

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

Official Eligibility Determination
(OAH P use only)

OAH P1403
Rev. 9/98

- Date _____ Initials _____
- Determined Eligible – National Register
- Determined Not Eligible – National Register
- Determined Eligible – State Register
- Determine Not Eligible – State Register
- Need Data
- Contributes to eligible National Register District
- Noncontributing to eligible National Register District



I. IDENTIFICATION

- 1. Resource number: **5BL.10124** Parcel number(s): **131503410006**
- 2. Temporary resource number: **N/A**
- 3. County: **Boulder**
- 4. City: **Longmont**
- 5. Historic Building Name: **Reinert House; Oard House**
- 6. Current Building Name: **Maness House**
- 7. Building Address: **330 Collyer Street**
- 8. Owner Name: **Maness, Elaine V. & Silverio R. Nuanez**
- Owner Organization:
- Owner Address: **330 Collyer St
Longmont , CO 80501**

44. National Register eligibility field assessment:	Not Eligible
Local landmark eligibility field assessment:	Eligible

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II. GEOGRAPHIC INFORMATION

9. P.M.: **6th** Township: **2N** Range: **69W**
NE ¼ of SE ¼ of NW ¼ of SE ¼ of Section 03
10. UTM reference
 Zone: **13** **491683 mE** **4446064 mN** **(NAD83)**
11. USGS quad name: **Longmont**
 Year: **1968 (photorevised 1979)** Map scale: **7.5**
12. Lot(s): **N 1/2 Lot 4 Blk 67**
 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.
 Metes and bounds?: Describe:

III. ARCHITECTURAL DESCRIPTION

14. Building plan (footprint, shape): **Rectangular Plan**
15. Dimensions in feet: **Length: 58 feet x Width: 26 feet**
16. Number of stories: **1 1/2**
17. Primary external wall material(s): **Wood/Horizontal Siding**
18. Roof configuration: **Hipped Roof**
19. Primary external roof material: **Asphalt Roof/Composition Roof**
- Other roof materials:
20. Special features: **Roof Treatment/Flared Eave**
Roof Treatment/Dormer
21. General architectural description:
The dwelling at 330 Collyer Street is composed of: a hipped-roof dwelling, which measures 26' N-S (across) by 44' E-W (deep); a 22' by 7' enclosed hipped-roof front porch; and a 24' by 14' shed-roofed addition to the east (rear) elevation. The house is supported by a painted brown sandstone foundation, and its exterior walls are clad with painted chocolate brown horizontal wood siding, with painted dark brown 1" by 4" corner boards. The hipped roof is steeply-pitched, and is covered with grey asphalt composition shingles. The eaves are flared, with painted brown wood trim, and a hipped-roof dormer is centered on the west-facing roof slope overlooking the symmetrical façade. There are two red brick chimneys - one located on the ridge, and the other on the south elevation. A canted hipped-roof bay, with three 1/1 double-hung sash windows is located on the south elevation. Windows elsewhere are primarily single 1/1 double-hung sash with painted wood frames and surrounds. The enclosed front porch is approached by two sandstone steps, and features wood frame knee walls, squared posts, and a low-pitched hipped roof. A white synthetic storm door leads from the steps into the porch. A rear entry door leads into the addition at the south end of the east elevation.
22. Architectural style: **Late 19th and Early 20th Century Revivals/ Classic Cottage**
 Building type:
23. Landscape or special setting features: **This house is located on the east side of Collyer Street, near the south end of Longmont's historic Eastside residential neighborhood. The property appears well-maintained with planted grass front and back yards. A concrete driveway extends from Collyer Street along the south property line.**

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24. Associated buildings, features or objects:

1: Type: **N/A** Contributing? **Not assessed**
 Describe:

IV. ARCHITECTURAL HISTORY

25. Date of construction: Estimate: **1907** Actual:

Source of information: **Town of Longmont Water Rent Collection Records; Sanborn Insurance maps, 1906, 1911.**

26. Architect: **Unknown**

Source of information: **N/A**

27. Builder: **Unknown**

Source of information: **N/A**

28. Original owner: **J.B. Thompson or James G. Reinert**

Source of information: **Town of Longmont Water Rent Collection Records; Longmont city directories, 1906, 1910-1911.**

29. Construction history:

Sanborn Insurance maps indicate that Lot 4 of Block 67 was initially developed in the late 1800s when a wood frame dwelling was built, centered between the lot's north and south boundaries. Sanborn maps indicate that the initial dwelling (which had the address of 328 Collyer Street) was razed between 1906 and 1911. The 1911 Sanborn map then shows two dwellings in Lot 4: this house at 330 Collyer Street in the north half of the lot, and the dwelling at 326 Collyer Street occupying the south half of the lot. Longmont water rent collection records seem to indicate that J.B. Thompson was briefly the original owner of this house, followed quickly by James G. Reinert, between circa 1907 and the early 1910s. It is likely that Thompson initially owned the entire lot, where both of the houses at 326 and 330 Collyer are located. Sanborn maps show that the 24' by 14' shed-roofed rear addition to this house was built between 1918 and 1930. The front porch was originally screened-in. It was enclosed sometime after the 1950s.

