

Architectural Inventory Form
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I. IDENTIFICATION

1. Resource number: **5BL1159.20**
2. Temporary number: **N/A**
3. County: **Boulder**
4. City: **Longmont**
5. Historic building name: **Tobin House; Romigh House**
6. Current building name: **Guthrie / McCormick House**
7. Building address: **509 Collyer Street**
8. Owner name: **Dee A. Guthrie & Frank McCormick**
Owner address: **509 Collyer Street**
Longmont, CO 80501

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: **491678**

Northing: **4446164**

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

12. Lot(s): **S¹/₂ 11** Block: **42**

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: **1378 square feet**
16. Number of stories: **1¹/₂**
17. Primary external wall material
Brick
Stucco
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

22. Architectural style / building type:

Bungalow

21. General Architectural Description

The house at 509 Collyer Street is a one-story, rectangular-shaped structure, built in the Bungalow style. Constructed in 1918-1919, the home is supported by a concrete foundation, faced with red brick laid in running bond. There are 3-light hopper basement windows, with painted turquoise wood frames. The building's exterior walls are made of brown brick, laid in running bond, while buff red color stucco with distinctive false half-timbering appears in the upper gable ends. The house is covered by a moderately-pitched gable-on-hip roof, with brown asphalt shingles, and with sculptured exposed rafter ends. A brown brick fireplace chimney, flanked by two small windows with Queen Anne lights, is located on the north elevation. Another brown brick chimney is located on the south-facing roof slope. Windows are primarily single or tripled 6/1 double-hung sash, with painted white wood frames, painted buff red wood surrounds, painted turquoise exterior wood screens, and red brick rowlock sills. Two more small square windows with Queen Anne lights appear in the upper gable end on the south elevation, and there is a non-historic glass block bathroom window on the north elevation. A stained natural brown glass-in-wood-frame front entry door, with leaded glass lights, and leaded glass sidelights, and with a painted brown and turquoise wood screen door, is located on the facade (east elevation). This door leads into the home from a Craftsman-style porch which extends nearly the full length of the facade. The porch features a tongue-and-groove wood floor, brown brick knee walls with sandstone capping, tapered brown brick pedestals and piers, and a gabled porch roof which is adorned with a dentil course and false half-timbering. A 21' by 10' hipped-roof extension to the west (rear) elevation, was probably originally a rear mud porch. A non-historic 1x1 horizontal sliding glass bypass door opens onto a redwood deck on the west elevation. A single wood-paneled door, with a metal storm door, is located near the south end of the west elevation.

Garage

A garage is located near the southwest corner of the lot: one-story rectangular plan; 14' N-S by 26' E-W; poured concrete slab foundation and floor; green horizontal aluminum siding, over horizontal weatherboard siding, over wood frame construction; moderately-pitched hipped roof, covered with green asphalt shingles, and with exposed rafter ends with fascia; one 2-light window, and one single-light fixed-pane window, located on the south elevation; one single-light fixed-pane window, located on the north elevation; one single-light fixed-pane window, located on the west elevation. a single, painted white, wood-paneled door is located at the west end of the north elevation; a painted green wood-paneled roll-away garage door, located on the east elevation, opens onto a concrete driveway which extends along the south side of the house to Collyer Street.

22. Architectural style / building type:

Please see front page.

23. Landscape or setting special features:

This house is located on the west side of Collyer Street in the block between 5th and 6th 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, uniform setbacks, and deep rectangular-shaped lots.

24. Associated buildings, features, or objects

Garage

IV. ARCHITECTURAL HISTORY

25. Date of Construction:
Estimate
Actual **1918-1919**

Source of information:

"Town of Longmont, Colorado - Water Rent Collections, 1919-1922."; Sanborn Insurance maps, 1918, 1930; Boulder County Assessor records.

26. Architect:
unknown

Source of information:
n/a

27. Builder/ Contractor:
unknown

Source of information:
n/a

28. Original owner:
W.L. Pierce

Source of information:
"Town of Longmont, Colorado - Water Rent Collections, 1919-1922."

