

Architectural Inventory Form

(Page 1 of 7)

I. IDENTIFICATION

- 1. Resource number: **5BL1355**
- 2. Temporary number: **N/A**
- 3. County: **Boulder**
- 4. City: **Longmont**
- 5. Historic building name: **Wheelass House; O'Dell House**
- 6. Current building name: **Shaffer House**
- 7. Building address: **425 Baker Street**
- 8. Owner name: **Linda K. Shaffer**
 Owner address: **425 Baker Street**
Longmont, CO 80501

II. GEOGRAPHIC INFORMATION

- 9. P.M. **6th** Township **2N** Range **69W**
SW¼ of **SE**¼ of **SE**¼ of **NE**¼ of section **3**
- 10. UTM reference
 Zone **13**
 Easting: **491972**
 Northing: **4446020**
- 11. USGS quad name: **Longmont, Colorado**
 Year: **1968** (**Photorevised 1979**) **7.5'**
- 12. Lot(s): **S½ 9** 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: **864 square feet**
- 16. Number of stories: **1½**
- 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
Dormer

21. General Architectural Description

Located on the west side of Baker Street, six house north of 4th Avenue, the small rectangular wood frame cottage on this property is 1½ stories in height, and measures approximately 26' by 38'. The wood frame house rests on a concrete foundation and the exterior walls are finished with clapboard siding. The roof is hipped, covered with asphalt shingles, and finished along the perimeters with boxed eaves. A dormer projects from the east-facing roof slope and is characterized by a hipped roof, asphalt shingles, clapboard siding, and two small windows. The windows on the house are predominantly 1/1 double-hung sashes with wood frames and surrounds. The east elevation is dominated by a full-width open porch under the main roof that is distinguished by its concrete floor, closed rail finished with clapboard siding, and battered piers. Three concrete steps drop from the porch to the sidewalk, and a wood fence surrounds the front yard. The main entry consists of a wood-paneled door along with a wood screen door. The rear of the house has a concrete stoop at the southwest corner and a rear entry containing a screen door and a wood-paneled door. Four concrete steps drop from the stoop to the yard.

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

n/a

IV. ARCHITECTURAL HISTORY

25. Date of Construction:
Estimate
Actual **1920**

Source of information:
"Town of Longmont, Colorado - Water Rent Collections, 1920-1931."

26. Architect:
unknown

Source of information:
n/a

27. Builder/ Contractor:
unknown

Source of information:
n/a

28. Original owner:
Henry Wheelass

Source of information:
"Town of Longmont, Colorado - Water Rent Collections, 1920-1931." On file at the Longmont Archives, Longmont Museum.

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

The house at 425 Baker Street was constructed in 1920. Designed by an unknown architect, the small home is a simple hipped-roof box, typical of working-class housing of the period in terms of its size, materials, and construction methods. No significant changes were made to the house during the period between 1920 and the present. The house is in excellent condition and appears as it was constructed over eighty years ago.

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 425 Baker Street was constructed in 1920 for Henry Wheelass, who was born in Delaware County, Iowa around 1855 and arrived in Longmont in 1915 to work as a merchant. Wheelass occupied the home from 1920 until his death in 1928. The next occupant of the house was the Reverend J.P. Flemmer, pastor of the German Congregational Church, who resided here for about one year. During the 1930s, the house was occupied by Millard and Loraine Slay (Millard worked as an electrician with AC Electric), and then by John and Amelia Betz (John worked as a miner). In the early 1940s, the house was occupied by Joseph Bostwick. Bostwick was born in Craig, Missouri in 1883 and moved to the Niwot area in 1911 where he farmed until moving into Longmont in 1925. He operated a dairy and then was employed with the Kuner-Empson Company. Finally, from the late 1940s through the 1970s, the house was occupied by Clarence and Hattie May O'Dell. Clarence was born in Ray County, Missouri, lived for a time in Oklahoma, and then arrived in Colorado in 1912. He homesteaded in Washington County prior to moving to Longmont in 1924. For a time he farmed outside of Longmont and then was employed by the city's parks department through his retirement in 1953. Hattie was a homemaker who died in 1965.

36. Sources of Information

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

City of Longmont Building Permit records for 421 Baker Street.

"Clarence O'Dell." [obituary] *Longmont Times-Call*, September 27, 1972, p. 3.

"H.H. Wheelass Dies Saturday." *Longmont Daily Times*, October 6, 1928, p. 1.

"J.W. Bostwick Dies of Illness." *Longmont Times-Call*, March 23, 1967, p. 3.

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, 1960-1997.

"Rev. J.P. Flemmer is Returning to Pastorate Here." *Longmont Times-Call*, May 26, 1932, p. 1.

Sanborn Fire Insurance Maps, dated 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: **1920-1953**

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 be considered a contributing element of a future local historic district. Few changes have been made over the decades, and the house exhibits much of its historic character from the time of its construction in 1920. The home is in very good condition and has retained its historic appearance, exhibiting an excellent degree of historic integrity. The property may be eligible for individual designation by the City of Longmont. It is unlikely to be eligible for individual listing in the State or National Registers of Historic Places. This property is located outside the boundaries of the Longmont East Side Historic District. If the district's boundaries were to be expanded, this house could qualify as a contributing resource within the district's newly-formed boundaries.

43. Assessment of historic physical integrity related to significance:

This house is in good condition, and has retained much of its historic appearance, exhibiting a high degree of historic integrity. There have been no additions, and only very minimal exterior alterations, to the structure following its original construction in 1920.

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 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-30**

Frame(s): **17, 36**

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 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**