

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

Official Eligibility Determination
(OAH P use only)

OAH P1403

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.10113** Parcel number(s): **131503411014**
- 2. Temporary resource number: **N/A**
- 3. County: **Boulder**
- 4. City: **Longmont**
- 5. Historic Building Name: **Beeson House; Trupp House**
- 6. Current Building Name: **Quintana House**
- 7. Building Address: **329 Baker Street**
- 8. Owner Name: **Ramon A. Quintana**
- Owner Organization:
- Owner Address: **327 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**
SW ¼ of NE ¼ of NE ¼ of SE ¼ of Section 03
10. UTM reference
 Zone: **13** **491883 mE** **4446058 mN** **(NAD83)**
11. USGS quad name: **Longmont**
 Year: **1968 (photorevised 1979)** Map scale: **7.5**
12. Lot(s): **Lot 11 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): **L-Shaped Plan**
15. Dimensions in feet: **Length: 30 feet x Width: 40 feet**
16. Number of stories: **1**
17. Primary external wall material(s): **Wood/Horizontal Siding** 18. Roof configuration:
Gabled Roof/Cross Gabled Roof
19. Primary external roof material: **Asphalt Roof/Composition Roof**
 Other roof materials:
20. Special features: **Porch, Decorative Shingles**
21. General architectural description:
This single-story wood frame dwelling consists of two rectangular gabled blocks, a shed-roofed addition at the north end of the west (rear) elevation, and an 8' by 6' open shed-roofed porch on the east elevation (façade). The south (front-gabled) block measures 16' N-S by 24' E-W. The north (side-gabled) block measures 24' N-S by 16' E-W. The rear shed-roofed addition measures 17' N-S by 6' E-W. The house is supported by a low painted white sandstone foundation, and its exterior walls are clad with painted white horizontal wood siding with 1" by 4" corner boards. Painted white variegated wood shingles appear in the upper gable ends on the east and north elevations. The cross-gabled roof is moderately-pitched, and is covered with grey asphalt composition shingles. The eaves are boxed with painted white wood trim. The home's windows are primarily 1/1 and 2/2 double-hung sash, with painted white wood frames and surrounds. A single 1x1 horizontal sliding window penetrates the west wall of the shed-roofed addition. A wood-paneled front entry door, covered by an aluminum storm door, leads into the house from the 8' by 6' 2-step concrete front porch. The porch features a black wrought iron railing and two 4" by 4" wood posts which support the shed porch roof. A painted white wood-paneled door leads into the shed-roofed rear addition from a concrete handicapped accessible ramp.
22. Architectural style: **Late Victorian**
 Building type:
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 house is surrounded by a planted grass lawn, with minimal but mature landscaping.**

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 24. Associated buildings, features or objects:

 1: Type: **N/A**
 Describe:
Contributing? **Not assessed**

IV. ARCHITECTURAL HISTORY

25. Date of construction: Estimate: **1898** Actual:Source of information: **Town of Longmont Water Rent Collection Records; Boulder County directory, 1898.**26. Architect: **Unknown**Source of information: **N/A**27. Builder: **Unknown**Source of information: **N/A**28. Original owner: **J.L. Beeson (probably)**Source of information: **Town of Longmont Water Rent Collection Records.**

29. Construction history:

Longmont water rent collection records, and city directories indicate that this house was built a few years before the turn of the twentieth century. J.L. Beeson is listed in the water records as the property's owner beginning in 1899. However, the property's address, 329 Baker Street, is listed in the 1898 Boulder County directory. As originally built, the house featured a gabled-L plan, with a small extension on the west (rear) elevation. Sanborn Insurance maps indicate that the extant, 17' by 6', rear shed-roofed extension was added to the original dwelling between 1918 and 1930. In November 1964, owner Lydia Trupp was issued a permit to demolish the existing garage.

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:

Longmont water rent collection records, and the 1898 Boulder County directory indicate that this house was built a few years before the turn of the twentieth century. J.L. Beeson is listed in the water records as the property's owner beginning in 1899. However, Tom Bundt and Mrs. Nellie May are the earliest known residents, as they are listed at this address in the 1898 Boulder County directory. J.L. Beeson, and his wife, Dedidima (Deidamia?) owned the property until 1907, and they are listed as living at this address in the 1903 and 1906 Longmont city directories. During these years, Mr. Beeson worked as an engineer at the Empson Packing Company. The Beesons moved to 637 Bross Street circa 1907. Mrs. Beeson passed away in September 1927. Mr. Beeson died less than two years later, in January 1929 at age 76. They were survived by three sons, Jesse, Percy and Roy, and by a daughter, Mrs. C.E. Day.

Between circa 1907 and the 1910s, this property was owned by C.M. Kruger who maintained it as a rental. City directories indicate that several families lived here from that time through the mid-1940s. Residents during these years included: Carl Henderson and William Henderson (1910s); Ira W. Garrison (late 1910s - early 1920s); Joseph M. and Leona G. Schommer (late 1920s - mid-1930s); George W. and Florence Ramsey (late 1930s); and Mrs. Anna V. Kellog (widow of Carl Kellog, early 1940s).

Mrs. Lydia Trupp (widow of George Trupp) purchased this property in the mid-1940s, and then lived and owned here until she passed away in August 1974. Born Lydia Rhen at Campbell, Nebraska on September 12, 1880, Lydia grew up in that area, and in 1901 she was married to George Trupp at Hastings Nebraska. Mr. and Mrs. Trupp then moved to Kansas City, before coming to Loveland, Colorado in 1904, and to Longmont in 1906. The Trupps operated Right-Way Cleaners in Longmont until 1932. Lydia was widowed for many years, as George had passed away on May 5, 1929. During the 1930s and early 1940s she lived at 435 Martin Street. Lydia then lived in this house, in retirement, from the mid-1940s until she passed away in August 1974 at the age of 93. She was survived by a son, Paul, and a daughter Emma (Peterson).

Following the death of Lydia Trupp, the house was next owned and occupied by Emily (Emilia?) Gonzales, between 1975 and the late 1980s. Tom J. Aragon then live in the house in the early 1990s.

Ramon A. Quintana is the present owner, in 2006.

36. Sources of information:

Sanborn Fire Insurance maps.

Boulder County Assessor Property Records.

City of Longmont building permit files.

"Beeson, Mrs. J.L." [obituary] Longmont Ledger, September 9, 1927, p. 1.

Town of Longmont Water Rent Collection Records.

"J.L. Beeson Dies in Oregon Today." Longmont Daily Times, January 4, 1929, p. 1.

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

"Mrs. Lydia Trupp." [obituary] Longmont Times-Call, August 13, 1974, p. 3.

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 beginning in the very late 1800s and extending into the early 1900s. Built in 1898, it is representative of a fairly small number of East Side neighborhood houses, built as part of a modest housing boom following the opening of the Empson Cannery in the late 1880s. This boom was a precursor to an even larger housing boom which followed the opening of Longmont's Great Western Sugar factory in 1903. The house is also architecturally significant for its representative wood frame gabled-L plan, and for its intact 2/2 double-hung windows.. 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 qualify for individual listing in the State Register of Historic Properties, and it is 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 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 from 1930 to the present. The integrity of setting has been somewhat diminished by the loss of the historic garage which was razed in 1964.

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 Eastside 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 57-59, 78

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
Timothy Wilder 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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Sketch Map



