

Architectural Inventory Form

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I. IDENTIFICATION

1. Resource number: **5BL1159.70**
2. Temporary number: **N/A**
3. County: **Boulder**
4. City: **Longmont**
5. Historic building name: **Flansburg House; Comstock House**
6. Current building name: **Tilley House**
7. Building address: **412 Collyer Street**
8. Owner name: **Rod Carleton Tilley**
Owner address: **3454 Plateau Road**
Boulder, CO 80302

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: **491739**
Northing: **4446009**
11. USGS quad name: **Longmont, Colorado**
Year: **1968** (**Photorevised 1979**) **7.5'**
12. Lot(s): **5** Block: **48**
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:

Bungalow

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: **1144 square feet**
16. Number of stories: **One**
17. Primary external wall material
Wood / Horizontal Siding
18. Roof configuration (enter one):
19. Primary external roof material (enter one):
Asphalt Roof / Composition Roof
20. Special features (enter all that apply):
Porch
Chimney

21. General Architectural Description

The house at 412 Collyer Street is a single-story wood frame Bungalow. The house is supported by a low, painted green, concrete foundation, and the exterior walls are clad with painted green horizontal wood siding with painted white 1" by 4" 1" by 4" corner boards. The house is covered by an intersecting gables roof, with grey asphalt shingles and boxed eaves. One red brick chimney is located on the roof ridge. The dwelling's windows are predominantly single and paired 1/1 double-hung sash with painted white wood frames and surrounds. A stained natural brown 12-light glass-in-wood-frame door leads into the home from a 3-step Craftsman style porch on the facade. The porch features a tongue-and-groove wood floor, wood frame knee walls, tapered wood piers, and a gabled porch roof with exposed rafter ends beneath the eaves. A wood-paneled door, covered by a wood screen door, is located at the east end of the south elevation.

A small garage is located a short distance southeast of the house: one-story rectangular plan; poured concrete slab foundation and floor; painted green horizontal weatherboard exterior walls with 1" by 4" corner boards; moderately-pitched front gable roof with grey asphalt shingles and exposed rafter ends; no windows; a set of paired diagonal bead board garage doors, side hinged with metal strap hinges, located on the west elevation, open onto a gravel driveway which extends to Collyer Street to the west.

22. Architectural style / building type:

Please see front page.

23. Landscape or setting special features:

This house is located on the east side of Collyer Street in the block between 4th and 5th Avenues 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, generally uniform setbacks, and deep rectangular-shaped lots.

24. Associated buildings, features, or objects

Garage

IV. ARCHITECTURAL HISTORY

25. Date of Construction:
Estimate **ca. 1892**
Actual

Source of information:

"Town of Longmont, Colorado - Water Rent Collections, 1892-1899"; Sanborn Insurance maps, 1890, 1895.

26. Architect:
unknown

Source of information:

n/a

27. Builder/ Contractor:
unknown

Source of information:

n/a

28. Original owner:
Isaac Flansburg

Source of information:

"Town of Longmont, Colorado - Water Rent Collections, 1892-1899."

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

Sanborn Insurance maps provide evidence that this property was developed in the years prior to 1890 with the construction of a small rectangular shaped dwelling. The original dwelling was apparently replaced by the extant dwelling in the years between 1890 and 1895. According to Longmont water rent collections records, a dwelling on this lot was in existence in 1892 and was owned by Isaac "Ike" Flansburg. A building permit for "a new foundation under house and a bathroom" was issued for the property in May 1925. It is possible that the house was also remodeled at that time as its current appearance is very much in keeping with a circa 1920s era Bungalow-style home. There have apparently been no additions to the building, however, as its current footprint matches the footprint depicted on the Sanborn Insurance maps produced in September 1895, November 1900, April 1906, June 1911, March 1918, June 1930, and May 1956. The Sanborn maps indicate that the garage was constructed between 1918 and 1930.

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 412 Collyer Street was built circa 1892, and was originally owned and occupied by Isaac "Ike" and his wife C.M. Flansburg. Born in New York state on December 16, 1843, Isaac moved to Wisconsin with his family at a young age. After coming of age, he served with the Union forces during the Civil War. He then settled in Sharon, Wisconsin where he was married to C.M. (May) Ward. The Flansburgs brought their family west to the Longmont area in 1871 where they became successful farmers. In addition to farming, Isaac was also active in political affairs. He served one term with the Twelfth General Assembly of Colorado in 1899-1900, while living in this house. Isaac Flansburg passed away from cancer on February 12, 1903 at the age of 59. Mrs. Flansburg lived here for a few more years following her husband's death. Following the Flansburgs, other early residents of this house included: H.B. and Effie Chapman (Mr.Chapman worked as a steam fitter); Ida Comstock, a dressmaker who was the widow of Norman Comstock; J.E. Haxton, M.E. Kincaid; Charles Damon; and R.J. Garrett.

In the early 1930s, the property was purchased by Alfred and Margaret Sandwell who lived here until Alfred's death in August 1939. Born in England on March 8, 1867, Mr. Sandwell had immigrated to the United States, and had lived at Marion , Kansas before moving to Longmont in 1919. During their lives, Alfred and Margaret raised a family of four sons and two daughters.

Following the Sandwells, the next residents of 412 Collyer were Jesse A. and Elvira Lee who lived here in the late 1930s and early 1940s, during their latter retirement years. A native of Oskaloosa, Iowa, Mr. Lee moved to Hygiene, Colorado in 1894 where he became one of the region's most progressive farmers. He was also involved in irrigation efforts, serving as a water commissioner, and as operator of the Palmerton Ditch. Mr. Lee retired from farming in 1914.

Mrs. Esther Dunn, a nurse, who was the widow of Jason A. Dunn, lived at 412 Collyer from the late 1940s through the early 1960s. The property was then owned and occupied by Louis and Myrtle Gehringer until their respective deaths in January 1980 and February 1999. The property is presently (in 2003) owned by Rod C. Tilley who maintains it as a rental.

36. Sources of Information

"Alfred Sandwell, Resident Here For 20 Years, Dies." *Longmont Times-Call*, August 30, 1939, p. 1.

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

"J.A. Lee, 89, Dies Saturday." *Longmont Times-Call*, February 5, 1949, p. 1.

"Louis Gehringer." [obituary] *Longmont Times-Call*, January 21, 1980, p. 1.

"Myrtle V. Gehringer." [obituary] *Longmont Times-Call*, February 11, 1999, p. A-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.

They Came to Stay: Longmont, Colorado 1858 - 1920, Longmont: St. Vrain Valley Historical Association, 1971.

"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;

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: **1892-1953**

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 period of significance, 1892-1953. The house is also historically significant under Criterion B for its association with Isaac Flansburg, an important individual who made important contributions to broad patterns of history. The house is also architecturally significant, under Criterion C, for its representative Bungalow style of architecture. Although it displays a generally high level of integrity, the property's level of significance is probably not to the extent that it would qualify for individual listing in the National or State Registers of Historic Places. The property, though, does qualify to be listed as a local landmark by the City of Longmont. In addition, the property does qualify for listing in the National Register of Historic Places as a contributing resource located within the boundaries of the Longmont East Side Historic District.

43. Assessment of historic physical integrity related to significance:

This property displays a generally high level of 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 either the house or garage following the period of significance.

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: **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-23**

Frame(s): **29-32, 35**

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: **February 1, 2003**

50. Recorders: **Carl McWilliams**

51. Organization: **Cultural Resource Historians**

52. Address: **1607 Dogwood Court
Fort Collins, Colorado 80525**

53. Phone number: **970/493-5270**