

Architectural Inventory Form

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I. IDENTIFICATION

1. Resource number: **5BL1354**
2. Temporary number: **N/A**
3. County: **Boulder**
4. City: **Longmont**
5. Historic building name: **Cummings House; Johnson House**
6. Current building name: **Stratton House**
7. Building address: **427 Baker Street**
8. Owner name: **Everett and Maxine Stratton**
Owner address: **1320 Coffman Street**
Longmont, CO 80501

II. GEOGRAPHIC INFORMATION

9. P.M. **6th** Township **2N** Range **69W**
SW¹/₄ of **SE¹/₄** of **SE¹/₄** of **NE¹/₄** of section **3**
10. UTM reference
Zone **13**
Easting: **491972**
Northing: **4446035**
11. USGS quad name: **Longmont, Colorado**
Year: **1968 (Photorevised 1979) 7.5'**
12. Lot(s): **N¹/₂ 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:

**Late 19th and Early
Twentieth Century Revivals
/ Classic Cottage**

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: **876 square feet**
16. Number of stories: **1½**
17. Primary external wall material
Wood / Horizontal Siding
Wood / Shingles
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, seven houses north of 4th Avenue, the small rectangular wood frame cottage on this property is 1½ stories in height, and measures approximately 24' by 34'. The wood frame house rests on a coursed sandstone foundation and the exterior walls are finished with clapboard siding. The roof is a truncated hipped roof, covered with asphalt shingles, and finished along the perimeters with boxed eaves. A brick chimney is located near the center of the flat portion of the roof. An intersecting gable projects from the east-facing roof slope, overlooking the facade, and is characterized by a gabled roof, asphalt roof shingles, fishscale shingle siding, and a small 9-light window. The windows on the house are predominantly 1/1 and 2/2 double-hung sashes with wood frames and surrounds. Projecting from the east elevation is a 1/3 width open porch distinguished by its brick piers, wood floor, wood rail, turned posts, spindlework, and hipped roof. The main entry consists of a wood-paneled door with a wood screen door. The rear of the house has a small rough addition on the southwest corner, with a metal screen door and a solid door. Also found on the rear of the house is a wood-paneled door with two lights. Behind the house, at the alley is an old concrete block shed, measuring 10' by 16', with a gabled roof, exposed rafters, an old wood-paneled door, and small fixed windows placed high on the walls.

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

Shed

IV. ARCHITECTURAL HISTORY

25. Date of Construction:
Estimate **1895**
Actual

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

26. Architect:
unknown

Source of information:
n/a

27. Builder/ Contractor:
unknown

Source of information:
n/a

28. Original owner:
Hattie Cummings

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)::

The house at 427 Baker Street was constructed in circa 1895 and remained essentially the same through at least 1918. Sometime between 1918 and 1930 the front porch was added and the house minimally expanded through the enclosure of a formerly open porch on the rear southwest corner. Designed by an unknown architect, this small home is a simple cottage, 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 1930 and the present. The concrete block shed at the rear alley was constructed in 1949. The house is in good condition and appears much the same as when it was constructed over one hundred years ago, with the only modification being the front porch which dates to the period 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 427 Baker Street was constructed around 1895 for Hattie Cummings, about whom little information was uncovered other than she resided here from 1896 through 1903. In 1903, for perhaps six months, the house was occupied by C.E. and M.E. Spargur. (C.E. worked at the Great Western Sugar Factory). From 1903 through 1914, the house was occupied by George and Mary Campbell. George Campbell was born in 1839 and served in the Union Army during the Civil War. His arrival in Longmont is undocumented, although, it is known that he was retired during much of the time he lived at 427 Baker Street. Little is known about Mary Campbell. Living with the couple around 1906 was their son, Galen, and his wife Ada (Galen worked as a farmer.) From 1915 through 1931, the house was occupied by Andrew and Christina Johnson, their son Hans, and his Wife Sarah. Andrew Johnson was born in Copenhagen, Denmark in 1858 and immigrated to the United States as a young man. He arrived in the Longmont area in 1880 and farmed six miles northwest of town until his retirement around 1917. Andrew died in the home at 427 Baker Street in 1922. Christina Johnson was born in Denmark in 1857 and came to the Longmont area in 1883. She was a homemaker who died in 1933. The Johnsons' son Hans was born on the family farm in 1884 and resided with his wife in the house at 427 Baker Street during the late 1920s. Hans worked for the Kuner-Empson Company and for the Great Western Sugar Company. During the early 1930s, the house was occupied by Edgar and Eunice Book (Edgar worked as a driver). The house was then occupied by Pearlee and Lois Domeny, along with their son Henry Ellis, during the late 1930s (Pearlee was employed as a painter). During the early 1940s, the house was occupied by Alice Smith, a widow, and her son Wayne. Alice Smith was born in Cresco, Iowa in 1893 and arrived in Longmont as a young girl. She worked for the Kuner-Empson Canning Company for 27 years. Wayne Smith soon left the house at 427 Baker to serve in the Army Air Force in England and France from 1942 through 1945. Between the late 1940s and mid-1950s, the house was occupied by Everett and Maxine Stratton (Everett was employed as the plant manager for the Golden West Milling Company). Finally, the house was occupied around 1960 by Jay and John Brewer. Jay Brewer was born in 1906 in Pleasantville, Indiana, arrived in Colorado in 1935, and served in the army during World War II. After the war, he came to Longmont where he worked as a painting contractor for many years.

36. Sources of Information

"Alice C. Hay [Smith] Dies Here at Age of 68." *Longmont Times-Call*, June 7, 1962, p. 8.

"Andrew N. Johnson, Pioneer Farmer, Dies." *Longmont Daily Times*, September 7, 1922, p. 1.

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

City of Longmont Building Permit records for 427 Baker Street.

"Died, Campbell." *Longmont Ledger*, June 21, 1918, p. 5.

"Died, Campbell." *Longmont Ledger*, July 1, 1921, p. 5.

"Hans Johnson." (obituary) *Longmont Times-Call*, October 30, 1972, p. 3.

"Passing of Christina Johnson Removes Pioneer Citizen." *Longmont Ledger*, December 29, 1933, p. 2.

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.

"Jay Paul Brewer." (obituary) *Longmont Times-Call*, March 30, 1981, p. 8.

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.

"Wayne Smith Elected Commander of Longmont American Legion." *Longmont Times-Call*, May 13, 1964, p. 1.

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. 1895-1953**

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. Only one significant change has been made over the decades, the addition of a front porch sometime between 1918 and 1930, and the house exhibits much of its historic character from the late 1800s and early 1900s. The home is in good condition and has retained its historic appearance, exhibiting a good degree of historic integrity. The property is unlikely to be individually eligible for individual local landmark designation by the City of Longmont. It is also very unlikely to be eligible for individual listing in either 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 the period of significance. Only one significant change has been made to the house following its original construction - the addition of a front porch sometime between 1918 and 1930.

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-30**

Frame(s): **18, 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 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**