

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

Official Eligibility Determination (OAH use only)

OAHP1403 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.10114** Parcel number(s): **131503411013**
- 2. Temporary resource number: **N/A**
- 3. County: **Boulder**
- 4. City: **Longmont**
- 5. Historic Building Name: **Love House; Ford House; Hancock House**
- 6. Current Building Name: **Welch House**
- 7. Building Address: **331 Baker Street**
- 8. Owner Name: **Bradley John Welch**
- Owner Organization:
- Owner Address: **331 Baker St**  
**Longmont , CO 80501**

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

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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** **4446078 mN** **(NAD83)**
11. USGS quad name: **Longmont**  
 Year: **1968 (photorevised 1979)** Map scale: **7.5**
12. Lot(s): **S 50 Ft Lot 10 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: 47 feet x Width: 37 feet**
16. Number of stories: **1 1/2**
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: **N/A**
21. General architectural description:  
**This house consists of: the original gabled-L dwelling, made up of two 24' by 16' gabled blocks; a 20' N-S by 10' shed-roofed addition at the south end of the east elevation (which replaced the original 20' by 6' front porch in 1955); and an approximately 37' by 21' shed-roofed addition(s) to the west (rear) elevation. The 1.5 story wood frame dwelling is supported by a concrete block foundation, and its exterior walls are clad with painted cream white horizontal wood siding with painted green 1" by 4" corner boards. The cross-gabled roof is moderately-pitched, and is covered with grey asphalt shingles, except the north-facing roof slope which is covered with wood shingles. Single 6/1 double-hung sash windows are located on the façade, in the 1955 addition. A set of paired casement windows are located near the north end of the façade, and a 2-light window is located in the upper gable end on the façade. Windows elsewhere are primarily 2/2 double-hung sash, and 5/1 double-hung sash, with painted wood frames and surrounds. The front entry door, covered by an aluminum storm door, leads into the shed-roofed addition on the façade from a 3-step concrete stoop. A horizontal sliding glass bypass door leads into the rear of the building on the west elevation.**
22. Architectural style: **No Style**  
 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 mature landscaping. A brick sidewalk leads to the front door.**

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24. Associated buildings, features or objects:

- 1: Type: **Garage**  
 Describe: **A wood frame garage is located near the rear of the lot. It is supported by a low concrete foundation, and its exterior walls are clad with painted white vertical wood planks. The garage is covered by a saltbox roof, and there is a lower saltbox roofed extension on the south elevation. The roof is covered with rolled asphalt roofing material, laid over 1x wood decking and 2x wood rafters. Two sets of paired bead board garage doors, side-hinged with metal strap hinges, are located on the west elevation. These doors provide vehicular access from the alley to the west.**

### IV. ARCHITECTURAL HISTORY

25. Date of construction: Estimate: Actual: **1905**  
 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: **G.W. Love**  
 Source of information: **Town of Longmont Water Rent Collection Records.**
29. Construction history:  
**Longmont water rent collection records, Sanborn Insurance maps, and Longmont city directories reveal that this house was built in 1905. In March 1955 owner Lavelle Hancock obtained a building permit to enclose the screened-in front porch as she readied the home for use as an elderly care facility called Hancock's Rest Home. More recently, in November 1998 and February 1999, building permits were obtained for "interior remodels." Also, in June 1999 a building permit was obtained for a 10' by 17' deck and to "remodel the rear of [the] home." The extant garage appears quite old; however, it is not depicted on Sanborn maps through 1956. It is possible that the garage was moved to this location.**
30. Original location:  Moved: Date of move(s):

### V. HISTORICAL ASSOCIATIONS

31. Original use(s): **Domestic/Single Dwelling**
32. Intermediate use(s): **Domestic/Multiple Dwelling**
33. Current use(s): **Domestic/Single Dwelling**
34. Site type(s): **Residence**

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35. Historical background:

The house at 331 Baker Street was built in 1905, and according to Longmont water rent collection records, it was originally owned by G.W. Love. Listed as "tenement" in the water records, it apparently served as a rental throughout much of its early history. The home's earliest known residents were W.J. and Nannie B. Ford who are listed at this address in the 1906 Longmont city directory. Other members of the Ford family which then lived here included A.B., Ida, J.R. and Lucinda. W.J., A.B., and J.R. Ford were all carpenters, and they may have been involved in the house's construction. Lucinda Ford is listed as a widow in the 1906 directory.

Elbert E. and Mary E. Archer are listed at this address in 1910, followed by Gerd Weers and C.H. Greenly in the late 1910s. Residents during the 1920s and 1930s included Henry W. and Nettie A. Roe, Jesse Tanksley, and Claude B. and Blanche Elliott. In the 1920s, Henry Roe worked as a janitor at the public library, while Nettie supplemented the family income by weaving rugs. Claude Elliott worked for the Great Western Sugar Company in the 1930s. Other members of the Elliott family included Carl, who worked as a tinner, and Keith, who worked as a clerk at Safeway in the late 1930s.

By 1938, this house had become the property of F. Jereul and Lavelle J. Hancock, and it remained with the Hancock family through the early 1960s. A person named Mrs. Bertha Shelton, who may have been a relative, is listed with the Hancocks at this address for many years. Mr. Hancock had passed away by 1955, and in that year, Mrs. Hancock converted a portion of the residence for use as an elderly care facility called Hancock's Rest Home.

By 1965, Mrs Hancock no longer lived here and the rest home had evidently closed. The house has subsequently seen numerous residents, as it has primarily been a rental from the late 1960s to the present (2006). Also, two addresses, (331 and 331 1/2 Baker Street) for the property appear in city directories after 1965. Residents during recent decades have included: Lonzo Rawlings (mid-to-late 1960s); Thomas D. Moran (early 1970s); Mildred C. Brennan (mid-to-late 1970s); Fred Duran (early 1980s); Dee Bowden (late 1980s); Jim Vollmer (early 1990s); and Marion and Pat McCarty (mid-to-late 1990s). The property is presently (in 2006) owned and occupied by Bradley John Welch.

36. Sources of information:

Sanborn Fire Insurance maps.

Boulder County Assessor records.

Longmont City Directories.

Town of Longmont Water Rent Collection Records.

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

City of Longmont building permit files.

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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 1905, 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 gabled-L plan. This significance, however, is diminished by some loss of integrity. The property's level of significance in these regards, thus, is not to the extent that it would qualify for individual listings in the National Register of Historic Places or in the State Register of Historic Properties. 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 an 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. The original screened-in front porch was fully enclosed in 1955, while the rear addition, in its current configuration, dates to 1999.**

## 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: **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 54-56, 79-81**

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



