

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.10112** Parcel number(s): **131503411015**
- 2. Temporary resource number: **N/A**
- 3. County: **Boulder**
- 4. City: **Longmont**
- 5. Historic Building Name: **Gunning House; Whelchel House; Crayne House**
- 6. Current Building Name: **Quintana House**
- 7. Building Address: **327 Baker Street**
- 8. Owner Name: **Ramon A. & Valentina Quintana**
- Owner Organization:
- Owner Address: **327 Baker St
Longmont , CO 80501**

44. National Register eligibility field assessment:	Not Eligible
Local landmark eligibility field assessment:	Contributes to designated or potential designated historic district

Architectural Inventory Form

Page 2 of 8

II. GEOGRAPHIC INFORMATION

9. P.M.: **6th** Township: **2N** Range: **69W**
SW ¼ of NE ¼ of NE ¼ of SE ¼ of Section 03
10. UTM reference
 Zone: **13** **491883 mE** **4446041 mN** **(NAD83)**
11. USGS quad name: **Longmont**
 Year: **1968 (photorevised 1979)** Map scale: **7.5**
12. Lot(s): **N 1/2 Lot 12 Blk 68**
 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: 33 feet x Width: 31 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**
Ornamentation/Decorative Shingles
21. General architectural description:
The single-story wood frame dwelling at 327 Baker Street measures 33' N-S by 31' E-W. Included in these dimensions are: the original 25' by 33' dwelling, with a 5' by 5' enclosed porch at the rear southwest corner; a 5' by 9' shed-roofed addition along the west end of the south elevation; and a the original wrap-around front porch at the front southeast corner. However, a portion of the porch has been incorporated into a shed-roofed addition on the south elevation. The house is supported by a low sandstone foundation, covered with concrete pargeting. Non-historic 2-light egress basement windows penetrate the foundation wall on the east elevation. The exterior walls are clad with painted green horizontal wood siding, with painted white 1" by 4" corner boards. Painted white variegated wood shingles appear in the upper gable ends on the east and south elevations. The gables-on-hip roof is covered with grey asphalt shingles, and the eaves are boxed with painted white wood trim. There is no chimney. The home's windows are predominantly single 1/1 double-hung sash with painted white wood frames and surrounds. A portion of the original wrap-around front porch is still intact at the south end of the façade. The porch features a tongue-in-groove wood floor, an open wood railing, turned columns, and a low-pitched hipped roof with an intersecting gable over the corner entry steps. An 8-light glass-in-wood-frame door leads from the porch into the house's southeast front corner. A rear entry door leads into the shed-roofed addition at the south end of the west elevation.
22. Architectural style: **Late Victorian**
 Building type:

Architectural Inventory Form

Page 3 of 8

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23. Landscape or special setting features: **This house is located on the west side of Baker Street, near the south end of Longmont's historic East Side neighborhood. The well-maintained property features planted grass front and back yards with mature landscaping.**
24. Associated buildings, features or objects:
- | | | | | |
|----|-----------|---|---------------|--------------|
| 1: | Type: | Shed | Contributing? | Contributing |
| | Describe: | A small brick shed, covered by a shed roof, is located near the rear of the property. | | |
-

IV. ARCHITECTURAL HISTORY

25. Date of construction: Estimate: Actual: **1905-1906**
 Source of information: **Boulder County Assessor records; Town of Longmont Water Rent Collection Records; Longmont city directories, 1903, 1906; Sanborn Insurance maps, 1900, 1906.**
26. Architect: **Unknown**
 Source of information: **N/A**
27. Builder: **Unknown**
 Source of information: **N/A**
28. Original owner: **A.H. Gunning**
 Source of information: **Town of Longmont Water Rent Collection Records.**
29. Construction history:
Boulder County Assessor records list 1906 as this house's date of construction. Longmont water rent collection records, city directories, and Sanborn Insurance maps all indicate that the house was built in 1905 or 1906. A.H. Gunning is listed as the original owner in the water records. In June 1996, owner Ramon Quintana enclosed a portion of the home's original wrap-around front porch on the south elevation. Sanborn maps indicate that a brick shed near the rear of the lot was built between 1918 and 1930. This house and the house next door at 325 Baker Street appear to have been built at the same time, and were originally virtually identical to each other.
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**

