

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.10123** Parcel number(s): **131503201005**
- 2. Temporary resource number: **N/A**
- 3. County: **Boulder**
- 4. City: **Longmont**
- 5. Historic Building Name: **Berry House; Eatwell House**
- 6. Current Building Name: **The Food Emporium / Murphy House**
- 7. Building Address: **804 Coffman Street**
- 8. Owner Name: **Murphy Robert L & Marilyn Jean**
- Owner Organization:
- Owner Address: **804 Coffman St
Longmont , CO 80501**

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

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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** **4446925 mN** **(NAD83)**
11. USGS quad name: **Longmont**
 Year: **1968 (photorevised 1979)** Map scale: **7.5**
12. Lot(s): **N 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): **Rectangular Plan**
15. Dimensions in feet: **Length: 48 feet x Width: 26 feet**
16. Number of stories: **1 1/2**
17. Primary external wall material(s): **Synthetics/Vinyl**
18. Roof configuration: **Hipped Roof**
19. Primary external roof material: **Asphalt Roof/Composition Roof**
 Other roof materials:
20. Special features: **Roof Treatment/Flared Eave**
Roof Treatment/Dormer
Chimney
21. General architectural description:
The former single-family residence at 804 Coffman Street is a 1.5 story wood frame building, which was originally built in the Classic Cottage architectural style. The dwelling is supported by a low painted pale blue coursed sandstone foundation, and there are 2-light hopper basement windows. The exterior walls are clad with pale blue horizontal vinyl siding, with white vinyl corner pieces. The building is covered by a steeply-pitched hipped roof, with black asphalt shingles, and with flared eaves. The eaves are boxed with white metal trim. A hipped-roof dormer, with two large non-historic 1/1 double-hung windows, overlooks the west elevation (façade). A red brick chimney is located on the roof ridge, and a non-historic bubble skylight penetrates the south-facing roof slope.
- The original dwelling's open Classic Cottage style porch has been fully enclosed. A non-historic hipped-roof canted bay, with three 1/1 double-hung sash windows, projects from the enclosed porch addition, on the west elevation. A small non-historic 1x1 horizontal sliding window also penetrates the enclosed porch addition, to the north of the canted bay. The building's original windows are primarily 1/1 double-hung sash with painted wood frames and surrounds. A painted white wood-paneled entry door, covered by a white metal storm door, enters the enclosed porch addition from a 2-step concrete stoop, at the west end of the south elevation. A 7' by 12' shed-roofed addition is located at the east end of the south elevation, where the rear mud porch was originally located. A non-historic horizontal sliding glass bypass door enters into the addition at the south end of the east elevation. This door leads into the building from a 26' by 10' uncovered wood deck which extends across all of the east (rear) elevation.**

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22. Architectural style:

Building type: **Hipped-roof Box**

23. Landscape or special setting features: **This property is located on the east side of Coffman Street, near the northeast end of Longmont's historic residential Westside neighborhood. A sign advertising "The Food Emporium Groceries Restaurant Supplies" is located in front of the building. An asphalt-paved driveway is beside the building to the north; a small parking lot is located behind the building to the east.**

24. Associated buildings, features or objects: **N/A**

IV. ARCHITECTURAL HISTORY

25. Date of construction: Estimate: Actual: **1905**

Source of information: **Town of Longmont Water Rent Collection Records; Sanborn Insurance maps.**

26. Architect: **Unknown**

Source of information: **N/A**

27. Builder: **Unknown**

Source of information: **N/A**

28. Original owner: **Logan L. Owen or John Eatwell**

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

29. Construction history:

Longmont water rent records and Sanborn Insurance maps indicate that this house was constructed in 1905. The original house featured an open Classic Cottage style front porch which was enclosed sometime after 1958. An attached garage was built onto the east end of the south elevation sometime after 1956, but was later removed.

