

Architectural Inventory Form

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I. IDENTIFICATION

1. Resource number: **5BL1159.5**
2. Temporary number: **N/A**
3. County: **Boulder**
4. City: **Longmont**
5. Historic building name: **Dobbins House; Long House**
6. Current building name: **Hinebauch House**
7. Building address: **436 Collyer Street**
8. Owner name: **Garret & Susan Hinebauch et. al.**
Owner address: **4801 N. 107th Street**
Lafayette, CO 80026

II. GEOGRAPHIC INFORMATION

9. P.M. **6th** Township **2N** Range **69W**

SE¹/₄ of SE¹/₄ of SW¹/₄ of NE¹/₄ of section 3

10. UTM reference

Zone **13**

Easting: **491739**

Northing: **4446075**

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

12. Lot(s): **S¹/₂ 2** 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: **925 square feet**
16. Number of stories: **1¹/₂**
17. Primary external wall material
Brick
Wood / Shingles
18. Roof configuration (enter one):
Gambrel Roof
19. Primary external roof material (enter one):
Asphalt Roof / Composition Roof
20. Special features (enter all that apply):
Porch
Segmental Arches

22. Architectural style / building type:

**Late 19th and Early
Twentieth Century Revivals
/ Dutch Colonial Revival**

21. General Architectural Description

Constructed circa 1905, the distinctive dwelling at 436 Collyer Street is a tall 1½-story vernacular brick and wood frame dwelling. The property is located on the east side of Collyer Street, in the 400 block, three houses south of 5th Avenue. The house is supported by a low painted beige coursed sandstone foundation. The first story walls are made of red brick, laid in running bond, while the upper half story walls are of wood frame construction, clad with painted beige square-cut wood shingle siding. A belt course, formed by three courses of projecting brick stretchers, encircles the house at the level of the first story window sills. The house is covered by a steeply-pitched intersecting gambrels roof, with returns. The roof is covered with grey asphalt shingles, and the eaves are boxed. A large double-hung sash window, with a segmental brick arch, overlooks the front porch toward the south end of the facade. Also on the facade, there is a tripartite double-hung sash window in the upper half story overlooking the front porch roof. The home's first story windows otherwise are primarily single 1/1 double-hung sash, with painted white wood frames, painted green wood surrounds, sandstone lugsills, and segmental brick arches. The upper half story windows are typically single 1/1 double-hung sash, with painted white wood frames, painted green wood surrounds, wood sills, and flat wood arches. A non-historic stained natural brown wood-paneled front door, with a metal storm door, leads into the house from a 5-step tongue-and-groove wood porch which extends nearly the full length of the facade. The porch features wood frame knee walls, painted beige Tuscan columns, and a hipped porch roof. An older, 23' by 11', shed-roofed addition to the rear (east) elevation is of wood frame construction, with vertical bead board exterior wall cladding.

A garage is located near the rear southeast corner of the property: one-story rectangular plan; poured concrete slab foundation and floor; painted beige horizontal weatherboard exterior walls, with 1" by 4" corner boards; wood frame construction; hipped roof with a shed-roof extension to the east elevation; asphalt shingles over 1x wood decking and exposed 2x wood rafters; two 4-light hopper windows located on the north elevation; three 4-light hopper windows located on the south elevation; a large overhead garage door, located on the west elevation, opens onto a gravel driveway which extends along the north side of the house to Collyer Street. A single, wood-paneled door is located near 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 **1905**
Actual

Source of information:
"Town of Longmont, Colorado - Water Rent Collections, 1907-1910"; Sanborn Insurance maps, 1900, 1906; Longmont city directory, 1906.

26. Architect:
unknown

Source of information:
n/a

27. Builder/ Contractor:
unknown

Source of information:
n/a

28. Original owner:
David W. Dobbins

Source of information:
"Town of Longmont, Colorado - Water Rent Collections, 1907-1910"; Longmont city directory, 1906.

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

Sanborn Insurance maps, Longmont water rent collections records, and the 1906 Longmont city directory all indicate that this house was constructed circa 1905. Later Sanborn maps show that the house was expanded to the rear with the construction of a 23' by 11' shed-roofed one-story addition in the years between 1918 and 1930.

