

Architectural Inventory Form
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I. IDENTIFICATION

1. Resource number: **5BL1348**
2. Temporary number: **N/A**
3. County: **Boulder**
4. City: **Longmont**
5. Historic building name: **Vyse House; Hill House**
6. Current building name: **Wetzel House**
7. Building address: **538 Baker Street**
8. Owner name: **Matthew W. Wetzel**
Owner address: **538 Baker Street**
Longmont, CO 80501

II. GEOGRAPHIC INFORMATION

9. P.M. **6th** Township **2N** Range **69W**
SE¹/₄ of **NE¹/₄** of **SE¹/₄** of **NE¹/₄** of section **3**
10. UTM reference
Zone **13**
Easting: **492028**
Northing: **4446249**
11. USGS quad name: **Longmont, Colorado**
Year: **1968** (**Photorevised 1979**) **7.5'**
12. Lot(s): **N¹/₂ 2** Block: **45**
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: **1328 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
Chimney
Flared Eave

21. General Architectural Description

Located on the east side of Baker Street two houses south of 6h Avenue, the rectangular house on this property is one story in height and measures approximately 24' x 40'. The wood frame house rests on a stone foundation that rises about 14" above the ground and the exterior walls are finished with clapboard siding. The home has a hipped roof finished with asphalt shingles and boxed eaves. One short brick chimney is found at the peak of the roof. The windows on the house are all 1/1 double hung sashes with wood frames and surrounds. The front of the home has a projecting open porch with a wood floor, two wood steps, a closed rail, lattice skirting, Tuscan columns, and a hip roof. The main entry contains a metal storm door and a wood panel door with lattice lights. The rear of the home has a pair of glass doors.

22. Architectural style / building type:

Please see front page.

23. Landscape or setting special features:

This house is located on the east side of Baker Street in the block between 5th and 6th 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 **1903**
Actual

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

26. Architect:
unknown

Source of information:
n/a

27. Builder/ Contractor:
unknown

Source of information:
n/a

28. Original owner:
Irving L. Vyse

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 538 Baker Street was constructed in 1906 and appears to have remained largely the same through the present time. Designed by an unknown architect, this home was a simple cottage typical of working-class housing of the period in terms of its size, materials and construction methods. Today the house is generally in excellent condition and has retained its historic 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 538 Baker Street was constructed in 1906 and occupied for a short time by Irving Vyse, whose wife continued to own the property until 1918. Irving came to Colorado, possibly from Iowa, in 1905 because he was suffering from tuberculosis. He and his wife settled in the house at 538 Baker Street but Irving died three years later in 1908. His wife and daughter returned to Hamburg, Iowa to bury Irving and remained there. Mrs. Vyse continued to own the home and rented it to tenants.

Around 1910, the home was occupied by Lee and Alice McMillen. Lee was born in 1864 and Alice was born in Missouri in 1865. They were married, initially settled in Greeley, and then went to Loveland, where Lee was employed by the Great Western Sugar Co, and then superintendent of one of the company farms. In 1910 he was transferred to Longmont to work as a field man for the company, a position he held until his death by suicide in 1928 at a beet dump near Hygiene. Around 1918, the house was occupied by W.J. Crowley, about whom nothing is known. From 1919 through 1933, the house was owned by Arthur and Margaret Hill, who also lived there during the mid-1920s. Arthur Hill was born in 1884 in Enid, Oklahoma and married Margaret Jordan in Winfield, Kansas in 1916. Arthur worked for the Kuner Empson Canning Company for more than forty years, thirty-two of them as a field superintendent in the Loveland and Longmont districts. In the late 1920s, the home was occupied by C.Y. Edgell, about whom nothing is known. Around 1932 the house was occupied by Melvin and Fern Markham. Melvin was born in 1902 in Mead, Colorado and married Fern Paris in Longmont in 1927. He was employed with the Great Western Sugar Co. at their Johnstown plant and then worked as a driver for the Kuner Empson Company in Longmont. Melvin and Fern then moved to Southern California in 1941 where he worked in the shipyards and then operated a welding business.

In 1934 and 1935, the house at 538 Baker Street was owned by Ada Swayne. Ada was born in Loveland in 1879, he daughter of Dr. Miller, a pioneer druggist. Around 1933 she came to Longmont and resided in the house at 538 Baker Street. From 1936 through 1949, the house was owned and occupied by Millard and Lorraine Slay. Millard was born in Haxtun, Colorado in 1897 and lived in Longmont most of his life. His first wife, Francis Schoolcraft, died in 1921 and he then married Lorraine Rundle, a native of Longmont. Lorraine died while on a fishing trip near Laramie, Wyoming in 1943. Millard worked as an electrician at a chemical warfare plant near Denver during World War II. Afterward he was employed as an electrician by the City of Longmont prior to his death in 1954. Finally, the house was occupied from 1949 through 1961 by Virgil and Rose Wagoner. Virgil arrived in Longmont in 1939 from Lenora, Kansas and worked as a carpenter with Western Hills Construction. Their son Virgil Jr., who was raised in this home, served on the Longmont City council in the early 1960s.

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 538 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.

"Died -Vyse," *Longmont Ledger*, 25 September 1908, p. 5.

"Untimely Death of Lee M'Millen Came as Shock to Many Friends," *The Daily Times*, 25 May 1928, p. 1.

"Lee McMillan, Despondent Over Ill Health, Takes His Life Today," *The Daily Times*, 24 May 1928, p. 1.

"Former Longmonter Dies in California," *Longmont Times Call*, 31, January 1967, p. 3.

"Former Local Woman Dead," *Longmont Times Call*, 11 February 1941, p. 1.

"Volley McMillen Dies Here Today," *Longmont Times Call*, 11 September 1959, p. 2.

"Former Kuner Field Supt. Service Today," *Longmont Times Call*, 13 July 1964, p. 3.

"Melvin G. Markham," (obit.) *Longmont Times Call*, 11 June 1981, p. 8.

"Death Claims Ada Swayne," *Longmont Times Call*, 29 April 1943, p. 1.

"Lorraine Slay Dies While on Vacation Trip," *Longmont Times Call*, 4 August 1943, p. 1.

"Millard L. Slay Dies Last Night," *Longmont Times Call*, 26 August 1952, p. 1.

"Virgil C. Wagoner Sr.," (obit.) *Longmont Times Call*, 8 November 1971, p. 3.

"Virgil C. Wagoner II," (obit.) *Longmont Times Call*, 11 January 1985, p. 16.

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.
- 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: **ca. 1903-1953**

41. Level of Significance:

National:

State:

Local: **XX**

42. Statement of Significance

Based upon the history and architecture of this home, it is likely to be considered a contributing element of a future local historic district. The house is in excellent condition and exhibits a high degree of historic integrity with many features dating from its original construction. The property appears unlikely to be eligible for individual designation by the City of Longmont. It is also unlikely to be eligible for individual listing in the State or National Registers of Historic Places.

43. Assessment of historic physical integrity related to significance:

This property exhibits a reasonably high degree of historic 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 constructed circa 1903, and today the house is in generally excellent condition and has retained its historic appearance.

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 presently 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-**

Frame(s):

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: **April 1, 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**