

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.10116** Parcel number(s): **131503412005**
- 2. Temporary resource number: **N/A**
- 3. County: **Boulder**
- 4. City: **Longmont**
- 5. Historic Building Name: **Perkins House; Slater House; Rumsey House**
- 6. Current Building Name: **Aragon House**
- 7. Building Address: **340 Baker Street**
- 8. Owner Name: **Antonio & Deborah Aragon**
- Owner Organization:
- Owner Address: **340 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

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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** **491970 mE** **4446077 mN** **(NAD83)**
11. USGS quad name: **Longmont**
 Year: **1968 (photorevised 1979)** Map scale: **7.5**
12. Lot(s): **S 1/2 Lot 3 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: 36 feet x Width: 28 feet**
16. Number of stories: **1**
17. Primary external wall material(s): **Wood/Horizontal Siding**
18. Roof configuration: **Gabled Roof/Cross-GabledRoof**
19. Primary external roof material:
 Other roof materials:
20. Special features:
21. General architectural description:
Built shortly after the turn of the twentieth century, the residence at 340 Baker Street is a single-story wood frame dwelling which overall measures 28' N-S (across) by 36' E-W (deep). It is supported by a low concrete foundation, and its exterior walls are clad with painted white horizontal wood siding with painted yellow 1" by 4" corner boards. The house features an unusual intersecting gables and hipped roof, with a shed-roofed extension to the east (rear) elevation. The roof is covered with asphalt composition shingles, and the eaves are boxed with painted white and yellow wood trim. A brick chimney, which existed at the south end of the roof ridge, has been removed. Two large, horizontally-oriented windows, covered by yellow metal awnings, penetrate the façade wall on the west elevation. These windows flank the front entry door, which is covered by a white glass-in-wood-frame storm door, and is approached by a 4-step concrete stoop with flanking black wrought iron railings. A yellow paneled rear entry door leads into the house from a 3-step concrete stoop near the south end of the east elevation.
22. Architectural style: **No Style**
 Building type:
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 residential neighborhood. The property features planted grass front and back yards, with a narrow side yard along the north side of the house.**

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24. Associated buildings, features or objects:

- 1: Type: **Garage / Workshop**
 Describe: **A garage/ workshop, built in 1981, is located near the rear of the lot. This utilitarian structure has a concrete slab foundation, and painted grey concrete block walls. It is covered by a low-pitched gable roof, and has metal-framed industrial sash windows. A wood-paneled roll-away garage door on the east elevation opens onto a short concrete driveway which extends to the alley to the east.**

IV. ARCHITECTURAL HISTORY

25. Date of construction: Estimate: **1901** Actual:
 Source of information: **Town of Longmont Water Rent Collection Records; Longmont city directories; Sanborn Insurance maps.**
26. Architect: **Unknown**
 Source of information: **N/A**
27. Builder: **Unknown**
 Source of information: **N/A**
28. Original owner: **Mary A. Perkins**
 Source of information: **Town of Longmont Water Rent Collection Records.**
29. Construction history:
Longmont water rent collection records, Longmont city directories, and Sanborn Insurance maps all indicate that the original portion of this house was built circa 1901. The original dwelling measured just 14' N-S (across) by 28' E-W (deep). An approximately 14' by 14' addition was built onto the east end of the south elevation between 1906 and 1911, followed by another, slightly smaller, addition to the west end of the south elevation between 1911 and 1918. Combined, these two early additions approximately doubled the small house's original size, and they were probably built by George Slater, a carpenter and building contractor, who owned the house during those years. Later Sanborn maps show that the house was enlarged again, between 1918 and 1930, with the construction of a 28' N-S by 8' E-W addition across the east (rear) elevation.
- Several building permits have been obtained for the property over the years. In January 1947, owner Robert H. Rumsey received a permit to "remodel frame residence." In January 1952, Rumsey and his wife Edith obtained a permit to "remodel basement and porch." In March 1952, the Rumseys obtained a plumbing permit for "additional fixtures for basement apartment." In January 1977, a permit was received to "remodel existing basement apartment." Finally, in January 1981, owner John McCary obtained a building permit to construct a "detached garage near the rear of the lot, to measure 26' N-S by 30' E-W."**
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:

