

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.10126** Parcel number(s): **131503410002**
- 2. Temporary resource number: **N/A**
- 3. County: **Boulder**
- 4. City: **Longmont**
- 5. Historic Building Name: **Rider House; Knox House; Grabner House**
- 6. Current Building Name: **Pollman House**
- 7. Building Address: **352 Collyer Street**
- 8. Owner Name: **Pollman M Jennifer**
- Owner Organization:
- Owner Address: **352 Collyer St  
Longmont , CO 80501**

44. National Register eligibility field assessment:	<b>Not Eligible</b>
Local landmark eligibility field assessment:	<b>Eligible</b>

## Architectural Inventory Form

Page 2 of 10

---

### 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** **491674 mE** **4446133 mN** **(NAD83)**
11. USGS quad name: **Longmont**  
 Year: **1968 (photorevised 1979)** Map scale: **7.5**
12. Lot(s): **N 53 9/14 Ft of W 127 Ft Lot 1 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: 50 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:  
**Porch**  
**Chimney**  
**Roof Treatment/Flared Eave**  
**Dormer**  
**Fence**

## Architectural Inventory Form

Page 3 of 10

---

21. General architectural description:

The distinctive dwelling at 352 Collyer Street features a rectangular plan which measures 26' N-S (across) by 50' E-W (deep). Included in these dimensions is a 22' N-S by 7' E-W front porch located on the west elevation (façade). The south half of the porch is enclosed while the north half is open. However, a circa 1948 appraisal photo shows that the porch was then fully enclosed. The house is supported by a low, painted green, sandstone foundation, and there is a bulkhead cellar entrance on the east elevation. The lower walls are clad with painted green square-cut wood shingle siding, while the upper walls are clad with painted green horizontal wood siding. The residence is covered by a steeply-pitched hipped roof, covered with black asphalt composition shingles. The eaves are flared, with painted cream white wood trim, and a distinctive gabled dormer, with flared eaves, overlooks the façade on the west-facing roof slope. There are also small intersecting gables on the north and south elevations, as well as two small shed-roofed dormers, located on the north elevation. A distinctive brown and red brick chimney is located on the roof ridge. The intersecting gable on the north elevation covers a canted bay window. This bay features a center single-hung sash window, with leaded glass lights, flanked on either side by a narrow 1/1 double-hung sash window. Another single-hung sash window, with leaded glass lights, overlooks the front porch near the north end of the façade. Bands of three and four, single-light, windows penetrate the enclosed portion of the front porch at the south end of the façade. Elsewhere, the home's windows are primarily 1/1 double-hung sash with painted cream white wood frames and surrounds. A painted cream white glass-in-wood-frame front door, with flanking sidelights, leads into the house from the open portion of the front porch. The porch features a tongue-in-groove wood floor, a painted cream white wood railing, 4" by 4" wood posts, and a shed roof. Another painted cream white, 10-light, glass-in-wood-frame door leads from the open part of the porch into the enclosed part of the porch. A painted cream white wood screen door leads into a 7' by 5' screened-in rear entry porch at the north end of the south elevation.

22. Architectural style:

Late 19th And 20th Century Revivals/Classic Cottage

Building type:

23. Landscape or special setting features:

This property is located at the southeast corner of Collyer Street and 4th Avenue, near the south end of Longmont's historic East Side neighborhood. The property appears well-maintained, with nicely-landscaped front and back yards. The back yard, and side yard to the south of the house, are enclosed by a white picket fence. A single-stall garage is located northeast of the house.

24. Associated buildings, features or objects:

1:	Type:	<b>Garage</b>	Contributing?	<b>Contributing</b>
	Describe:	<p>A single-stall garage is located a short distance east of the house. This utilitarian front-gabled structure measures 18' N-S by 14' E-W, with a small gabled extension to the north elevation. The garage is supported by a concrete slab foundation, and its exterior walls are clad with painted green horizontal wood siding. The gabled roof is covered with asphalt composition shingles, and the rafter ends are exposed beneath the eaves. A single-entry, painted cream white, wood-paneled door is located on the west elevation. A painted cream white wood-paneled roll-away garage door is located on the north elevation. This door opens onto a gravel driveway which extends to 4th Avenue to the north.</p>		

