

Architectural Inventory Form

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I. IDENTIFICATION

1. Resource number: **5BL1159.2**
2. Temporary number: **N/A**
3. County: **Boulder**
4. City: **Longmont**
5. Historic building name: **Fraser House; Evans House**
6. Current building name: **Bernal House**
7. Building address: **430 Collyer Street**
8. Owner name: **Jerry A. and Susan A. Bernal**
Owner address: **430 Collyer Street**
Longmont, CO 80501

II. GEOGRAPHIC INFORMATION

9. P.M. **6th** Township **2N** Range **69W**
NE¹/₄ of **NE¹/₄** of **NW¹/₄** of **SE¹/₄** of section **3**
10. UTM reference
Zone **13**
Easting: **491739**
Northing: **4446020**
11. USGS quad name: **Longmont, Colorado**
Year: **1968** (**Photorevised 1979**) **7.5'**
12. Lot(s): **4** Block: **48**
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.**

22. Architectural style / building type:

No Style / Vernacular
Stuccoed Brick Masonry
Front Gabled Dwelling

Official Eligibility Determination

(OAHPI use only)

- Date _____ Initials _____
- Determined Eligible - National Register
- Determined Not Eligible - National Register
- Determined Eligible - State Register
- Determined Not Eligible - State Register
- Needs Data
- Contributes to eligible National Register District
- Noncontributing to eligible National Register District

III. ARCHITECTURAL DESCRIPTION

14. Building plan (footprint, shape):
Irregular Plan
15. Dimensions in feet: **928 square feet**
16. Number of stories: **Two**
17. Primary external wall material
Stucco
18. Roof configuration (enter one):
Gabled Roof / Front Gabled Roof
19. Primary external roof material (enter one):
Asphalt Roof / Composition Roof
20. Special features (enter all that apply):
Porch
Chimney
Segmental Arches

21. General Architectural Description

The historic dwelling at 830 Collyer Street in Longmont is a vernacular brick masonry front gabled dwelling. Evidently dating to the 1880s, the house is supported by a low coursed sandstone foundation, and its exterior walls are covered with beige-colored stucco over brick masonry construction. The house is covered by a steeply-pitched front gable roof, with a 13½' by 13½' one-story flat-roofed section to the north. The roof is covered with brown asphalt shingles, and the eaves are boxed with minimal overhang. There are two brick chimneys - one located on the ridge, and the other, covered with stucco, located on the north-facing roof slope. The home's windows are primarily single 1/1 double-hung sash with painted wood frames and surrounds. Two windows on the facade also feature segmental brick arches. A non-historic fixed-pane oriel window is located on the south elevation. A 5' by 6' enclosed gabled foyer is located on the facade (west elevation). A 15-light glass-in-wood-frame door, covered by a brown metal storm door, leads into the foyer from a concrete stoop.

A **garage**, which was constructed in 1972, is located near the alley at the rear of the lot: one-story square plan; 35' by 35' poured concrete slab foundation and floor; painted white wide horizontal masonite siding over wood frame construction; low-pitched front gable roof with a shed-roofed extension to the west; asphalt shingles and exposed boxed eaves; no windows; a brown metal paneled roll-away garage door, located on the north elevation, provides vehicular access to the alley to the east; a single, painted brown, solid wood door is located at the west end of the north elevation.

There is also an old **shed** located at the rear of the lot, perhaps used historically as a chicken house.

22. Architectural style / building type:

Please see front page.

23. Landscape or setting special features:

This house is located on the east side of Collyer Street in the block between 4th and 5th Avenues in Longmont's historic East Side neighborhood. Developed during the late 1800s and early 1900s, the East Side Neighborhood is an established area made up primarily of historic single-family homes. The neighborhood features wide tree-lined streets, wide grass strips between the sidewalks and curbs, generally uniform setbacks, and deep rectangular-shaped lots.

24. Associated buildings, features, or objects

Garage; Shed

IV. ARCHITECTURAL HISTORY

25. Date of Construction:
Estimate **ca. 1888**
Actual

Source of information:

"Town of Longmont, Colorado - Water Rent Collections, 1892-1899"; Sanborn Insurance map, 1890.

26. Architect:
unknown

Source of information:

n/a

27. Builder/ Contractor:
unknown

Source of information:

n/a

28. Original owner:
J.A. Fraser (probably)

Source of information:

"Town of Longmont, Colorado - Water Rent Collections, 1892-1899."

29. Construction History (include description and dates of major additions, alterations, or demolitions):

Sanborn Insurance maps provide evidence that this house was constructed prior to 1890, and Longmont water rent collections records provide corroborating information that the dwelling was constructed sometime prior to 1892. The Sanborns indicate that the building originally consisted of the main two-story gabled portion (which measured 20' by 26'), and that the one-story flat-roofed addition to the north elevation was constructed between 1895 and 1900. A building permit for the construction of a "bedroom addition" designed by architect D.H. White, was obtained for the property in June 1932. The large garage located at the rear of the lot was built in 1972.

30. Original location: **yes**
Moved **no**
Date of move(s) **n/a**

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, and Sanborn Insurance maps, indicate that this dwelling was constructed prior to 1890. According to the water records, J.A. Fraser owned the property in the 1890s, followed by M.J. Ely between circa 1899 and 1905, and Eben White, between circa 1906 and 1915. These individuals apparently did not reside in the home, as instead during the very early 1900s it was rented out to a series of relatively short-term tenants. J.R. and Frances Barb are listed as the home's residents in 1903-1904, followed by Henry and Mille Schwarz in the years surrounding 1906. C.J. and Jane Bestle also apparently lived here for a time.

