

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: **5BL10176** Parcel number(s): **131503314005**
- 2. Temporary resource number: **N/A**
- 3. County: **Boulder**
- 4. City: **Longmont**
- 5. Historic Building Name: **Davis House; Kester House**
- 6. Current Building Name: **Davis House**
- 7. Building Address: **240 Terry Street**
- 8. Owner Name: **Davis Kelley Jean**
- Owner Organization:
- Owner Address: **240 Terry St
Longmont , CO 80501**

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**
SW ¼ of SE ¼ of NE ¼ of SW ¼ of Section 03
10. UTM reference
 Zone: **13** **491080 mE** **4445907 mN** **(NAD83)**
11. USGS quad name: **Longmont**
 Year: **1968 (photorevised 1979)** Map scale: **7.5**
12. Lot(s): **N1/2 Lot 2 Blk 77**
 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: 64 feet x Width: 20 feet**
16. Number of stories: **1 1/2**
17. Primary external wall material(s): **Wood/Horizontal Siding**
18. Roof configuration: **Gabled Roof/Front Gabled Roof**
19. Primary external roof material: **Asphalt Roof/Composition Roof**
 Other roof materials:
20. Special features: **Ornamentation/Decorative Shingles**
Chimney
Porch
Roof Treatment/Dormer

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21. General architectural description:

The residence at 240 Terry Street is a tall 1.5 story, rectangular-shaped, wood frame dwelling. Dating from the late 1800s, the original front portion of the house consists of: a tall front gabled section which measures 20 N-S (across) by 25' deep; a 14' by 14' gambrel-roofed rear extension; a 19' by 6' enclosed hipped-roof front porch; and a 5' by 14' enclosed shed-roofed mud porch at the east end of the south elevation. A single story gambrel-roofed rear addition, which measures 14' N-S by 25' E-W, was constructed in 2001. The original house is supported by a low sandstone foundation, and its exterior walls are clad with painted cream yellow horizontal wood siding with painted green 1" by 4" corner boards. The main roof is a steeply-pitched front gable, with intersecting gables to the north and south, and with the lower gambrel-roofed rear extensions. Octagon-shaped wood shingles appear in the upper gable ends on the west, north, and south elevations, and there is a red brick chimney near the east end of the roof ridge. The roof is covered with brown asphalt shingles, and the eaves are boxed. A gabled dormer, with one 1/1 double-hung sash window, is located on the north-facing roof slope of the original gambrel-roofed rear extension. A canted bay, with three 1/1 double-hung sash windows and with decorative painted purple wood brackets, is set below the intersecting gable on the south elevation. Elsewhere, the house's windows are primarily 1/1 double-hung sash with painted green wood frames and surrounds. The enclosed front porch extends across nearly the full length of the façade. It features a tongue-in-groove wood floor, wood frame knee walls, and squared posts which support the low-pitched hipped porch roof. The porch walls are penetrated by a single, a set of paired, and a band of four, 2-light side-hinged windows. A vinyl storm door leads into the porch from a concrete stoop. A painted purple wood-paneled door, with one upper sash light, leads from the porch into the home's interior. A painted white wood-paneled door enters the enclosed rear porch at the east end of the south elevation. A 14' by 8' deck, built of recycled "Trex" type material, extends from the 2001 addition on the east (rear) elevation. The deck is covered by a hipped roof, and a white metal-paneled door, with a black wrought iron security door, leads from the deck into the rear addition.

22. Architectural style: **Late Victorian**

Building type:

23. Landscape or special setting features: **This house is located on the east side of the 200 block of Terry Street near the south end of Longmont's historic West Side neighborhood. It features planted grass front and back yards, with a narrow side yard to the south of the house, and a gravel driveway along the north side of the house.**

24. Associated buildings, features or objects:

1: Type: **Garage**

Describe: **A historic wood frame garage is located a short distance northeast of the house. The garage measures 12' N-S by 26' E-W, and is supported by a low sandstone foundation. It has painted beige horizontal weatherboard exterior walls with 1" by 4" corner boards, and it is covered by a shed roof with rolled brown roofing material laid over 1x wood decking and 2x wood rafters. The rafter ends, which are painted white, are exposed beneath the eaves. A set of paired, vertical wood plank doors, side-hinged with metal strap hinges, are located on the west elevation. These doors open onto a gravel driveway which extends along the north side of the house to Terry Street. A set of paired, non-historic, glass-in-wood-frame doors are located at the east end of the south elevation. These doors open onto a small 4-step wood porch with a wood railing.**

