

Architectural Inventory Form

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I. IDENTIFICATION

1. Resource number: **5BL1159.10**
2. Temporary number: **N/A**
3. County: **Boulder**
4. City: **Longmont**
5. Historic building name: **Townsend House; Weidlich House**
6. Current building name: **Albicker House**
7. Building address: **516 Collyer Street**
8. Owner name: **Valerie R. Albicker**
Owner address: **516 Collyer Street**
Longmont, CO 80501

II. GEOGRAPHIC INFORMATION

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

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

10. UTM reference

Zone **13**

Easting: **491739**

Northing: **4446180**

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

12. Lot(s): **S¹/₂ 4** Block: **43**

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: **1520 square feet**
16. Number of stories: **One**
17. Primary external wall material
Stucco
Brick
18. Roof configuration (enter one):
Gabled Roof / Front Gabled 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 Bungalow-style residence at 516 Collyer Street is a rectangular-shaped, single-story, wood-frame dwelling. Fronting toward Collyer Street to the west, the house is supported by a low concrete foundation which is faced with wire-cut red brick. There is a basement beneath the dwelling, and the foundation wall is penetrated by single-light hopper basement windows. The house is built of wood frame construction, and the exterior walls are stuccoed. A belt course formed by three courses of projecting red bricks serves as a water table, and visually separates the foundation's brick facing from the house's main stuccoed wall. The dwelling is covered by a moderately-pitched front gable roof, covered with grey asphalt shingles and with exposed rafter ends beneath widely-overhanging eaves. Decorative purlins appear in the upper gable ends, and there is one brick chimney located on the ridge. The home features two non-historic single-light fixed-pane windows, each flanked by two narrow single-light fixed-pane windows; one of these window groupings overlooks the front porch on the facade, while the other is located on the south elevation. Also on the south elevation, there is another single-light fixed-pane window, and a 1x1 horizontal sliding window, both of which are not historic. Windows on the north elevation are a combination of original 3/1 and 4/1 (ribbon style) double-hung sashes, and non-historic 1x1 horizontal sliders. All of the home's windows have brick sills and stuccoed flat arches. A stained natural brown wood-paneled door, with three upper sash lights, and with a painted blue wood screen door, leads into the home from a Craftsman style porch on the symmetrical facade. The porch is approached by three concrete steps with flanking knee walls, and features a concrete floor, stuccoed brick knee walls, red brick pedestals, wood piers with brackets, and a gabled porch roof. A secondary entrance into the home is located on the east elevation, where a painted green wood-paneled door, with a white metal storm door, opens onto a 4-step concrete porch.

A **garage** is located southeast of the house: one-story rectangular plan; 12' by 26' overall dimensions, consisting of the original 12' by 18' garage and a 12' by 8' shed-roofed extension to the east elevation; poured concrete slab foundation and floor; beige color stucco exterior wall finish, over wood frame construction; moderately-pitched front gable roof, covered with grey asphalt shingles over 1x wood decking and exposed 2x wood rafters; decorative purlins in the upper gable ends; single 4-light hopper windows located on the north and south elevations. A set of paired, painted red, vertical wood plank garage doors are located on the west elevation. These doors open onto a concrete driveway which is covered by an aluminum awning, and then onto a gravel driveway which extends along the south side of the house to Collyer Street. A single vertical wood plank door, side hinged with metal strap hinges, 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 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, generally uniform setbacks, and deep rectangular-shaped lots.

24. Associated buildings, features, or objects

Garage

IV. ARCHITECTURAL HISTORY

25. Date of Construction:
Estimate
Actual **1920**

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

26. Architect:
unknown

Source of information:
n/a

27. Builder/ Contractor:
unknown

Source of information:
n/a

28. Original owner:
C.W. Townsend

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

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

Longmont water rent collections records document that this dwelling was constructed in 1920. C.W. Townsend was the original owner. The original dwelling measured 26' N-S by 38' E-W, with the open Craftsman-style porch on the facade. In 1963, a 26' by 14' gabled addition extended the building to the east. There is also a more recent, ~12' by ~15' addition built onto the rear, northeast corner.

