

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.10188** Parcel number(s): **131503211001**
- 2. Temporary resource number: **N/A**
- 3. County: **Boulder**
- 4. City: **Longmont**
- 5. Historic Building Name: **Davis House: Hard House**
- 6. Current Building Name: **Lees House**
- 7. Building Address: **809 Longs Peak Avenue**
- 8. Owner Name: **Lees, Donald P**
- Owner Organization:
- Owner Address: **7860 E. Benson Wy
Tucson , AZ 85706**

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**
SE ¼ of SW ¼ of NE ¼ of NW ¼ of Section 03
10. UTM reference
 Zone: **13** **491012 mE** **4446684 mN** **(NAD83)**
11. USGS quad name: **Longmont**
 Year: **1968 (photorevised 1979)** Map scale: **7.5**
12. Lot(s): **N 40 Ft of E 135 Ft Lot 7 Blk 30**
 Addition: **Old South Longmont** Year of addition: **Unknown**
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): **Irregular Plan**
15. Dimensions in feet: **Length: 29 feet x Width: 29 feet**
16. Number of stories: **1**
17. Primary external wall material(s): **Wood/Horizontal Siding**
18. Roof configuration: **Hipped Roof**
19. Primary external roof material: **Wood Roof/Shingle Roof**
 Other roof materials:
20. Special features: **Porch**
Chimney
Roof Treatment/Flared Eave
21. General architectural description:
The Hipped-roof Box type dwelling at 809 Longs Peak Avenue is built of wood frame construction, and is supported by a low painted grey concrete foundation. The main hipped roof portion of the house measures 24' N-S by 25' E-W, with a 5' by 12' cutaway porch recessed under the hipped roof comprising the east half of the north (façade) elevation. An L-shaped extension, which overall measures 11' N-S by 17' E-W, is covered by an intersecting hipped roof, and comprises the dwelling's rear southeast corner. The single-story dwelling features painted pale grey horizontal wood siding, with painted dark grey 1" by 4" corner boards. The hipped roof is steeply-pitched, with flared eaves, and is covered with wood shingles. The roof eaves are boxed with painted pale grey wood trim. A red brick chimney is located on the ridge.
- The house's windows are primarily single 1/1 double-hung sash with painted white wood frames and painted grey wood surrounds. Two stained natural brown wood-paneled doors, each with one upper sash light, and each covered by an aluminum storm door, lead into the dwelling from the 5' by 12' cutaway porch on the façade. The porch features a tongue-in-groove wood floor, an open wood balustrade, turned wood columns, and a spindle frieze. A painted grey wood-paneled door, covered by a wood screen door, enters the dwelling from a 3-step wood stoop on the east (side) 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 south side of Longs Peak Avenue in Longmont's historic Westside residential neighborhood. Situated on a small lot, the house is set back minimally from the front sidewalk, and has a small backyard, and a planted grass side yard west of the house. A wide grass strip is located between the front sidewalk and the curb along Longs Peak Avenue. The property appears reasonably well-maintained, with minimal landscaping.**

24. Associated buildings, features or objects:

1: Type: **Coal Shed**

Describe: **A small wood frame structure, used historically as a coal shed, is located a short distance behind the house, near the west property line. The coal shed measures 12' N-S by 5' E-W, and has painted grey horizontal wood siding with painted white 1" by 4" corner boards. It is covered by a shed roof.**

IV. ARCHITECTURAL HISTORY

25. Date of construction: Estimate: Actual: **1902**
 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: **Anna T. Davis**
 Source of information: **Town of Longmont Water Rent Collection Records.**

29. Construction history:
Longmont water rent collection records and Sanborn Insurance maps indicate that this house was constructed in 1902. Anna Davis was the original owner. There have been no additions to the house, and only minimal exterior alterations, following its original construction. A small building, used historically as a coal shed, was built between 1918 and 1930, according to Sanborn Insurance maps.

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**

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35. Historical background:

This house's original owner was Mrs. Anna T. Davis, who apparently had it as a rental for several years in the early 1900s. Mrs. Davis maintained her own residence around the corner at 643 Terry Street. According to her obituary, Anna Theophilus Davis was born at Twedyshew, 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. In 1902, the family arranged for the construction of this house at 809 Longs Peak Avenue (at that time 7th Avenue), and by 1910, the family had taken in a boarder, George Miller, in their Terry Street home. In the meantime, Anna had become widowed, as the family's income apparently came primarily from son Horace's work as a driver for the Nobles Cash Market and daughter Margaret's teacher's pay. When World War I broke out, Horace went into the service, only to be killed in the line of duty on November 18, 1918. A strong woman, Anna Davis persevered. She passed away in May 1937, at her home on Terry Street. Following their mother's death, daughters Margaret M. and Rosanna Davis, who had never married, continued to reside in the family Terry Street home.

