

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.10122** Parcel number(s): **131503201006**
- 2. Temporary resource number: **N/A**
- 3. County: **Boulder**
- 4. City: **Longmont**
- 5. Historic Building Name: **Owen House; Bashor House; Sautter House**
- 6. Current Building Name: **Caffé Luna**
- 7. Building Address: **800 Coffman Street**
- 8. Owner Name: **Michels Mark N**
- Owner Organization:
- Owner Address: **Po Box 1481  
Boulder , CO 80306**

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** **491197 mE** **4446910 mN** **(NAD83)**
11. USGS quad name: **Longmont**  
 Year: **1968 (photorevised 1979)** Map scale: **7.5**
12. Lot(s): **S 1/2 Lot 5 Blk 7**  
 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: 38 feet x Width: 38 feet**
16. Number of stories: **1 1/2**
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: **Roof Treatment/Flared Eave**  
**Roof Treatment/Dormer**  
**Window/Glass Block**  
**Porch**  
**Ornamentation/Decorative Shingles**

21. General architectural description:

Presently a café, the former residence at 800 Coffman Street is a 1.5 story wood frame building which exhibits some elements of the Classic Cottage architectural style. Located at the northeast corner of Coffman Street and 8th Avenue, the building is supported by a low coursed sandstone foundation, and its exterior walls are clad with painted white horizontal wood siding with painted teal 1" by 4" corner boards. The steeply-pitched gable-on-hip roof is covered with black asphalt shingles, and the eaves are flared with painted white and teal wood trim. A hipped-roof dormer, clad with octagon shingles siding, and with one 1/1 double-hung window, overlooks the west elevation. A red brick chimney is located on the roof ridge.

A canted bay, with three 1/1 double-hung sash windows, is covered by a pyramidal roof on the south elevation. A non-original 80-light glass block window is located at the north end of the west elevation. Windows elsewhere are primarily single and paired 1/1 double-hung sash with painted teal wood frames and surrounds. A wrap-around porch, which covers the south end of the west elevation and the west end of the south elevation, represents the building's most prominent architectural feature. The porch features a tongue-in-groove wood floor, wood frame knee walls, painted white Tuscan columns, and a low-pitched hipped roof. A non-historic white metal-paneled entry door leads from the porch into the building. A non-historic wood handicapped accessible ramp leads to the porch on the south elevation. A painted white wood-paneled entry door, with one upper sash

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light, leads into a 7' by 12' hipped-roof enclosed rear entry porch at the east end of the south elevation. A painted green and white wood-paneled entry door, with one boarded over upper sash light, enters into a 13' by 7' hipped-roof extension near the north end of the east elevation.

22. Architectural style: **Late 19th And 20th Century Revivals/Classic Cottage**  
 Building type:
23. Landscape or special setting features: **This property is located at the northeast corner of Coffman Street and 8th Avenue, near the northeast end of Longmont's historic Westside residential neighborhood. There is a small front yard, and a narrow side yard to the south, marked by two prominent coniferous trees and an abundance of mature well-cared for vegetation. There is also an outdoor seating area, primarily to the south of the building. A parking lot is located behind the building to the east, while a driveway extends along the north side of the house.**
24. Associated buildings, features or objects: **N/A**

### IV. ARCHITECTURAL HISTORY

25. Date of construction: Estimate: Actual: **1905-1906**  
 Source of information: **Boulder County Assessor Property Records**
26. Architect: **Unknown**  
 Source of information: **N/A**
27. Builder: **Unknown**  
 Source of information: **N/A**
28. Original owner: **Logan L. Owen**  
 Source of information: **Town of Longmont Water Rent Collection Records.**
29. Construction history:  
**Longmont water rent collection records, Longmont city directories, and Sanborn Insurance maps, indicate that this house was built in 1905 or 1906. Logan L. and Jessie Owen were the original owners. The Sanborn maps further show that the wrap-around front porch and the 13' by 7' hipped-roof addition to the east elevation were erected sometime between 1918 and 1930.**
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/Restaurant**
34. Site type(s): **Residence**
35. Historical background:  
**Built in 1905-1906, this house was initially owned and occupied by Logan L. and Jessie Owen. According to the 1906 and 1910-1911 Longmont city directories, Mr. Owen earned a living as a cattle dealer. The property was next occupied in the years surrounding 1916 by Alpheus and Nora (Crawford) Bashor. A well-known auctioneer, Alpheus, and his wife Nora, later lived form many years at 419 Terry Street. Following the Bashors, city directories indicate that the property had many residents through the 1940s. Occupants during these years**

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included: Henry R. and Emma B. Fleming (early 1920s); George and Mary E. Garrett (late 1920s); Archie P. Moore (early 1930s); S. Karl Hershey (late 1930s); Mrs. Jane [Jeannette?] Woolley (early 1940s); and Henry and Christine W. Schneider (late 1940s-early 1950s).