In 1915, 430 Collyer Street was purchased by John and Sierra Nevada Evans, who then lived here throughout the remainder of their lives. Born at Indianola, Iowa on September 9, 1855, John Evans grew up in Iowa and Missouri where he met his wife in the late 1870s. Mrs. Evans had been born at West Plains, Missouri on December 27, 1857. In her early adult years she was a teacher. John and Sierra were married at Houston, Missouri on February 19, 1880, where they lived for a time before moving to Tombstone, Arizona. In 1900, Mr. and Mrs. Evans relocated to Akron, Colorado where John embarked on a thirty-year career with the Great Western Sugar Company. The Evans' then moved to Longmont, purchasing this house in about 1915. Mr. Evans retired from Great Western Sugar in 1938, and then enjoyed a ten-year retirement before passing away in December 1948 at the age of 93. Mrs. Evans had died less than four months earlier in late August 1948.

Following the death of Mr. and Mrs. Evans, the home at 430 Collyer subsequently passed into the hands of their daughters, Mrs. Leila J. (Evans) Morgan, and Mrs. Ethel M. (Evans) Clark. Leila had been born at Houston, Missouri on September 18, 1881. She moved with her family to Tombstone, Arizona, before marrying Thomas J. Morgan of Deadwood, South Dakota. After becoming widowed, Leila moved to Longmont in 1940 to be with her elderly parents. In Longmont, she worked for seven years as the matron at the city jail. Leila passed away in October 1961 at the age of 80. 412 Collyer then became the residence of Leila's younger sister, Mrs. Ethel M. Clark, who was the widow of John W. Clark. Ethel lived here until her own death in December 1971. From circa 1974 to the present, 412 Collyer has been owned and occupied by the Jerry R. Bernal family.

36. Sources of Information

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

City of Longmont Building Permits for 430 Collyer Street.

"Leila Jane Morgan Dies at Age of 80." *Longmont Times-Call*, October 2, 1961, p. 4.

"Mrs. John Evans Dies Here at 90." *Longmont Times-Call*, August 21, 1948, p. 1.

"Mrs. John W. Clark." [obituary] *Longmont Times-Call*, December 8, 1971, p. 3.

"93-Year-Old Resident Dies Thursday." [John Evans obituary] *Longmont Times-Call*, December 24, 1948, p. 1.

Polk's Boulder County Directory [generally published annually], Denver, Kansas City, and Salt Lake City: R.L. Polk and Company Publishers.

Polk's Longmont City Directory, [generally published annually], Denver, Kansas City, and Salt Lake City: R.L. Polk and Company, Publishers, 1966 - 1997.

Sanborn Fire Insurance Maps, dated December 1890, September 1895, November 1900, April 1906, June 1911, March 1918, June 1930, and May 1956.

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

VI. SIGNIFICANCE

37. Local landmark designation:
Yes
No **xx**
Date of Designation: **n/a**

38. Applicable National Register Criteria

xx A. Associated with events that have made a significant contribution to the broad patterns of our history;

B. Associated with the lives of persons significant in our past;

xx C. Embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or that possess high artistic values, or represents a significant and distinguishable 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.

City of Longmont Standards for Designation

xx 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.

xx 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.

xx 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.

Does not meet any of the above City of Longmont Standards for Designation.

39. Area(s) of Significance:

Architecture; Community Planning and Development

40. Period of Significance: **ca. 1888-1953**

41. Level of Significance:

National:

State:

Local: **XX**

42. Statement of Significance

This house is historically significant relative to National Register Criterion A for its association with Longmont's residential development during the period of significance, circa 1888-1953. The house is also architecturally significant, under Criterion C, for its early construction date and for its distinctive vernacular brick masonry front gabled design. Although it displays a generally high level of integrity, the property's level of significance is probably not to the extent that it would qualify for individual listing in the National or State Registers of Historic Places. The property, though, may qualify to be listed as a local landmark by the City of Longmont. In addition, the property also qualifies for listing in the National Register of Historic Places as a contributing resource located within the boundaries of the Longmont East Side Historic District.

43. Assessment of historic physical integrity related to significance:

This property displays a generally high level of historical 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 house following the period of significance. The large garage at the rear of the lot which was constructed in 1972 should be considered a non-contributing resource. The garage detracts somewhat from the property's overall integrity of setting.

VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. National Register eligibility field assessment:

Eligible:

Not Eligible: **xx**

Need Data:

City of Longmont Local Landmark eligibility field assessment:

Eligible: **xx**

Not Eligible:

Need Data:

45. Is there National Register district potential?

Yes: **xx**

No:

Discuss: **This property is located within the boundaries of the East Side Historic District, which is listed in the National Register of Historic Places.**

If there is National Register district potential, is this building:

Contributing: **n/a**

Noncontributing : **n/a**

46. If the building is in an existing National Register district, is it:

Contributing: **xx**

Noncontributing:

VIII. RECORDING INFORMATION

47. Photograph numbers:

Roll: **LONG-23; Long-24**

Frame(s): **33-34; 12**

Negatives filed at: **City of Longmont
Department of Community Development, Planning Division
Civic Center Complex
350 Kimbark Street
Longmont, Colorado 80501**

48. Report title: **East Side Neighborhood: Historic Context and Survey Report**

49. Date: **February 1, 2003**

50. Recorders: **Carl McWilliams**

51. Organization: **Cultural Resource Historians**

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

53. Phone number: **970/493-5270**