intervals by 3-light hopper basement windows. The exterior walls are clad with painted green horizontal wood siding, with painted white 1" by 4" corner boards. Decorative fishscale shingles appear in the upper gable ends. The steeply-pitched cross-gabled roof is covered with green asphalt shingles, and the eaves are flared with painted cream white wood trim. A red brick chimney is located on the roof ridge. The home's windows are primarily single 1/1 double-hung sash with painted white wood frames and surrounds. A non-historic, stained natural brown, wood-paneled front door leads into the house on the façade (west elevation), from a 20' by 6' front porch. The porch features a tongue-in-groove wood floor, an open wood balustrade with turned balusters, turned columns, and a low-pitched hipped roof. A painted white wood-paneled rear entry door, with a wood screen door, is located on the east elevation. Another secondary entrance leads into the 1957 addition on the north elevation.**
22. Architectural style: **No Style**  
 Building type:

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23. Landscape or special setting features: **This house is located at the southeast corner of Coffman Street and 8th Avenue, 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 a three-unit apartment building, this property appears reasonably well-maintained..**

24. Associated buildings, features or objects:

1:	Type:	<b>Garage</b>	Contributing?	<b>Noncontributing</b>
	Describe:	<b>A wood frame garage, which measures approximately 20' by 22', is located a short distance east of the house. The garage is supported by a concrete foundation, has asphalt or asbestos shingle exterior siding, and is covered by a moderately-pitched front gable roof. The roof is covered with corrugated metal, laid over 1x wood decking and 2x wood rafters. The rafter ends are painted white, and are exposed beneath the eaves. A set of painted green, vertical wood plank, horizontal sliding garage doors are located on the north elevation. These doors open onto a short driveway which provides vehicular access from 8th Avenue.</b>		

### IV. ARCHITECTURAL HISTORY

25. Date of construction: Estimate: Actual: **1906**  
 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. Mary Margeson**  
 Source of information: **Town of Longmont Water Rent Collection Records; Longmont city directory, 1910.**

29. Construction history:

**This house was built in 1906, and was perhaps briefly owned by the real estate firm of Dworak and Capp. By 1907, though, it was owned by Mrs. Mary Margeson, according to Longmont water rent collection records. Mrs. Margeson, and her husband Fenwick, are listed at this address in the 1910 Longmont city directory. The T-shaped dwelling historically featured a wrap-around porch which covered all of the façade, and the west end of the north elevation. The north elevation portion of the porch was removed in 1957, in favor of a 14' by 12' single-story hipped-roof addition. The addition was designed and built by Edgar Martindale for Mrs. Grace Hart who owned the property at that time. Boulder County Assessor records indicate the extant garage predates the early 1960s; however, it is not depicted on the 1956 Sanborn map.**

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 three-unit apartment building.**

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35. Historical background:

Longmont water rent collection records document that this house was built in 1906. Mrs. Mary Margeson is listed as the original owner; however, the names "Dworak and Capp" having been erased are faintly visible beneath the name of "Mrs. Mary Margeson. Dworak and Capp were Longmont real estate partners, thus, it is probable they had the house built and then sold it to Mrs. Margeson as soon as it was completed.

Mary Margeson and her husband Fenwick are listed at this address in the 1910-1911 Longmont city directory. Fenwick, at that time, was reportedly employed as a salesman at Lemke Brothers. Mrs. Margeson is then listed alone at this address in the 1918 city directory, and by 1923, the Margesons were apparently no longer living in Longmont. The property then had numerous owners and residents through the early 1950s. Mrs., E.C. Conner lived here during much of the 1920s, followed by William and Emma Hilton in the 1930s. Mr. Hilton worked as a painter. Residents in the 1940s included Mrs. Anna B. Dodge, Mrs. Mildred Furney, and Olaf and Nannie Martenson who also owned the property.

The house was next purchased by Grace J. Hart in 1954. She then lived and owned here until 1966 when she moved to a nursing home. Grace had been born at Appleton, Wisconsin where she had grown up before spending much of her life in Chicago. She came to Longmont in 1954, and resided in this house during the latter years of her life. She passed away in Longmont in November 1970.

By the early 1970s, the property had been converted into a small apartment building. Presently (in 2006) it is divided into three apartment units.

36. Sources of information:

Sanborn Fire Insurance maps.

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

Town of Longmont Water Rent Collection Records.

Longmont City Directories.

Boulder County Assessor records.

City of Longmont building permit files.

