

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

Official Eligibility Determination
(OAHF use only)

OAHF1403
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.10125** Parcel number(s): **131503410005**
- 2. Temporary resource number: **N/A**
- 3. County: **Boulder**
- 4. City: **Longmont**
- 5. Historic Building Name: **Finlon House**
- 6. Current Building Name: **Campbell House**
- 7. Building Address: **338 Collyer Street**
- 8. Owner Name: **Campbell, Gordon L & Judy J**
- Owner Organization:
- Owner Address: **338 Collyer St**
Longmont , CO 80501

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

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II. GEOGRAPHIC INFORMATION

9. P.M.: **6th** Township: **2N** Range: **69W**
SE ¼ of NE ¼ of NW ¼ of SE ¼ of Section 03
10. UTM reference
 Zone: **13** **491684 mE** **4446082 mN** **(NAD83)**
11. USGS quad name: **Longmont**
 Year: **1968 (photorevised 1979)** Map scale: **7.5**
12. Lot(s): **Lot 3 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: **1256**
16. Number of stories: **1 1/2**
17. Primary external wall material(s): **Metal/Aluminum Siding**
18. Roof configuration: **Gabled Roof/Side Gabled Roof**
19. Primary external roof material: **Asphalt Roof/Composition Roof**
 Other roof materials:
20. Special features: **Chimney**
Roof Treatment/Dormer
21. General architectural description:
The house at 338 Collyer Street is a 1.5 story wood-frame dwelling, which measures 22' N-S (across) by 24' E-W (deep), with a shed-roofed extension to the east (rear) elevation. The house is supported by a low coursed sandstone foundation, and its exterior walls are clad with wide, beige color, horizontal aluminum siding. The side-gabled roof is moderately-pitched, and is covered with brown asphalt composition shingles. The eaves are boxed with painted brown wood trim. A shed-roofed dormer, with two non-historic 1x1 horizontal sliding windows, overlooks the façade on the west-facing roof slope. Two non-historic bubble skylights are located on the east (rear) facing roof slope. A red brick fireplace chimney, which is also probably not historic, is located on the north elevation. Nearly all of the home's windows appear altered from their historic configuration. Two 1x1 horizontal sliding windows flank the front entry door on the nearly symmetrical façade. A 1/1 double-hung sash window is located in the upper gable end on the north elevation. One 1x1 horizontal sliding window is located in the upper gable end on the south elevation. Elsewhere, the windows are primarily 1x1 horizontal sliders with decorative shutters. A non-historic, painted maroon, wood-paneled front door, with one leaded glass upper sash light, enters the façade from a non-historic 22' by 7' concrete porch with a black wrought iron railing. The porch is for the most part uncovered; however, a saltbox hood with knee brace supports is situated over the entry. A painted white rear entry door leads into the east elevation from a small concrete porch.

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22. Architectural style: **No Style**

Building type:

23. Landscape or special setting features: **This property is located on the east side of Collyer Street, near the south end of Longmont's historic East Side residential neighborhood. The property features well cared-for front and back yards, as well as a wide side yard to the south of the house. A concrete driveway extends along the north side of the house.**

24. Associated buildings, features or objects:

1: Type: **Garage**

Describe: **A single-stall wood frame garage is located northeast of the house. This utilitarian structure features a concrete foundation, vertical composition board siding, and a low-pitched gable roof.**

IV. ARCHITECTURAL HISTORY

25. Date of construction: Estimate: **1885** Actual:

Source of information: **Sanborn Insurance map, 1885.**

26. Architect: **Unknown**

Source of information: **N/A**

27. Builder: **Unknown**

Source of information: **N/A**

28. Original owner: **John S. and Catherine Finlon family (possibly)**

Source of information: **"Index to Boulder and Longmont Entries in the 1896 Boulder County Directory by Street Name, Street Number, and Name of Occupant." Ella M. Travis, comp.**

29. Construction history:

Sanborn Insurance maps for Longmont indicate that the original portion of this house was built sometime prior to 1885. The original dwelling featured a basic rectangular plan, which probably measured 22' N-S by 24' E-W. By 1900, a small addition had been built onto the southwest corner, as depicted on that year's Sanborn map. Subsequent Sanborn maps (in 1906, 1911, 1918, 1930, and 1956) depict the house with the same footprint. A shed-roofed addition to the east (rear) elevation probably dates to the 1960s or 1970s, although, no building permit relating to its construction was located on file with the City of Longmont. The house has also been sided with aluminum, and the front dormer does not appear original.

