

Architectural Inventory Form

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I. IDENTIFICATION

1. Resource number: **5BL1159.28**
2. Temporary number: **N/A**
3. County: **Boulder**
4. City: **Longmont**
5. Historic building name: **Dobbins House**
6. Current building name: **Jacobi House**
7. Building address: **419 Collyer Street**
8. Owner name: **Richard Jacobi**
Owner address: **419 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: **4446020**
11. USGS quad name: **Longmont, Colorado**
Year: **1968 (Photorevised 1979) 7.5'**
12. Lot(s): **10** 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.**

22. Architectural style /
building type:

**No Style (Vernacular Brick
Masonry Gabled L Dwelling)**

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: **1627 square feet**
16. Number of stories: **1½**
17. Primary external wall material
Brick
18. Roof configuration (enter one):
Gabled Roof / Cross Gabled Roof
19. Primary external roof material (enter one):
Asphalt Roof / Composition Roof
20. Special features (enter all that apply):
Porch
Chimney
Dormers
Segmental Arches

21. General Architectural Description

Built in 1886, the house at 419 Collyer Street is a 1½-story vernacular brick structure, originally built with a Gabled-L plan (earlier survey forms for the property have erroneously labeled the house's style as "Eclectic" with influences from the Queen Anne and Italianate styles). The original house is supported by a painted blue coursed sandstone foundation. The brick walls have also been painted blue, and are laid in common bond (headers every eighth course). The original house is covered by a steeply-pitched cross gabled roof, covered with green asphalt shingles and with boxed eaves. Decorative bargeboards appear in the upper gable ends on the east and south elevations, and small shed-roofed dormers appear on the east and west facing roof slopes. Two tall red brick chimneys, with corbelled caps, are located on the roof ridge. Windows are primarily single and paired 1/1 double-hung sash, with painted white wood frames, stone lugsills, and segmental brick arches with distinctive sawtooth brick courses. Two stained natural brown wood-paneled doors, each with a steel security door, open onto a tongue-and-groove wood porch at the south end of the facade (east elevation). The porch features an open wood balustrade with turned balusters, turned porch columns, and a shed porch roof with a spindle frieze. A historic (pre-1948) flat-roofed addition, which measures 32' N-S by 14' E-W, is built onto the west (rear) elevation of the original house. A much newer L-shaped, saltbox-roofed addition has been built onto the northwest corner of the earlier addition. Constructed in the 1970s, the newer addition is supported by a concrete foundation, and is of wood frame construction with horizontal composition board exterior siding. A painted blue wood-paneled door, with a steel security door, opens onto a flagstone stoop on the new addition's north elevation. Another similar door opens onto a flagstone patio from the new addition's west elevation.

Garage

A non-historic garage is located a short distance northwest of the house: 1½-story rectangular plan; 20' N-S by 36' E-W; poured concrete foundation and floor; painted pale grey horizontal wood siding over wood frame construction; 1" by 4" corner boards; moderately-pitched front gable roof, with green asphalt shingles and boxed eaves; large shed dormer with five 1/1 double-hung sash windows, located on the south elevation; single 1x1 horizontal sliding windows located on the west and south elevations; a large roll-away garage door on the east elevation opens onto a concrete driveway which extends along the north side of the house to Collyer Street; a single wood-paneled door is located at the south end of the west elevation.

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

Garage

IV. ARCHITECTURAL HISTORY

25. Date of Construction:
Estimate
Actual **1885-1886**

Source of information: **Longmont Ledger, January 22, 1886, p. 2.**

26. Architect:
unknown

Source of information:
n/a

27. Builder/ Contractor:
J.B. Wilson (mason work); M.W. Boyd (joiner work); Mr. Hart (painting).

Source of information: **Longmont Ledger, December 22, 1886, p. 2.**

28. Original owner:
Samuel H. Dobbins

Source of information:
Longmont Ledger, January 22, 1886, p. 2.

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

This house was built in 1885-1886 as a residence for Samuel H. and Hannah A. Dobbins. The *Longmont Ledger* reported on the new home's construction on January 22, 1886:

The new brick one and a half story cottage intended as the family residence of Mr. S.H. Dobbins is now completed, and the family will take possession of it in the course of a few days. It was planned more for comfort than display, and the interior is as convenient and cheerful as it could be made. It fronts to the east, and both the parlor and dining room are entered from a veranda. These two rooms are each 15 X 15 feet in size and well lighted. There are also on this floor a good sized bedroom with large closet, kitchen and pantry. All the wood-work on the first floor has been beautifully grained by Mr. Hart. On the second floor are three large well lighted chambers and two capacious clothes closets. J.B. Wilson had the contract for the mason work, M.W. Boyd did the joiner work, and Mr. Hart the painting.

