

**Architectural Inventory Form**  
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**I. IDENTIFICATION**

1. Resource number: **5BL1159.12**  
2. Temporary number: **N/A**  
3. County: **Boulder**  
4. City: **Longmont**  
5. Historic building name: **St. Clair House**  
6. Current building name: **Bellah House**  
7. Building address: **528 Collyer Street**  
8. Owner name: **Elena R. Bellah**  
Owner address: **6046 S. Netherland Cr.**  
**Aurora, CO 80015**

**II. GEOGRAPHIC INFORMATION**

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

**NE<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: **491739**

Northing: **4446218**

11. USGS quad name: **Longmont, Colorado**

Year: **1968** (**Photorevised 1979**) **7.5'**

12. Lot(s): **3** 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):

**Irregular Plan**

15. Dimensions in feet: **1000 square feet**

16. Number of stories: **1½**

17. Primary external wall material

**Wood / Horizontal Siding**

**Wood / Shingles**

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**

**Decorative Shingles**

22. Architectural style /  
building type:

**Late Victorian / Queen Anne**

## **21. General Architectural Description**

The small, but elegant, residence at 528 Collyer Street is a 1½-story wood frame dwelling with elements of the Queen Anne style of architecture. Fronting toward Collyer Street to the west, the house is supported by a low coursed sandstone foundation which has been painted blue. The house's exterior walls are primarily clad with painted white horizontal wood siding with 1" by 4" corner boards, although portions of the lower walls on the west, north, and south sides are clad with painted blue fishscale shingles. Decorative painted blue and white variegated wood shingles also appear in the home's upper gable ends. The roof is a steeply-pitched hip, with intersecting gables on the north, south, and west (facade). The roof is covered with grey asphalt shingles, and the eaves are boxed. The intersecting hipped roof on the facade covers a large canted bay window with three 1/1 double-hung sash windows, and above the bay's corner windows, there are decorative scrolled brackets beneath the eaves of the intersecting gable. There is one original red brick chimney located on the west-facing roof slope. Apart from the large bay on the facade, the home's windows otherwise are primarily single 1/1 double-hung sash with painted blue wood frames and surrounds. However, there are small single-light fixed-pane windows in the upper gable ends on the north, south, and west elevations. There are two entrances on the facade, located at either end of the facade with the large canted bay window in-between. The entry at the north end of the facade features a painted white wood-paneled door with one upper sash light and with a painted white wood screen door. This door leads into the home from a 5-step wood porch with a tongue-and-groove wood floor, turned wood columns, and a shed roof. The entry at the south end of the facade is recessed under the intersecting gable, and also features a painted white wood-paneled door with one upper sash light and with a painted white wood screen door. This door leads into the home from a small porch with a tongue-and-groove wood floor, an open wood balustrade, and turned columns. A painted white wood-paneled rear entry door is located at the north end of the east elevation.

A **garage** is located southeast of the house toward the rear of the lot: one-story rectangular plan; poured concrete slab foundation and floor; painted white board-and-batten exterior wall cladding, over wood frame construction; moderately-pitched front gable roof, covered with rolled brown asphalt roofing material over 1x wood decking and exposed 2x wood rafters. A set of paired vertical wood plank garage doors, side hinged with metal strap hinges, are located at north end of 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, board-and-batten door is located at the south 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 **1895**  
Actual

Source of information:  
**Sanborn Insurance map, 1900; Longmont city directories, 1892 and 1903-1904.**

26. Architect:  
**unknown**

Source of information:  
**n/a**

27. Builder/ Contractor:  
**unknown**

Source of information:  
**n/a**

28. Original owner:  
**David and Luella St. Clair (possibly)**

Source of information:  
**n/a**

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

Sanborn Insurance maps and Longmont city directories indicate that this dwelling was constructed in the 1890s. David L. and Luella St. Clair were early, and probably the original, owners. Sanborn Insurance maps, dated 1900, 1906, 1911, 1918, 1930, and 1930, show the building's dimensions remained unchanged through those years; and there have been no additions subsequent to that time either.

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**

Sanborn Fire Insurance Company maps demonstrate that the St. Clair House at 528 Collyer Street was constructed some time prior to 1900. This house was for a few years addressed as 524 Collyer; however, by 1906 it had been renumbered as 528. Evidently built for the St. Clair family, it was occupied for many years by David and Luella St. Clair. David St. Clair was born in Cumberland, Ohio on October 1, 1848. A Longmont pioneer, he brought his family to the St. Vrain Valley in 1883. He operated a farm near Longmont for thirty years. He also was associated with his son, Harry, in the grocery business for about 25 years. Harry Lippincott St. Clair was also born in Cumberland, Ohio, on November 8, 1887, coming to Longmont at the age of six. On December 10, 1900, he married Marian (Mae) Eldon Manahan, who had arrived in Longmont with her mother just the year before. As a young man Harry was employed by John Ramsey, a wholesale produce dealer, sparking his interest in the grocery business. By 1906, Harry had established the St. Clair-Nelson Grocery, in partnership with A.P. Nelson. A few years later, he became manager of the Tyler-Keeler-Wadsworth Mercantile Company, which became known locally as the T.K.W. Grocery. Under his supervision, T.K.W. Grocery was at one time the largest outlet of groceries in all of northern Colorado, selling freight carloads of canned goods. At the time of his death in September 1939, Harry owned the firm in partnership with his father. David St. Clair passed away three months after the death of his son, in January 1940 at the age of 91.

Following David St. Clair's death, the family's home at 528 Collyer was sold to Albert W. Jake. Mr. Jake was born in New York City on April 15, 1868. Moving to Denver in 1898, he was employed by the Denver and Rio Grande Railroad for several years. He later became a farmer in eastern Colorado, then in 1917 moved to a farm near Rinn. In 1940, he retired and moved to Longmont purchasing this home on Collyer Street. He remained here until his death in March 1954 at the age of 85.

The next owner of this property was Velma L. Heggem, who owned the property for about ten years. Briefly owned by the Kirkendalls, in the early 1960s, 528 Collyer next became the residence of Gloria V. Ortega Mendez Aragon. Divorced from Rafael Mendez, Gloria worked for many years in nursing home and elder care facilities. She and her second husband, Reuben W. Aragon, are the current occupants of the dwelling.

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

Aragon, Gloria. Oral interview with Carl McWilliams, February 2003.

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

"Death Claims H.J. St. Clair." *Longmont Times-Call*, September 18, 1939, p. 1.

"Funeral for Pioneer Will Be Thursday." [David St. Clair obituary] *Longmont Times-Call*, January 31, 1940, p. 1.

"Heart Attack is Fatal For Albert Jake." *Longmont Times-Call*, March 8, 1954, p. 1.

"Marian St. Clair." [obituary] *Longmont Times-Call*, February 19, 1971, p. 3.

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.

**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: **ca. 1895-1953**

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 from the late 1800s through the end of the period of significance in 1953. The house is also architecturally significant, under Criterion C, for its modest expression of the Queen Anne style of architecture. The property displays excellent integrity, and its level of significance may well be to the extent that it would qualify for individual listing in the State or National Registers of Historic Places. The dwelling also qualifies to be individually listed as a local landmark by the City of Longmont. Finally, the property currently qualifies 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 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 noteworthy exterior alterations to home's exterior from the time of its original construction. The property appears to be well-maintained.

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**VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT**

44. National Register eligibility field assessment:

Eligible: **XX**

Not Eligible:

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-25**

Frame(s): **20-24**

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**