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

Longmont water rent collection records, corroborated with Sanborn Insurance maps and Boulder County Assessor records, document that this Bungalow-style dwelling at 509 Collyer Street was constructed in 1918-1919. A 21' by 10' hipped-roof extension to the west (rear) elevation, probably represents an expansion of a rear mud porch. There have been no other notable exterior alterations to the original dwelling.

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

Information currently on file with the Colorado Historical Society, Office of Archaeology and Historic Preservation, incorrectly indicates that this house's historic name is the "Paul Neilson House." No person by that name appears in Longmont water rent records related to this property, nor does the name Paul Neilson appear in Longmont city directories in association with this property. The property was designated as a local landmark by the City of Longmont in 1995, under the name "Dobbins / Pierce House." According to the water rent records, W.L. Pierce was the home's original owner; however, his name does not appear in city directory listings, so he evidently did not live here. The Dobbins family were prominent Longmont citizens who owned and lived elsewhere on Collyer Street for many years; however, their association with this property is unclear.

According to Longmont city directories, this home's original occupant was Jerry E. Tobin. (The Tobin family is listed at this address in the 1918 city directory; however, the water rent records indicate that Jerry Tobin was the owner of 727 Collyer Street from 1915 to 1919, and the Tobin family is listed at that address in the 1923 city directory.) A native of Ireland, Jerry Tobin was killed tragically in an accident at the Great Western Sugar Factory in early July 1926. At the time of his death, he was the boiler room foreman. He had worked at the sugar factory for fifteen years, and was just 42 years of age. He was survived by his wife, Frances, who according to the directories, continued to live at 727 Collyer Street into the early 1930s.

By the early 1920s, meanwhile, this property at 509 Collyer had become the home of E.E. Lutes. The Lute family did not live here for long, as within a short time this house had become the residence of Mrs. Alice Ann Graham. The widow of John Graham who had passed away in 1921, Mrs Graham lived here until her own death in February 1928. This property's next residents were Chester A. and May L. Romigh, who owned and lived here until the late 1940s. Mr. Romigh had come to Longmont from Omaha, in 1919. In Longmont, he was employed at the post office for many years, although at one point he took a two year leave of absence to farm near Longmont. Mrs. Romigh passed away in 1947, and Mr. Romigh retired from the post office a year later. He subsequently moved from Longmont, and eventually passed away in Bellingham, Washington in 1962.

Owners or residents of 509 Collyer from circa 1950 to the present (2002) have included: Ebel G. and Della A. Henry (early 1950s); Oscar S. and Alida E. Johnson (late 1950s - early 1960s); Gail A. Stonebraker (late 1960s - early 1970s); Dennis L. Dowse (mid-to-late 1970s); and Ernest Anderson (circa 1980 - early 1990s). The house is presently owned and occupied by Dee A. Guthrie and Frank McCormick.

36. Sources of Information

"Alice Graham Resident Here 22 Yrs., Dies." *Longmont Ledger*, February 20, 1928, p. 1.

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

"Former Longmonter Chester A. Romigh Dies in Washington." *Longmont Times-Call*, May 28, 1962, p. 1.

"Jerry Tobin Accidentally Killed at Longmont Sugar Factory." *Longmont Ledger*, July 9, 1926, 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 **xx**
No

Date of Designation: **1995**

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.

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: **1918-1952**

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 1918-1952. The house is also architecturally significant, relative to National Register Criterion C for its representative expression of the Bungalow style of architecture. The property's level of significance is not to the extent that it would qualify for individual listing in the National Register of Historic Places; however, it may be considered as a contributing resource within the boundaries of the East Side Historic District. The property was listed as a local landmark by the City of Longmont in 1995.

43. Assessment of historic physical integrity related to significance:

This house 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 minimal exterior alterations to the structure 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-21**

Frame(s): **6-9**

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: **August 2, 2002**

50. Recorders: **Carl McWilliams**

51. Organization: **Cultural Resource Historians**

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

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