

Architectural Inventory Form

(Page 1 of 7)

I. IDENTIFICATION

- 1. Resource number: **5BL1159.72**
- 2. Temporary number: **N/A**
- 3. County: **Boulder**
- 4. City: **Longmont**
- 5. Historic building name: **Wykle House**
- 6. Current building name: **Zemka House**
- 7. Building address: **532 Collyer Street**
- 8. Owner name: **Sue A. Zemka**
 Owner address: **P.O. Box 936**
Niwot, CO 80544

II. GEOGRAPHIC INFORMATION

- 9. P.M. **6th** Township **2N** Range **69W**
SE¼ of NE¼ of SW¼ of NE¼ of section 3
- 10. UTM reference
 Zone **13**
 Easting: **491739**
 Northing: **4446237**
- 11. USGS quad name: **Longmont, Colorado**
 Year: **1968** (Photorevised 1979) **7.5'**
- 12. Lot(s): **2, 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.**

- 22. Architectural style / building type:

Hipped-Roof Box

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: **768 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):
n/a

21. General Architectural Description

The modest rectangular residence at 532 Collyer Street measures 24' N-S by 32' E-W, with a 3' by 5' extension to the east (rear) elevation. Featuring a simple hipped-roof plan, the house is one story tall, and fronts toward Collyer Street to the west. The structure is supported by a low concrete foundation, and the exterior walls are clad with painted green horizontal wood siding. The hipped roof is moderately-pitched, covered with brown asphalt shingles, and with boxed eaves. There are no chimneys. A large single-light fixed-pane "picture window" is located toward the south end of the facade, while a single 1/1 double-hung sash window is located toward the north end of the facade. Both of these windows have painted white wood frames, and the sash window also has decorative wood shutters. Windows elsewhere are predominantly single 1/1 double-hung sash, with painted white wood frames and surrounds. A stained natural brown glass-in-wood-frame front entry door leads into the home from an uncovered wood porch on the facade. A rear entry door, located on the east elevation, opens onto a shed-roofed covered concrete patio.

A garage is located southeast of the house toward the rear of the lot: one-story rectangular plan; 18' by 24'; poured concrete slab foundation and floor; painted green horizontal wood siding, over wood frame construction; moderately-pitched front gable roof, covered with brown asphalt shingles and with boxed eaves. A white paneled roll-away garage door, located on the west 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 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 **1955**

Source of information:
City of Longmont Building Permit file for 532 Collyer Street.

26. Architect:
Bernard Lewis

Source of information:
City of Longmont Building Permit file for 532 Collyer Street.

27. Builder/ Contractor:
Plennie Wykle

Source of information:
City of Longmont Building Permit file for 532 Collyer Street.

28. Original owner:
Plennie and Dayl Wykle

Source of information:
City of Longmont Building Permit file for 532 Collyer Street; Longmont city directories

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

This house was constructed in 1955 as a residence for Plennie and Dayl Wykle. The building permit for the home's construction was issued on June 7, 1955. Bernard Lewis was listed on the permit as the architect, and Plennie Wykle was listed as the owner. The dwelling's estimated cost was placed at \$7150.00. A building permit for the garage's construction was issued on May 18, 1955. Plennie Wykle was listed on the permit as the owner and builder. The garage's estimated cost was \$1000.00.

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 house was built in 1955 for Plennie and Dayl Wykle who lived and owned here from that time until the early 1980s. Mr. Wykle had been born on June 29, 1894 in Fuller, Kansas, the son of John E. and Martha Wykle. Dayl had been born on April 29, 1901 in Girard Kansas to John and Grace Crawford. Plennie and Dayl were married in Columbus, Kansas on November 13, 1924, and four years later the couple moved west to Walsenburg, Colorado where Plennie found work as a coal miner. Three years later, the Wykles moved to Longmont where Plennie continued to work as a coal miner and as a carpenter. The Wykles had two children - a son, Jack, and a daughter, Wanda. Mr. and Mrs. Wykle moved to Camarillo, California in 1981 where Plennie passed away in February 1983. Dayl Wykle passed away in California six years later, in August 1989.

Following the Wykles long tenure, 532 Collyer was next owned and occupied by Dennis K. West during the 1980s. The property then changed hands four different times between 1994 and 2000. The property's current owner and resident is Sue Zemka.

36. Sources of Information

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

City of Longmont Building Permit files for 532 Collyer Street.

"Dayl C. Wykle." [obituary] *Longmont Times-Call*, August 4, 1989, p. 9-A.

"Plennie Wykle." [obituary] *Longmont Times-Call*, February 28, 1983, p. 8.

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 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

- 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: **n/a**

41. Level of Significance:

National:

State:

Local: **xx**

42. Statement of Significance

Built in 1955, this dwelling is presently less than fifty years of age, and as such it is ineligible to be considered eligible for listing in the National or State Registers of Historic Places. The property should also be considered ineligible for individual local landmark designation by the City of Longmont. In time, the property may 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 high degree of integrity. There have been no additions to the house or garage following their original construction in 1955. The property is being well-maintained.

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:

Noncontributing: **xx**

VIII. RECORDING INFORMATION

47. Photograph numbers:

Roll: **LONG-25**

Frame(s): **25-27**

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: **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**