

**Architectural Inventory Form**  
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**I. IDENTIFICATION**

1. Resource number: **5BL1159.41**
2. Temporary number: **N/A**
3. County: **Boulder**
4. City: **Longmont**
5. Historic building name: **Pennock / Large House**
6. Current building name: **Schipper House**
7. Building address: **403 Collyer Street**
8. Owner name: **Deodo W. and Gail C. Schipper**  
Owner address: **403 Collyer Street**  
**Longmont, CO 80501**

**II. GEOGRAPHIC INFORMATION**

9. P.M. **6<sup>th</sup>** Township **2N** Range **69W**

**SE<sup>1</sup>/<sub>4</sub> of NE<sup>1</sup>/<sub>4</sub> of NW<sup>1</sup>/<sub>4</sub> of SE<sup>1</sup>/<sub>4</sub> of section 3**

10. UTM reference

Zone **13**

Easting: **491678**

Northing: **4445965**

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

12. Lot(s): **12** 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: **1310 square feet**
16. Number of stories: **1½**
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**  
**Fence**

22. Architectural style /  
building type:

**Late Victorian / Queen Anne**

**21. General Architectural Description**

Built in 1901, this Queen Anne style residence is located at the northwest corner of Collyer Street and 4th Avenue in Longmont's historic East Side neighborhood. The dwelling is 1½ stories tall, and is supported by a low coursed sandstone foundation which has been painted green. The building is of wood frame construction, and its exterior walls are made of painted yellow horizontal wood siding, with painted white 1" by 4" corner boards. Variegated wood shingles appear in the upper gable ends, and there is a gable ornament in the upper gable end on the facade (east elevation). The roof has an intersecting hip and gable form, is covered with red asphalt composition shingles, and has boxed eaves. Two red brick chimneys are located on the roof ridge. The home's windows are predominantly single 1/1 double-hung sash, with painted white wood frames, and with painted green exterior wood screens. A painted white wood-paneled front door, with a painted green wood screen door, opens onto a wraparound porch at the south end of the facade. The porch features a tongue-and-groove wood floor, an open wood balustrade with turned balusters, turned wood columns with decorative brackets, and a spindle frieze. The columns support a low-pitched hipped porch roof. There are two secondary entrances into the home: on the north (side) elevation, a painted white wood-paneled door, with a painted green wood screen door, opens onto a 4-step wood porch; on the west (rear) elevation, another painted white wood-paneled door, with a painted green wood screen door, opens onto a 4-step concrete stoop.

**22. Architectural style / building type:**

Please see front page.

**23. Landscape or setting special features:**

This house is located at the northwest corner of Collyer Street and 4th 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:  
**City of Longmont Local Landmark designation form.**

26. Architect:  
**unknown**

Source of information:  
**n/a**

27. Builder/ Contractor:  
**unknown**

Source of information:  
**n/a**

28. Original owner:  
**Mrs. J.W. Williams**

Source of information:  
**City of Longmont Local Landmark designation form; Longmont city directory, 1906.**

#### **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 prior to 1907. There have been no additions and no major exterior alterations to the building following its original construction in 1901.

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 1901 for Mrs. J.W. Williams. The following year, the property was sold to Mrs. Ellen Coffin Pennock who lived here until her death in August 1913. Mrs. Pennock was among the region's earliest and most venerable pioneers. She had been born at Roxbury, Delaware County, New York on January 6, 1841. She moved west with her family to Illinois where she taught school, before crossing the plains to Colorado Territory in 1862. Other members of her party which came west included her brother, George Coffin, Jackson and DeGrass Pennock, and Ellen's future husband, Porter R. Pennock. After arriving in Boulder County, Ellen taught school in Boulder during the winter of 1862-1863. On May 1, 1864, she and Porter R. Pennock were united in marriage by the Reverend Charles King. The couple then returned to Illinois where they lived until 1874, when they once again came west to Colorado. The Pennocks then established a farm 2½ miles northeast of Longmont where they lived until Porter's death in April 1901. Following her husband's death, Mrs. Pennock moved into town, acquiring this residence in August 1902. She then lived here until her death in August 1913. She was survived by a son, Dr. V.R. Pennock, and by daughters Mrs. Carrie Sanborn and Mrs. Lou Ellen Large. Mrs. Pennock is perhaps best remembered today for her fascinating diary which was published after her death, and which is an extremely important primary source relating the early pioneer days of the St. Vrain Valley.

By the early 1920s, this property had become the residence of Hugh L. Large and Lou Ellen (Pennock) Large. Hugh Large had been born in Illinois in 1872. He earned a teaching degree at the Lebanon, Illinois before coming west to Longmont in 1898 to teach at the Liberty Hall School. He and Lou Ellen Pennock were married on February 1, 1903, and following their marriage, they made their home in Longmont. Mr. Large served as Longmont's postmaster, and was involved in the real estate and insurance business. Mr. and Mrs. Large had three daughters, including Dorothy Large, a noted local author and historian. Hugh Large passed away in October 1953.

According to Longmont city directories, members of the Large family resided here until the early 1960s. More recent residents of 403 Collyer have included: Helen Aebly (1960s-1970s); Elizabeth Aldeer and Robert B. Wade (1980s); Fred W. Chillingworth (late 1980s); Jeanne Watson, Lowell M. Gregory, and Margaret C. Parks (1990s). The property is presently (in 2002) owned by Gail C. and Deodo W. Schipper.

### **36. Sources of Information**

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

"Pennock." [Ellen Coffin Pennock obituary] *Longmont Ledger*, August 29, 1913, p. 5.

*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 December 1890, September 1895, November 1900, April 1906, June 1911, March 1918, June 1930, and May 1956.

"Water Ledger City of Longmont, 1899-1904"; "Water Ledger City of Longmont, 1907-1910." On file at the Longmont Archives, Longmont Public Library.

**VI. SIGNIFICANCE**

37. Local landmark designation:

Yes **xx**

No

Date of Designation: **1987**

38. **Applicable National Register Criteria**

**xx** A. Associated with events that have made a significant contribution to the broad patterns of our history;

**xx** 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 Pennock 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. Under Criterion B, the property is significant for its association with Ellen Coffin Pennock, an early Boulder County pioneer who made a notable contribution to the region's historical development. This house is 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 Pennock / 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 additions and no major exterior alterations to the building following its original construction.

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**VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT**

44. National Register eligibility field assessment:

Eligible: **xx**

Not Eligible:

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): **1-3**

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**