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IV. ARCHITECTURAL HISTORY

25. Date of construction: Estimate: Actual: **1899**
 Source of information: **Town of Longmont Water Rent Collection Records. On file at the Longmont Archives, Longmont Museum; Sanborn Fire Insurance maps; Longmont city directories.**
26. Architect: **Unknown**
 Source of information: **N/A**
27. Builder: **Unknown**
 Source of information: **N/A**
28. Original owner: **Hattie L. Davis (probably)**
 Source of information: **Town of Longmont Water Rent Collection Records. On file at the Longmont Archives, Longmont Museum; Sanborn Fire Insurance maps; Longmont city directories.**
29. Construction history:
Sanborn Fire Insurance maps for Longmont document that this dwelling was constructed prior to 1900. The property's address, however, is not listed in the 1898 Boulder County Directory, and the property was not found in the city's water rent collection records during the years 1892-1899. The dwelling, thus, was probably built just prior to the turn of the twentieth century. As originally built, the house consisted of a nearly square front gabled section which measures 18' N-S by 19' E-W, a hip-roofed front porch which measures 20' N-S by 6' E-W, a 14' by 14' gambrel-roofed rear extension, and a shed-roofed rear mud porch at the east end of the south elevation which measures 5' N-S by 14' E-W. A 350 square foot (14' by 25') addition was built onto the rear of the original dwelling in 2000-2001. A 120 square foot covered deck was constructed onto the east (rear) elevation in 2001.
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:

Longmont water rent collection records indicate that this property was built just prior to the turn of the twentieth century. Members of the Davis family, including Hattie L. Davis (a widow), and Clifford E. Davis (employed as an Assistant Manager at the Telephone Company) were the home's earliest known residents, according to Longmont city directories. Also listed at this address, as a boarder, in 1906, was C.D. Charles who was then employed as the Manager of the Telephone Office. According to his obituary in the Longmont Ledger, Clifford E. Davis was born circa 1882. He was married to Mabel (Secor) Davis, and was the father of three sons - Howard, Harmon and Rodney. He passed away on January 23, 1928, after contracting pneumonia, at the relatively young age of 48. At the time of his death he had been employed as a salesman for the Carter, Rice and Carpenter Paper Company.

Members of the Davis family lived and owned here through the early-to-mid-1920s. The property was then briefly occupied by P.J. Lyons, followed by Henry A. and Myrte Hankins, in the late 1920s and early 1930s. The property was then owned and occupied by Lyman J. Kester for nearly a half century, from circa 1933 until 1980. Mr. Kester resided here with his wife, Grace, until her death in September 1965, he then continued to live on here until his own death in early May 1980. Born in Napoleon, Ohio on April 23, 1890, Lyman J. Kester was married to Grace V. Nicholson in Enid, Oklahoma on October 19, 1919. She had been born in Washington, D.C. on December 22, 1891, and had moved to Oklahoma in 1912. Following their marriage, the Kesters farmed near Enid, before moving to Longmont in 1924. Mr. Kester worked for the City of Longmont and for Boulder County, before operating his own machinist or auto industry business, prior to his retirement in 1955. Mr. and Mrs. Kester were survived by a son, Bruce N. Kester.

Owners and occupants of this property from the early 1980s to 2005 included Margaret Buckland and D.M. Buckland, Robert Burger, Joseph and Kelley Mengers, and Jim Vanoverschelde. The property's current (2005) owner is Kelley Jean Davis.

36. Sources of information:

Polk's Boulder County Directories, and Polk's Longmont City Directories [generally published annually, 1892-2004], Denver, Kansas City, and Salt Lake City: R.L. Polk and Company Publishers. On file at the Boulder Carnegie Library, and at the Longmont Public Library.

"Town of Longmont – Water Rent Collections." On file at the Longmont Archives, Longmont Museum.
Davis, Kelley. Oral interview with Carl McWilliams, July 12, 2005.

Sanborn Fire Insurance Maps, dated November 1900, April 1906, June 1911, March 1918, June 1930, and June 1956. On file at the Longmont Archives, Longmont Museum.

Boulder County Assessor Property Records

"Mrs. Grace V. Kester Dies in Dallas, Tex." Longmont Times-Call, June 28, 1965, p. 3.

"Davis." [Clifford E. Davis obituary] Longmont Ledger, January 27, 1928.

