

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

Official Eligibility Determination
(OAHHP use only)

OAHHP1403
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.1202** Parcel number(s): **131503210010**
- 2. Temporary resource number: **N/A**
- 3. County: **Boulder**
- 4. City: **Longmont**
- 5. Historic Building Name: **Capp House; Strawn House; McMakin House; Darling House**
- 6. Current Building Name: **Darling House**
- 7. Building Address: **600 Terry Street**
- 8. Owner Name: **Darling Pearl O & Ronald G &**
- Owner Organization:
- Owner Address: **600 Terry St
Longmont , CO 80501**

44. National Register eligibility field assessment:	Eligible
Local landmark eligibility field assessment:	Eligible

Architectural Inventory Form

Page 2 of 8

II. GEOGRAPHIC INFORMATION

9. P.M.: **6th** Township: **2N** Range: **69W**
SW ¼ of NE ¼ of SE ¼ of NW ¼ of Section 03
10. UTM reference
 Zone: **13** **491082 mE** **4446546 mN** **(NAD83)**
11. USGS quad name: **Longmont**
 Year: **1968 (photorevised 1979)** Map scale: **7.5**
12. Lot(s): **S1/2 Lot 5 Blk 29**
 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): **Rectangular Plan**
15. Dimensions in feet: **Length: 51 feet x Width: 30 feet**
16. Number of stories: **1 1/2**
17. Primary external wall material(s): **Wood/Horizontal Siding**
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
Porch
Chimney
21. General architectural description:
This 1.5 story Classic Cottage style residence is located at the northeast corner of Terry Street and 6th Avenue. It is supported by a painted red coursed sandstone foundation, and its exterior walls are clad with painted white horizontal wood siding, with 1" by 4" corner boards. The steeply-pitched hipped roof is covered with asphalt composition shingles. The eaves are flared, with painted white wood trim. A hipped-roof dormer, with flared eaves, and with two single-light windows, overlooks the west elevation. Two red brick chimneys are located on the roof ridge. The main entry into the house is located at the southwest corner, where there is a painted white wood-paneled door, with one upper sash light, and with a decoratively carved projecting locking rail and a decoratively carved lower panel. This door is covered by a painted black wood screen door, and enters the house from a wraparound porch which covers nearly all of the west elevation and the west end of the south elevation. The wraparound porch features a tongue-in-groove wood floor, wood frame knee walls, painted white Tuscan columns, and a low-pitched hipped porch roof with an intersecting gable above the corner entry to the porch. A 13' by 7' , single story, hipped-roof enclosed rear porch is located on the east elevation. An entry door leads into the south side of the enclosed porch from an uncovered 4-step concrete porch. Three large single-hung sash windows overlook the wraparound front porch. The home's windows elsewhere are primarily single 1/1 double-hung sash with painted wood frames and surrounds, and with painted black exterior wood storm windows.

Architectural Inventory Form

Page 3 of 8

22. Architectural style: **Late 19th And 20th Century Revivals/Classic Cottage**
 Building type:
23. Landscape or special setting features: **This house is located at the northeast corner of Terry Street and 6th Avenue in Longmont's historic West Side neighborhood. The well-maintained property features mature landscaping with planted grass front and back yards, and a wide side yard to the south of the house.**
24. Associated buildings, features or objects:
- 1: Type: **Garage**
 Describe: **A garage is located near the rear of the lot. It measures 24' N-S by 16' E-W, and is supported by a concrete foundation. The garage's exterior walls are clad with painted white horizontal wood siding, with 1" by 4" corner boards. The roof is a steeply-pitched front gable, with green asphalt shingles, and with boxed eaves. A set of paired, painted white, vertical wood plank doors open onto an asphalt and gravel driveway on the south elevation which extends approximately 43' to 6th Avenue to the south. A single painted white wood-paneled door is located on the garage's west elevation. A set of paired 6-light hopper windows penetrate the garage's east wall; two single 6-light hopper windows penetrate the west wall. All three windows have painted white wood frames and surrounds.**

