

Architectural Inventory Form

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I. IDENTIFICATION

1. Resource number: **5BL1159.27**
2. Temporary number: **N/A**
3. County: **Boulder**
4. City: **Longmont**
5. Historic building name: **Arthur House / Scheopner House**
6. Current building name: **Scheopner House**
7. Building address: **425 Collyer Street**
8. Owner name: **Trustee of Mary A. Scheopner**
Owner address: **425 Collyer Street**
Longmont, CO 80501

II. GEOGRAPHIC INFORMATION

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

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

10. UTM reference

Zone **13**

Easting: **491678**

Northing: **4446035**

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

12. Lot(s): **S¹/₂ 9** 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: **854 square feet**
16. Number of stories: **1¹/₂**
17. Primary external wall material
Wood / Horizontal Siding
Wood / Shingle
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
Decorative Shingles

22. Architectural style /
building type:

Late Victorian / Queen Anne

21. General Architectural Description

The house at 425 Collyer Street is a 1½-story wood frame dwelling. Built in the early 1880s, the historic dwelling is a modest example of the Queen Anne style of architecture. The house is supported by a painted grey coursed sandstone foundation, and its exterior walls are clad with painted pale grey horizontal wood siding, with 1" by 4" corner boards. Diamond-shaped patterned shingles appear in the upper gable ends. The roof features steeply-pitched intersecting gables, covered with grey asphalt shingles, and with boxed eaves with returns. One red brick chimney is located on the roof ridge. A canted bay window, with three 1/1 double-hung sash windows, is located on the south elevation. A rectangular bay, with three 1/1 double-hung sash windows, is located on the north elevation. Windows elsewhere are primarily single 1/1 double-hung sash, with painted white wood frames and surrounds, and with painted grey exterior wood screens. Two painted white wood-paneled doors, each with one upper sash light and a transom light, and each with a painted white wood screen door, open onto a tongue-and-groove wood porch at the south end of the facade (east elevation). The porch wraps around to cover the east end of the south elevation, and features an open wood balustrade with turned balusters, turned columns, and a low-pitched hipped porch roof with a spindle frieze. A secondary entrance is located on the home's west (rear) elevation, where a painted white wood-paneled door opens onto a concrete stoop.

Garage

A garage is located behind the house to the west: One-story rectangular plan; 12' N-S by 18' E-W; non-original low concrete block perimeter walls foundation; painted white horizontal weatherboard exterior walls, with 1" by 4" cornerboards, over wood frame construction; moderately-pitched front gable roof, with grey asphalt shingles and exposed rafter ends; one single-light fixed-pane window, located on the east elevation; a set of paired, painted white, vertical wood plank garage doors, side hinged with metal strap hinges, open toward the alley on the west elevation; small shed-roofed extension to the garage's east 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 **ca. 1902**
Actual

Source of information:
Longmont city directory, 1903-1904; Sanborn Insurance maps, 1900, 1906.

26. Architect:
unknown

Source of information:
n/a

27. Builder/ Contractor:
unknown

Source of information:
n/a

28. Original owner:
H.J. Corwin (probably)

Source of information:
"Town of Longmont, Colorado - Water Rent Collections."

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

Sanborn Insurance maps provide evidence that this house - located on the south half of Lot 9, Block 49 - was built between the years of 1900 and 1906. The home's address, 425 Collyer Street, first appears in the 1903-1904 Longmont city directory, indicating that the residence was in existence by that time. There have been no additions, and no notable exterior alterations to the house following its original construction. An earlier dwelling, which was in existence by 1890, was located near the center of Lot 9, but was razed prior to the construction of this house circa 1902.

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

Records on file with the Colorado Historical Society, Office of Archaeology and Historic Preservation, erroneously list this residence as the S.H. Dobbins House, and erroneously list its year of construction as 1882. Built in 1885-1886, the S.H. Dobbins House is located next door to the south at 419 Collyer Street. Samuel H. Dobbins passed away in 1889, more than a decade before this house was constructed circa 1902-1903.

H.J. Corwin of Long Beach, California is listed as this property's owner in Longmont water tap records dated between circa 1907 to 1919. Henry R. and Alice Arthur are the home's earliest known residents; they are listed as living here in the 1903-1904 Longmont city directory. According to the directory, the Arthur family included seven members, and Mr. Arthur was employed as an engineer at the "Electric Company."

From the 1910s to the early 1940s, 425 Collyer was occupied by a number of residents, including C.E. Chapman, C.H. Wilks, and H.R. Tracey. Water tap records from the 1920s, list E.M. Parr [sp?] of Denver as the property owner. John E. Tordoff owned and lived here in the late 1930s and early 1940s.

From circa 1943 to the present, 425 Collyer has had just one owner - the Henry J. and Mary Scheopner family. Henry Scheopner was born in Texas in 1896 and later moved to northwest Kansas. He served in World War I, where he was shot in the leg. Twenty years her husband's junior, Mary was born at St. Joseph, Missouri in 1916. Henry and Mary were married in Kansas, in 1933, where they farmed before moving to Longmont in 1938. The Scheopners lived in a house on Mountain View before purchasing this house from the Tordoff family in about 1943. Henry and Mary reared a family of eight children, including daughters Dorothy, Lee, and Theresa, and sons David, Ray, Al, Larry and Chuck. Mr. Scheopner was employed in a variety of odd jobs prior to his retirement. He passed away in February 1987. Mrs. Scheopner is still living. She has now owned and resided here for sixty years.

36. Sources of Information

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

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.

Scheopner, Henry. [obituary] *Longmont Times-Call*, March 1, 1987, p. 7A.

Scheopner, Mary. Oral interview with Carl McWilliams, August 22, 2002.

"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. 1902-1952**

41. Level of Significance:

National:

State:

Local: **XX**

42. Statement of Significance

This 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. The house is also architecturally significant, relative to National Register Criterion C for its modest expression of the Queen Anne style of architecture.

43. Assessment of historic physical integrity related to significance:

This house displays excellent historical 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 notable exterior alterations to the building following its original construction. The garage which dates from the period of significance, is also unaltered from its original construction.

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): **20-25**

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**