

Architectural Inventory Form

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I. IDENTIFICATION

1. Resource number: **5BL1159.29**
2. Temporary number: **N/A**
3. County: **Boulder**
4. City: **Longmont**
5. Historic building name: **Dobbins House**
6. Current building name: **Lindenberg House**
7. Building address: **417 Collyer Street**
8. Owner name: **Harvey and Shirlann Lindenberg**
Owner address: **417 Collyer Street**
Longmont, CO 80501

II. GEOGRAPHIC INFORMATION

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

Stucco

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

10. UTM reference

Zone **13**

Easting: **491678**

Northing: **4445995**

11. USGS quad name: **Longmont, Colorado**

Year: **1968 (Photorevised 1979) 7.5'**

12. Lot(s): **10, 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):
Rectangular Plan
15. Dimensions in feet: **1137 square feet**
16. Number of stories: **1½**
17. Primary external wall material
Brick
18. Roof configuration (enter one):
Hipped Roof / Gable-On-Hip Roof
19. Primary external roof material (enter one):
Asphalt Roof / Composition Roof
20. Special features (enter all that apply):
Porch
Chimney

22. Architectural style / building type:

Late 19th and Early Twentieth Century American Movements / Craftsman

21. General Architectural Description

The house at 417 Collyer Street is a 1½-story Bungalow which was constructed in the mid-1920s. The house is supported by a concrete foundation which has been faced with wire-cut red brick. There is a basement, and the foundation wall is penetrated by 3-light hopper basement windows. The home's exterior wall is faced with red brick laid in running bond. Cream colored stucco, with painted red false half-timbering, appears in the upper gable ends on the north and south elevations, and in the upper gable end of the front porch roof. The original roof form is an intersecting hip and gable, covered with red asphalt shingles, and with exposed rafter ends. A non-historic upper half-story gabled addition, with three non-historic skylights, has added living space to the home's upper level. An original red brick fireplace chimney is located on the exterior of the north elevation. Window patterns primarily consist of bands of 3/1, 4/1, 5/1, and 6/1 (ribbon style) double-hung sash, with red brick rowlock sills. In addition, two 3-light casement windows flanked the fireplace chimney on the north elevation, and there are bands of 6-light hopper windows on an enclosed rear porch on the west elevation. A stained natural brown glass-in-wood-frame door, with four slender leaded glass lights, and with a metal storm door, opens onto a Craftsman-style porch which extends across the full length of the facade. The porch is approached by five painted red concrete steps, flanked by red brick knee walls, and the porch itself features a tongue-and-groove wood floor, red brick knee walls, red brick pedestals, and tapered stuccoed piers which support a large gabled porch roof. The porch roof is accented with decorative Craftsman-style purlins and has false half-timbering in its upper gable end. A rear entrance is located on the home's west elevation, where a painted white wood-paneled door, with a white metal storm door, opens onto a non-historic wood deck. Another painted white wood-paneled door, with a black metal storm door, is located at the south end of the west elevation.

Garage

Located a short distance northwest of the house; one-story, poured concrete slab foundation and floor; painted red horizontal wood siding exterior walls over wood frame construction; moderately-pitched front gable roof, covered with wood shingles and with exposed rafter ends; no windows; a set of paired bi-fold garage doors, located on the east elevation, open onto a concrete driveway which extends along the north side of the house to Collyer Street; a single, painted cream white, door with one upper sash light, is located at the east end of the south 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 **1925**
Actual

Source of information:
Longmont City Directories; "Town of Longmont Water Rent Collections" records.

26. Architect:
unknown

Source of information:
n/a

27. Builder/ Contractor:
unknown

Source of information:
n/a

28. Original owner:
David W. Dobbins (probably)

Source of information:
Longmont City Directories

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

Boulder County Assessor records list 1910 as this house's year of construction. However, the property is not listed in Longmont Water Rent Collection records until after 1924, and this address does not begin to appear in Longmont city directories until the mid-1920s. Sanborn Insurance maps for Longmont provide corroborating evidence that the house was built sometime between 1918 and 1930. There has been an addition to the house's upper half story subsequent to 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 house at 417 Collyer Street was built in the mid-1920s as a new residence for David W. and Jessie (Mayo) Dobbins. Mr. and Mrs. Dobbins lived here together until Mr. Dobbin's death in December 1946, and Mrs. Dobbins continued to live here after that, until her own death in November 1954. David Winfield Dobbins and Jessie Mayo had been married in Longmont in 1905. From that time until shortly before his death, Mr. Dobbins was a notable Longmont businessman and civic leader. He was involved in the real estate business, with offices in the D.W. Dobbins Building in the 500 block of Main Street, and in the Iverson Building at 463 Main Street in the years following 1928. For many years, he was a partner with Albert Hull in the Dobbins and Hull Real Estate firm, until the two men sold their business to George A. Richart in August 1945. Mr. Dobbins was a community leader as well. He served as a City of Longmont Alderman in the mid-1920s, and was Secretary of the Lions Club in the early 1920s. Mrs. Dobbins was also active in civic affairs, serving as a member of the Library Board, among other endeavors.

Following the Dobbins' long tenure at 417 Collyer, the house was next occupied by Dorothy Dunn, a teacher at Columbine School. She lived here in the late 1950s and early 1960s. Residents of the property between 1965 and the early 1980s included Robin A. Jochem, Albert A. Gallegos, Donald D. Mitchell, and David M. Frost. The property's current occupants, Harvey J. and Shirlann Lindenberg, have owned and lived here since circa 1985.

36. Sources of Information

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

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

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

Longmont Ledger, December 1, 1905; April 10, 1925; July 9, 1933.

Longmont Times, April 5, 1928, p. 1; August 10, 1945, p. 1.

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
No **xx**
Date of Designation: **n/a**

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. 1925-1952**

41. Level of Significance:

National:

State:

Local: **XX**

42. Statement of Significance

The Large House at 417 Collyer Street is historically significant relative to National Register Criterion A for its association with Longmont's residential development from the mid-1920s through the post-World War II years. The house is also architecturally significant, relative to National Register Criterion C for its representative expression of the Craftsman style of architecture. Due to some loss of integrity, the house is probably not individually eligible for local landmark designation, or for listing in the National Register of Historic Places. The house and garage, though, should be considered contributing resources within the National Register East Side Historic District.

43. Assessment of historic physical integrity related to significance:

This house's historical integrity has been diminished by an addition to the upper half story, with two non-historic bubble skylights on the east-facing roof slope, and one other skylight on the west end of the north-facing roof slope.

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: **xx**

Noncontributing:

VIII. RECORDING INFORMATION

47. Photograph numbers:

Roll: **LONG-20**

Frame(s): **8-13**

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**