

Architectural Inventory Form
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I. IDENTIFICATION

1. Resource number: **5BL1159.17**
2. Temporary number: **N/A**
3. County: **Boulder**
4. City: **Longmont**
5. Historic building name: **Tuggy House; Clay House**
6. Current building name: **David House**
7. Building address: **525 Collyer Street**
8. Owner name: **C. David Elm**
Owner address: **10365 Goose Haven Dr.
Lafayette, CO 80026**

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: **4446230**
11. USGS quad name: **Longmont, Colorado**
Year: **1968 (Photorevised 1979) 7.5'**
12. Lot(s): **N¹/₂ 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:

**No Style / Vernacular
Wood Frame Cross 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: **1670 square feet**
16. Number of stories: **1¹/₂**
17. Primary external wall material
Wood / Horizontal Siding
18. Roof configuration (enter one):
Gabled Roof / Cross 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 house at 525 Collyer Street is a tall 1½-story wood-frame dwelling. Built shortly after the turn of the twentieth century, the structure is supported by a low coursed sandstone foundation, and features painted blue horizontal wood siding with painted white 1" by 4" corner boards. The house is covered by a steeply-pitched intersecting gables roof, with single-story hipped and shed-roofed extensions to the west (rear) elevation. The roof is covered with black asphalt shingles, and the eaves are boxed, with returns. Two large non-historic gabled dormers, each with two 6/6 double-hung sash windows, are located on the north elevation. A non-historic red brick fireplace chimney, flanked by two non-historic 6/6 double-hung sash windows, is located on the facade (east elevation). Windows on the home include: a non-historic canted bay with three 1/1 double-hung sash windows, located on the north elevation; two 4/4 double-hung sash windows, painted white wood frames and surrounds, also located on the north elevation; one 8/8 double-hung sash window, flanked by two narrow 1/1 double-hung sash windows, located on the south elevation. A painted blue wood-paneled door, with one upper sash light, opens onto a tongue-and-groove wood porch at the south end of the facade. The porch features an open wood balustrade with turned balusters, turned porch columns with decorative brackets, and a low-pitched hipped porch roof. A non-historic glass-in-wood-frame atrium door opens onto a concrete patio on the west elevation. A painted blue wood-paneled door, with two upper sash lights, and with a painted white wood screen door, opens onto a non-historic wood porch located on the north elevation.

Garage

A garage is located northwest of the house: one-story irregular-shaped plan, consisting of an 18' N-S by 20' E-W main gabled portion, and a 10' by 16' shed-roofed extension to the south elevation; poured concrete slab foundation and floor; painted blue concrete block walls; moderately-pitched front gabled roof, with the shed-roofed extension to the south; black asphalt shingles; exposed rafter ends; single 2-light hopper windows, with painted white wood frames and surrounds, located on the north and south elevations; two sets of paired bead board garage doors, side hinged with metal strap hinges, each with six upper sash lights, are located on the east elevation. These doors open onto a concrete driveway which extends along the north 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 **1901-1902**

Source of information:

"Town of Longmont, Colorado - Water Rent Collections, 1899-1904"; Sanborn Insurance maps, 1900 and 1906; Longmont city directory, 1903-1904.

26. Architect:
unknown

Source of information:
n/a

27. Builder/ Contractor:
unknown

Source of information:
n/a

28. Original owner:
Ed Tuggy

Source of information:

"Town of Longmont, Colorado - Water Rent Collections, 1899-1904"; Longmont city directory, 1903-1904.

