

Architectural Inventory Form

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I. IDENTIFICATION

1. Resource number: **5BL1159.3**
2. Temporary number: **N/A**
3. County: **Boulder**
4. City: **Longmont**
5. Historic building name: **Humes House; Setterlund House**
6. Current building name: **Setterlund House**
7. Building address: **432 Collyer Street**
8. Owner name: **James E. Setterlund**
Owner address: **432 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: **4446031**

11. USGS quad name: **Longmont, Colorado**
Year: **1968** (**Photorevised 1979**) **7.5'**

12. Lot(s): **3** 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.**

Official Eligibility Determination

(OAHP 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):
Rectangular Plan
15. Dimensions in feet: **768 square feet**
16. Number of stories: **One**
17. Primary external wall material
Wood / Horizontal Siding
Wood / Shingles
18. Roof configuration (enter one):
Gabled Roof / Cross Gabled Roof
19. Primary external roof material (enter one):
Asphalt Roof / Composition Roof
20. Special features (enter all that apply):
Porch
Chimney
Decorative Shingles

22. Architectural style / building type:

Bungalow

21. General Architectural Description

Constructed in 1932, this Bungalow-style dwelling is located on the east side of Collyer Street near the middle of the 400 block. The wood frame residence is supported by a low painted white concrete foundation, and its exterior walls are clad with narrow painted white horizontal wood siding. There is a basement beneath the dwelling, and the foundation walls are penetrated by paired casement-style basement windows. The house is covered by an intersecting clipped gables roof, with brown asphalt shingles and with exposed rafter ends beneath the eaves. A short brick chimney stack, covered with concrete pargeing, is located on the roof ridge. The home's windows are primarily single 5/1 ribbon-style) double-hung sash with painted white wood frames and painted green wood surrounds. A stained natural brown 15-light glass-in-wood-frame entry door leads into the house from a Craftsman-style porch which covers the north half of the facade (west elevation). The porch features a tongue-and-groove wood floor, wood frame knee walls, paired squared post wood piers, and a clipped gable roof decorated with variegated patterned wood shingles in its upper gable end. A rear, basement-level entry is located on the east (rear) elevation.

A **garage** is located near the alley at the rear of the lot. one-story rectangular plan; poured concrete slab foundation and floor; painted white wide horizontal masonite siding over wood frame construction; moderately-pitched side gable roof, covered with brown asphalt shingles and with boxed eaves; a large meal roll-away garage door opens onto a short concrete driveway on the east elevation, providing vehicular access to the alley; a single solid wood door is located at the east end of the north elevation.

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

IV. ARCHITECTURAL HISTORY

25. Date of Construction:
Estimate
Actual **1932**

Source of information:
City of Longmont building permit file for 432 Collyer Street.

26. Architect:
Oland P. Rhoades

Source of information:
City of Longmont building permit file for 432 Collyer Street.

27. Builder/ Contractor:
Oland P. Rhoades

Source of information:
City of Longmont building permit file for 432 Collyer Street.

28. Original owner:
Mrs. Elmyra B. Humes

Source of information:
Longmont city directory, 1932

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

This house was constructed in 1932 by Longmont carpenter Oland P. Rhoades. There have been no additions to the original dwelling. The only exterior alteration of note is a walk-out basement level entry on the east (rear) elevation.

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 / Multiple Dwelling**
33. Current use(s): **Domestic / Single Dwelling**
34. Site type(s): **Residence**

35. Historical Background

The Bungalow-style dwelling at 432 Collyer Street was constructed in 1932 by Longmont carpenter Oland P. Rhoades. In the 1930s, Oland and his wife Sophia lived a few blocks away at 624 Emery Street. The home's original, and longest term, resident was Elmyra (Elmira?) Ida Humes, and the property is still held by her descendants. Mrs. Humes apparently owned and lived here from 1932 until her death in February 1959. A retired school teacher, Mrs. Humes had been born at Prairie City, Illinois on September 20, 1874. She came to Colorado in 1908 and was married to James C. Humes in Denver in June 1913. The couple then moved to Kansas where they farmed for the next eleven years, before moving to Longmont in 1924. Mrs. Humes then taught school in Longmont for the next sixteen years, mostly at Columbine School, until her retirement in 1940. In the meantime, Mr. Humes unfortunately, passed away in 1926 just two years after the family had moved to Longmont.

Mrs. Humes passed away in February 1959 at the age of 84. Following her death, this property passed into the hands of her daughter and son-and-law, Julia Elizabeth (Humes) and Gerald T. Setterlund. Mr. and Mrs. Setterlund then lived here together until Gerald's death in December 1974. Gerald Setterlund was born in Rochester, New York on November 16, 1917. His father, Elmer Setterlund, was pastor of Longmont's Central Presbyterian Church from 1939 to 1946. Gerald Setterlund and Elizabeth Humes were married in Longmont, where for many years Gerald worked as a shoe repairman at Carl's Shoe Shop. Following his death in 1974, Gerald was survived by his wife, Julia, a son James E. Setterlund, and a daughter, Gertrude (Mrs. Clifford Haines). James E. Setterlund, the grandson of the original owner Elmyra Humes, is the property's current owner.

It appears from Longmont city directories that for a number of years the house's basement was rented out as a separate apartment. A number of tenants have apparently occupied the basement over the years.

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.

"Gerald Setterlund." [obituary] *Longmont Times-Call*, December 21-22, 1974, p. 3.

"Julia Setterlund." [obituary] *Longmont Times-Call*, March 31, 1992, p. 9-A.

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.

"Retired Teacher Elmira Ida Humes Dies at 84." *Longmont Daily Times-Call*, February 16, 1959, p. 6.

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

"Three Vacancies of Teachers Filled." *Longmont Times-Call*, August 10, 1940, p. 1.

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: **1932-1953**

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, 1932-1953. The house is also architecturally significant, under Criterion C, for its representative Bungalow-style of architecture. Although it displays a relatively 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 relatively 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 postdates the period of significance and should be considered a non-contributing resource. The garage detracts slightly 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-24**

Frame(s): **1-3, 10-11**

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**