Longmont water rent collection records indicate that the original 14' by 28' portion of this house was built circa 1901, as a two-room dwelling or "bachelor hall." Mary A. Perkins, the original owner, initially rented it out, most likely to people employed at the nearby Empson cannery, or the soon to open Great Western Sugar factory. The widow of George N. Perkins, Mary had also operated another bachelor hall in the 400 block of Baker Street during the 1890s.

In 1903, according to Longmont city directories, this house was occupied by T.C. and Bertha Reed. Mr. Reed worked as a teamster. Mary Perkins, the owner, lived here in 1906, along with a boarder, a farmer named M.W. Frederick. Mrs. Perkins then sold the house, in 1907 or 1908 to George and Mary E. Slater. The Slaters then owned and lived here in retirement until the late 1910s. Mr. Slater was a carpenter and building contractor; thus, he was likely the builder of two additions, between 1906 and 1918, which approximately doubled the house's original size. George Slater passed away in March 1918 at the age of ninety. His brief obituary in the Longmont Ledger does not mention his wife, and no obituary for Mary E. Slater was found in Longmont newspaper obituary indexes.

Following the Slaters, this house was occupied by a series of short-term residents from the early 1920s through the mid-to-late 1940s. It also appears, from city directory listings, that by the 1920s the house included a basement apartment. Residents during these years included: D.C. Clark and H.J. Dayhoff (1920s); Charles W. and Velma A. Whaley (early 1930s); Robert W. and Mildred M. Clotworthy (late 1930s); and Allmon M. King (early 1940s).

The house was next purchased, circa 1946, by Robert H. and Edith M. Rumsey. The Rumseys then lived and owned here until the mid-1960s, while Allmon King apparently lived in the basement apartment. Robert Rumsey worked as a carpenter, according to the 1955 city directory, and in addition to Edith, the Rumsey household also included a son, Roderick, who was employed at the Great Western Sugar Company. Edith Rumsey had been born at Bloomington, Nebraska on October 25, 1911. She moved to Ault, Colorado at a young age, and also lived at Greeley, before coming to Longmont with her husband in 1946. She passed away in April 1973 at the age of 61.

Owners and residents from the 1970s to the present have included: David W. Morgan (early 1970s); Mrs. Jennie Garcia (mid-1970s); John McCary (late 1970s - early 1980s); Velma Swihart (mid-to-late 1980s); Ramon Orozco (early 1990s); Philip P. Aragon (1990s); and the current owners, Antonio & Deborah Aragon.

36. Sources of information:

Longmont City Directories.

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

Town of Longmont Water Rent Collection Records.

City of Longmont building permit files.

Sanborn Fire Insurance maps.

Boulder County Assessor Property Records.

"Edith M. Rumsey." [obituary] Longmont Times-Call, April 9, 1973, p. 3.

"Death of George Slater" Longmont Ledger, March 15, 1918, p. 1.

VI. SIGNIFICANCE

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

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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:

Built originally in 1901, this house could have been potentially historically significant for its association with the theme of community development in Longmont during the early 1900s. Presently, though, the house's appearance probably reflects alterations which occurred in the late 1940s and early 1950s. For this reason, the house's ability to convey a sense of its early significance is diminished. As such, the property may be considered ineligible for listing in the National Register of Historic Places, and ineligible for individual local landmark designation. The property, though, could be considered a contributing resource if it were located within a National Register historic district.

43. Assessment of historic physical integrity related to significance:

This property exhibits a marginal 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 house was extensively altered in the years prior to the 1950s. The detached garage/workshop, which was constructed in 1981, diminishes the integrity of setting to some extent.

