

Architectural Inventory Form

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I. IDENTIFICATION

1. Resource number: **5BL1159.4**
2. Temporary number: **N/A**
3. County: **Boulder**
4. City: **Longmont**
5. Historic building name: **Nelson House; Lang House**
6. Current building name: **Stretch House**
7. Building address: **434 Collyer Street**
8. Owner name: **Oscar M. Stretch, Trustee**
Owner address: **1349 Sharpe Pl.
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: **4446053**

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

12. Lot(s): **N¹/₂ 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: **1040 square feet**
16. Number of stories: **1¹/₂**
17. Primary external wall material
**Wood / Horizontal Siding
Wood / Shingles**
18. Roof configuration (enter one):
Hipped Roof / Gable-on-Hip Roof
19. Primary external roof material (enter one):
Asphalt Roof / Composition Roof
20. Special features (enter all that apply):
**Porch
Chimney
Decorative Shingles
Dormers**

22. Architectural style /
building type:

**No Style / Vernacular
Wood Frame Gable-on-Hip
Roof Dwelling**

21. General Architectural Description

Constructed in 1907, the house at 434 Collyer Street is a 1½-story vernacular wood frame dwelling. The property is located on the east side of Collyer Street, near the center of the 400 block. The house is supported by a low painted red coursed sandstone foundation, and its exterior walls are clad with painted white horizontal wood siding with 1" by 4" 1" by 4" corner boards. Stained brown square-cut wood shingles appear in the upper gable end on the facade, and on the wall surfaces of a gabled dormer on the south elevation and a shed dormer on the north elevation. The house is covered by a steeply-pitched gable-on-hip roof, with brown asphalt shingles and boxed eaves. There is one rec brick chimney located just below the ridge on the north-facing roof slope. The dormers on the north and south elevations are both illuminated with casement-style windows. On the home's main story, a large single-hung sash window overlooks the front porch near the south end of the facade. A set of three 6-light casement windows are located in the upper gable end on the facade, and on the south elevation, there is a large 1/1 double-hung sash window flanked on either side by a narrow 1/1 double-hung sash window. Windows elsewhere on the house are primarily single 1/1 double-hung sash, and the windows throughout have painted white wood frames and surrounds. A stained natural brown glass-in-wood-frame entry door, with a white storm door, leads into the dwelling from a wood porch which extends across nearly the full length of the facade (west elevation). The porch features a tongue-and-groove wood floor, wood frame knee walls, painted white Tuscan columns, and a low-pitched hipped roof. Two secondary entrances into the home are both located toward the east end of the south (side) elevation.

A garage is located near the rear of the lot; one-story rectangular plan; poured concrete slab foundation and floor; painted green horizontal weatherboard exterior walls, with 1" by 4" corner boards, over wood frame construction; low-pitched front gable roof, covered with corrugated metal roofing material over 1x wood decking and 2x wood rafters; a painted green wood-paneled overhead garage door opens toward the alley on the garage's east 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 **1907**

Source of information:

"Town of Longmont, Colorado - Water Rent Collections, 1907-1910"; City of Longmont building permit file for 434 Collyer Street.

26. Architect:
unknown

Source of information:

n/a

27. Builder/ Contractor:
unknown

Source of information:

n/a

28. Original owner:
John L. and Lena Nelson

Source of information:

"Town of Longmont, Colorado - Water Rent Collections, 1907-1910."

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

Sanborn Insurance maps and Longmont water rent collections records reveal that this property was first built on with the construction of a small L-shaped dwelling in the years prior to 1890. According to the water records, in the early 1890s the dwelling was owned by C.A. Sawyer [sp?], and according to Longmont city directories, in the very early 1900s it was owned by David W. and Jessie Dobbins. The original dwelling on this lot was razed circa 1906, and the current dwelling was then constructed in 1907. A building permit to construct the residence was issued on January 2, 1907. In March 1938, a building permit for "adding three rooms and a bath" was issued for the property. These rooms were apparently added to the house's upper half story and it was at this time that the dormers on the north and south facing roof slopes were constructed.

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 house at 434 Collyer Street in Longmont was constructed in 1907 as the residence of John L. and Lena Nelson. Although Mr. Nelson's primary occupation was as a farmer, it is very possible that he constructed the dwelling as well as being its first owner and occupant. Mr. Nelson passed away in 1909, just two years after the house had been built, however, his widow, Lena, continued to live here until circa 1920. A native of Sweden, where she had been born on November 27, 1848, Lena immigrated to the United States at a young age. She was a resident of Chicago during the time of the great Chicago fire, before coming west to Longmont in 1877. Mr. and Mrs. Nelson were among the Swedish settlers which formed the Ryssby district west of Longmont in the years preceding the turn of the twentieth century. The Nelsons apparently had this home built in Longmont as their retirement residence in 1907. Lena Nelson passed away in Longmont in September 1936 some years after having moved from this house on Collyer Street.

George and Inez Lang, who lived here together from circa 1920 until George's death in 1930, were the next owners of 434 Collyer. Mr. Lang, who passed away suddenly in March 1930, was a well-known Longmont businessman and sportsman. Mrs. Lang continued to live here for more than a decade after her husband's death.

Longmont city directories indicate that Mrs. Lang began to take in boarders in the early 1940s, and by 1943, her name disappears from the directory listings. (No obituary was found for Mrs. Lang indicating she may have moved away from Longmont.) The property's next residents of note were Jacob "Jake" and Christine Haas who purchased the dwelling as their retirement home in 1946. Mr. Haas had been born at Saratof Russia on November 13, 1886. A member of the region's Germans from Russia population, Mr. Haas arrived in Berthoud in 1913 and moved to Longmont in 1915. After presumably working in the sugar beet fields for a time, the Haas family acquired their own farm west of Longmont which they worked until their retirement in the mid-1940s. Mr. Haas passed away just three years after acquiring this house, in October 1949, while Mrs. Haas continued to own and live here until the early 1960s.

More recent owners and residents of 434 Collyer have included: Robert C. Gifford (late 1960s); Jerome J. Partz (early 1970s); Don W. Baker (late 1970s - early 1980s); and Dave Carlson (early 1990s). Boulder County Assessor records indicate that the property has not changed ownership since 1972. Currently held in trust, the house for the last several years has been a rental.

36. Sources of Information

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

"Lang Funeral to be Monday." [George Lang obituary] *Longmont Daily Times*, March 22, 1930, 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.

"Pioneer Resident of the Longmont District Dies." [Lena Nelson obituary] *Longmont Daily Times*, May 9, 1931, p. 1.

"Retired Farmer Taken by Death." [Jacob Haas obituary] *Longmont Times-Call*, October 4, 1949, p. 1.

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: **1907-1953**

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 vernacular front gabled architectural plan. 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): **4-9**

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**