

Architectural Inventory Form

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I. IDENTIFICATION

1. Resource number: **5BL1359**
2. Temporary number: **N/A**
3. County: **Boulder**
4. City: **Longmont**
5. Historic building name: **Reed House; Price House**
6. Current building name: **Cooney House**
7. Building address: **409 Baker Street**
8. Owner name: **Peggy A. Cooney**
Owner address: **409 Baker Street**
Longmont, CO 80501

II. GEOGRAPHIC INFORMATION

9. P.M. **6th** Township **2N** Range **69W**
NW¼ of **NE**¼ of **NE**¼ of **SE**¼ of section **3**
10. UTM reference
Zone **13**
Easting: **491972**
Northing: **4445960**
11. USGS quad name: **Longmont, Colorado**
Year: **1968 (Photorevised 1979) 7.5'**
12. Lot(s): **S½ 11** Block: **47**
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:

Hipped-Roof Box

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

21. General Architectural Description

Located on the west side of Baker Street two lots north of 4th Avenue, the rectangular wood frame cottage on this property rests on what appears to be a concrete foundation. The home is one story in height, and measures approximately 24' by 42'. The exterior walls are finished with horizontal wood siding. The roof is hipped, covered with asphalt shingles, and finished along the perimeters with boxed eaves. Rising from the rear roof slope are two chimneys - one metal and the other brick. The windows on the sides and rear of the house are predominantly 1/1 double-hung sash, with wood frames and surrounds, and metal storm windows. The south elevation also contains what appear to be 2-light horizontal sliding windows toward the back of the house. Dominating the facade is a projecting enclosed porch with four large, modern, horizontal sliding windows. In addition, the porch has a hipped roof, horizontal wood siding, and a concrete stoop with three steps. In front of the house is a sandstone sidewalk leading toward the street. The main entry into the home contains a modern paneled door, with nine lights. The rear of the house contains an old wood-paneled door with a single upper sash light, below which is a concrete stoop with two steps. Behind the house at the alley are two small primitive sheds of no historical interest.

22. Architectural style / building type:

Please see front page.

23. Landscape or setting special features:

This house is located on the west side of Baker Street, in the block between 4th and 5th Avenues, near the east end of 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 single-family homes.

24. Associated buildings, features, or objects

Two Sheds

IV. ARCHITECTURAL HISTORY

25. Date of Construction:
Estimate **1900**
Actual

Source of information:
"Town of Longmont, Colorado - Water Rent Collections." On file at the Longmont Archives, Longmont Museum.

26. Architect:
unknown

Source of information:
n/a

27. Builder/ Contractor:
unknown

Source of information:
n/a

28. Original owner:
David and Martha Reed (probably)

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

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

The house at 409 Baker Street was constructed around 1900. Designed by an unknown architect, the small home is a simple vernacular cottage, typical of working-class housing of the period in terms of its size, materials and construction methods. Changes to the exterior over the past century have been limited to the enlargement of the front porch, and to the rear of the house between 1918 and 1930. Since 1930, the house has been minimally altered with the enclosure of the previously screened-in front porch with windows, and the installation of a modern front door. Even with these changes, the house is in good condition, and still exhibits much of its historic integrity.

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 409 Baker Street appears to have been constructed around 1900 for David and Martha Reed, about whom little information was uncovered. David Reed died in 1902, and Martha Reed disappeared from the local records after 1905. Between 1907 and 1960, this house was occupied by a series of owners and tenants, few of whom stayed longer than a few years. Cora Price lived in the home from 1907 to 1910. She was followed by Don and Helen Gambill (Mr. Gambill worked as an electrician at the Great Western Sugar Company plant), who lived in the home between 1910 and the mid-1920s. Occupants who followed the Gambills included A.B. Sawdey, Hugh and Jenive Perry (Hugh worked as an electrician), Henry Gifford, Coy Foster, Carl and Mildred Quist (Carl worked as a dragline operator), Cay and Ella Foster, Frank and Marie Ross, and Ida Hinnegan.

36. Sources of Information

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

City of Longmont Building Permits for 409 Baker Street.

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.

"Town of Longmont, Colorado - Water Rent Collections." On file at the Longmont Archives, Longmont Museum. "Water Ledger City of Longmont".

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.
- 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. 1900-1953**

41. Level of Significance:

National:

State:

Local: **xx**

42. Statement of Significance

Based upon the history and architecture of this home, it appears that it would likely be a contributing element of a future historic district. Changes to the house over the decades do not appear to be significant enough to have seriously diminished the property's historical integrity, so that it would not qualify as a contributing element within a National Register-designated, or a City of Longmont-designated historic district. The property's combined levels of significance and integrity is probably not to the extent that it would qualify for individual local landmark designation by the City of Longmont. The property is also very unlikely to be eligible for individual listing in either the State or National Registers of Historic Places.

43. Assessment of historic physical integrity related to significance:

This property displays a generally acceptable 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. Most of the alterations to the original building occurred during the period of significance. Changes to the exterior over the past century have been limited to the enlargement of the front porch, and to the rear of the house between 1918 and 1930. Since 1930, the house has been minimally altered with the enclosure of the previously screened-in front porch with windows, and the installation of a modern front door.

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 outside the boundaries of the East Side Historic District, which is listed in the National Register of Historic Places. If the district's boundaries were to be expanded, to include the entire neighborhood, this house would be considered a contributing resource.**

If there is National Register district potential, is this building:

Contributing: **xx**

Noncontributing:

46. If the building is in an existing National Register district, is it:

Contributing: **n/a**

Noncontributing: **n/a**

VIII. RECORDING INFORMATION

47. Photograph numbers:

Roll: **LONG-27**

Frame(s): **18, 30**

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: **January 21, 2003**

50. Recorders: **Ron Sladek**

51. Organization: **Tatanka Historical Associates**

52. Address: **P.O. Box 1909
Fort Collins, Colorado 80522**

53. Phone number: **970/229-9704**