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:

Sanborn Insurance maps indicate that the original portion of this house was in existence by 1885. It was probably built shortly before that date. According to indexes from the 1896 and 1898 Boulder County Directories, in the late 1890s, this house was occupied by the Finlon family, including John S., Mrs. Catherine, Miss Alice E., and Gertrude E. Finlon. A few years earlier, in 1892, Miss Alice Finlon was listed as working as a clerk at the James O'Conner Confectionery, and as boarding with the O'Conner family.

According to Town of Longmont Water Rent Collection records, and Longmont city directories, by the end of 1903, the house was owned and occupied by Mrs. Mary Ann Pierce. Mrs. Pierce had recently been widowed. Her husband, Nelson Pierce, having passed away in May of 1903. Mary Ann had been born at Booneville, New York on December 22, 1853, and had come to Longmont in 1895. In the years prior to circa 1910, Mary Ann's sons, Lloyd N. Pierce and George O' Pierce, were also living at this address. In 1903, Lloyd was working as a clerk at the Hyde Clothing Company, while George was employed as a clerk at the Turrell Pharmacy. Mrs. Pierce lived in the home until she passed away in March of 1933, at the age of 79. She was survived by her two sons, and other relatives.

Following his mother's death, George Pierce, and his wife Jessie, then lived in this house in the late 1930s, before apparently selling it to Arthur C. Skow, circa 1938. Mr. Skow, and his wife, Eva, then lived and owned here through the early 1950s. Mr. Skow was employed as a fireman.

In the early 1950s, this property became the residence of Hubert V. and Mardel M. Polt. The Polt family then lived and owned here until the early 1990s. In the mid-1950s, Mr. Polt was employed as a cashier for the C.B. & Q. Railway.

In the late 1990s and early 2000s, this house was owned and occupied by Steven R. and Jodi L. Werling. Its present (2006) owners are Gordon L. & Judy J. Campbell.

36. Sources of information:

Sanborn Insurance maps.

Longmont City Directories.

"Mary Pierce Dies Tuesday." Longmont Times-Call, March 8, 1933, p. 1.

Town of Longmont Water Rent Collection Records.

"Index to Boulder and Longmont Entries in the 1896 Boulder County Directory by Street Name, Street Number, and Name of Occupant." Ella M. Travis, comp.

"Index to Boulder and Longmont Entries in the 1898 Boulder County Directory by Street Name, Street Number, and Name of Occupant." Ella M. Travis, comp.

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

Boulder County Assessor records.

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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:

Built prior to 1885, this house is historically significant for its association with Longmont's residential development beginning in the late 1800s. It is notable for its early construction date which preceded the opening of the Empson Cannery and the Great Western Sugar Factory. The house is also architecturally significant, to a modest degree, for its representative side gabled plan. This significance, though, has been mitigated by some loss of integrity. The property, therefore, does not qualify for individual listing in the National Register of Historic Places, or in the State Register of Historic Properties. It also does not appear to qualify for individual local landmark designation by the City of Longmont. The property would probably rate as a non-contributing resource within a National Register or locally designated historic district.

43. Assessment of historic physical integrity related to significance:

This property exhibits a below average 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 house's physical integrity has been diminished by the construction of a rear addition, by the alteration of many window openings, by the replacement of the historic front porch, and by the application of metal siding.

VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

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

Local landmark eligibility field assessment: **Not 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 east to Martin Street to include this block. This property would qualify as a non-contributing resource if it were located within the district's boundaries.