By 1955, 800 Coffman had become the residence of Frank H. and Claudia (Logan) Sautter. The Sautters then lived and owned here until the late 1960s when they moved to 619 Terry Street. A well-known building contractor, Frank Sautter had been born February 16, 1886 at Protem, Missouri. He came of age in the Show Me State, before moving to Longmont in 1903. A native of Decatur, Illinois, Claudia had come to the Longmont area with her parents as young child. Frank and Claudia were married in Boulder in 1906, and subsequently made their home in the Longmont area. They had one son, Don, who passed away in 1959. Claudia Sautter passed away in April 1971 at the age of 84. Frank Sautter died just under two years later, in February 1973 at the age of 86.

Following the Sautters, this property was occupied successively, from the 1970s through the early 1990s, by Mrs. Janice K. Habig, Dean Schneider, and T. Tafoya. From 1997 to the present (2005) the property has been owned by Mark N. and Josine Michels of Boulder. They have converted the former residence into a small popular café and coffee emporium named Caffe Luna.

36. Sources of information:

Longmont City Directories.

"Claudia Sautter." [obituary] Longmont Times-Call, April 26, 1971, p. 3.

"Frank H. Sautter." [obituary] Longmont Times-Call, February 2, 1973, p. 3.

Boulder County Assessor Property Records.

Sanborn Fire Insurance maps.

Town of Longmont Water Rent Collection Records.

Boulder County Assessor, Real Estate Appraisal Card - Urban Master.

City of Longmont building permit files.

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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.

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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: **N/A**

41. Level of significance: National: State: Local:

42. Statement of significance:

**This property is architecturally significant for its Classic Cottage style of architecture, and for such architectural details as its wraparound front porch. It is also architecturally significant for its association with the theme of community development in Longmont throughout the first half of the twentieth century. The property's level of significance in these regards is not to the extent that it would qualify for individual listing in the State Register of Historic Properties, or in the National Register of Historic Places. The property does qualify for individual local landmark designation by the City of Longmont.**

43. Assessment of historic physical integrity related to significance:

**This property displays 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 - setting, location, design, materials, workmanship, feeling and association. There have been no additions, and only minimal exterior alterations to the former dwelling following the end of the period of significance.**

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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 well outside the boundaries of Longmont's Westside Historic District. Historic properties in this block do not collectively appear to have sufficient integrity and significance to become part of a National Register district.**

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 216-222,**

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

49. Date(s): **08/30/05**                      **Civic Center Complex**

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

51. Organization: **Cultural Resource Historians**

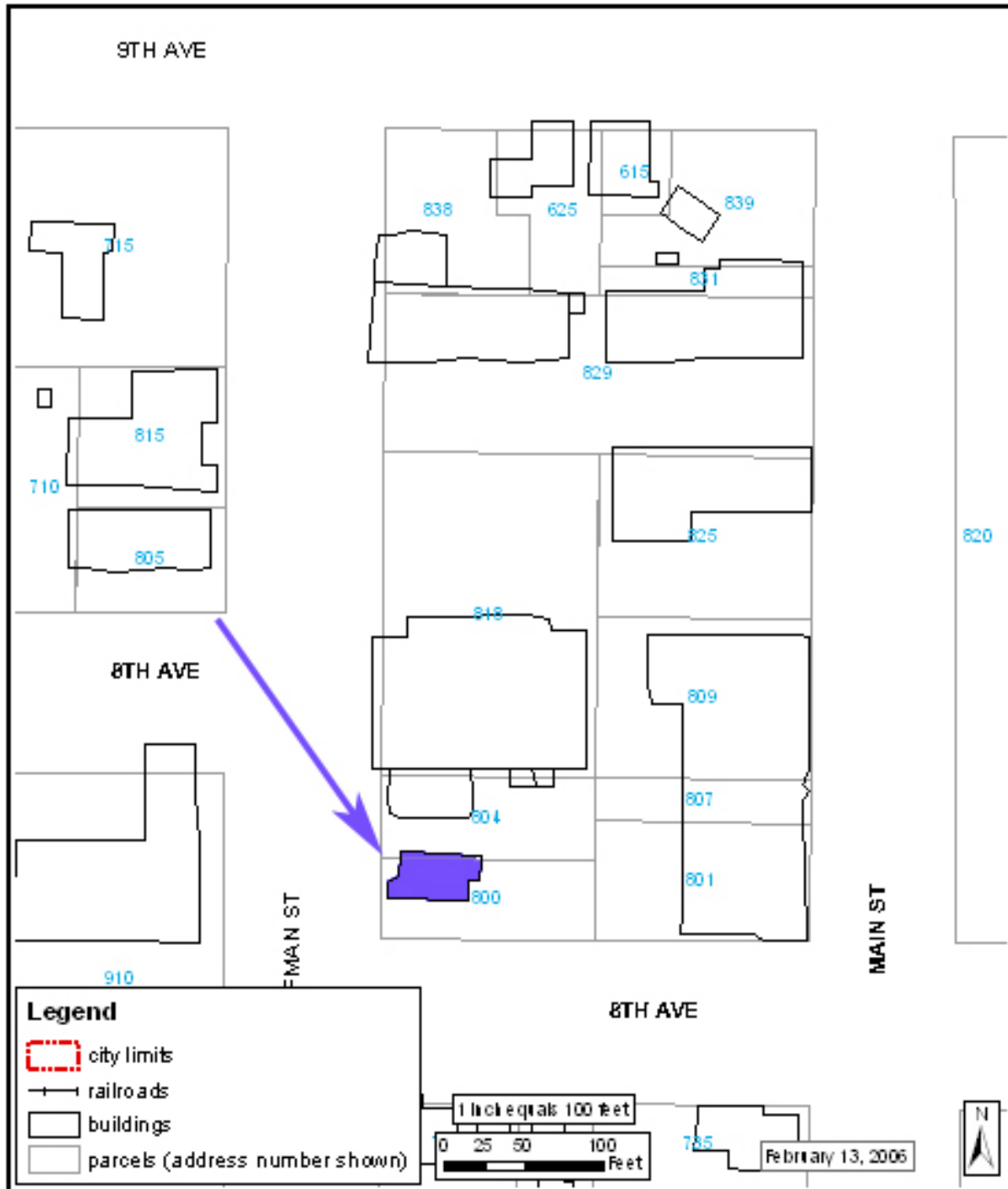
52. Address: **1607 Dogwood Court**  
**Fort Collins, Colorado 80525**

