

Architectural Inventory Form
(Page 1 of 7)

I. IDENTIFICATION

1. Resource number: **5BL1159.73**
2. Temporary number: **N/A**
3. County: **Boulder**
4. City: **Longmont**
5. Historic building name: **Johnson House**
6. Current building name: **Sabichi House**
7. Building address: **521 Collyer Street**
8. Owner name: **Lisa A. Sabichi**
Owner address: **521 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: **491678**
Northing: **4446212**
11. USGS quad name: **Longmont, Colorado**
Year: **1968** (**Photorevised 1979**) **7.5'**
12. Lot(s): **N pt. 10, S pt. 9** 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:

Ranch Type

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):
Irregular Plan
15. Dimensions in feet: **798 square feet**
16. Number of stories: **One**
17. Primary external wall material
Wood / Horizontal Siding
18. Roof configuration (enter one):
Hipped Roof
19. Primary external roof material (enter one):
Asphalt Roof / Composition Roof
20. Special features (enter all that apply):
Porch

21. General Architectural Description

The house at 521 Collyer Street is a one-story Ranch-style dwelling. The house is supported by a low concrete foundation, which has been painted pale blue, and there is no basement. The exterior walls are clad with painted pale blue horizontal wood siding, over wood frame construction, and the roof features low-pitched intersecting hipped roof forms, covered with brown asphalt shingles and with boxed eaves. There are no chimneys. Windows are primarily paired 1/1 double-hung sash, with painted white wood frames, painted blue-grey wood surrounds, exterior metal storm windows, and with decorative wood shutters with cut-out pine tree motifs. A painted grey wood-paneled door, with six upper sash lights, and with a wood storm door, opens onto a 3-step concrete porch located on the facade (east elevation).

Garage

A garage is located southwest of the house: one-story rectangular plan; 12' N-S by 22' E-W; poured concrete foundation; painted cream yellow horizontal exterior wood siding, over wood frame construction; gabled roof, covered with brown asphalt shingles; three 4-light hopper windows, with painted grey wood frames and surrounds, located on the north elevation; a painted grey vertical wood plank overhead garage door, located on the east elevation, opens onto a gravel 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 **1947**

Source of information:
Boulder County Assessor records

26. Architect:
unknown

Source of information:
n/a

27. Builder/ Contractor:
unknown

Source of information:
n/a

28. Original owner:
Robert A. and Rebecca M. Johnson

Source of information:
Boulder County Assessor records; Longmont city directories

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

This property was first developed, with the construction of a dwelling, in the years prior to 1900. By 1930, the dwelling had been razed, and the property then sat undeveloped for several years, until the extant dwelling and garage were constructed in 1947. There have been no additions and no major exterior alterations to either the house or garage following their construction in 1947.

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 extant house at 521 Collyer Street was constructed in 1947. The property, however, was first developed with the construction of an earlier residence in the years prior to 1900. Longmont water tap records show that the earlier dwelling was owned by Minnie Frantz (the widow of Peter S. Frantz) between circa 1900 and the late 1910s. Longmont city directories provide corroborating information, indicating that Mrs. Frantz lived here with her daughter, Maud during the early 1900s. The directories also indicate that by the late 1910s, the house was occupied by the F.E. Adams family. In earlier years, prior to 1900, the dwelling may have been owned by J.D. Moss.

The extant dwelling at 521 Collyer Street was built in 1947 as a residence for Robert A. and Rebecca M. Johnson. The Johnson family then owned and lived here until the late 1970s. Owners and residents of the property from circa 1980 to the present (2002) have included: Victor P. Tisone (early-to-mid-1980s); Terry M. Vaughan (late 1980s - early 1990s); and Lisa A. Sabichi (late 1990s to present).

36. Sources of Information

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

"Frantz." [Peter S. Frantz obituary] *Longmont Ledger*, February 8, 1895, 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
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.

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: **1947-1952**

41. Level of Significance:

National:

State:

Local: **XX**

42. Statement of Significance

This house is historically significant, to a marginal degree relative to National Register Criterion A for its association with Longmont's residential development during the period of significance 1947-1952. The house is also architecturally significant, relative to National Register Criterion C for its representative expression of the Ranch style of architecture in the post World War II years. 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 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 major exterior alterations to the building following its original construction in 1947.

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): **18-21**

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. Recordors: **Carl McWilliams**

51. Organization: **Cultural Resource Historians**

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

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