

Architectural Inventory Form
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I. IDENTIFICATION

1. Resource number: **5BL1159.11**
2. Temporary number: **N/A**
3. County: **Boulder**
4. City: **Longmont**
5. Historic building name: **Oviatt House**
6. Current building name: **Stratton House**
7. Building address: **520 Collyer Street**
8. Owner name: **Sandra J. Stratton**
Owner address: **11227 W. Colorado Pl.
Lakewood, CO 80232**

II. GEOGRAPHIC INFORMATION

9. P.M. **6th** Township **2N** Range **69W**
NE $\frac{1}{4}$ of **SE** $\frac{1}{4}$ of **SW** $\frac{1}{4}$ of **NE** $\frac{1}{4}$ of section **3**
10. UTM reference
Zone **13**
Easting: **491739**
Northing: **4446199**
11. USGS quad name: **Longmont, Colorado**
Year: **1968** (**Photorevised 1979**) **7.5'**
12. Lot(s): **N $\frac{1}{2}$ 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.**

22. Architectural style /
building type:

No Style / Vernacular
Wood Frame Front
Gabled Dwelling

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: **1340 square feet**
16. Number of stories: **One**
17. Primary external wall material
Wood / Horizontal Siding
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

21. General Architectural Description

The residence at 520 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 (possibly concrete pargeting over stone). The house's walls are clad with painted white horizontal wood siding, with painted blue 1" by 4" corner boards. The roof is a moderately-pitched front gable, with a shed-roofed extension to the east (rear) elevation, and the roof is covered with grey asphalt shingles with exposed rafter ends. A brick chimney is located on the roof ridge. The home's windows are predominantly single 2/2 and 4/4 double-hung sash, with painted white wood frames and painted blue wood surrounds. A painted white wood-paneled front door, with one upper sash light, leads into the home from a small 7½' by 4½' porch which is centered on the symmetrical facade. The porch has a carpeted wood floor, painted blue wood posts, and a low-pitched hipped roof. A 12' by 6' shed-roofed extension on the east (rear) elevation has a single rear entry door and modern 1x1 horizontal sliding windows in metal frames.

A **garage** is located southeast of the house near the rear of the lot: one-story rectangular plan; 17' by 21' overall dimensions, consisting of the original 12' by 16' gabled-roof garage and shed-roofed extensions to the east elevation and north elevations; poured concrete slab foundation and floor; painted white horizontal wood siding exterior wall cladding, over wood frame construction; moderately-pitched front gable roof, covered with grey asphalt shingles over 1x wood decking and exposed 2x wood rafters. A set of paired horizontal wood siding garage doors, side hinged with metal strap hinges, are located on the west elevation. These doors open onto a gravel driveway which extends along the south side of the house to Collyer Street. A single, painted white, wood-paneled door enters the shed-roofed extension near the north end of the west 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 **1883**

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:
Albert Cyrus Oviatt (probably)

Source of information:
Longmont city directory, 1892.

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

Longmont water rent collections records indicate that this dwelling was constructed in 1883. Albert Cyrus Oviatt was an early, and probably the original, owner. According to Sanborn Insurance maps, the building's dimensions remained unchanged through at least 1956. The small shed-roofed rear addition evidently postdates 1956. Based on its appearance, the addition was probably constructed in the 1960s or 1970s. The Sanborn maps also indicate that the property's garage was built 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 / Multiple Dwelling**
33. Current use(s): **Domestic / Single Dwelling**
34. Site type(s): **Residence**

35. Historical Background

The Oviatt House at 520 Collyer was reportedly, based on water tap records, constructed in 1883. A.C. Oviatt is the home's earliest known owner and resident. Albert Cyrus Oviatt was born near Cleveland, Ohio on August 14, 1853. He moved first to California, then came to Colorado in 1887, settling on a farm near Highland Lake. He quickly gave up farming, and moved to Longmont in 1879, opening a meat market, which he operated until just before his death in July 1896. Mr. Oviatt was married twice. His first marriage ended with his wife Allie's death, of pulmonary complications, in December 1890. On October 26, 1892, he married again, to Lillian Terry. At the time of his death, at the age of 42, Albert Oviatt was serving as Longmont's postmaster, having been appointed to the post by President Grover Cleveland. Following Albert's demise, Lillian Oviatt served Longmont as postmistress, completing her husband's term. Lillian continued to reside in the home at 520 Collyer, until passing away on December 24, 1914.