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

Sanborn Insurance maps dated 1900 and 1906, along with Longmont water rent collection records, provide evidence that the extant house at 525 Collyer Street was constructed in 1901-1902. An earlier dwelling on the lot (reportedly built in 1881), was either removed entirely, or moved forward on the lot and substantially rebuilt into a new dwelling, in the years between 1900 and 1902. The earlier dwelling is depicted on the 1900 Sanborn map, set further back on the lot, and with its porch at the north end of the facade. The extant dwelling, with its porch at the south end of the facade, is depicted on the 1906 Sanborn map. The water rent collection records list Ed Tuggy as the property's owner between 1899 and 1914, and he is also listed as the home's occupant in the 1903-1904 and 1906 Longmont city directories. The water rent collections also indicate that Tuggy acquired the property in November 1899, and include the notation "removed" under the date of January 1900. The earlier house, thus, was probably removed after the water was shut off in January 1900, and by 1902, the new dwelling had been erected. Subsequent Sanborn maps indicate that the extant dwelling had an addition built onto its southwest corner between 1918 and 1930. A large shed-roofed addition on the house's west elevation post dates 1956.

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

This property was listed as a local landmark by the City of Longmont in 1994; however, much of the information presented in the designation form is either inaccurate or does not apply to this property. The house was designated as the "Mumford / Cole House"; however, no members of the Mumford or Cole families ever lived in or owned this dwelling. (Members of the Cole family - including Samuel R. Cole, his wife Lurancy Cole, their son Samuel W. Cole, and daughter Evalyn Cole (Jackson) - did live in an earlier dwelling on the property in the 1880s and 1890s. Lurancy Cole died in 1891, and Samuel R. Cole died in March 1894.) The landmark designation form also inaccurately claims that "the house is a good example of the Queen Anne Style and what has become known as the Princess Anne style." In reality, the house is no way representative of either the Queen Anne, or Princess Anne styles. Other information on the designation form may be inaccurate as well.

"Town of Longmont, Colorado - Water Rent Collections" records, along with Sanborn Insurance maps, provide evidence that this house was built in 1901-1902, and that it was originally owned and occupied by Edward and Mabel Tuggy. The water records list Ed Tuggy as the property's owner from 1899-1914, and the Tuggys are listed as residing at 525 Collyer in the 1903-1904 and 1906 Longmont city directories. The Tuggys had a bicycle shop at 446 Main Street during those years, but by 1910 they had moved to Riverside, California. After moving to California, the Tuggys leased the house to Paul and Dora Richardson, for a time, before eventually selling it to W.H. Otis in about 1915. The Otis family then owned and lived here until circa 1930.

The house at 525 Collyer was then owned and occupied by members of the Roy M. and Pearl V. Clay family for nearly forty years - between circa 1930 and the late 1960s. The 1932 city directory lists Roy's occupation as "engineer", and also lists other members of the Clay family living in the home: Elva M. Clay (a nurse); Milo R. Clay (a miner); and Lloyd L. Clay (a student).

According to later directories, more recent residents of 525 Collyer have included: Joseph H. Fackler (early 1970s); John W. Hendricks (circa 1974 - late 1980s); Reverend David Wood (early 1990s); Nancy L. Miller (late 1990s); and Robert Bjorge (circa 2000). The property has apparently been a rental for the past several years.

36. Sources of Information

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

"Cole." [Samuel R. Cole obituary] *Longmont Ledger*, March 23, 1894, 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: **1994**

38. **Applicable National Register Criteria**

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;

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).

xx Does not meet any of the above National Register criteria.

City of Longmont Standards for Designation

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.

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.

xx 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: **1902-1952**

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, 1902-1952. The house is also architecturally significant, relative to National Register Criterion C, for its vernacular wood frame cross gabled architectural design. Due to a fairly substantial loss of integrity, though, the building is no longer able to fully convey a sense of its historic significance. As such, the property does not qualify for individual listing in the National Register of Historic Places, and it also should not qualify for individual local landmark designation by the City of Longmont. (The house was listed as a local landmark in 1994; however, because much of the information contained in the designation form is inaccurate, and because the building has below average integrity, it should be de-listed as a local landmark). The property does retain sufficient integrity to be considered as a contributing resource within the boundaries of the East Side Historic District.

43. Assessment of historic physical integrity related to significance:

This house displays a 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. A large shed-roofed addition to the west elevation post dates the period of significance; two large non-historic dormers are located on the north-facing roof slope; a non-historic fireplace chimney has been built on the facade.

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-21**

Frame(s): **22-27**

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**