IV. ARCHITECTURAL HISTORY

25. Date of construction: Estimate: Actual: **1906**
 Source of information: **Town of Longmont Water Rent Collection Records. On file at the Lonmgont Archives, Longmont Museum. Sanborn Fire Insurance maps.**
26. Architect: **Unknown**
 Source of information: **N/A**
27. Builder: **Unknown**
 Source of information: **N/A**
28. Original owner: **M.P. Capp**
 Source of information: **Town of Longmont Water Rent Collection Records. On file at the Lonmgont Archives, Longmont Museum. .**
29. Construction history:
Longmont water rent collection records, on file at the Longmont Archives, document that this house was constructed in 1906. M.P. Capp is listed as the original owner in the water records. Sanborn Insurance maps provide corroborating evidence that the house and garage were both built in the years between 1906 and 1911. There have been no additions, and few if any exterior alterations, to either building, following their original construction. According to City of Longmont building permit files, the garage door was enlarged in 1959.
30. Original location: Moved: Date of move(s):

Architectural Inventory Form

Page 4 of 8

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 collection records reveal that this Classic Cottage style dwelling was built in 1906. M.P. Capp, who held the property through at least 1910, is listed in the water records as the original owner. A real estate developer in the early 1910s, Capp, did not live in the house, however. (Capp was elected sheriff of Boulder County in 1908, and appointed Warden of the Colorado State Reformatory in Buena Vista in 1913. He was electrocuted in August 1927, while trying to save a boy who had come in contact with a live electrical wire near a mine in Boulder Canyon. The boy, Lewis Webb Jr., also died.)

According to Longmont city directories, this dwelling's earliest known occupants were Theodore L. and Mary Strawn, and Bernice McMakin. In 1910, Mr. Strawn managed the Longmont Tea and Coffe Company at 440 Main Street, while Bernice McMakin worked as a salesman at the Bee Hive variety store at 378 Main Street. Leneous Crasht was the Bee Hive's proprietor.

City directories further indicate that this property was home to several relatively short term residents from the 1910s to the early 1940s. Occupants during these years included J.E. Berg (mid-1910s), J.P. Foster (late 1910s), J.J. Sorrels (early 1920s), H.H. Hoffman (late 1920s), Emmet F. Hatcher (early 1930s), and John H. Whitney (late 1930s). The property then evicently sat vacant for a time in the late 1930s and early 1940s.

By 1948, the property had been acquired by Earl D. and Pearl O. Darling, and the property has been owned continuously by the Darling family from that time to the present (2005). In the early 1950s (and perhaps at other times), the Darling family operated an irrigation supply business. Earl Darling passed away in March 1958.

36. Sources of information:

"Earl Darling" [obituary]. Longmont Times-Call, March 8, 1958, p. 1.

"Warden M.P. Capp Killed by Electric Wire Near Boulder." Longmont Ledger, August 5, 1927, p. 1.

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.

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

Boulder County Assessor Property Records.

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

Boulder County and Longmont City Directories, 1892-2004 [generally published annually. Denver, Kansas City, and Salt Lake City: R.L. Polk and Company Publishers.]

"Town of Longmont – Water Rent Collections." On file at the Longmont Archives, Longmont Museum.

Sanborn Fire Insurance maps, dated April 1906, June 1911, May 1918, June 1930, and June 1956..

Town of Longmont Water Rent Collection Records. On file at the Lonmgont Archives, Longmont Museum.

Architectural Inventory Form

Page 6 of 8

42. Statement of significance:

This house is architecturally significant for its Classic Cottage style of architecture. It is also historically significant for its association with the theme of community development in Longmont through the first half of the twentieth century. The property's level of significance may be to the extent that it would qualify for individual listing in the State Register of Historic Properties and the National Register of Historic Places. The property is definitely individually eligible for local landmark designation by the City of Longmont. It would also be considered a contributing resource within a potential historic district.

43. Assessment of historic physical integrity related to significance:

This property, including the house and garage, displays a high 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. There have been no additions, and no notable exterior alterations, to either building following their original construction.

VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. National Register eligibility field assessment: **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. The district's boundaries could be expanded to incorporate this property.**

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 - CD-1 - Images 123-129,** Negatives filed at: **City of Longmont**

48. Report title: **Longmont Survey 3rd Phase** Department of Community Development, Planning Division

49. Date(s): **September 1, 2005** Civic Center Complex

50. Recorder(s): **Carl McWilliams** 350 Kimbark Street

Longmont, Colorado 80501

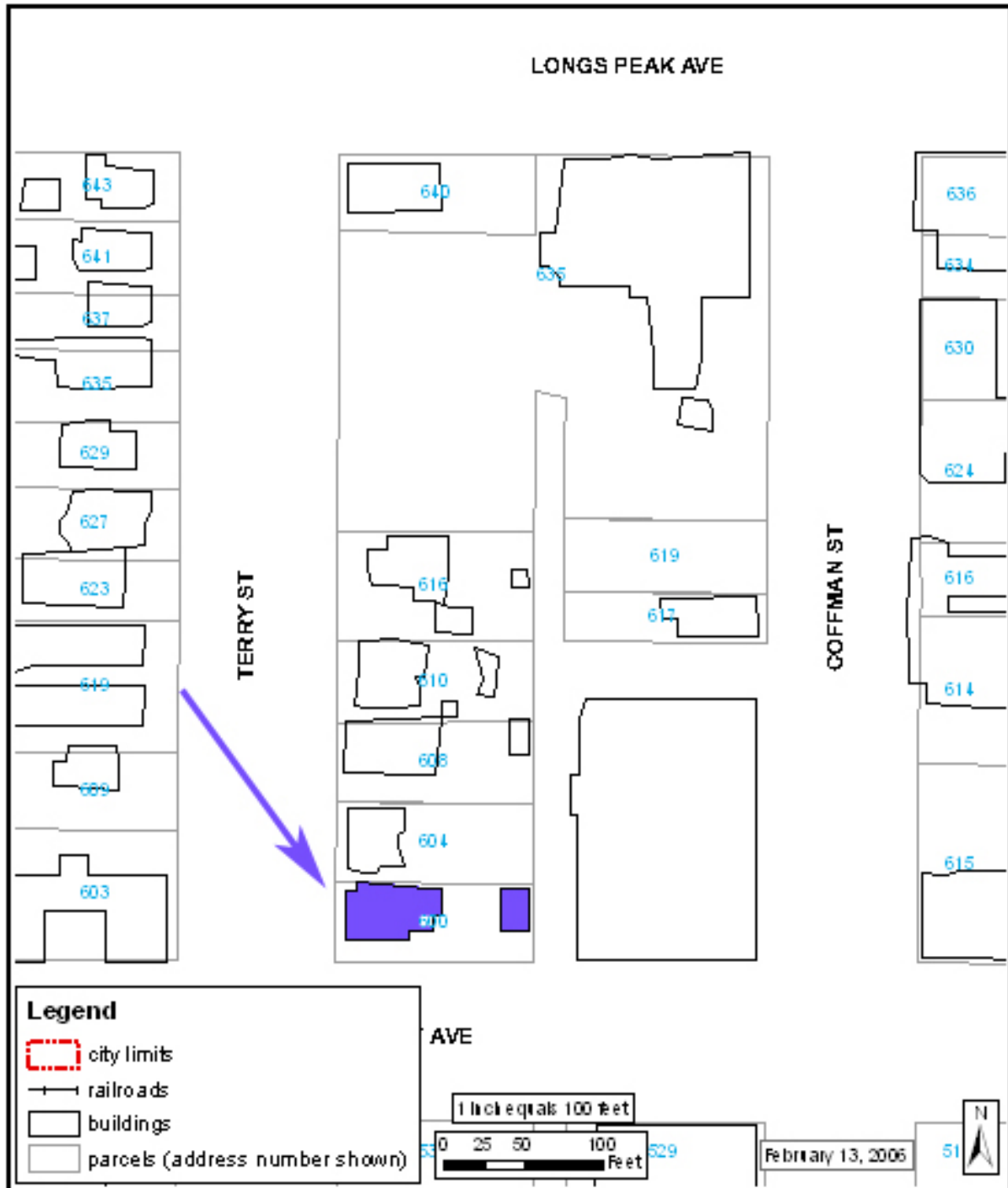
51. Organization: **Cultural Resource Historians**