30. Original location: Moved: Date of move(s):

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**

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35. Historical background:

The dwelling at 330 Collyer was constructed in 1907 for J. G. Reinert. On April 30 of that year, Longmont Water Rent Collection records indicate that a building permit was issued to Mr. Reinert for this property. James Garfield "Gar" Reinert was born in Keota, Iowa, in 1880. When he was around sixteen years of age, he and his siblings came to Longmont with his parents, John and Katherine E. Reinert. Gar Reinert worked as a farmer for many years. Tiring of the hardships and deprivations of this occupation, by 1906 he had become a store clerk. The Longmont City Directory for this year shows that Reinert and his wife, Emma J. (Mary), were living at that time with his widowed mother, at her home at 415 Bowen Street. Reinert was employed by his neighbor, Thomas Butler, as a clerk in Butler's Hardware Store, beginning a long-term association with the hardware business. By 1910, after James and Emma Reinert moved into their Collyer Street home, Reinert had become a salesman for the Longmont Hardware Company, later the Hamm-Weller Hardware and Implement Company. Reinert was associated with the Hamm-Weller firm for 44 years, and held a part interest in the business upon his retirement in 1953. Additionally, Reinert served on the Longmont City Council for four years, and was on the board of directors of the Clover Basin Ditch Company. At the time of his death, in November 1962 at age 82, Reinert was survived by his wife, Mary, daughters Margaret, Gladys, Elsie (Elsie ?), and Delores, and sons Robert and Charles.

The Reinerts owned this Collyer Street home through the 1910s. By the early 1920s, ownership of the property had been conveyed to the Owen Oard family. Owen Oard was born in Boulder County, the son of early Longmont area farmers William and Nancy M. Oard. He married Jane (Jennie) McCormick on November 28, 1890 in Boulder. Jennie McCormick was born September 6, 1868 in Illinois. When she was six, her family moved Colorado, settling in Rinn. The couple raised five children, a son, James, and four daughters, Grace, Genevieve, Gertrude and Sister M. Vivian. The Oards continued the family tradition of earning their living from the land until 1920, when Owen and Jennie moved into this home. Owen Oard passed away at the age of 65 on October 24, 1935. Following his death, Jennie Oard remained in the home. After Jennie Oards' death in September 1954, ownership of the property was transferred to Rudolph B. and Hettie Clark. Mr. Clark was also a farmer in the Longmont area. The Clarks sold the property on March 18, 1968 for to Phil G. Skrbina, who in turn conveyed the home to Elaine Maness less than a month later. (Assessor's records indicate that he lost \$1,000 in the deal.) For over 35 years, Elaine V. Maness has been the owner and occupant of this Collyer Street home.

36. Sources of information:

Longmont City Directories.

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

Town of Longmont Water Rent Collection Records.

Boulder County Assessor records.

Sanborn Fire Insurance maps.

City of Longmont building permit files.

"James Reinert Dies Tuesday." Longmont Times-Call, November 8, 1962, p. 5.

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VI. SIGNIFICANCE

37. Local landmark designation: Yes No Date of designation:

Designating authority:

38. Applicable National Register criteria:

A. Associated with events that have made a significant contribution to the broad pattern 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 possesses high artistic values, or represents a significant and distinguished 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.

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.

39. Area(s) of significance: **Not Applicable**

40. Period of significance: **Not Applicable**

41. Level of significance: National: State: Local:

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42. Statement of significance:

This house is historically significant for its association with Longmont's residential development during the early 1900s. Built in 1907, it is representative of East Side neighborhood houses, built as part of a housing boom which followed the opening of Longmont's Great Western Sugar Company in 1903. The house is also architecturally notable for its Hipped-roof Box architectural plan, and for such details as its flared eaves. The property's level of significance in these regards is not to the extent that it would qualify for individual listing in the National Register of Historic Places, or in the State Register of Historic Properties. However, it may be considered eligible for individual local landmark designation by the City of Longmont. It would also rate as a contributing resource within a National Register or locally designated historic district.

43. Assessment of historic physical integrity related to significance:

This property exhibits a reasonably high level of integrity, relative to the seven aspects of integrity as defined by the National Park Service and the Colorado Historical Society - location, setting, design, materials, workmanship, feeling and association. The enclosed front porch was historically a screened-in porch; however, the house has not been otherwise altered within the past half century.

VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. National Register eligibility field assessment: **Not Eligible**

Local landmark eligibility field assessment: **Eligible**

45. Is there National Register district potential? Yes No

Discuss: **This property is located outside the boundaries of Longmont's existing Eastside Historic District.**

There is potential that the district's boundaries could be extended south to 3rd Avenue.