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

# Architectural Inventory Form

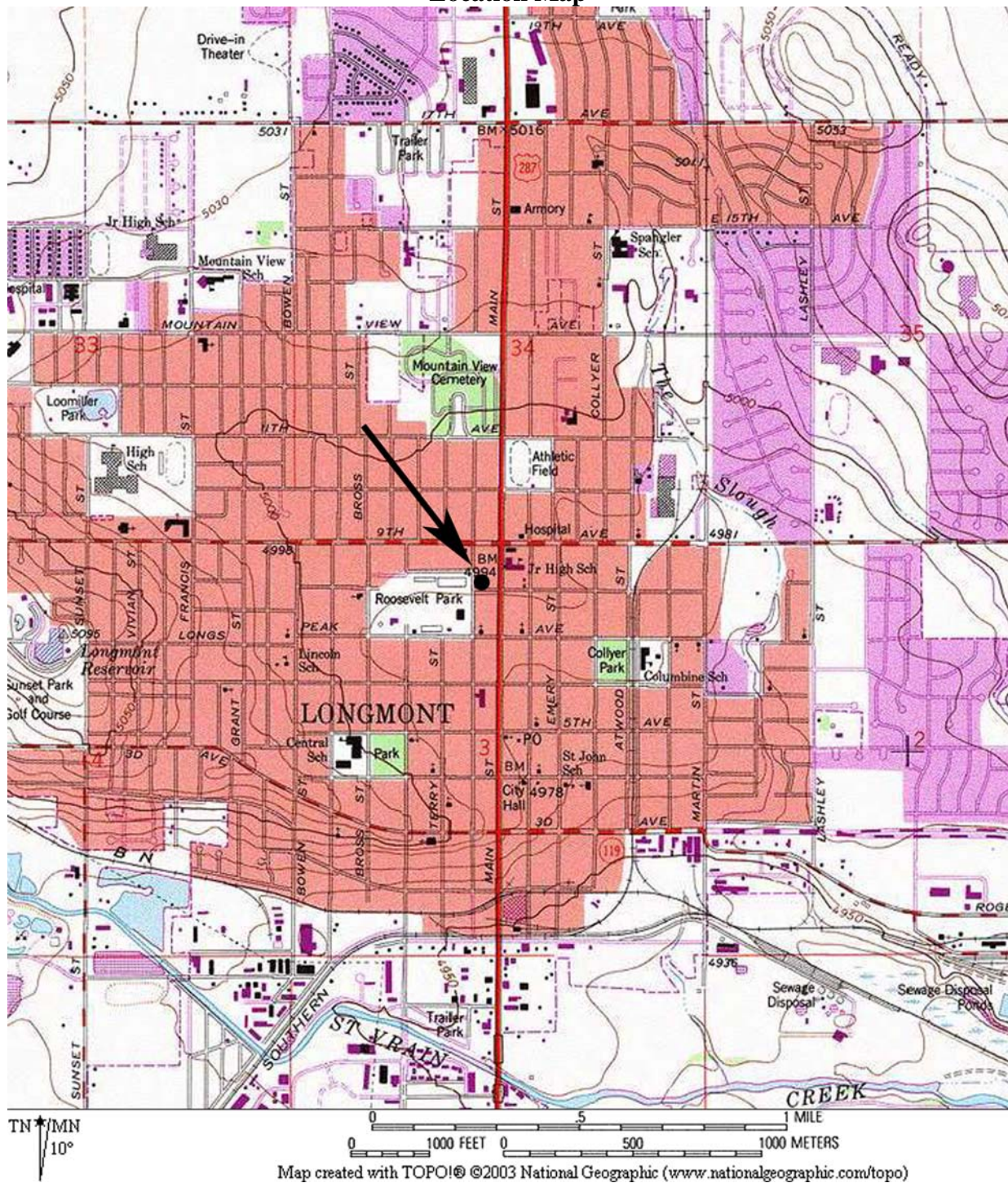
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## Sketch Map



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## Location Map



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