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

"Lyman Kester." [obituary] Longmont Times-Call, May 5, 1980, p. 12.

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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.

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:

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42. Statement of significance:

This property is historically significant for its association with Longmont's residential development through the first half of the twentieth century. It is also architecturally significant for its unstylized wood frame front gabled plan, which was commonly built at the turn 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 National or State Registers of Historic Places. The property, however, 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 displays an average level of integrity, relative to the seven aspects of integrity established by the National Park Service and the Colorado Historical Society - design, setting, location, materials, workmanship, feeling and association. A rear addition, and a non-historic covered rear deck, do detract from the overall sense of integrity. However, a sense of the building's former historical and architectural significance is still very much in evidence.

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 southeast of the existing boundaries of Longmont's WestSide Historic District. There appears to be insufficient integrity in this block for the district's boundaries to be expanded this far south.**

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-1 - Images 182-188,

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**

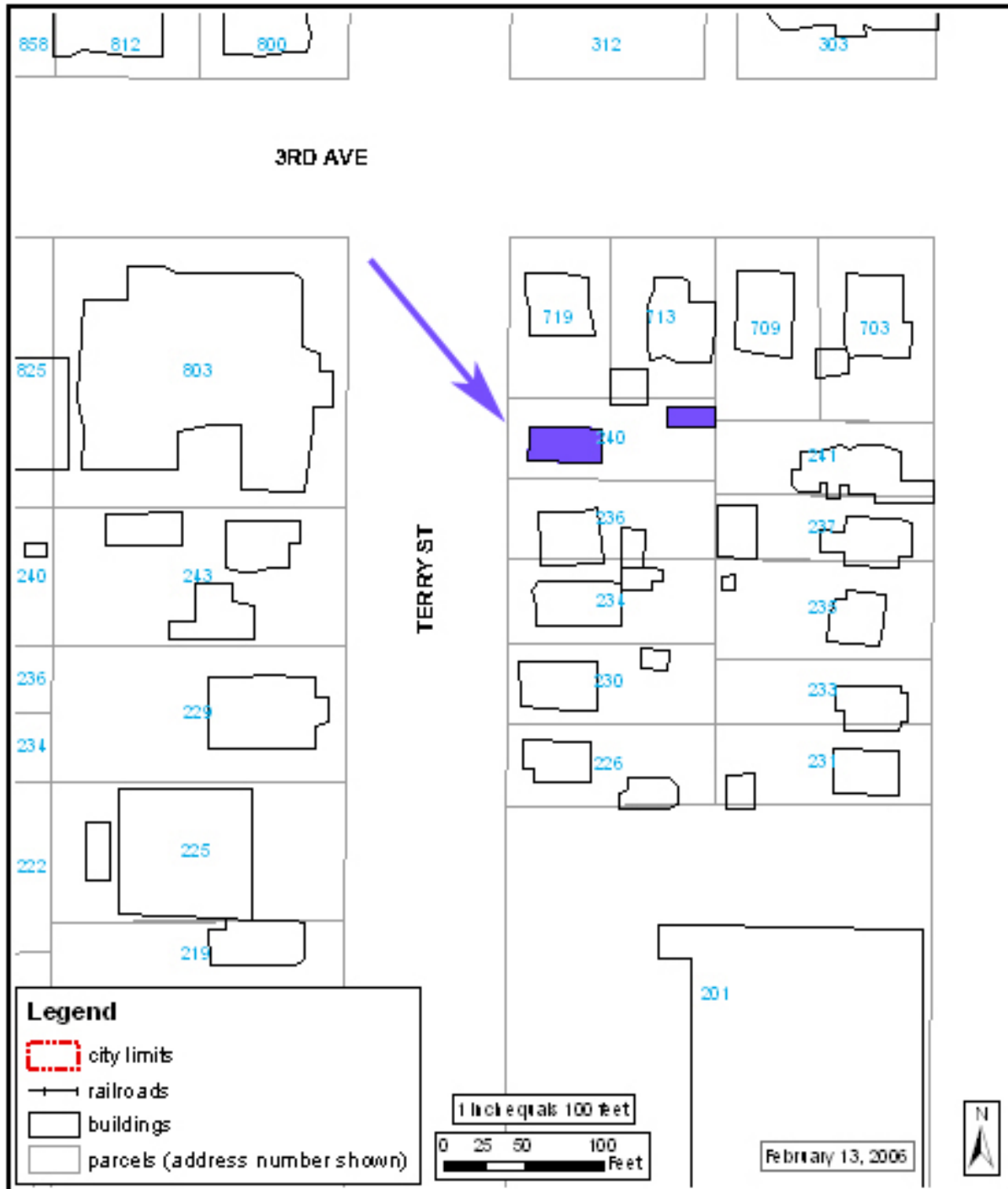
52. Address: **1607 Dogwood Court**
Fort Collins, Colorado 80525