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

A City of Longmont water tap permit was issued in 1920 to C. W. Townsend for the house at 516 Collyer. By 1923, the property was owned by Frank C. Weidlich. Frank Charles Weidlich and his wife, Sarah Elizabeth (Schooley) Weidlich, moved to Longmont from Missouri on December 24, 1901. The couple had two daughters, Bernice, and Pearl Frances. The family owned the Weidlich Ranch, northwest of Longmont. In 1926, Frank Weidlich, then 51, was killed in a freak accident on the ranch. He was attempting to couple the threshing machine to the separator when he was somehow caught between the two and crushed. Following his death, his wife remained in the home at 516 Collyer through the late 1920s. During the 1930s and much of the 1940s, the Weidlich's rented out the property. The first renters were Robert M. and Blanche E. Rankin. Robert Rankin worked as a bookkeeper for the family-owned Rankin Chevrolet business. The Rankins remained here for only a short time. By 1936, the occupants were William W. Jones and his wife Minnie. Mr. Jones was born in England on February 9, 1873. The son of Boulder County pioneers, William came to Colorado with his parents, Mr. and Mrs. John Jones, in 1893. William's wife, Minnie, spent her early life in the Dakota Territory, before moving to Black Hawk. In 1899, William and Minnie were married in Boulder, and the following year they settled in Longmont. The couple had five children, four boys and a girl. For many years, William was employed by Boulder County as a general superintendent of road work, before working for the City of Longmont as superintendent of streets. The Jones family rented here during the mid-to-late-1930s before moving to 435 Emery Street. The home at 516 Collyer was then leased in the early 1940s by Vernon L. Frantz and his wife Erma Ella. In 1938, the couple had been renting the home next door, at 510 Collyer. By 1949, Frank and Sarah Weidlich's daughter, Pearl Francis Knight had moved back into the home with her second husband, Joe Knight. Following her graduation from Longmont High in 1918, Pearl Weidlich attended Denver Business College. For a time, she taught school, as well as working seasonally for the Kuner-Empson canning plant. On January 5, 1921, she married Hobart Hiram Knight in Longmont. Mr. Knight passed away on December 12, 1943. Pearl then worked for the Office of Price Administration, the agency responsible for rationing during World War II. Following the war, she worked as a bookkeeper for several car dealerships. On May 29, 1948, Pearl married Joe Knight in Cheyenne. Joe was born in Kehoho, Missouri on July 27, 1962. He moved to Colorado in 1908, and settled in Longmont in 1948. He worked for the Great Western Sugar Company, retiring in 1960. Following Joe's death in 1975 at the age of 82, Pearl Knight remained in her family's home until her own death in 1990, when she was 90 years old. The current owner of 516 Collyer is Valerie R. Albicker, who has owned the property since 1998.

36. Sources of Information

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

"Fred Weidlich Crushed to Death by Tractor Saturday." *Longmont Ledger*, August 6, 1926, p. 1.

"Joe Knight." [obituary] *Longmont Times-Call*, March 21, 1975, p. 1.

"Minnie Jones." [obituary] *Longmont Times-Call*, January 31, 1977, p. 12.

"Pioneer of Area is Dead." [William W. Jones obituary] *Longmont Times-Call*, November 3, 1955.

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 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: **1920-1953**

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 growth during the period of significance, 1920-1953. The house is also architecturally notable, under 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 or State Registers of Historic Places. Moreover, due to some loss of integrity, the property also does not qualify to be individually listed as a local landmark by the City of Longmont. The property, however, does qualify 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 somewhat below average 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. Several of the home's windows are not historic, and two relatively large additions to the east elevation both post date 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:

Not Eligible: **xx**

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-25**

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: **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**