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

The Dobbins House was constructed in the very early 1900s. Sanborn Company fire insurance maps and Longmont city directory information demonstrate that this home at 436 Collyer was built between 1904 and 1906. The first owners of record, D.W. Dobbins and his wife Jessie L., appeared in the 1906 city directory. David W. was the son of Longmont pioneers Samuel H. and Hannah A. Dobbins. Samuel Dobbins was a pharmacist by trade. He and his wife resided in Missouri for several years, during which time he was engaged in the dry good business. Mr Dobbins developed an asthmatic condition, and moved to Colorado hoping that the mild climate would relieve his symptoms. In late 1873, Samuel had a consignment of goods shipped to Niwot, where he planned to open a general store. When he first arrived with his family, they discovered that the man charged with overseeing the shipment had vanished, taking the goods with him. Mr. Dobbins procured another stock of goods, and operated a store in Niwot for a year. In 1874, the family moved to Longmont, opening a general store here. In 1885, the Dobbins family began construction on a home at 419 Collyer, where David W. Dobbins was raised with his three sisters.

David Winfield Dobbins was born August 7, 1880. When he was just ten years old, his father passed away, leaving his wife to raise the family. From 1899 until 1921, David Dobbins was the proprietor of a shoe store, Dobbins and Lauenstein, "specialists in shoes", located in the 300 block of Main Street. In 1921, he sold the store to B. J. Drain, and went into the real estate and business with E. J. Barkdoll. He later entered into business partnership in real estate and insurance with Albert Hall (Hull?). A respected member of the Longmont community, David Dobbins served a term as a city councilman during the years 1925-1926. David and Jessie Dobbins owned this home at 436 Collyer Street for about 20 years. In 1911, David's mother Hannah and sister Nettie were also living in the house at 436 Collyer. Nettie M. Dobbins was born in Missouri, the child of Samuel and Hannah Dobbins. As a young child, she came with her parents to Colorado in 1873. She never married, instead becoming a teacher. Nettie passed away on December 4, 1925. Hannah Dobbins died on June 12, 1932, at the age of 89.

David and Jessie Dobbins sold this home in the early 1920s to Charles E. and Nora Edna Long. Charles Long operated a painting business. The couple had a daughter, Eva, who in 1932, worked as a cashier for the Three Rules Store, and then later as a stenographer for the Boulder County Extension Agent. By 1955, Eva, still living with her parents, was an office manager for the U.S. Department of Agriculture. Following the Longs, the home was sold by 1960 to Roy C. Gwin and his wife Elma V. The Gwins resided at this address for twenty-five years, before selling the property in 1984 to Kevin R. Hall (Holl?) Kevin sold the property in 1992, and since then that time, ownership has transferred every few years. The current owners, as of 2003, are Garret A., Susan M. and John P. Hinebauch of Lafayette.

36. Sources of Information

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

"Died - Dobbins." [Samuel H. Dobbins obituary] *Longmont Ledger*, March 8, 1889, p. 2.

"Oldest and Youngest Persons at Pioneer Meeting Represent 83 Years Difference in Ages." *Longmont Times*, September 26, 1929, p. 1.

"Pioneer Woman, Aged 89 Passes." [Hannah Dobbins obituary] *Longmont Ledger*, June 14, 1932, 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.

They Came to Stay: Longmont, Colorado 1858 - 1920, Longmont: St. Vrain Valley Historical Association, 1971.

"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;

xx 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.

xx 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. 1905-1953**

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 1905-1953. Under Criterion B, the property is significant for its association with the Dobbins family, in particular David Winfield Dobbins who made noteworthy contributing to broad patterns of Longmont's history. The house is also architecturally significant, under Criterion C, for its brick masonry construction, and for its rare (in Longmont) Dutch Colonial Revival architectural style. Although it displays a relatively high level of integrity, the property's level of significance in these regards 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, does qualify to be individually 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 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.

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): **13-16, 23**

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. Recordors: **Carl McWilliams**

51. Organization: **Cultural Resource Historians**

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

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