

Architectural Inventory Form
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I. IDENTIFICATION

1. Resource number: **5BL1159.9**
2. Temporary number: **N/A**
3. County: **Boulder**
4. City: **Longmont**
5. Historic building name: **Baker House; Comstock House**
6. Current building name: **Hammond House**
7. Building address: **510 Collyer Street**
8. Owner name: **Robert L. Hammond**
Owner address: **435 Dewey Avenue**
Boulder, CO 80304

II. GEOGRAPHIC INFORMATION

9. P.M. **6th** Township **2N** Range **69W**
NE¹/₄ of **SE¹/₄** of **SW¹/₄** of **NE¹/₄** of section **3**
10. UTM reference
Zone **13**
Easting: **491739**
Northing: **4446170**
11. USGS quad name: **Longmont, Colorado**
Year: **1968** (**Photorevised 1979**) **7.5'**
12. Lot(s): **N¹/₂ 5** Block: **43**
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:

Bungalow

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: **952 square feet**
16. Number of stories: **One**
17. Primary external wall material
Wood / Horizontal Siding
18. Roof configuration (enter one):
Gabled Roof / Front 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

The Bungalow-style residence at 510 Collyer Street is a rectangular-shaped, single-story wood-frame dwelling which measures approximately 24' N-S by 52' E-W. Fronting toward Collyer Street to the west, the house is supported by a low coursed sandstone foundation, and the exterior walls are clad with painted green horizontal wood siding, with painted dark green 1" by 4" corner boards. The roof is a moderately-pitched front gable, covered with brown asphalt shingles and with exposed rafter ends beneath the eaves. Decorative purlins and a ridge pole appear in the upper gable end on the facade. There are no chimneys. An original hipped-roof oriel window, with three 1/1 double-hung sash windows, is located on the south elevation. Elsewhere, windows are primarily single 1/1 double-hung sash, with painted white wood frames and painted cream color wood surrounds. A painted black wood-paneled front door, with three vertical upper sash lights, leads into the home from a Craftsman-style porch which extends across nearly the full length of the symmetrical facade. The porch features a tongue-and-groove wood floor, wood frame knee walls, tapered square wood piers, and a gabled porch roof. An old 20' by 10' shed-roofed addition is built onto the original east (rear) elevation. A slightly newer, 6' by ~15' shed-roofed addition is built onto the east end of the original north elevation. A non-historic horizontal sliding glass bypass door opens from the addition on the east elevation onto a shed-roofed concrete patio.

A **garage** is located southeast of the house: 1½-story rectangular plan; poured concrete slab foundation and floor; green undulated asphalt shingle exterior siding, over wood frame construction; moderately-pitched front gable roof, covered with rolled brown asphalt roofing material over 1x wood decking and 2x wood rafters; one single-light fixed-pane window located on the south elevation; one plywood-filled window located on the east elevation; one plywood-filled window located in the upper gable end on the east elevation. A set of paired painted pale green vertical bead board garage doors, side hinged with metal strap hinges, are located on the west elevation. These doors open onto a gravel driveway which extends along the north side of the house to Collyer Street. A single vertical wood plank door, side hinged with metal strap hinges, is located on the south elevation.

22. Architectural style / building type:

Please see front page.

23. Landscape or setting special features:

This house is located on the east side of Collyer Street in the block between 5th and 6th Avenues in 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 historic single-family homes. The neighborhood features wide tree-lined streets, wide grass strips between the sidewalks and curbs, generally uniform setbacks, and deep rectangular-shaped lots.

24. Associated buildings, features, or objects

Garage

IV. ARCHITECTURAL HISTORY

25. Date of Construction:
Estimate
Actual **1883**

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

26. Architect:
unknown

Source of information:
n/a

27. Builder/ Contractor:
unknown

Source of information:
n/a

28. Original owner:
Charles H. Baker (possibly)

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

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

Longmont water rent collections records indicate that this property was first developed with the construction of a residence in 1883. Sanborn Insurance maps, published in 1900, 1906, 1911 and 1918, all depict a small T-shaped dwelling at this location. Sometime between 1918 and 1930, the original dwelling was expanded to the rear (east), as well as on the east ends of the north and south (side) elevations. It is also probable that the original house was remodeled at that time giving it the appearance of a 1920s-era Bungalow. More recent shed-roofed additions to the east elevation, and to the east end of the north elevation probably date to the 1950s or early 1960s. The garage's construction date is unknown; however, based on its appearance and condition it was probably built in the 1920s or 1930s. The structure is not depicted on any of the Sanborn maps through 1956, so it is possible that the garage was moved here from some other location.

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 510 Collyer Street in Longmont was built in 1883, and by 1892, it was owned by prominent Longmont residents Charles H. and Mary Jane Baker. Among the region's earliest and most notable pioneers, Charles Henry Baker and Mary Jane Entwistle were married on Charles' 29th birthday, November 20, 1875. Charles had been born November 20, 1846 at Providence, Rhode Island, the son of Alexander and Helen Baker. In 1865, at just nineteen years of age, he arrived with a wagon train at Central City, Colorado where he sought his fortune prospecting for gold. After failing to strike it rich, Charles moved to Denver and then to the St. Vrain Valley where he helped found the community of Burlington (forerunner of Longmont). Mary Jane Entwistle had been born in Blackburn, England on July 1, 1854. She immigrated to Fall River Massachusetts in 1870, and then came west to Colorado as a member of the Union Colony at present-day Greeley. Mary Jane then moved to Longmont in 1873 and it was here that she met, and two years later married, Charles H. Baker.