## Architectural Inventory Form

Page 4 of 10

### IV. ARCHITECTURAL HISTORY

25. Date of construction:      Estimate:                      Actual:      **1910**  
 Source of information:    **Town of Longmont Water Rent Collection Records; Sanborn Insurance Maps, 1906 and 1911.**
26. Architect:                      **Unknown**  
 Source of information:    **N/A**
27. Builder:                        **Unknown**  
 Source of information:    **N/A**
28. Original owner:                **Mrs. G.D. Rider**  
 Source of information:    **Town of Longmont Water Rent Collection Records.**
29. Construction history:  
**Town of Longmont Water Rent Collection records provide information that this house was built in 1910. Sanborn Insurance maps corroborate that date in that the house is depicted on the 1911 Sanborn map, while it is not depicted on the 1906 Sanborn map. There have been no additions, and minimal exterior alterations, the dwelling following its original construction. On May 29, 1997 owner Mary Lou Robles obtained a building permit to "convert attic to habitable space." Less than a month later, on June 19, 1997, Ms. Robles received another building permit for a new shingle roof. In June of 1999, current owner Jennifer Pollman received a building permit to erect the picket fence.**
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**
35. Historical background:  
**The original owner of the property at 352 Collyer Street was Mrs. G. D. Rider. Town of Longmont Water Rent Collection records show that on March 4, 1910, Mrs. Rider received a permit for a six-room dwelling at this location. The first water usage was recorded in September of that year. Lissie Rider was the wife of Gilford D. Rider, a very successful and well-known farmer in the Longmont area. His journey to Longmont is thoroughly recorded in his obituary, and was likely not all that unusual for the time. G. D. Rider was born in Peru, Vermont, on June 20, 1853. He left his home state in March 1887, to come west. Along the way, he spent a few weeks with his sister, Mrs. Henry Stiles, in Manchester, Iowa, visiting with her family. He then traveled to Lincoln, Nebraska, stopping there to work for a few months. In the fall of 1887, Rider went to Leoti, Kansas, where he staked a homestead. During that winter he worked as a carpenter, employed in building a large home for a neighbor. He also acquired a quarter section of land under the Timber Act, next to his homestead. Rider proved up on his homestead in the spring of 1888, and later proved up on the timber claim, resulting in 320 acres of farmland which he still owned at the time of his death. One year later, in the spring of 1889, he came to Longmont.**

## Architectural Inventory Form

Page 5 of 10

---

Here, Rider first hired out as a farm hand on R. B. Glover's ranch two miles east of Longmont, where he worked until the fall. He then moved on to Denver. During the year he spent in Denver, he worked primarily as a carpenter, and was hired to help build the 16th Street and Larimer Street viaducts. Rider returned to Longmont in 1890, and leased a ranch two miles east of town belonging to P. R. Pennock. Only a few days after signing a second year's lease with Mr. Pennock, Rider was approached by representatives of the canning factory to take over the lease. The men guaranteed Rider work for his three teams of horses for the entire season, and agreed that at the same time Mr. Rider could farm the 80 acres of land he had recently purchased from Mr. Pennock. G. D. Rider accepted the proposition, and, with a season's steady income to count upon, set to work improving his land. It was here that he constructed what was to become his home for the next 23 years.

In November 1897, G. D. Rider wed Miss Lissie Reed. The couple raised three children, two sons and a daughter. The Riders were very prominent in the community. G. D. was recognized as a progressive farmer, and was one of the few farmers that had attended the Farmers Course at Fort Collins' Agricultural College. He served as Master of the Pomona Grange, and was on the Executive Committee of the State Grange. At the time of his death, he was also a member of the Board of Trustees of the County Agricultural Association, and had recently retired as president of the local Farmers Union. According to his obituary, Rider was a principled man who "was a Republican in his early life; but saw the evils that were growing in that party..." and turned his support to the Prohibition Party, remaining active in politics throughout his life. On September 12, 1913, at the age of 60, Gilford D. Rider passed away at his home northeast of Longmont.