Architectural Inventory Form

Page 4 of 8

35. Historical background:

Built in 1905-1906, this house was originally owned by A.H. Gunning who apparently maintained it as a rental. From circa 1990 to the present (2006) the house has been owned and occupied by the Ramon and Valentina Quintana family. The Quintanas have apparently been its longest-term residents, as city directories indicate numerous families lived in the house between circa 1906 and 1990. Its earliest known residents were the Whelchel family, who are listed at this address in the 1906 Longmont city directory. Members of the family included A.J. Whelchel, who worked at the Great Western Sugar factory, Minnie Whelchel (A.J.'s wife); Berry Whelchel, a laborer, and Berry' wife, Annie.

The house sat vacant for a time in the late 1910s, before it became the residence of Clarence A. Crayne, and family, in the early 1920s. Ira O. and Belle L. (Hardesty) Caldwell lived and owned here in the early 1930s. During these years, Belle's parents, Mike and Anna Hardesty, lived nearby at 313 Baker Street. Belle then moved into that house following her parents' deaths in the early 1940s, and lived there for many years.

Other residents of 327 Baker Street have included: Laurence M. and Velma W. Ostrander (late 1930s); Mionar D. Yates (early 1940s); George P. and Jennie M. Darby (late 1940s - 1950s); Robert L. Bryan (1960s); John R. Lee (early 1970s); and Charles J. Scheopner (1980s). The Ostranders had moved to this location from 931 Kimbark Street. Laurence Ostrander worked as a buttermaker at the Quality Creamery in the early 1930s. Floyd H. and Ruth Sloane owned the property for a number of years in the 1950s and 1960s, but they evidently did not live here.

36. Sources of information:

City of Longmont building permit files.

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

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

Sanborn Fire Insurance maps.

Sanborn Fire Insurance Maps, dated November 1900, April 1906, June 1911, March 1918, June 1930, and June 1956. On file at the Longmont Archives, Longmont Museum.

Boulder County Assessor records.

Town of Longmont Water Rent Collection Records.

Longmont City Directories.

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.

Architectural Inventory Form

Page 5 of 8

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:

42. Statement of significance:

This house is historically significant for its association with Longmont's residential development during the early 1900s. Built in 1905-1906, it is one of several houses in the East Side neighborhood, built as part of a housing boom following the opening of Longmont's Great Western Sugar factory in 1903. The house is also architecturally notable, to a modest extent, for its distinctive wood frame gable-on-hip roof plan. This significance, however, is diminished by some loss of integrity. The property's level of significance in these regards is not to the extent that it would qualify for individual listings in the state or national registers. The property is also probably ineligible for individual local landmark; however, it would 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 slightly above average 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. An addition to the south elevation, which has enclosed part of the historic wrap-around front porch, dates to 1996.