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**

35. Historical background:

Longmont water rent records and Longmont city directories provide somewhat conflicting information regarding this property's early ownership and occupancy. The water rent records list Logan L. Owen as its first owner in 1905-1906, followed by John Eatwell. Logan Owen owned and lived next door at 800 Coffman Street in the early 1900s, so it is possible that he was mistakenly listed in the water records as the owner of this property. The 1906 city directory lists neither Eatwell or Owen as the house's original resident; the directory, rather, indicates that

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Fred E. and Margaret Berry, and family, were living here at that time. In addition to Fred and Margaret, the Berry family also included Anna, and Grace who was employed as a dressmaker.

John Eatwell apparently owned the property by 1907, and it then remained in the Eatwell family until the early 1940s. City directories list John and/or Jane Eatwell as the property's residents from 1918-1940. John Eatwell, and his wife Jane (maiden name unknown) were both natives of England. John had been born in Berkshire, England on January 28, 1844, and Jane had been born in London on August 16, 1848. They were wed in England before immigrating to Canada in 1870, when they were respectively just 26 and 22 years of age. The Eatwells moved to Black Hawk, Colorado in 1878, where they remained for the next twenty years as John earned a living as a miner. During these years, they raised a family of three daughters and two sons, whom they named Amy, May, Ann, Frank, and Albert.

The Eatwells moved to Longmont in 1898, and for the most part lived in this house on Coffman Street during their retirement years. John Eatwell passed away in May 1926 at the age of 82. Jane died in November 1940, at the age of 92.

Following Mrs. Eatwell's death in 1940, this house was occupied by a succession of relatively short-term tenants, until the mid-1980s. Occupants during these years included: George W. Helms (early 1940s); James and Freddie Sloan (late 1940s); Rexford R. Hill (1950s); Glen W. Lawson (early 1960s); Richard O. McQuinney (mid-to-late 1960s); and Frank H. and Margaret Springsteel (1970s). Boulder County Assessor records indicate that Richard and Bonnie McQuinney owned the property for a number of years; however, they apparently lived here for but a relatively brief time.

The property was given over to commercial use in the early 1980s, as it became the site of Trust Realty. Then, in 1986, it was acquired by Bob and Marilyn Murphy. The Murphys have owned and operated the Food Emporium, a restaurant supply and small grocery store, at this location from 1986 to the present. Their living quarters are upstairs above the store, with a kitchen in the rear. Natives of Texas, the Murphys had come to Longmont in 1984. They initially operated a sandwich shop, before establishing the Food Emporium in 1986.

36. Sources of information:

Sanborn Fire Insurance maps.

Boulder County Assessor Property Records.

"Eatwell." [John Eatwell obituary] Longmont Ledger, May 7, 1926, p. 5.

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

Longmont City Directories.

Town of Longmont Water Rent Collection Records.

"Death Claims 92-Year-Old Longmonter." (Jane Eatwell obituary) Longmont Times-Call, November 18, 1940, p. 1.

VI. SIGNIFICANCE

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

Designating authority:

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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:

42. Statement of significance:

This property is historically significant for its association with the theme of community development in Longmont during the period of significance. The dwelling is also architecturally significant for its representative Hipped-roof Box architectural style. Due to some loss of integrity, though, the property should be considered ineligible for individual local landmark designation by the City of Longmont. It is also ineligible for individual listing in the State Register of Historic Properties, and in the National Register of Historic Places.

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43. Assessment of historic physical integrity related to significance:

This building displays a somewhat below average 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. The original front porch has been fully enclosed, and a non-historic bay window has been installed on the façade elevation. The former single-family dwelling is clad with vinyl siding.

VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

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

Local landmark eligibility field assessment: **Not 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 223-227,

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**

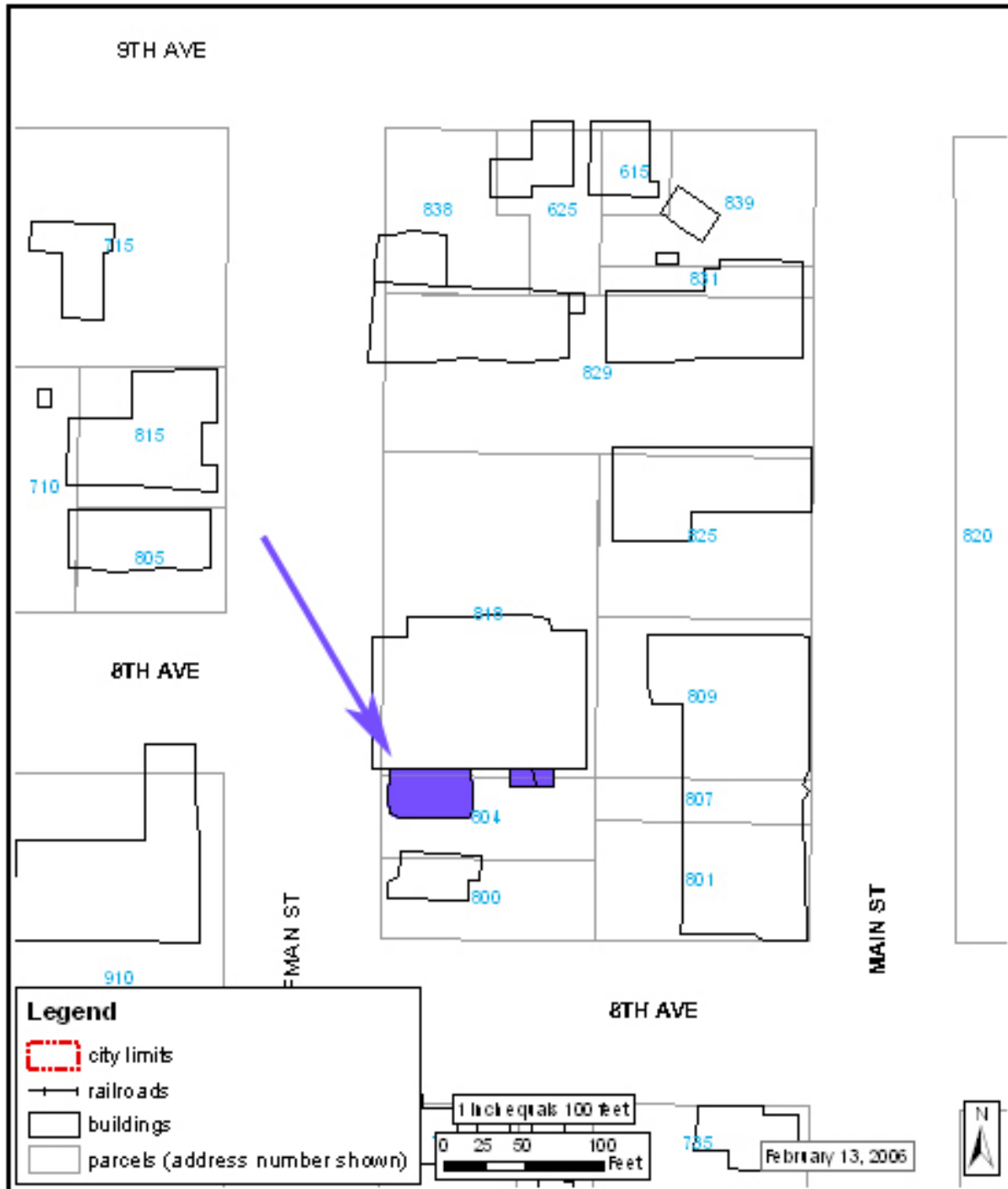
51. Organization: **Cultural Resource Historians**

