

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

Official Eligibility Determination
(OAHF use only)

OAHF1403
Rev. 9/98

- Date _____ Initials _____
- Determined Eligible – National Register
 - Determined Not Eligible – National Register
 - Determined Eligible – State Register
 - Determine Not Eligible – State Register
 - Need Data
 - Contributes to eligible National Register District
 - Noncontributing to eligible National Register District



I. IDENTIFICATION

- 1. Resource number: **5BL.1143** Parcel number(s): **131503412007**
- 2. Temporary resource number: **N/A**
- 3. County: **Boulder**
- 4. City: **Longmont**
- 5. Historic Building Name: **McAllister House; Burbach House**
- 6. Current Building Name: **Beekman House**
- 7. Building Address: **320 Baker Street**
- 8. Owner Name: **Lindibeth A. Beekman**
- Owner Organization:
- Owner Address: **320 Baker St**
Longmont , CO 80501

44. National Register eligibility field assessment:	Not Eligible
Local landmark eligibility field assessment:	Eligible

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II. GEOGRAPHIC INFORMATION

9. P.M.: **6th** Township: **2N** Range: **69W**
NW ¼ of SE ¼ of NE ¼ of SE ¼ of Section 03
10. UTM reference
 Zone: **13** **491970 mE** **4446041 mN** **(NAD83)**
11. USGS quad name: **Longmont**
 Year: **1968 (photorevised 1979)** Map scale: **7.5**
12. Lot(s): **N 1/2 Lot 5 Blk 69**
 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.
 Metes and bounds?: Describe:

III. ARCHITECTURAL DESCRIPTION

14. Building plan (footprint, shape): **Rectangular Plan**
15. Dimensions in feet: **Length: 41 feet x Width: 25 feet**
16. Number of stories: **1**
17. Primary external wall material(s): **Wood/Horizontal Siding** 18. Roof configuration:
Hipped Roof/Gable-on-hip Roof
19. Primary external roof material: **Asphalt Roof/Composition Roof**
 Other roof materials:
20. Special features: **Porch**
Chimney
Ornamentation/Decorative Shingles
21. General architectural description:
The residence at 320 Baker Street is a single-story wood frame dwelling, which overall measures 25' N-S (across) by 41' E-W (deep). Included in these dimensions are a 12' by 5' cutaway front porch which comprises the south end of the façade, and a 25' by 8' rear extension. Sanborn maps indicate that most of the rear extension is original; however an 8' by 10' section which forms the north end of the east (rear) elevation comprises a 1956-1957 addition. The original house is supported by a low sandstone foundation, and its exterior walls are clad with painted blue horizontal wood siding with painted white 1" by 4" corner boards. Multi-colored variegated wood shingles appear in the upper gable ends on the west and south elevations. The house is covered by a gables-on-hip roof, with brown asphalt composition shingles. The eaves are boxed, with painted white wood trim, and there is a tall red brick chimney located on the roof ridge. The home's windows are primarily 1/1 double-hung sash with painted wood frames and surrounds; however a band of five 6-light (probably) hopper type windows penetrate the addition wall on the east elevation. A wood-paneled front entry door, with no lights, leads into the house from the front porch on the west elevation. The porch is approached by two concrete steps, and features a tongue-in-groove wood floor, an open wood railing, turned columns, a spindle frieze, and a shed roof. A rear entry door leads into the addition near the east end of the south elevation.
22. Architectural style: **Late Victorian**
 Building type:

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23. Landscape or special setting features: **This property is located on the east side of Baker Street, near the south end of Longmont's historic East Side neighborhood. The property features planted grass front and back yards, with a wide side yard south of the house. The landscaping is mature, and appears reasonably well-maintained.**

24. Associated buildings, features or objects:

1:	Type:	Garage	Contributing?	Contributing
	Describe:	A historic gable-roofed garage, with a shed-roofed extension, is located near the rear northeast corner of the property. This structure is in relatively poor condition, and features board-and-batten walls, and corrugated metal roofing material laid over 1x wood decking and 2x wood rafters. Sets of paired vertical wood plank garage doors, side-hinged with metal strap hinges, are located on both the east and west elevations. A vertical wood plank door, also side-hinged with metal strap hinges, enters into the shed-roofed extension from the back yard.		

IV. ARCHITECTURAL HISTORY

25. Date of construction: Estimate: Actual: **1903**

Source of information: **Town of Longmont Water Rent Collection Records.**

26. Architect: **Unknown**

Source of information: **N/A**

27. Builder: **Unknown**

Source of information: **N/A**

28. Original owner: **Thomas McAllister**

Source of information: **"Town of Longmont – Water Rent Collections.**

29. Construction history:

Longmont water rent collection records, Sanborn Insurance maps, and Longmont city directories, all indicate that this dwelling was built in 1903. Thomas McAllister was the original owner, according to the water records. The Sanborn maps indicate that the dwelling's footprint changed minimally from 1906 to the late 1956. In August of 1956, owner John Burback obtained a building permit to "erect a frame back porch", to measure 8' by 10', and to cost \$200.00. A notation on the property's Assessor appraisal card indicates this addition was completed in 1957. Sanborn maps indicate that the garage predates 1906, thus it was probably built at about the same time as the house.

