

Architectural Inventory Form

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I. IDENTIFICATION

1. Resource number: **5BL1358**
2. Temporary number: **N/A**
3. County: **Boulder**
4. City: **Longmont**
5. Historic building name: **Reed House; Gerstner House**
6. Current building name: **Molina House**
7. Building address: **413 Baker Street**
8. Owner name: **Aduato Molina Sr.**
Owner address: **413 Baker Street**
Longmont, CO 80501

II. GEOGRAPHIC INFORMATION

9. P.M. **6th** Township **2N** Range **69W**
NW¹/₄ of **NE¹/₄** of **NE¹/₄** of section **3**
10. UTM reference
Zone **13**
Easting: **491972**
Northing: **4445975**
11. USGS quad name: **Longmont, Colorado**
Year: **1968 (Photorevised 1979) 7.5'**
12. Lot(s): **N¹/₂ 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:

No Style / Wood Frame
Side Gabled 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):
Rectangular Plan
15. Dimensions in feet: **944 square feet**
16. Number of stories: **One**
17. Primary external wall material
Wood / Horizontal Siding
18. Roof configuration (enter one):
Gabled Roof / Side Gabled Roof
19. Primary external roof material (enter one):
Asphalt Roof / Composition Roof
20. Special features (enter all that apply):
Porch

21. General Architectural Description

Located on the west side of Baker Street three lots north of 4th Avenue, the rectangular wood frame cottage on this property is one story in height and measures approximately 24' by 36'. The exterior walls are finished with horizontal wood siding. The roof is side-gabled, covered with asphalt shingles, and finished along the perimeters with boxed eaves. The windows on the house are all modern fixed or siding covered with metal security bars. Dominating the facade is a projecting open porch with a shed roof, decorative modern metal supports, an open metal railing, and brick pavers. In front of the house, much of the front yard is occupied by landscaping and an open patio also finished with brick pavers. The main entry contains a modern wood-paneled door with flanking lights. The rear of the house contains a small projecting open porch, a modern door with sidelights, and a modern security door.

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

Garage

IV. ARCHITECTURAL HISTORY

25. Date of Construction:
Estimate
Actual **1898**

Source of information:

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

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 413 Baker Street was constructed around 1898. 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 somewhat substantial, altering its appearance and diminishing its historic integrity. In the mid-1930s, the house underwent significant alterations to the front porch, removal of a northwest addition, and enclosure of the rear porch. These changes, along with others that took place in the period from the 1950s through the 1990s, resulted in substantial alteration of the house's historic appearance. Today, the house at 413 Baker Street has the mass and scale of an older home, yet its windows have been replaced, additions were added and removed, porches have been constructed, the front yard re-landscaped, and a new garage erected behind the home in the late 1990s. In addition, the 1930s full-width front porch and a side bay window have been removed.

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 413 Baker Street was constructed around 1898 by David and Martha Reed , about whom little information was uncovered. David Reed died in 1902, and Martha Reed disappeared from the local historical records after 1905. The house was occupied around 1903 by George and Mary Campbell, and Peter and Blanche Greenhalg. (Peter was employed at the Lonmgont Milling Company.). Between 1907 and 1960, the house was occupied by a series of owners and tenants, few of whom stayed longer than a few years. Mrs. H.L. Brown lived in the home from 1907 to 1910. She was followed by Paul Nielson, F.W. Sullivan, Carl and Thyra Peele, Nicholas and Vernona Schlupp (Nicholas worked as a desk sergeant and as the Assistant Chief with the Longmont Police Department), Jacob and Catherine Gerstner (Jacob worked at John P. Murphy Implements), and Alvin and Cora Gerstner (Alvin was a welder for the Great Western Sugar Company). The Gerstners occupied the home for the longest period, from at least 1948 through 1960.

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 413 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."

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: **1898-1953**

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 considered a non-contributing element of a future local historic district. Changes to the house over the decades have been significant enough to have seriously diminished its historic integrity. The property does not appear to be eligible for individual local landmark designation by the City of Longmont. The property is also ineligible for individual designation through the State or National Registers of Historic Places.

43. Assessment of historic physical integrity related to significance:

This property exhibits below-average 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. Changes to the property over the past century have been substantial. In the mid-1930s, the house underwent significant alterations to the front porch, removal of a northwest addition, and enclosure of the rear porch. These changes, along with others that took place in the period from the 1950s through the 1990s, resulted in substantial alteration of the house's historic appearance. Today, the house at 413 Baker Street has the mass and scale of an older home, yet its windows have been replaced, additions were added and removed, porches have been constructed, the front yard re-landscaped, and a new garage erected behind the home in the late 1990s. In addition, the 1930s full-width front porch and a side bay window have been removed.

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 probably be considered a non-contributing resource.**

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

Contributing:

Noncontributing: **xx**

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): **17, 29**

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**