The building stood largely unaltered for more than eighty years, until an L-shaped addition was built onto the northwest rear corner in the 1970s. Another addition to the building was under construction at the time of survey in 2002.

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 1984:

Samuel H. Dobbins was born near Fredicksburg, Ohio in December 1845. Hannah A. Dobbins was born in Uniontown, Ohio in December 1843. Sam Dobbins was a pharmacist by trade. He and his wife resided in Missouri for several years during which time he was engaged in the dry goods business. During his early years Mr. Dobbins developed an asthmatic condition and made plans to move to Colorado hoping the mild climate would relieve his condition. In late 1873, he had a consignment of goods shipped to Niwot where he planned to open a general store. When they arrived they discovered the man charged with watching their merchandise had vanished, taking the goods with him. Mr. Dobbins procured another stock of goods and kept his store in Niwot for a year. In 1874 he moved his family and store to Longmont. The fall of 1885 saw construction begin for a new family residence at 419 Collyer Street. The *Longmont Ledger* January 22, 1886 reported in part: "The new brick one and a half story [cottage] intended as the family residence of Mr. S.H. Dobbins is now completed, and the family will take possession of it in the course of a few days... All the wood-work on the first floor has been beautifully grained by Mr. Hart... J.B. Wilson had the contract for the mason work, M.W. Boyd did the joiner work, and Mr. Hart the painting." S.H. Dobbins passed away in March 1889. He left a wife and four children, one son and three daughters. A fourth daughter, Flossie, died in infancy preceding his death by some years.

Mrs. Dobbins continued to reside at the family home until the time of her death on June 12, 1932. At the time of her death, she was one of the oldest residents of Longmont. Mrs. Dobbins was also the oldest member of the Central Presbyterian Church and a member emeritus of the Longmont chapter of the W.C.T.U. She was survived by her son, David W. Dobbins and two daughters, Mrs. T. D. MacKean and Mrs. A. F. Bateman. At the time of her death, the house was occupied by Mr. and Mrs. MacKean and one son. The house was deeded to the three sons and one daughter of Mr. and Mrs. T. D. MacKean and remained in their possession until 1943. At that time it was sold to David and Jesse Dobbins, the son of S.H. Dobbins.

David W. Dobbins, the only son of Samuel and Hannah Dobbins was born August 7, 1880. He owned and operated a shoe store in the three hundred block of Main Street from 1899 until 1921, at which time he sold the business to B. J. Drain. He then went into the real estate business with E.J. Barkdoll later entering into the real estate and insurance business partnership with Albert Hall [Hull?]. He served a term as city councilman during the years 1925-1926.

Members of the Dobbins family lived here until the 1930s, when the property was sold to Thomas D. and Mary L. McKean. Mr. McKean worked as a plumber, and members of the family also included children, Marian H. and William T. McKean. According to Longmont city directories, in the late 1940s and early 1950s, 419 Collyer was the residence of Oliver J. and Winnie R. Lewis. Mr. Lewis was employed as a barber.

More recent owners or residents of this property have included: Edmund Webb, Melvin Ehl and Joseph Morse (1960s); Thomas S. Noble, Rev. Roger Willard (1970s-1980s); Martha Inchen (early 1990s); and Richard Jacobi (1990s-present (2002)).

36. Sources of Information

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

City of Longmont, Local Landmark Designation form, 1984.

"Dobbins, David W." [obituary] *Longmont Times-Call*, December 10, 1946, p. 1.

"Dobbins, Jessie Mayo." [obituary] *Longmont Times-Call*, November 18, 1954, p. 1.

"Dobbins." [Samuel H. Dobbins obituary] *Longmont Ledger*, March 8, 1889, p. 2.

Longmont Ledger, December 22, 1886.

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 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: **1984**

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: **ca. 1885-1952**

41. Level of Significance:

National:

State:

Local: **XX**

42. Statement of Significance

The Dobbins House at 419 Collyer Street is historically significant relative to National Register Criterion A for its association with Longmont's residential development from the mid-1880s through the post-World War II years. The house is also architecturally significant, relative to National Register Criterion C for its vernacular gabled-L plan, and for its brick masonry construction.

43. Assessment of historic physical integrity related to significance:

This house was designated as a local landmark in 1986. An L-shaped addition to the building's northwest corner probably predates 1986, and, at the time of survey in 2002, another large addition was being built onto the house. These additions have reduced the house's physical integrity to the point that it should be considered individually ineligible for the National Register of Historic Places, and as a non-contributing resource within the East Side Historic District. The integrity of setting has also been reduced by the construction of a large modern garage located just north and west of the house.

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:

Not Eligible: **xx**

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:

Noncontributing: **xx**

VIII. RECORDING INFORMATION

47. Photograph numbers:

Roll: **LONG-20**

Frame(s): **14-19**

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**