

Architectural Inventory Form

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I. IDENTIFICATION

- 1. Resource number: **5BL1351**
- 2. Temporary number: **N/A**
- 3. County: **Boulder**
- 4. City: **Longmont**
- 5. Historic building name: **Penquite House; Price House**
- 6. Current building name: **Kerns House**
- 7. Building address: **443 Baker Street**
- 8. Owner name: **Timothy S. Kerns**
 Owner address: **6437 Arapahoe Road**
Boulder, CO 80303

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: **4446066**
- 11. USGS quad name: **Longmont, Colorado**
 Year: **1968** (**Photorevised 1979**) **7.5'**
- 12. Lot(s): **S**½ **7** 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: **672 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
Flared Eaves

21. General Architectural Description

Located on the west side of Baker Street, two houses south of 5th Avenue, the small rectangular cottage on this property is one story in height, and measures approximately 24' by 34'. The wood frame house rests on a stone foundation that rises about 12" above the ground, and the exterior walls are finished with clapboard siding. The truncated hipped roof with flared eaves is covered with asphalt shingles and finished along the perimeters with boxed eaves. A brick chimney rises from the center of the truncated hipped roof. The windows on the house are predominantly 1/1 double-hung sashes with wood frames and surrounds. Projecting from the east elevation is a screened porch characterized by its concrete block foundation, closed rail, and hipped roof. The porch is in poor condition and is not original to the house altering the historic appearance of the facade. The main entry has a wood door with a large oval light. The rear of the house has two sets of modern windows, and a door space filled with plywood. Modern windows are also found on the south elevation in the rear addition. Behind the house there is a small shed.

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
Actual **1907**

Source of information:
"Town of Longmont, Colorado - Water Rent Collections, 1907-1910."

26. Architect:
unknown

Source of information:
n/a

27. Builder/ Contractor:
unknown

Source of information:
n/a

28. Original owner:
John and Mary Penquite

Source of information:
"Town of Longmont, Colorado - Water Rent Collections, 1907-1910."

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

The house at 443 Baker Street was constructed in 1907. At some point a small, 11' by 6' extension was built onto the rear elevation. At a later date, the home's historic screened-in front porch was more fully enclosed. 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. The house is in generally good condition, although with some changes to its original appearance.

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 443 Baker Street was constructed in 1907 for John and Mary Penquite, who lived there through 1918. John was born in 1847, apparently in Minneapolis, Kansas, and came to Longmont with his wife and six children to open a monument and stone cutting business. John died in 1910 while on a carriage ride between Longmont and Lyons, and his widow continued to live in the home for another eight years.

Following John Penquite's death, the home was also occupied by Thomas and Jennie Price through the late 1940s. Thomas was born in Poynton, England in 1871 and arrived in Colorado in 1885. He settled in Central City, married Jennie in 1884, and the couple moved to Longmont in 1908. During WWI, Thomas was appointed to serve as explosives supervisor for Colorado by President Woodrow Wilson, and he continued to work as a government employee. Jennie Price was born near Erie, Colorado in 1871 to pioneers who had arrived from Iowa two years earlier. The Price's son Ralph later became mayor of Longmont in the 1960s. Their daughter Eunice was a music student who appeared in a 1933 Central City Opera production of *The Merry Widow* and worked as a clerk with the National Re-employment Service during the Great Depression.

During the 1950s, the house was occupied by Glen and Betty Gwin. Glen worked as a foreman at the Great Western Sugar Co. factory. Finally, Nova and Freda Browning lived in the home around 1960. Nova was born in Benton, Illinois in 1907, came to Colorado in 1937 and moved into Longmont in 1955. Freda was born in Colt, Illinois in 1915 and married Nova in 1934. Nova worked as a coal miner and Freda was employed as a nurse.

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 427 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 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

xxA. 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;

xxC. 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: **1907-1953**

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, 1899-1953. The house is also architecturally notable, under Criterion C, for its representative hipped-roof box architectural plan, and for its flared eaves. The property's level of significance is not to the extent that it would qualify for individual listing in the National or State Registers of Historic Places. Moreover, due to some loss of integrity, the property also does not qualify to be individually listed as a local landmark by the City of Longmont. This property is located outside the boundaries of the Longmont East Side Historic District. If the district's boundaries were to be expanded this far north, this house would possibly 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 fair condition, and exhibits a somewhat below average degree of historic integrity. The house has been most notably altered after the period of significance by the by the enclosing of the original screened-in front porch, and by the alteration of some windows.

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 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): **20, 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: **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**