

Architectural Inventory Form
(Page 1 of 7)

I. IDENTIFICATION

1. Resource number: **5BL1159.30**
2. Temporary number: **N/A**
3. County: **Boulder**
4. City: **Longmont**
5. Historic building name: **Sprague / Large House**
6. Current building name: **Scott House**
7. Building address: **413 Collyer Street**
8. Owner name: **Kristi T. Scott**
Owner address: **413 Collyer Street**
Longmont, CO 80501

II. GEOGRAPHIC INFORMATION

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

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

10. UTM reference

Zone **13**

Easting: **491678**

Northing: **4445980**

11. USGS quad name: **Longmont, Colorado**
Year: **1968** (**Photorevised 1979**) **7.5'**

12. Lot(s): **11** Block: **49**

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: **1012 square feet**
16. Number of stories: **One**
17. Primary external wall material
Wood / Horizontal Siding
Wood / Shingle
18. Roof configuration (enter one):
Gabled Roof / Hip-On-Gable 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 house at 413 Collyer Street is a single story wood frame dwelling which rests on a painted white coursed sandstone foundation. The home's exterior walls are clad with painted yellow horizontal wood siding, with painted white 1" by 4" corner boards. Painted grey variegated wood shingles appear in the upper gable ends. The roof is a steeply-pitched intersecting hipped and gabled roof, with grey asphalt shingles, and with boxed eaves. A canted bay window, with three 1/1 double-hung sash windows with painted white wood frames and surrounds, is located on the house's south elevation. Windows elsewhere are primarily single 1/1 double-hung sash with painted white wood frames and surrounds. A painted white wood-paneled door, with one upper sash light and a transom light, and with a painted white wood screen door, is located at the far south end of the facade (east elevation). This door opens onto a tongue-and-groove wood porch which extends across the full length of the facade, and wraps around to cover the east end of the south elevation as well. The porch is approached by four wood steps at the southeast corner, and features wood frame knee walls, squared post piers, and a gable on hip porch roof. A screened-in porch, covered by a low-pitched hipped roof, is located at the west end of the south elevation. A non-historic solid wood door leads from the porch into the home's interior; a painted white wood screen door opens from the porch to the outside onto three concrete steps.

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 4th Avenue and 5th 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

n/a

IV. ARCHITECTURAL HISTORY

25. Date of Construction:
Estimate
Actual **1901**

Source of information:
"Town of Longmont Water Rent Collections" records; City of Longmont Local Landmark designation form.

26. Architect:
unknown

Source of information:
n/a

27. Builder/ Contractor:
Earl Sprague

Source of information:
City of Longmont Local Landmark designation form.

28. Original owner:
Hugh L. Large

Source of information:
"Town of Longmont Water Rent Collections" records

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

According to this property's Local Landmark designation form, this dwelling was constructed in 1901. Sanborn Insurance maps for Longmont provide corroborating evidence that the house was built sometime between 1900 and 1906. City of Longmont Water Rent Collection records also document that the residence was built circa 1901. There have been no major additions or exterior alterations to the building following its original construction.

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

The following historical data is taken from this property's local landmark designation form which was researched and written when the property was landmarked in 1988:

Earl Sprague was a prominent local builder who built the house at 413 Collyer in 1901. He had a habit of occupying homes he built for a relatively short period of time, sometimes living in them less than a year. The *Longmont Daily Times* reported in August of 1929 that he was building his 15th home. This total does not include a number of homes he built strictly for others. Earl Sprague built many more homes in the following years. He died in July of 1958.

Hugh Large was born in Illinois in 1872. He attended college in Lebanon, Illinois. He taught school in Illinois for a short time, coming to Longmont in 1898 to teach at Liberty Hall.

Hugh Large and Lew [Lou?] Ellen Pennock were married February 1, 1903, and moved into 413 Collyer the same year. Later he entered the real estate business. In 1922, after being a dark horse candidate, he was appointed Longmont postmaster. He held that post until 1934. At that time he reentered the real estate and insurance business, which he continued until his death. For many years, his business office was located in the Imperial Hotel building. Mr. Large was active in civic and church affairs, including the I.O.O.F. and the Lions Club. The Larges had three daughters, one of whom (Dorothy Large) is a well-known local author and historian. The Larges celebrated their Golden Anniversary in 1953 and Hugh Large died in October of that year.

Longmont water rent collection records indicate that the Large family retained ownership of the property until the early 1920s when they moved next door to 403 Collyer into the home formerly occupied by Mrs. Ellen Coffin Pennock. Water rent collection records show that in 1923-1924, this house was owned by C.O. Rieden [sp?]; however, Rieden's name does not appear in Longmont city directories so he apparently did not live here. According to the directories, residents here from circa 1920 through the late 1930s included R.A. Barnes, A.F. Pope, and W.B. Dawson, a contractor. By 1938, this property was the home of Frank R. and Ruth S. Tarr. Frank Tarr, who was a farmer, died soon after. He was survived by his widow, Ruth, and by a son Hale Tarr, who owned and lived here into the early 1960s. Oscar H. and Martha J. Bloom were the next owners and residents of 413 Collyer. They lived here from the early 1960s until Mr. Bloom's death in July of 1980. More recent residents and owners of the property have included Viola F. Watkins, Bret Ward, and current owner, Kristi T. Scott.

36. Sources of Information

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

"Bloom, Oscar Harold." [obituary] *Longmont Times-Call*, August 1, 1980, p. 1.

City of Longmont, Local Landmark Designation form, 1988.

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.

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

VI. SIGNIFICANCE

37. Local landmark designation:

Yes **xx**

No

Date of Designation: **1988**

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: **1901-1952**

41. Level of Significance:

National:

State:

Local: **XX**

42. Statement of Significance

The Sprague / Large House is historically significant relative to National Register Criterion A for its association with Longmont's residential development during the first half of the twentieth century. The house is also architecturally significant, relative to National Register Criterion C for its representative expression of the Queen Anne style of architecture.

43. Assessment of historic physical integrity related to significance:

The Sprague / Large House displays an overall high level of 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 major additions or exterior alterations to the building following its original construction.

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 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-20**

Frame(s): **4-7**

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: **August 2, 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**