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. This property would likely 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 92-94; 106-108

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**

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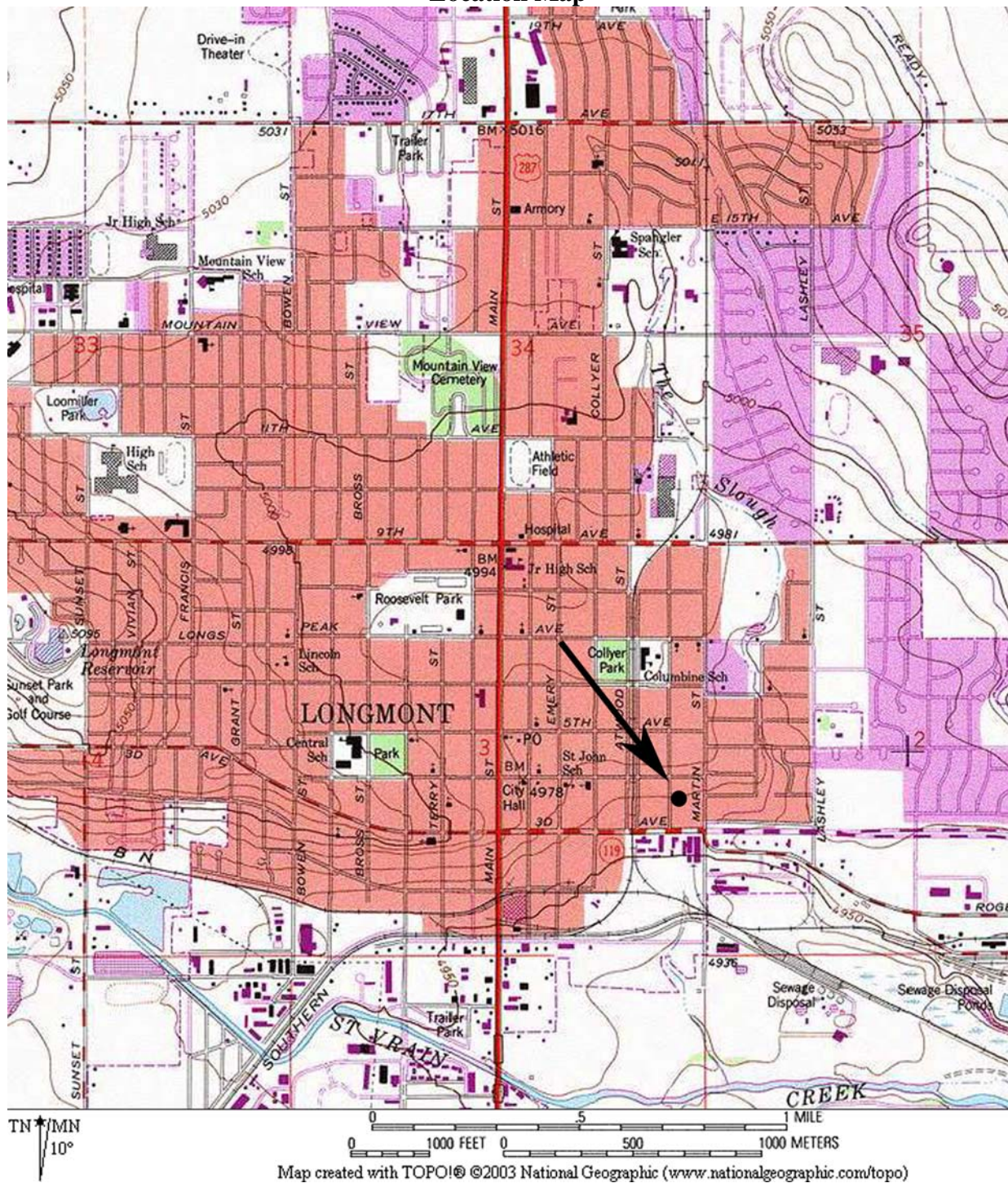
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Sketch Map



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Location Map



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