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

53. Phone number(s): **9704935270**

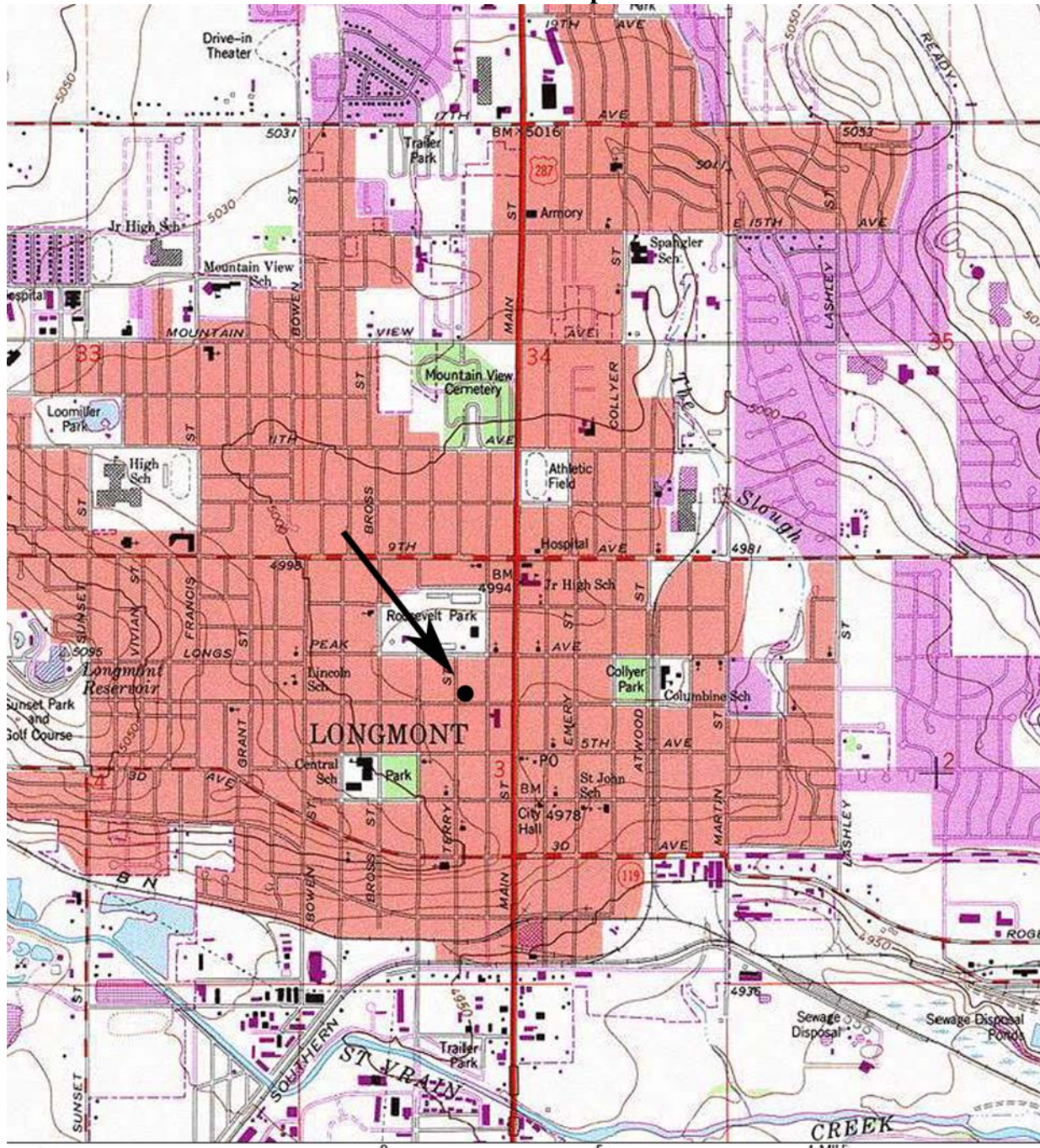
Architectural Inventory Form

Sketch Map



Architectural Inventory Form

Location Map



TN
 MN
 10°



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