

Architectural Inventory Form

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I. IDENTIFICATION

1. Resource number: **5BL9137**
2. Temporary number: **N/A**
3. County: **Boulder**
4. City: **Longmont**
5. Historic building name: **Rohlf House**
6. Current building name: **Brunz House**
7. Building address: **846 Collyer Street**
8. Owner name: **Doug Brunz**
Owner address: **1500 S. Coffman St.
Longmont, CO 80501**

II. GEOGRAPHIC INFORMATION

9. P.M. **6th** Township **2N** Range **69W**
NE¹/₄ of **NE¹/₄** of **NW¹/₄** of **NE¹/₄** of section **3**
10. UTM reference
Zone **13**
Easting: **491739**
Northing: **44466824**
11. USGS quad name: **Longmont, Colorado**
Year: **1968** (**Photorevised 1979**) **7.5'**
12. Lot(s): **N¹/₂ 1** Block: **3**
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 Hipped
Roof 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: **908 square feet**
16. Number of stories: **One**
17. Primary external wall material
Asphalt
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

Located at the southeast corner of Collyer Street and 9th Avenue, the house at 846 Collyer Street is a modest single-story dwelling. Built in 1948, the small house is supported by a high, painted blue, concrete foundation. There is a full basement beneath the dwelling, and the foundation walls are penetrated by 3-light hopper basement windows. The house's exterior walls are clad with white undulated asphalt shingle siding, over wood frame construction. The house is covered by a moderately-pitched hipped roof, covered with grey asphalt shingles and with boxed eaves. There are no chimneys. A large single-light fixed-pane window, with flanking 2-light sidelights, and a single 2/2 double-hung sash window, are located on the facade west elevation). On the home's south elevation there are three 2/2 double-hung sash windows, with painted blue wood frames and surrounds. On the east elevation there are two single and two sets of paired 2/2 double-hung sash windows, with painted blue wood frames and surrounds. A painted white wood-paneled front entry door, with a brown metal storm door, leads into the home from a small 4-step concrete porch on the facade. A basement-level entry is located under a gable-covered stairway on the east (rear) elevation. The property's backyard to the east, and side yard to the north, are enclosed by a non-historic wood privacy fence.

22. Architectural style / building type:

Please see front page.

23. Landscape or setting special features:

This house is located at the southeast corner of Collyer Street and 9th Avenue, at the north end of 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, generally uniform setbacks, and deep rectangular-shaped lots.

24. Associated buildings, features, or objects

n/a

IV. ARCHITECTURAL HISTORY

25. Date of Construction:
Estimate
Actual **1948**

Source of information:
Building permit file for 846 Collyer Street, on file at the City of Longmont.

26. Architect:
unknown

Source of information:
n/a

27. Builder/ Contractor:
Carl Rohlf

Source of information:
Building permit file for 840 Collyer Street, on file at the City of Longmont.

28. Original owner:
Carl Rohlf

Source of information:
Building permit file for 840 Collyer Street, on file at the City of Longmont.

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

The building permit file for this property, on file with the City of Longmont, reveals that this house was constructed in 1948. A building permit for the construction of the 30' by 32' dwelling at this location was obtained on April 7, 1948. Carl Rohlf is listed as both the property owner and builder on the permit application. The dwelling's cost was estimated at \$6000.00. The property's address, 846 Collyer Street, begins to appear in Longmont city directories in 1949. There have been no additions to the original structure.

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 1948 by Carl Rohlf who was also its original owner and occupant. Mr. Rohlf owned the property for only about three years, however, as circa 1951 he sold it to Homer P. and Emma J. Hetts. The Hetts then made their home here until their respective deaths in 1974 and 1980. The son of Charles and Susan (Butler) Hetts, Homer was born at Spencer, South Dakota on October 26, 1883. On April 25, 1911, Homer was married to Emma Jane Frederick at Dallas, South Dakota where they subsequently ran a mercantile store. Mr. and Mrs. Hetts reared a family of two sons and one daughter - Charles, Donald, and Loraine. The family eventually moved to Denver, and Mr. and Mrs. Hetts moved to Longmont in 1951 where they lived in this house during their retirement years. Emma Hetts passed away in 1974, and Mr. Hetts died six years later at the age of 97.

Following the death of Homer Hetts, the house was owned and occupied by Sarah Stone throughout much of the 1980s. According to Boulder County Assessor records, the property's current owner, Doug Brunz has owned it since 1991. He maintains the property as a rental.

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 846 Collyer Street.

"Homer Hetts." [obituary] *Longmont Times-Call*, December 1, 1980, p. 14.

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.

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;

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.

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: **1948-1953**

41. Level of Significance:

National:

State:

Local: **XX**

42. Statement of Significance

This house is historically significant relative to National Register Criterion A, to a very minimal extent, for its brief association with Longmont's residential development during the period of significance, 1948-1953. The property's level of significance is not to the extent that it would qualify for individual listing in the National or State Registers of Historic Places. Moreover, the property's level of significance is probably also not to the extent that it would qualify to be individually 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 far north, this house would probably not qualify as a contributing resource within the district's newly-formed boundaries.

43. Assessment of historic physical integrity related to significance:

This property displays an above 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. There have been no additions to the original dwelling.

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 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 house would likely be considered a non-contributing resource.**

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

Contributing:

Noncontributing: **xx**

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-29**

Frame(s): **27-29**

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 25, 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**