"Grace Hart Dies in Nursing Home." Longmont Times-Call, November 11, 1970.

### 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:

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√	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 1906, 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 unstylized wood frame gabled-T architectural plan, Its level of significance in these regards 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 reasonably 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. A portion of the original wrap-around porch was converted into an addition in 1957; however, there have been no additions or notable exterior alterations to the house.**

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## 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. The garage appears unaltered.**

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 209-215,**

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**

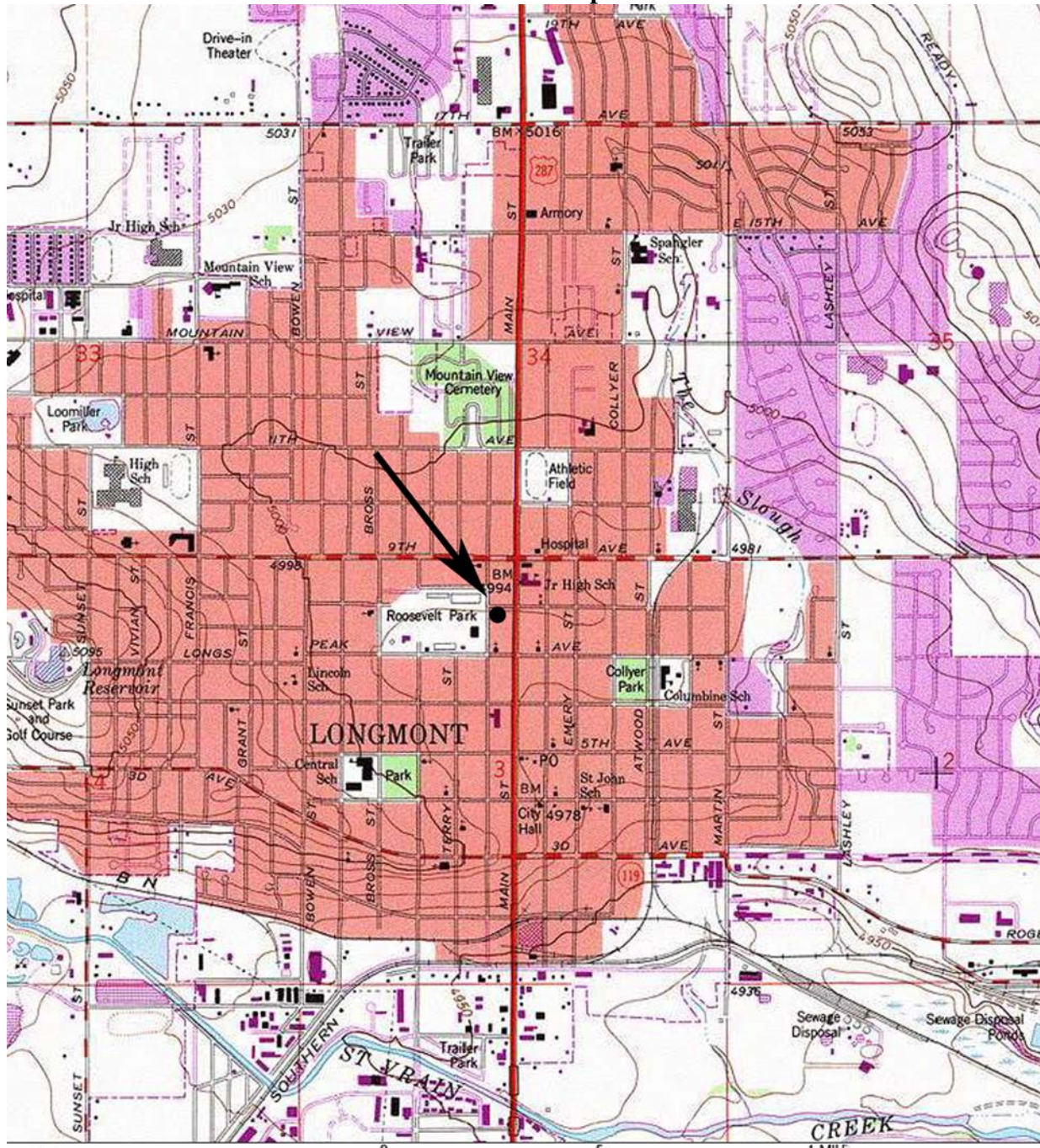
52. Address: **1607 Dogwood Court**  
**Fort Collins, Colorado 80525**

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



# Architectural Inventory Form

## Location Map



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