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, Images 24-26, 33-34

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

49. Date(s): **01/20/06** Civic Center Complex

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

Longmont, Colorado 80501

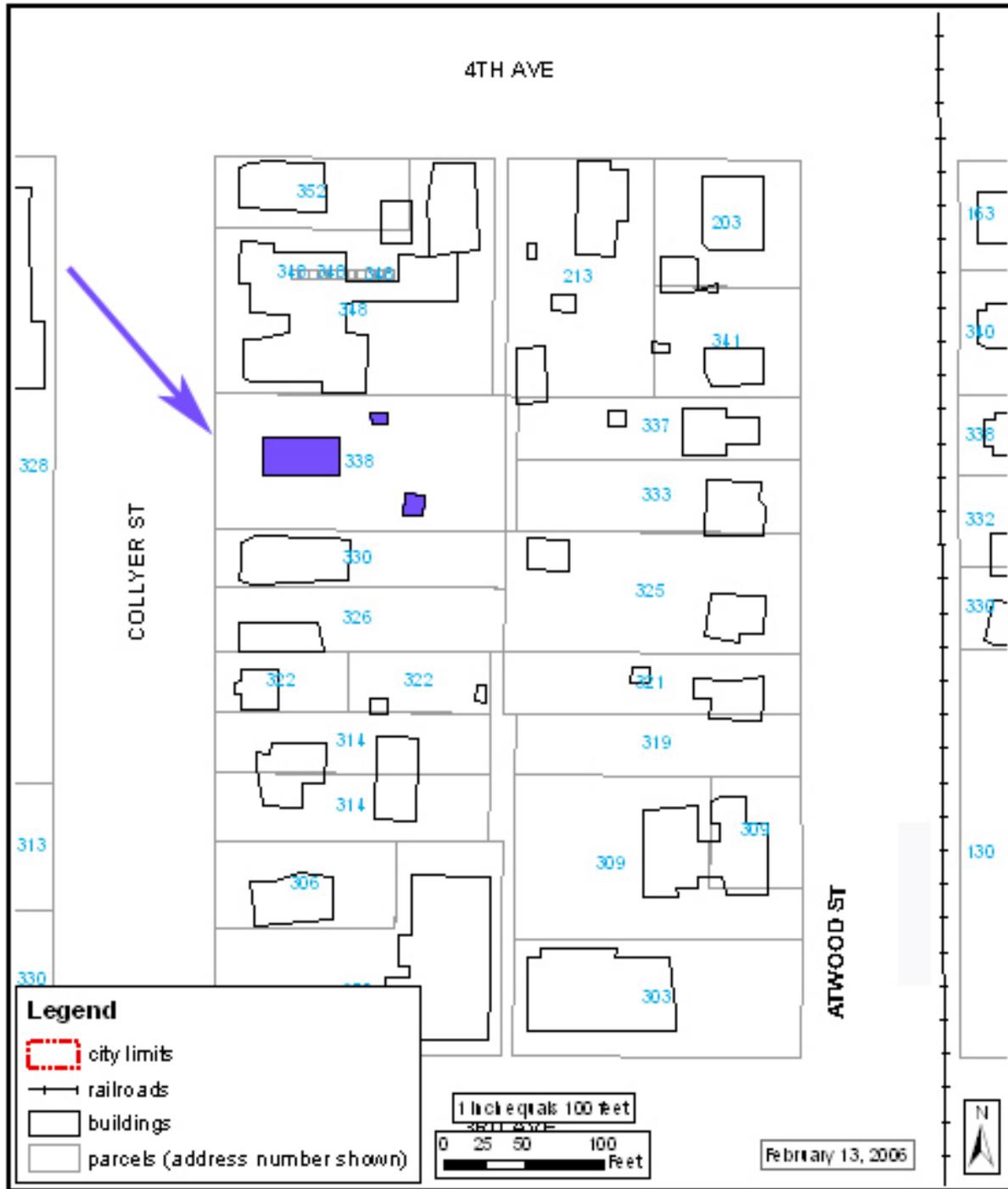
51. Organization: **Cultural Resource Historians**