Harold and Jane Schauer, and Ida E. Roren, were among those who leased this property in the 1910s. Harold Schauer earned his living as a meat cutter, and Mrs. Roren (widow of Oscar Roren), worked as a seamstress, according to the 1916 and 1918 Longmont city directories. The house was then owned and occupied by Aven A. and Ruth M. Hard throughout much of the 1920s. Aven Hard had been born in Longmont on August 30, 1897. In 1923 he was employed as a "flour packer" according to that year's city directory; according to his obituary he was also employed by the Hamm-Weller Hardware Company for a number of years. Mr. Hard passed away in Denver on March 16, 1962 at the age of 64.

Other residents of this property through the years have included: Champ C. Jones (early 1930s); Theo Davis (late 1930s); Lloyd N. Lewis (early 1940s); Loren C. Cole (late 1940s-early 1960s); Thomas Love (late 1960s); Tony Daviune (early 1970s); Raymond J. Hauser (early 1980s); S.J. Haun (early 1990s); and Bessie Smidt (early 2000s). The house has apparently served as a rental throughout much of its recent history. It is presently owned by Donald P. Lees of Tucson, Arizona.

36. Sources of information:

Sanborn Fire Insurance maps.

Boulder County Assessor Property Records.

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

Longmont City Directories.

"Aven A. Hard Dies in Denver Hospital." Longmont Times-Call, March 17, 1962, p. 8.

Town of Longmont Water Rent Collection Records.

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

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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.
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- 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.

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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 associations with Longmont's residential growth during the period of significance. The house is also architecturally significant for its representative Hipped-roof Box architectural type. The property should be considered individually eligible for local landmark designation by the City of Longmont.

43. Assessment of historic physical integrity related to significance:

This property displays a 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 no notable exterior alterations, to the historic dwelling. The intact coal shed also displays good integrity. Its presence enhances the integrity of setting.

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 two blocks north of the Westside Historic District's north boundary. Historic properties in this block do not appear collectively to display sufficient significance and integrity to become part of the existing district, or to form a National Register district of their own.**
- 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:

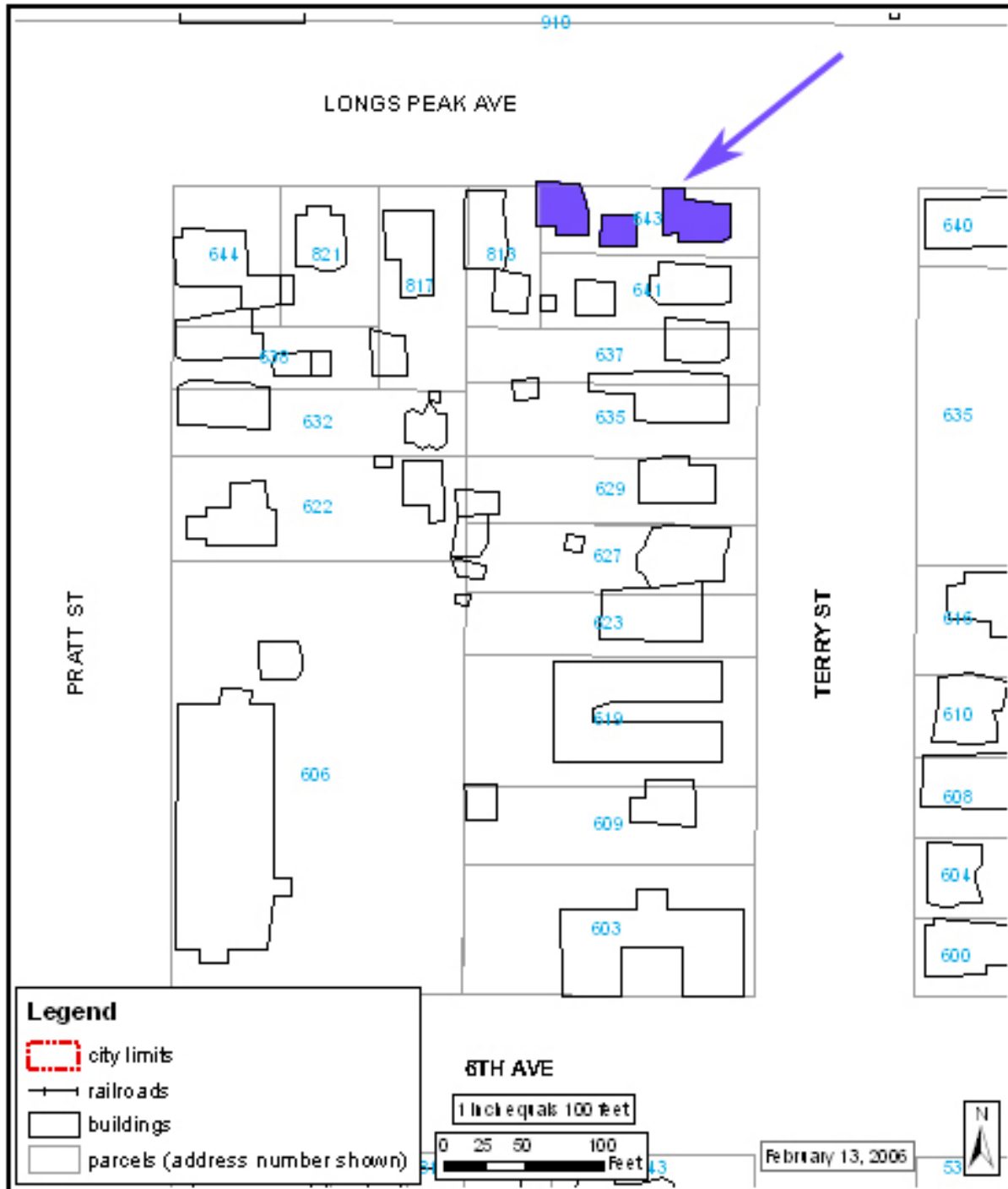
VIII. RECORDING INFORMATION

47. Photograph number(s): **CLG Grant #08-05-20407-027 -** Negatives filed at: **City of Longmont**
CD-2, Images 246-252,
48. Report title: **Eastside and Westside Neighborhoods: Historic** Department of Community
Context and Survey Report Development, Planning
Division
49. Date(s): **11/10/05** 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**

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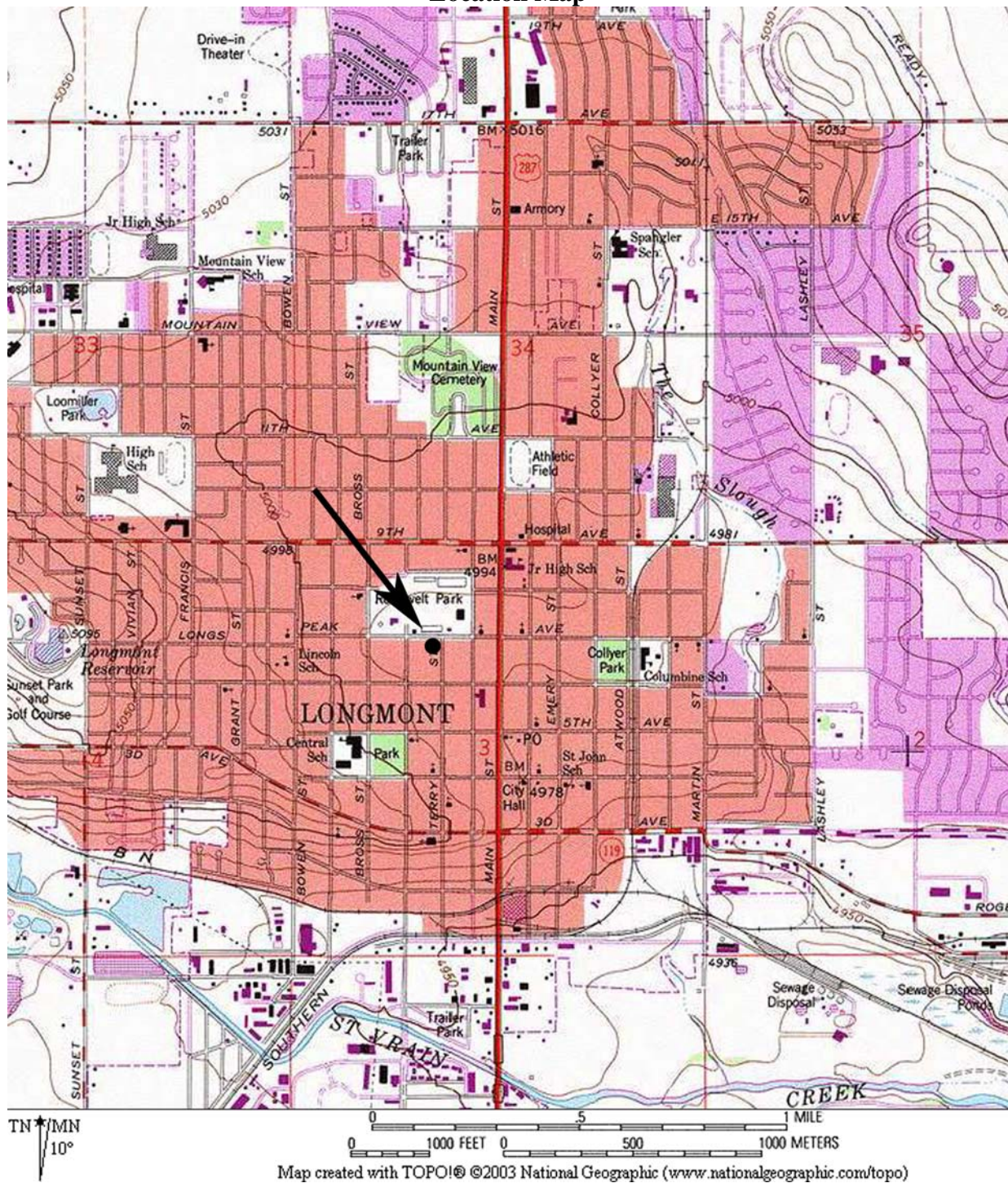
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Sketch Map



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Location Map



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