30. Original location: Moved: Date of move(s):

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**

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35. Historical background:

The house at 320 Baker Street was built in 1903, and according to Longmont water rent collection records it was originally owned by Thomas McAllister. However, the 1903 Longmont city directory lists William W. and Flora McAllister as the house's first residents. Records regarding Thomas and William W. McAllister, and their relationship, are unclear. The 1900 United States census does not list a William W. McAllister in Longmont; however, it does list a Thomas McAllister, who had been born in 1872. The 1900 census also lists Thomas' wife, Flora, born in 1879, a daughter born in 1898, and a son born in 1900. Thomas and Flora were married in October 1897, according to the Longmont Ledger. Obituaries for Thomas and Flora McAllister were not located in Longmont newspaper obituary files. An obituary for William W. McAllister was located, however. According to the Longmont Times-Call, he passed away in April 1932 at the age of 48, after having lived in Boulder and worked as a hardware dealer. He was survived by his (unnamed) widow, a daughter, Margaret, and a son, William Jr.

By 1906, the McAllisters had moved from this location, as it had become the property of A.H. Gunning who maintained it as a rental. In 1906, this was the home of Ambercy and Virginia Livings, and by 1910 it had become the home of Clark W. and Susie Humphreys, and their children, Ethel, Guy, May and Walter. The house continued to be occupied by a series of relatively short-term tenants through the early 1950s. Residents during these years included: R.L. Luckett (late 1910s); O.F. Oxley (early 1920s); S.J. Norris (late 1920s); Simon and Ethel Brown (early 1930s); William A. and Lura A. Perry (late 1930s); and Mrs. Ida J. Brown (widow of Harvey Brown) early 1940s.

The house sat vacant for a time in the late 1940s; however, by the early 1950s, it had become the home of John and Anna (Gettman) Burback. They then owned and lived here for several years. John had been born at Brownsville, Texas on January 31, 1901, the son of Fred and Louise Burback. He and Anna were married at Berthoud on December 19, 1921, and they then farmed in northern Colorado for many years. Anna passed away in 1967, and John passed away in February 1981, at the age of 80. They were survived by two sons, Raymond and Walter, and three married daughters, Ruth (Solomon), Esther (Sprague), and Laurence (Sprague).

Owners and residents of this house from the 1980s to the present have included J.A. Carroll, Theresa Lepthien, and Robert L. Tisone. It is presently (in 2006) owned by Lindibeth A. Beekman.

36. Sources of information:

City of Longmont building permit files.

Town of Longmont Water Rent Collection Records.

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

"John Burback." [obituary] Longmont Times-Call, February 4, 1981 p. 8.

"McAllister Rites to be Held Sunday." Longmont Times-Call, April 29, 1932, p. 1.

Boulder County Assessor Property Records.

Sanborn Fire Insurance maps.

Longmont City Directories.

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VI. SIGNIFICANCE

37. Local landmark designation: Yes No Date of designation:

Designating authority:

38. Applicable National Register criteria:

A. Associated with events that have made a significant contribution to the broad pattern of our history;

B. Associated with the lives of persons significant in our past;

C. Embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or that possesses high artistic values, or represents a significant and distinguished 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.

Longmont Standards for Designation:

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.

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.

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.

39. Area(s) of significance: **Not Applicable**

40. Period of significance: **Not Applicable**

41. Level of significance: National: State: Local:

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42. Statement of significance:

This house is historically significant for its association with Longmont's residential development during the early 1900s. Built in 1903, it is representative of East Side neighborhood houses, built as part of a housing boom in response to the opening of Longmont's Great Western Sugar Company. The house is also architecturally significant for its distinctive vernacular wood frame gable-on-hip roof plan. The property's level of significance in these regards is not to the extent that it would qualify for individual listing in the National Register of Historic Places. However, it may be considered eligible for individual local landmark designation by the City of Longmont. It would also rate as a contributing resource within a National Register or locally designated historic district.

43. Assessment of historic physical integrity related to significance:

This property exhibits a reasonably high level of integrity, relative to the seven aspects of integrity as defined by the National Park Service and the Colorado Historical Society - location, setting, design, materials, workmanship, feeling and association. There have been no additions, and no notable exterior alterations, to the house or garage since the late 1950s.

VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. National Register eligibility field assessment: **Not Eligible**

Local landmark eligibility field assessment: **Eligible**

45. Is there National Register district potential? Yes No

Discuss: **This property is located outside the boundaries of Longmont's existing East Side Historic District.**

There is potential that the district's boundaries could be extended south to 3rd Avenue to include this block. This property would qualify as a contributing resource if it were located within the district's boundaries.