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

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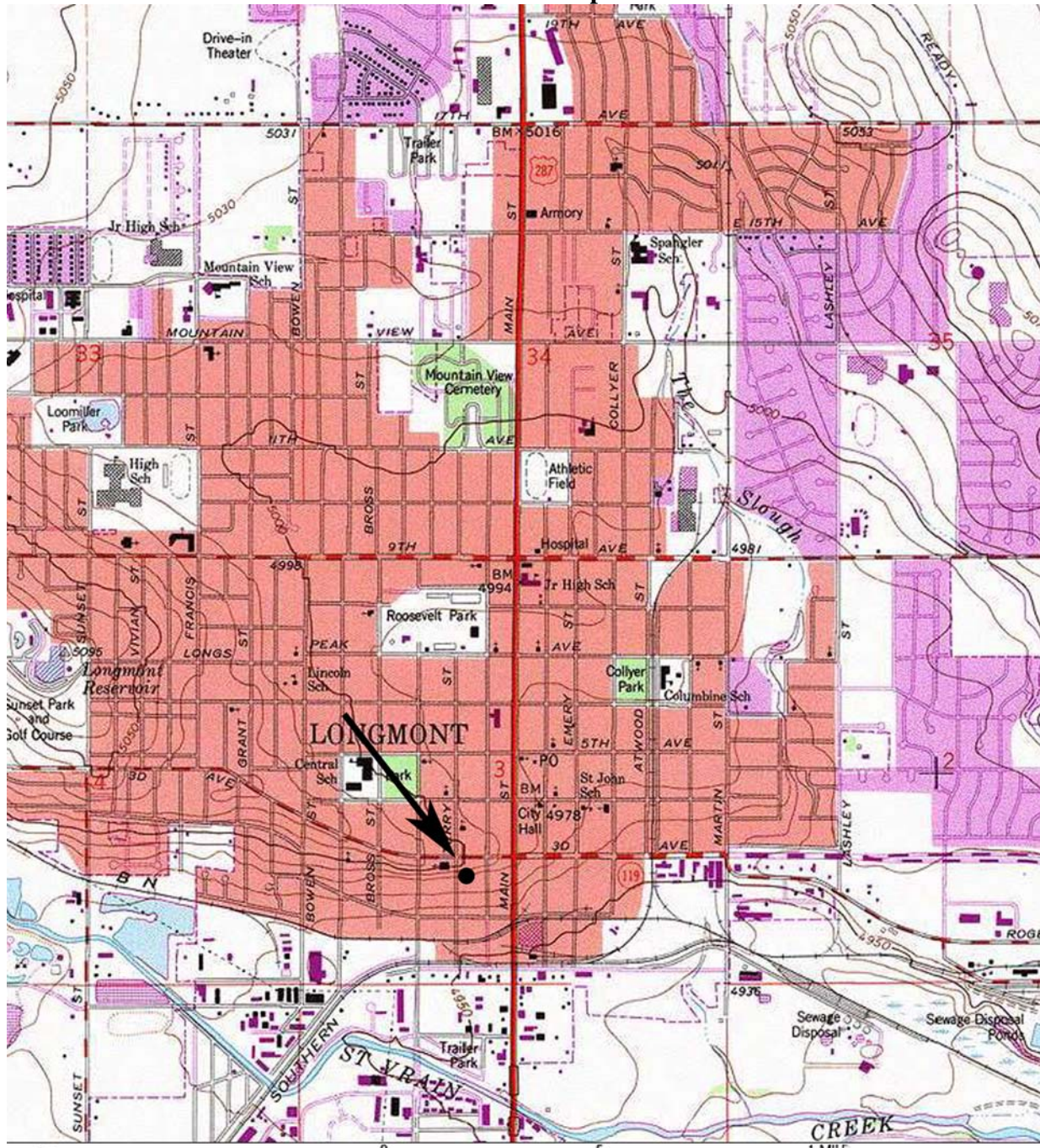
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Sketch Map



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Location Map



TN
MN
10°

0 1000 FEET 0 500 1000 METERS

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