

**Architectural Inventory Form**

(Page 1 of 7)

**I. IDENTIFICATION**

1. Resource number: **5BL1159.19**
2. Temporary number: **N/A**
3. County: **Boulder**
4. City: **Longmont**
5. Historic building name: **Golden House / Neiman House**
6. Current building name: **Wilson / Heusser House**
7. Building address: **511 Collyer Street**
8. Owner name: **Zane Eric Wilson & Annette I. Heusser**  
Owner address: **511 Collyer Street**  
**Longmont, CO 80501**

**II. GEOGRAPHIC INFORMATION**

9. P.M. **6<sup>th</sup>** Township **2N** Range **69W**

**SE<sup>1</sup>/<sub>4</sub> of SE<sup>1</sup>/<sub>4</sub> of SW<sup>1</sup>/<sub>4</sub> of NE<sup>1</sup>/<sub>4</sub> of section 3**

10. UTM reference

Zone **13**

Easting: **491678**

Northing: **4446180**

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

12. Lot(s): **N<sup>1</sup>/<sub>2</sub> 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.**

22. Architectural style / building type:

**Late 19th and Early  
Twentieth Century Revivals  
/ Classic Cottage**

**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: **1170 square feet**
16. Number of stories: **1<sup>1</sup>/<sub>2</sub>**
17. Primary external wall material  
**Wood / Horizontal Siding**  
**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**

**21. General Architectural Description**

The house at 511 Collyer Street is a 1½-story, rectangular, dwelling built in the Classic Cottage style. The house is supported by a concrete foundation, faced with red brick, and there are 3-light hopper basement windows with painted white wood frames and surrounds. The house is of wood frame construction, and the exterior walls are clad with painted grey horizontal wood siding, with painted white 1" by 4" corner boards. Grey-colored stucco, with painted white false half-timbering, appears in the upper gable end on the east elevation, and in the upper gable end of an intersecting gable over a canted bay window on the south elevation. The house is covered by a hipped roof, with an intersecting gable on the facade, and with the intersecting gable over the bay window on the south elevation. The roof is covered with asphalt shingles and has boxed eaves. One red brick chimney is located on the ridge. The canted bay on the south elevation has three 1/1 double-hung sash windows, with some leaded glass lights. A large single-hung sash window, with leaded glass lights in its upper sash, and with flanking sidelights, overlooks the front entry porch on the facade (east elevation). Another 1/1 single-hung sash window, with leaded glass lights in its upper sash, is located on the south elevation. Windows elsewhere are primarily single 1/1 double-hung sash, with painted white wood frames and surrounds. An enclosed front porch extends across nearly the full length of the facade. This porch features a tongue-and-groove wood floor, wood frame knee walls, and painted white squared piers, which support a hipped porch roof. A painted grey glass-in-wood-frame door leads from the porch into the interior of the home. A painted green wood-paneled door opens onto a concrete sidewalk and red brick patio on the west elevation.

**Garage**

A garage is located near the southwest corner of the lot: one-story rectangular plan; 18' N-S by 38' E-W; poured concrete foundation; painted white and green horizontal wood siding and horizontal weatherboard siding, over wood frame construction; 1" by 4" corner boards; moderately-pitched front gable roof, covered with green asphalt shingles, and with exposed rafter ends with fascia; one 2-light window, located on the west elevation; one 4-light window, located on the south elevation; a set of paired, painted green, vertical wood plank garage doors, side hinged with metal strap hinges, located on the east elevation, open into the backyard.

**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 **ca. 1892**  
Actual

Source of information:

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

26. Architect:  
**unknown**

Source of information:

**n/a**

27. Builder/ Contractor:  
**unknown**

Source of information:

**n/a**

28. Original owner:  
**Sidney M. Golden**

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 document that the north half of Lot 11, Block 42, where this house is located, was developed with the construction of a residence in the years prior to 1900 (the 1900 map is the earliest Sanborn map available for this block). This lot and block is first recorded in Longmont water tap records in December 1892, with Sidney M. Golden listed as the property owner. The house, thus, was likely built in 1892. Sanborn Insurance maps, dated 1906, 1911, and 1918, all depict the dwelling on the north half of Lot 11 the same as did the 1900 Sanborn map. The 1930 Sanborn map, however, depicts a somewhat larger residence which matches the extant dwelling, including the front porch and bay window on the south elevation, which did not appear on the earlier maps. The house, thus, was apparently remodeled 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**

Longmont water rent collection records indicate that this house - located on the north half of Lot 11 of Block 42 - was probably constructed in 1892, with Sidney M. Golden listed as the property owner. Subsequent water tap records - as well as Longmont city directories - indicate that the property changed hands frequently during its early years, and that, for the most part, it was not owner occupied. According to the water tap records, other owners included: George W. Lowe (1895); George W. Phillips, a realtor, (1897-1910); and Florence Kindall (1911-1914). Sidney M. Golden, is also listed in the 1892 Longmont city directory as residing on Collyer Street, between 5th and 6th (presumably in this house), and his occupation is listed as "farmer." Golden, thus, was evidently this home's original owner and occupant.

Sanborn insurance maps and Longmont city directories show that originally this house had the address of 509 Collyer Street. The address was changed to 511 Collyer Street in about 1918-1919 when a new dwelling was constructed on the south half of Lot 11. From that time on, the house on the south half of Lot 11 has had the address of 509 Collyer, while this house on the north half of Lot 11 has had the address of 511 Collyer.

By 1903-1904, according to that year's directory, this house was the residence of Fred A. and Armina Whipple. Mr. Whipple was employed as "Superintendent of Sewers", but by 1906 the Whipples had moved to another residence on Jefferson Street.

By 1910, Albert Hawkins, who was the foreman at the Longmont Elevator Company, and his wife Pauline, were living in this house. The Hawkins were followed here by Fred Knaus, and the Reverend David S. Horn, in the 1920s. Then, from circa 1930 through the early 1950s, this house was owned and occupied by members of the Charles L. and Alice Neiman family. According to city directories, owners or residents of the property during the latter half of the 1900s included: Harry J. and Margaret Preston (circa early 1950s-early 1960s); T.G. and Ida Henderson (circa early to late 1960s); Bill G. West (early 1970s); William Robinson (late 1970s - early 1980s); Donald W. Parker (late 1980s); Howard VanDam (early 1990s); and M. Rees (late 1990s). The house is currently (in 2002) owned and occupied by Zane Eric Wilson & Annette I. Heusser

### **36. Sources of Information**

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

*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.

**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: **1892-1952**

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 1892-1952. The house is also architecturally significant, relative to National Register Criterion C for its representative expression of the Classic Cottage 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 may also be considered eligible for local landmark designation by the City of Longmont.

**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 no additions and no notable exterior alterations to the building following its original construction. The property is being well-maintained by its owners.

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**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): **10-14**

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: **November 26, 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**