The home at 352 Collyer Street was likely built by the Riders for quick resale. By the mid-1910s, it was occupied by Grant Knox and his wife Lillie R. Knox. For many years Grant Knox served Longmont as a Justice of the Peace. His office was located on the second floor of the Longmont City Hall. By 1926, the dwelling was the residence of Floyd A. Pettet. Only a few years later, in 1932, Floyd and his wife Florence were living at 920 3rd Avenue. Floyd was then working as a clerk for the Longmont Drug Company, advertising "Quality, Purity, and Accuracy." He later became the pharmacist for the drug store. In 1928, N. O. MacDonald, a well driller, resided here, followed in 1930 by John M. Lindsay. From the mid-1930s until the early 1940s, Longmont city directories show that the property was occupied by Clifford J. and Bessie E. Hays. Mr. Hays worked as a projectionist for the Fox Longmont Theatre. (In 1932, the Hays were rented a house just down the street, at 319 Collyer.) Paul M. Murray, a clerk for the H. H. Woelz store, lived here in 1943, and in 1946, the dwelling stood vacant. In 1949 and 1951, Robert A. Riester made this his home.

During at least a part of the time the property served as a rental, Levi and Lillian B. Taylor were the owners. Circa 1950, the Taylors sold it to J. Wesley Dealey, who in turn conveyed the title to Helen P. Grabner in the early 1950s. The daughter of Pearl and Johanna Abney, Helen was born on October 13, 1902, in LaDue, Missouri. She was married first to Walter Winfrey, who preceded her in death in 1941. The couple had four children, daughters Audrey May, Iola June, and Mary Joan, and a son, Jerry. Two of her daughters, Audrey Mae and Iola June, also preceded her in death. Helen married a second time, to Leonard E. Grabner. Mr. Grabner had also been previously married, and was the father of a daughter and seven sons. Leonard Grabner was born in Penokee, Kansas, on August 20, 1907. He was raised in Kansas, moving to Pueblo in 1938, where he worked for the Colorado Fuel and Iron Company. In 1947, he came to Longmont, and accepted employment with the Rocky Mountain Arsenal. He had worked here for only a few years, when, in 1953, he was diagnosed with a heart condition. In the 1955 Longmont City Directory, he is listed as a foreman for the Great Western Sugar Company. He passed away in March 1957, at the young age of 49, survived by his wife, Helen. Helen Grabner was a beautician, and from 1946 to 1988, ran her own business, Helen's Kut & Kurl, out of her Collyer Street home. She

## Architectural Inventory Form

Page 6 of 10

---

also worked for a time for the Merle Norman Cosmetics Studio. In 1988, she moved to Cheyenne to be closer to her children. She lived to be 93, passing away in Cheyenne, on March 31, 1996. Following the more than thirty year ownership of 352 Collyer Street by Helen Grabner, the home was sold. In 1997 building permit records list the property's owner as Mary Lou Robles. Either that year or the next, the property was purchased by M. Jennifer Pollman, the current owner and resident of this dwelling.

36. Sources of information:

Sanborn Insurance maps.

Boulder County Assessor records.

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

City of Longmont building permit files.

Town of Longmont Water Rent Collection Records.

Longmont City Directories.

"Grabner Rites to be Monday." (Leonard E. Grabner obituary) Longmont Times-Call, March 30, 1957, p. 1.

"Helen P. Grabner." (obituary) Longmont Times-Call, April 3, 1996, p. A5.

"Died - Rider." (Gilford D. Rider obituary) Longmont Ledger, September 19, 1913.

---

### 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.

## Architectural Inventory Form

Page 7 of 10

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:

42. Statement of significance:

**This house is historically significant for its association with Longmont's residential development during the early 1900s. Built in 1906, 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 significant for its Classic Cottage style of architecture. The property's level of significance 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. It does qualify, though, for individual local landmark designation by the City of Longmont. The property would also be considered a contributing resource within a National Register designated, or locally designated, historic district.**

43. Assessment of historic physical integrity related to significance:

**This property exhibits 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 - location, setting, design, materials, workmanship, feeling and association.**

## Architectural Inventory Form

Page 8 of 10

### 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 east to Martin Street to include this block. This property would qualify as a 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:

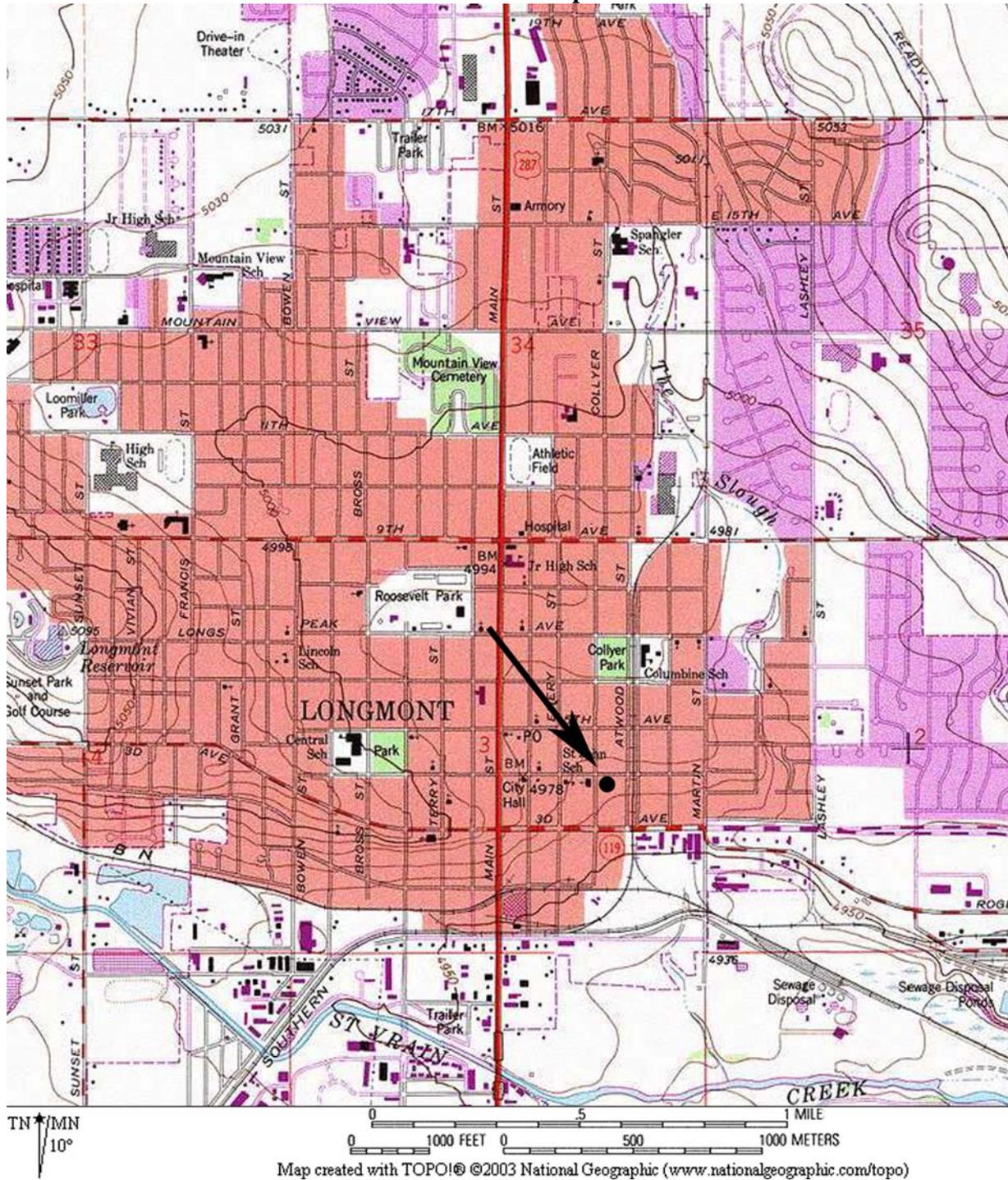
### VIII. RECORDING INFORMATION

47. Photograph number(s): **CLG Grant #08-05-20407-027 -** Negatives filed at: **City of Longmont**  
**CD-3, Images 27-32**
48. Report title: **Eastside and Westside Neighborhoods: Historic** **Department of Community**  
**Context and Survey Report** **Development, Planning**  
**Division**
49. Date(s): **February 20, 2005** **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

## Location Map



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