Architectural Inventory Form

Page 6 of 8

VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

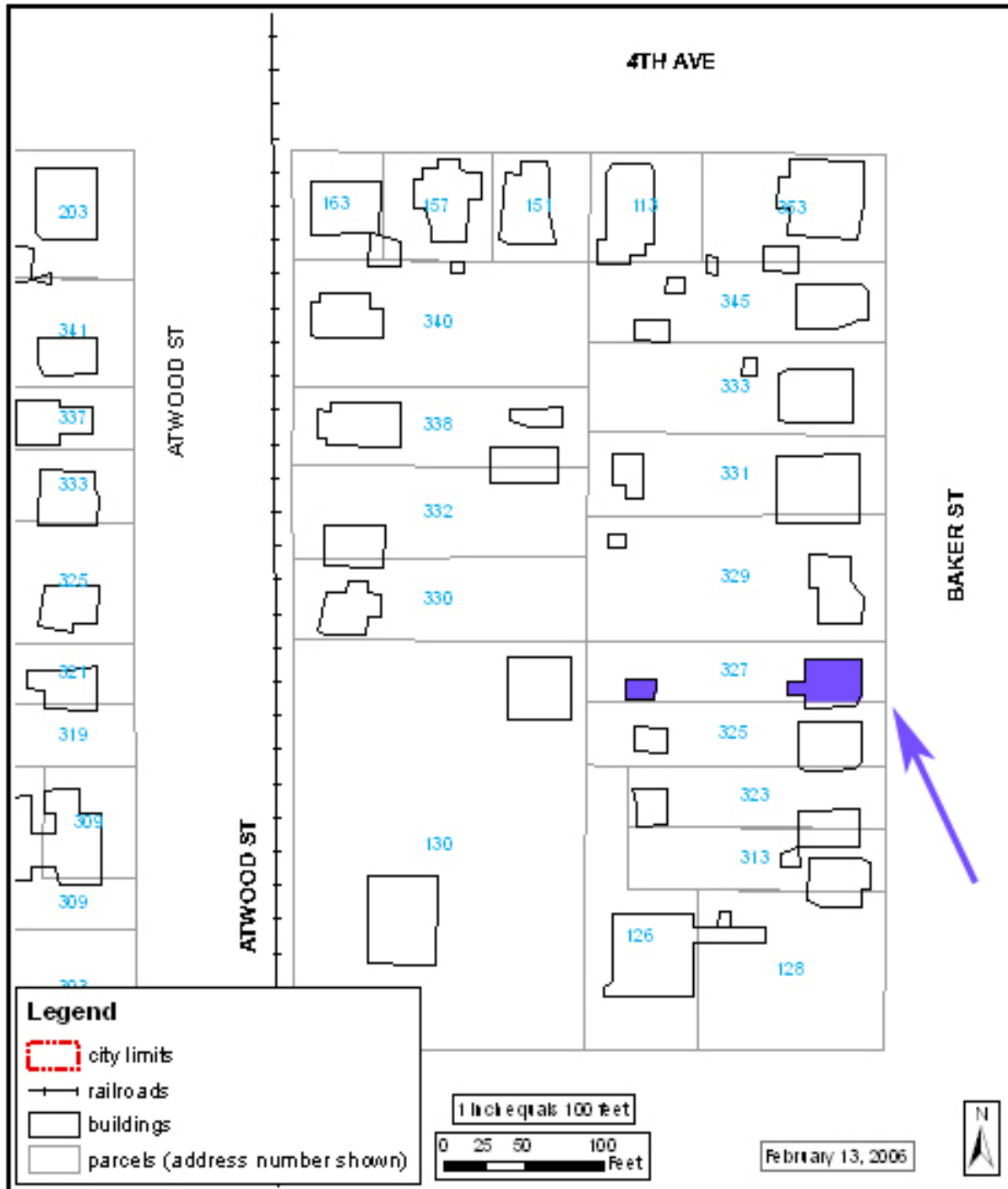
44. National Register eligibility field assessment: **Not Eligible**
 Local landmark eligibility field assessment: **Contributes to designated or potential designated historic district**
45. Is there National Register district potential? Yes No
- Discuss: **This property is located outside the boundaries of Longmont's existing Eastside Historic District. There is potential that the district's boundaries could be extended south to 3rd Avenue to include this block. Despite some loss of integrity, this property would still 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 - CD-3, Images 60-62, 77** Negatives filed at: **City of Longmont**
48. Report title: **Eastside and Westside Neighborhoods: Historic Context and Survey Report** Department of Community 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**