The Longmont city directories indicate that, for the next fifteen years, the property was occupied by at least four different individuals. In the early 1930s, the home was purchased by Homer and Eula E. Sigler. Homer D. Sigler was originally from Arkansas, having been born in Eureka Springs on June 16, 1883. The couple moved to Longmont in 1923, where Homer made his living as an interior decorator and painter. Homer passed away in March 1939, at the age of 55. Following Homer's death, Eula apparently converted the home at 520 Collyer into a duplex; in 1940, she is listed as the owner, with Thomas B. Linn occupying the second unit. Eula remained in the home for only a short time after Homer's death. By 1943, the occupants were Mrs. Mary Crabtree, and Mr. Marvin G. Russell, followed in 1949 by Thomas Gardner and Paul Morris. In the mid-1950s the residents were the Dwayne Burton and Floyd Lee families. Dwayne O. Burton and his wife, Priscilla lived in the rear unit. Dwayne earned his living as an attendant, working with his brother Harris, who was the manager of the Cliff Brice Service Station at 100 S. Main Street. The front unit at 520 Collyer was the residence of Floyd and Gayle Lee. Floyd M. Lee, nicknamed "Slick," was born May 30, 1905 in Weatherby, Missouri, the son of Charles Perry Lee and Rosa Alice Bradford Lee. He loved baseball, and for a time was a minor league pitcher. He married Gayle L. Nicholson on October 9, 1925 in Cameron, Missouri. The couple had three sons and three daughters. Floyd and Gayle moved to Longmont in 1936. Floyd worked as a truck driver for his entire career, and was employed by Langs Transfer and Edson Express before retiring in 1970. Gayle passed away in 1982; Floyd lived to be 93, passing away on January 12, 1999.

During the 1960s, the house on Collyer Street again changed hands several times. By 1970, the rear unit was occupied by the Gutierrez family. Eido Gutierrez was born on October 3, 1918, in Guadalupita, New Mexico. He was the son of Cleto and Herminia Gonzales Gutierrez. He married Mary Gutierrez on August 27, 1943, in Las Vegas, New Mexico. The following year, the couple moved to Longmont. Eido farmed for more than twenty-five years. Upon his retirement in 1970, the couple moved to 520 Collyer. Eido passed away in 1997, at the age of 88. His widow, Mary, continued to live at 520 Collyer until just recently.

36. Sources of Information

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

"Death Takes Homer Sigler." *Longmont Times-Call*, March 18, 1939, p. 1.

"Floyd M. "Slick" Lee." [obituary] *Longmont Times-Call*, January 15, 1999, p. A-5.

"Oviatt." [Allie Oviatt obituary] *Longmont Ledger*, December 26, 1890 p. 3.

"Oviatt." [Albert C. Oviatt obituary] *Longmont Ledger*, July 10, 1896, p. 1.

"Oviatt." [Lillian Oviatt obituary] *Longmont Ledger*, January 1, 1915, p. 5.

"Eido Gutierrez." [obituary] *Longmont Times-Call*, July 19, 1997, p. B-6.

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: **1883-1953**

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 long period of significance, 1883-1953. The house is also architecturally notable, under Criterion C, for its representative vernacular wood frame front gabled plan. 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 probably 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 generally acceptable 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. The home's physical integrity has been diminished to some extent by the construction of a shed-roofed addition to the rear elevation. The property is in overall poor condition, and it is not being well-maintained by its absentee owner.

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): **15-19**

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**