52. Address: **1607 Dogwood Court**
Fort Collins, Colorado 80525

53. Phone number(s): **9704935270**

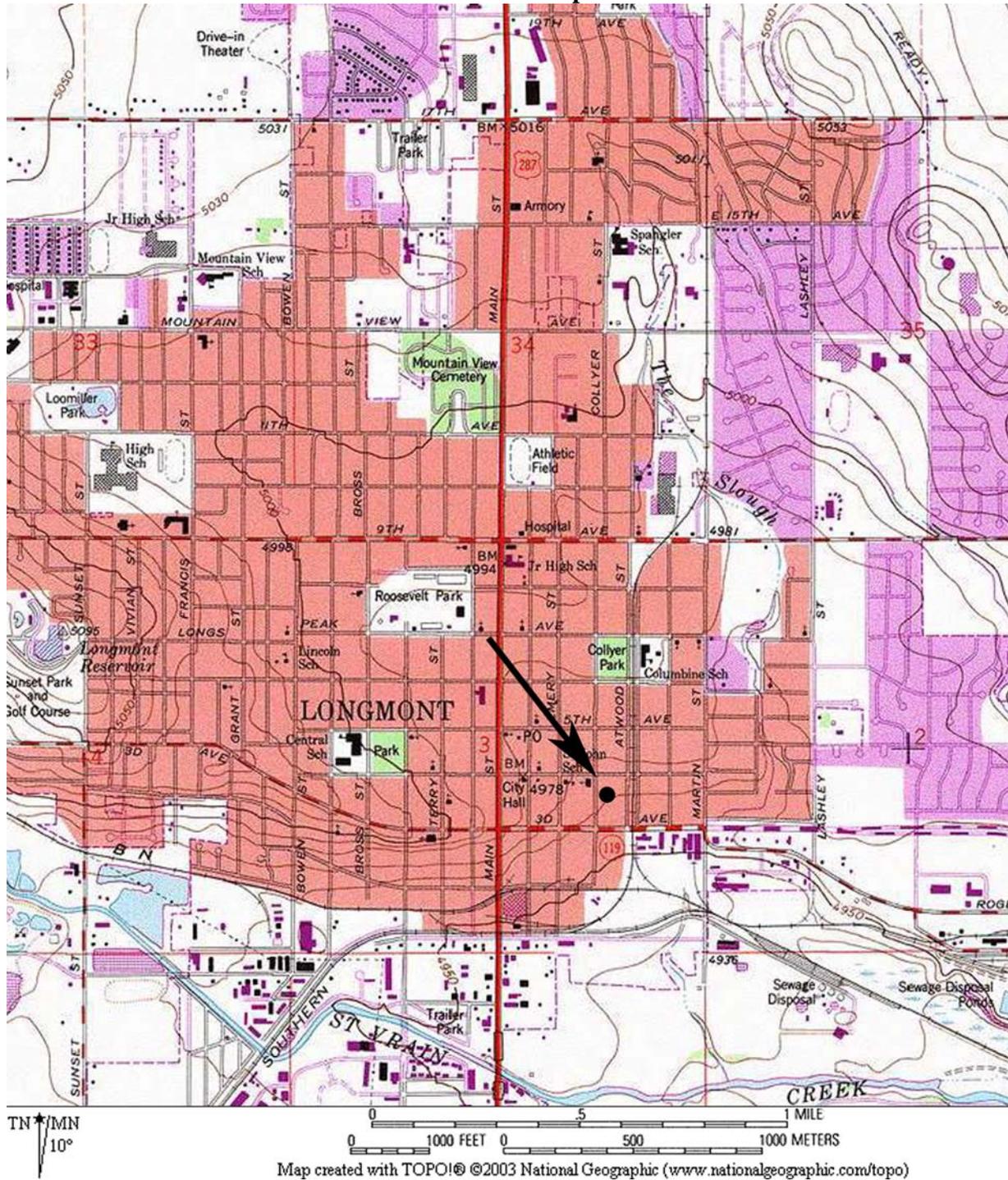
Architectural Inventory Form

Sketch Map



Architectural Inventory Form

Location Map



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