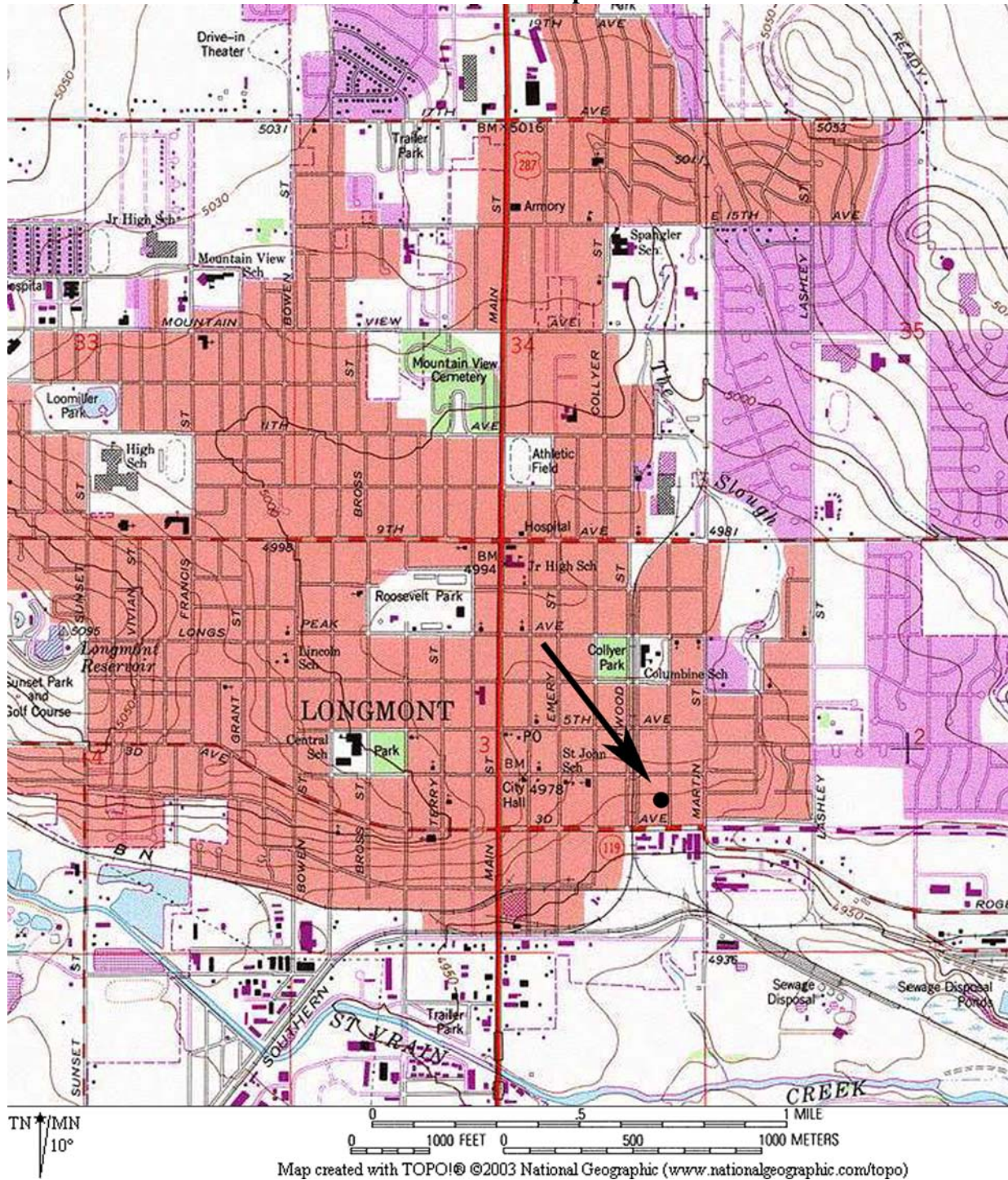
Architectural Inventory Form

Sketch Map



Architectural Inventory Form

Location Map



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