

Architectural Inventory Form

(Page 1 of 7)

I. IDENTIFICATION

1. Resource number: **5BL1172**
2. Temporary number: **N/A**
3. County: **Boulder**
4. City: **Longmont**
5. Historic building name: **Stonex House; Walker House**
6. Current building name: **Pfefferkorn House**
7. Building address: **727 Collyer Street**
8. Owner name: **Karl W. and Jennifer P. Pfefferkorn**
Owner address: **727 Collyer Street**
Longmont, CO 80501

II. GEOGRAPHIC INFORMATION

9. P.M. **6th** Township **2N** Range **69W**

SE¹/₄ of SE¹/₄ of NW¹/₄ of NE¹/₄ of section 3

10. UTM reference

Zone **13**

Easting: **491680**

Northing: **4446568**

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

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

12. Lot(s): **S¹/₂ 9** Block: **18**

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):
Rectangular Plan
15. Dimensions in feet: **969 square feet**
16. Number of stories: **One**
17. Primary external wall material
Brick
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
Segmental Arches

22. Architectural style /
building type:

Hipped-Roof Box / Bungalow

21. General Architectural Description

Built prior to 1892, the house at 727 Collyer Street is a one-story hipped-roof, brick masonry dwelling, with a Craftsman-style porch which was probably added in the 1920s. The house is supported by a low coursed sandstone foundation, and there is a bulkhead cellar entrance on the west elevation. The house's walls are built of painted cream yellow brick, laid in common bond, and the hipped roof is covered with grey asphalt shingles. The roof eaves are boxed, with painted dark green and buff red trim. Windows are primarily single 1/1 double-hung sash, with painted wood frames and surrounds. Windows on the north and south (side) elevations have wood sills, and segmental arches with drip molds. A painted green, 10-light, glass-in-wood-frame entry door leads into the home from the Craftsman-style porch on the facade (east elevation). The porch features wood frame knee walls, tapered wood pedestals and piers, and a gabled porch roof. Decorative purlins and a ridge pole appear in the porch's upper gable end. A secondary entrance is located on the west elevation, where a painted green wood-paneled door, with an aluminum screen door, opens onto a 2-step concrete stoop.

Garage

A garage is located northwest of the house: one-story rectangular plan; 12' N-S by 24' E-W, including a 12' by 16' gabled portion, and a 12' by 8' shed-roofed extension to the east elevation; concrete foundation; painted yellow horizontal wood siding exterior walls, over wood frame construction; front gable roof, with the shed-roof extension; grey asphalt shingles; exposed rafter ends; two 4-light windows, located on the south elevation; one set of paired 6-light windows, located on the east elevation; (all windows have painted green wood frames and surrounds); a painted yellow wood-paneled roll-away garage door is located on the west elevation; this door opens onto a concrete driveway which extends to the alley to the west.

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 Longs Peak Avenue and 8th Avenue, 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 **ca. 1891**
Actual

Source of information:

"Town of Longmont, Colorado - Water Rent Collections, 1892-1899." On file at the Longmont Archives, Longmont Museum.

26. Architect:
unknown

Source of information:

n/a

27. Builder/ Contractor:
unknown

Source of information:

n/a

28. Original owner:
George Stonex

Source of information:

"Town of Longmont, Colorado - Water Rent Collections, 1892-1899."; Longmont city directories

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

Longmont water rent records provide documentation that this house was built in about 1892. George H. and Ida May Stonex were the original owners. The house's Craftsman-style front porch is probably not original. Based on its appearance, condition, and architectural detail, the porch was probably added to the structure in the 1920s.

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

Longmont water rent records, corroborated with the 1892 Longmont city directory, indicate that this house was built circa 1892 as the residence of George H. and Ida May Stonex, who lived here with their daughter, Marjorie. George H. Stonex was born July 14, 1854 in Porter County, Indiana, where he came of age. His future wife was born Ida May Welton in Illinois, on November 19, 1854. George and Ida met in Illinois, where they were married in January 1889. The couple moved to Longmont in 1891, and remained here for the rest of their lives. The 1892 Longmont City Directory lists the Stonex family as residing on Collyer Street, between 7th and 8th Avenue, and the water rent records indicate that their residence was located here on Lot 9. In 1892, George Stonex's occupation is given as "laborer." George's brother, Walter Stonex, who later moved to Hollywood, California, was also living with the family at that time. By 1903, the Stonex family had moved into a handsome new residence at 526 Kimbark Street. George Stonex became the Longmont City Clerk in about 1898, and he continued to hold the position for the next twenty-six years, until shortly before his death. He passed away in October 1925, at the age of 71. Ida May, his widow, continued to reside on Kimbark Street for another three years, until her death in March 1928.

Following the Stonex family, this property was owned by Eliza A. Walker until circa 1914. Eliza was the widow of Thomas Walker, and according to the directories, she resided across the street at 712 Collyer, apparently maintaining this property as a rental. City directories in 1903-1904, 1906, and 1910-1911 list A.A. Lintz, C.D. and Irene Ames, and Thomas and Lena Boxrud as the house's occupants during those years.

By 1915, 727 Collyer had become the property of Jerry and Frances Tobin. Members of the Tobin family then lived here until the mid-1930s. A native of Ireland, Jerry Tobin was killed tragically in an accident at the Great Western Sugar Factory in early July 1926. At the time of his death, he was the boiler room foreman. He had worked at the sugar factory for fifteen years, and was just 42 years of age.

According to the directories, subsequent residents of this property included: E. Fred and Mabel Hunt (late 1930s); Clinton A. Smith (early-to-mid-1940s); Robert D. Schneider (late 1940s - early 1950s); Mrs. Freda P. Painter (mid-1950s - late 1960s); Milo H. McCoy (1970s); Mary V. Smith (1980s); and Ron G. Labont (early 1990s). The property is currently owned and occupied by Karl W. and Jennifer P. Pfefferkorn

36. Sources of Information

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

"Died." [George H. Stonex obituary] *Longmont Ledger*, October 9, 1925, p. 5.

"Jerry Tobin Accidentally Killed at Longmont Sugar Factory." *Longmont Ledger*, July 9, 1926, p. 1.

"Mrs. Ida M. Stonex, Widow of Late City Clerk Stonex, Dies." *Longmont Ledger*, March 21, 1928, 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 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.

xx 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. 1891-1952**

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 late 1800s and throughout the first half of the twentieth century. It is also significant for its early association with the Stonex family, in particular, George H. Stonex who served as the Longmont City Clerk for twenty-six years. The house is architecturally significant as well, under Criterion C, for its brick masonry construction and hipped-roof box plan. The house'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 does qualify to be listed as a local landmark by the City of Longmont. This property is located outside the boundaries of the Longmont East Side Historic District. If the district's boundaries were to be expanded, this property would qualify as a contributing resource within the district's boundaries.

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 only minimal exterior alterations to the building following the period of significance. The house's front porch is probably not original; however, it is well over fifty years of age and has achieved a level of historic significance in its own right.

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 outside the boundaries of the East Side Historic District, which is listed in the National Register of Historic Places. If the district's boundaries were to be expanded, this property would be considered a contributing resource.**

If there is National Register district potential, is this building:

Contributing: **xx**

Noncontributing:

46. If the building is in an existing National Register district, is it:

Contributing: **n/a**

Noncontributing : **n/a**

VIII. RECORDING INFORMATION

47. Photograph numbers:

Roll: **LONG-23**

Frame(s): **1-4**

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**