The Bakers had one son (James) and one daughter (Florence (Mrs. M.G. Mead)). Charles Baker was a notable Longmont merchant and civic leader. He was the owner of "C.H. Baker and Company", dealers of "clothing, gent's furnishings, hats, caps, boots, shoes, trunks, valises, etc." which was located at 4th and Main in the heart of downtown Longmont. Mr. Baker was also extremely active in civic affairs. It was said that during his life he had held every city office in Longmont except that of Town Marshall. He served as the city's Treasurer for a number of years, and was elected Longmont's mayor for the term 1887-1889. Mary Jane (Entwistle) Baker passed away on November 18, 1919 at the age of 65. Charles Baker lived for several more years before finally passing away in October 1937 at the age of 91. To what extent the Baker family resided here is open for debate. The family is listed at this address in the 1892 Longmont city directory, but by 1903, they were evidently no longer associated with the property. The Baker family's primary residence was reportedly at 730 Kimbark Street, and they also may have owned property outside of town.

Between circa 1903 and the late 1910s, this property was the residence of John and Jennie Comstock. Born at Rallston, New York in 1864, John Comstock arrived in the Longmont area prior to the turn of the twentieth century where he engaged in farming, and where he was married to his wife, Jennie. John was employed as a field man by the Great Western Sugar Company in the early 1900s, and then later he became the manager of the Frederick Elevator which was owned by the Longmont Farmers Milling and Elevator Company. The Comstocks had one daughter, named Mildred, and one son, named John Jr. John Comstock Sr. died suddenly in September 1929 of appendicitis. No obituary was found for Jennie Comstock in Longmont newspaper files, indicating she may have gone to California where her son John Comstock Jr. was living in the years following 1929.

Following the Comstocks, 510 Collyer was home to a progression of relatively short-term owners and residents throughout the remainder of the twentieth century. Some of these included: Frank D. and Emma Baird (late 1930s); Vernon L. and Erma Frantz (late 1930s - early 1940s); Wilbur A. and Marie C. Hervey (1940s); Walter J. Kemp (late 1940s - early 1950s); Roy H. and Lois M. Larson (late 1950s - early 1960s); Mrs. Marie Anderson (1970s); and Rodger D. Lunsford (1980 - mid-1990s). Frank and Emma Baird, who had worked as a farmers in the Longmont area for many years, resided here during their retirement years in the 1930s. Walter Kemp, who lived here in the 1940s and 1950s, was a house and furniture painter.

36. Sources of Information

"Baker." [Mary Jane Baker obituary] *Longmont Ledger*, November 21, 1919, p. 1.

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

"John Comstock Dies Suddenly." *Longmont Times*, September 26, 1929, p. 1.

"Mrs. Marie C. Hervey." [obituary] *Longmont Times-Call*, November 26, 1971, p. 3.

"Pneumonia is Fatal Sunday For F.D. Baird." *Longmont Times-Call*, March 14, 1938, p. 1.

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 November 1900, April 1906, June 1911, March 1918, June 1930, and May 1956.

They Came to Stay: Longmont, Colorado 1858 - 1920, Longmont: St. Vrain Valley Historical Association, 1971.

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

"Walter Julius Kemp Dies in Canon City." *Longmont Times-Call*, February 27, 1960, p. 4.

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;

xx 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.

xx 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: **1883-1953**

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 growth during the long period of significance, 1883-1953. The house is also architecturally notable, under Criterion C, for its representative expression of the Bungalow style of architecture - which evidently is the result of a circa 1920s remodeling of the original dwelling. The house is also notable for its pre-1900 association with Charles H. Baker, who was an important Longmont citizen. The building changed considerably years after its association with Baker, however, and there are possibly other properties in Longmont which are more closely associated with Baker. The property's level of significance is probably not to the extent that it would qualify for individual listing in the National or State Registers of Historic Places. The property, though, probably does qualify to be individually listed as a local landmark by the City of Longmont. The property also qualifies for listing in the National Register of Historic Places as a contributing resource located within the boundaries of the Longmont East Side Historic District.

43. Assessment of historic physical integrity related to significance:

This property displays an average 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. The house was evidently extensively remodeled between 1918 and 1930, and more recent additions to the rear probably postdate the period of significance by a few years. The additions, however, are architecturally compatible with the dwelling's earlier construction.

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 within the boundaries of the East Side Historic District, which is listed in the National Register of Historic Places.**

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

Contributing: **n/a**

Noncontributing: **n/a**

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

Contributing: **xx**

Noncontributing:

VIII. RECORDING INFORMATION

47. Photograph numbers:

Roll: **LONG-25**

Frame(s): **5-9**

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 1, 2003**

50. Recorders: **Carl McWilliams**

51. Organization: **Cultural Resource Historians**

52. Address: **1607 Dogwood Court
Fort Collins, Colorado 80525**

53. Phone number: **970/493-5270**