If there is National Register district potential, is this building: Contributing Noncontributing N/A:

46. If the building is in existing National Register district, is it: Contributing Noncontributing N/A:

VIII. RECORDING INFORMATION

47. Photograph number(s): **CLG Grant #08-05-20407-027 -** Negatives filed at: **City of Longmont**
CD-3, Images 95-97; 103-105

48. Report title: **Eastside and Westside Neighborhoods: Historic** Department of Community
Context and Survey Report Development, Planning
Division

49. Date(s): **01/07/06** Civic Center Complex

50. Recorder(s): **Carl McWilliams** 350 Kimbark Street

Longmont, Colorado 80501

51. Organization: **Cultural Resource Historians**

52. Address: **1607 Dogwood Court**

Fort Collins, Colorado 80525

53. Phone number(s): **(970) 493-5270**

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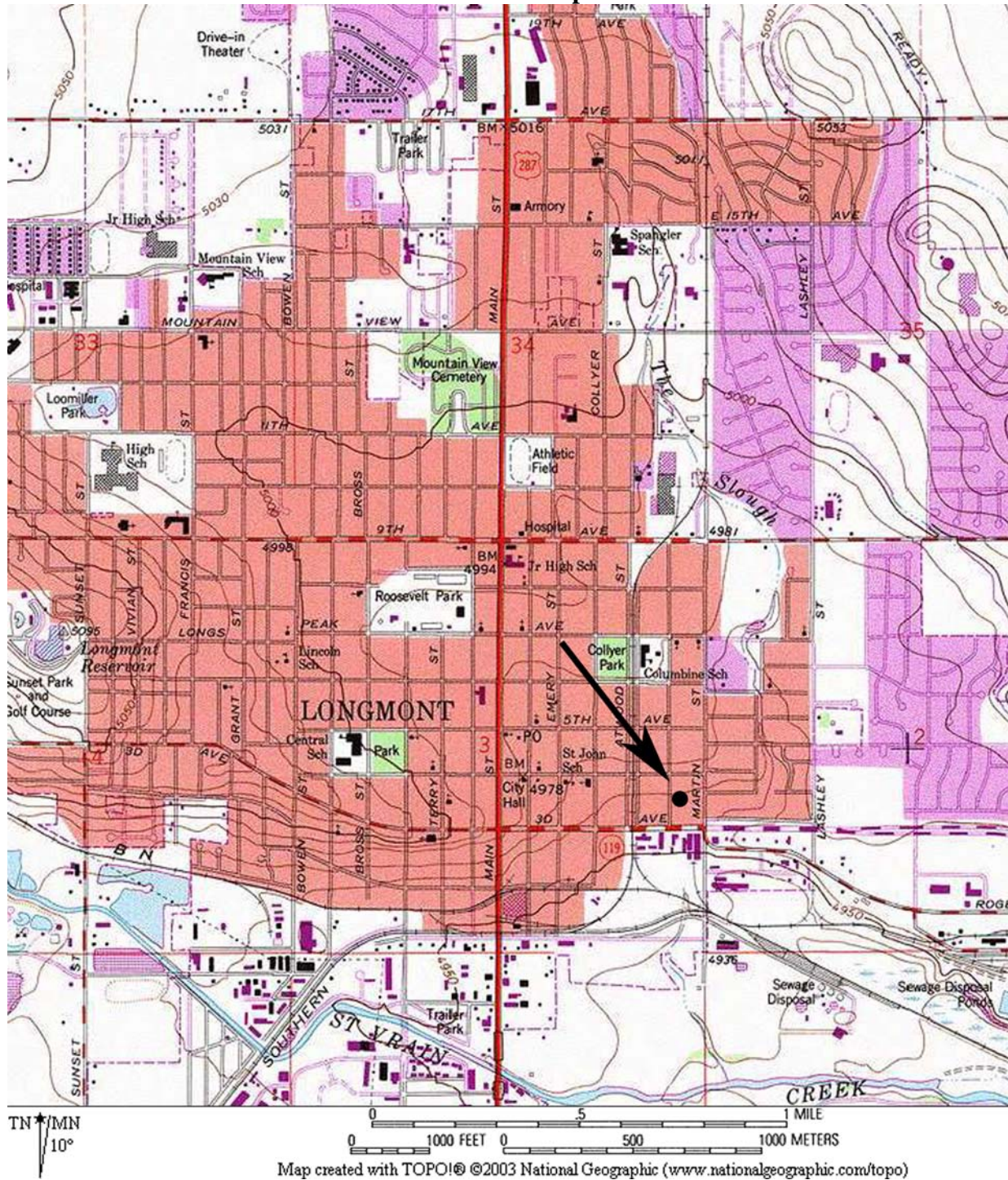
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Sketch Map



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Location Map



Map created with TOPO!® ©2003 National Geographic (www.nationalgeographic.com/topo)