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

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

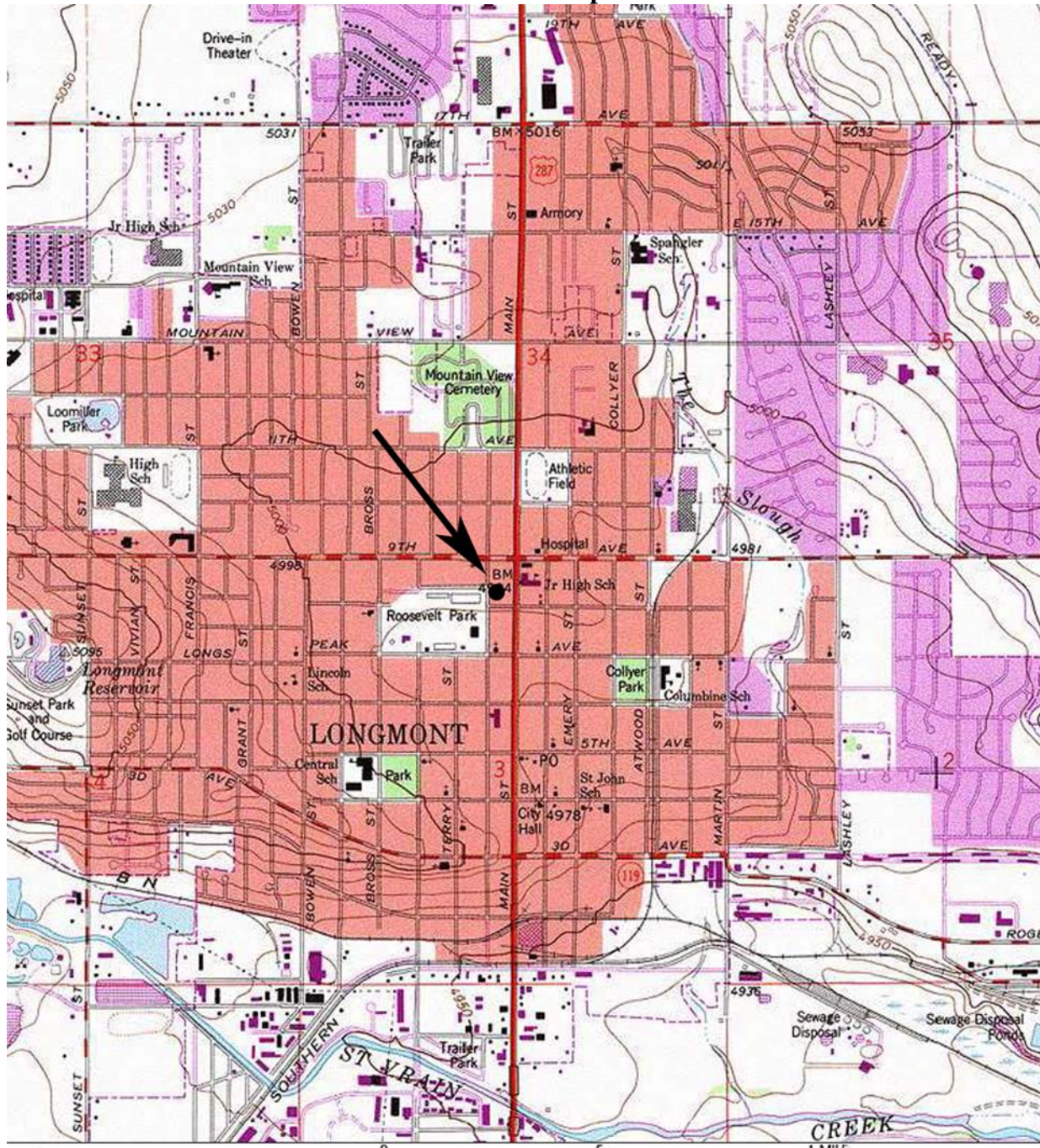
Architectural Inventory Form

Sketch Map



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Location Map



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