If there is National Register district potential, is this building: Contributing Noncontributing N/A:

46. If the building is in existing National Register district, is it: Contributing Noncontributing N/A:

VIII. RECORDING INFORMATION

47. Photograph number(s): **CLG Grant #08-05-20407-027 -** Negatives filed at: **City of Longmont**
CD-3, Frames 21-23, 35

48. Report title: **Eastside and Westside Neighborhoods: Historic** Department of Community
Context and Survey Report Development, Planning
Division

49. Date(s): **01/07/06** Civic Center Complex

50. Recorder(s): **Carl McWilliams** 350 Kimbark Street

Longmont, Colorado 80501

51. Organization: **Cultural Resource Historians**

52. Address: **1607 Dogwood Court**

Fort Collins, Colorado 80525

53. Phone number(s): **(970) 493-5270**

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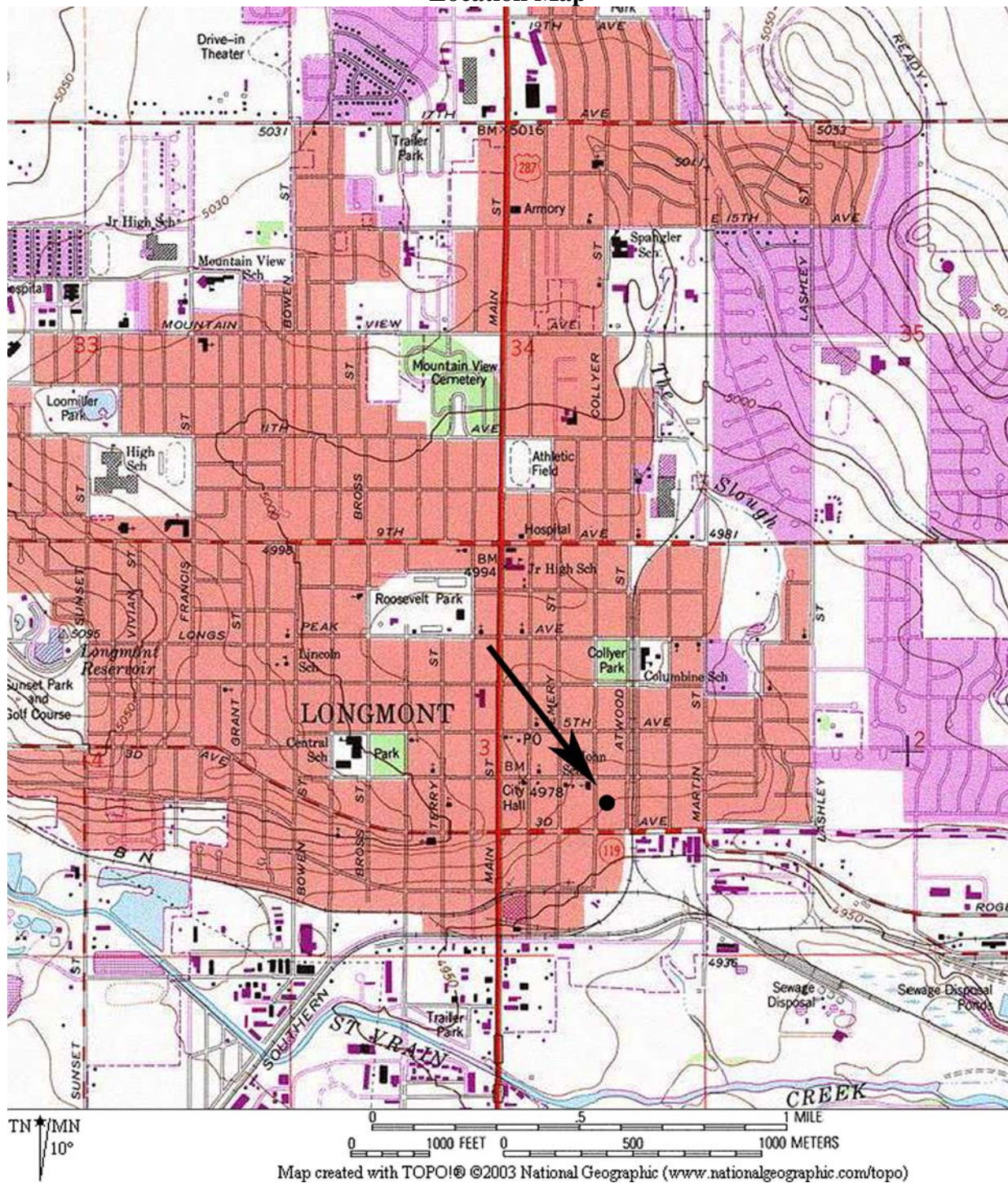
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Sketch Map



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Location Map



Map created with TOPO!® ©2003 National Geographic (www.nationalgeographic.com/topo)