

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.10115** Parcel number(s): **131503411011**
- 2. Temporary resource number: **N/A**
- 3. County: **Boulder**
- 4. City: **Longmont**
- 5. Historic Building Name: **Dean House**
- 6. Current Building Name: **Quigley House**
- 7. Building Address: **345 Baker Street**
- 8. Owner Name: **John Andrew Quigley & Tracie Ann Parker**
- Owner Organization:
- Owner Address: **345 Baker St**
Longmont , CO 80501

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

Architectural Inventory Form

Page 2 of 8

II. GEOGRAPHIC INFORMATION

9. P.M.: **6th** Township: **2N** Range: **69W**
NW ¼ of NE ¼ of NE ¼ of SE ¼ of Section 03
10. UTM reference
 Zone: **13** **491883 mE** **4446110 mN** **(NAD83)**
11. USGS quad name: **Longmont**
 Year: **1968 (photorevised 1979)** Map scale: **7.5**
12. Lot(s): **N 50 Ft Lot 9 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: 38 feet x Width: 24 feet**
16. Number of stories: **1**
17. Primary external wall material(s): **Wood/Horizontal Siding** 18. Roof configuration:
Hipped Roof
19. Primary external roof material: **Asphalt Roof/Composition Roof**
 Other roof materials:
20. Special features: **Porch**
21. General architectural description:

The Hipped-roof Box type dwelling, with a shed-roofed rear extension, at 345 Baker Street measures 24' N-S (across) by 36' E-W (deep), not including a 17' by 5' screened-in hipped-roof front porch. The house is supported by a low sandstone foundation, faced with concrete pargeting, and its exterior walls are clad with painted cream yellow horizontal wood siding with painted green 1" by 4" corner boards. The hipped roof is low-pitched, with asphalt composition shingles, and the eaves are boxed with painted green wood trim. There is no chimney. The home's windows are primarily 1/1 double-hung sash, with painted green wood frames and surrounds; however, there is a notable boxed bay window, covered by a hip roof, on the south elevation. The front of the house is symmetrical, with three concrete steps leading to a painted green wood screen door at the center of the screened-in front porch. A wood-paneled door leads from within the porch into the home's interior. A rear entry door leads into the shed-roofed rear extension.

22. Architectural style:
 Building type: **Hipped-roof Box**
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 lot features planted grass front and back yards, with a side yard along the south side of the house. The property appears well-maintained, with several mature trees, including a large fir tree in the back yard.**

Architectural Inventory Form

Page 3 of 8

 24. Associated buildings, features or objects:

1: Type: **Not Applicable** Contributing? **Noncontributing**
 Describe:

IV. ARCHITECTURAL HISTORY

25. Date of construction: Estimate: Actual: **1897**
 Source of information: **Town of Longmont Water Rent Collection Records; Boulder County directories, 1896, 1898.**
26. Architect: **Unknown**
 Source of information: **N/A**
27. Builder: **Unknown**
 Source of information: **N/A**
28. Original owner: **George W. Dean**
 Source of information: **Town of Longmont Water Rent Collection Records.**
29. Construction history:
Longmont water rent collection records, and the 1896 and 1898 Boulder County directories document that this house was constructed in 1897. George W. Dean was the original owner.
- In May 1996, owner Edward Gorfinkle received a building permit to "build [a] closet for washer/ dryer, partition kitchen, [and] remove [an] existing partition." In August 1998, Gorfinkle received another permit to build a small "240 square foot shed." There have been no additions to the house, and its exterior appears little changed from its original construction.**
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:

The house at 345 Baker Street was built in 1898 as a residence for George W. Dean and family. George Dean had been born in New Jersey in October 1856, and had spent time in Kansas before coming to Colorado in the years prior to 1892. In that year, Dean was living in a house on Emery Street, between 7th and 8th Avenues. He then moved into this newly-built house on Baker Street in 1898. According to that year's Boulder County directory, his son, Albert (born in 1882) was also living at this address, as well as members of the Schoolcraft family, Laverne, Etta and Percy.

By 1903, George Dean, and his wife, Etta, are listed at this address, and Dean had gained employment as the Longmont Street Commissioner, a position he would hold for many years. In addition to son Albert, (who in 1906 was employed at the Longmont electric light plant), Dean also had a daughter named Celia who had been born circa 1892. Etta Dean is not listed at this address after 1906, indicating she may have passed away, or that the Dean's marriage may have been dissolved. No obituary for her was found in Longmont newspaper obituary files.

In all, George Dean lived here for some forty-seven years, until he passed away in January 1945 at the age of 88. For the last several years of his life, he lived in the home with his daughter, Celia. And Celia's husband Robert L. Deaton. A retrospective article on the Ku Klux Klan in Longmont, published by the Longmont Times-Call on April 10-11, 1971, relates how in the 1920s the Klan forced Dean from his position as City Street Commissioner. However, the Klan's power over Longmont's government proved to be relatively short-lived.

In the 1930s, Robert L. Deaton was engaged in a gasoline and oils business at 132 3rd Avenue, while his wife, Celia (Dean) Deaton, worked as a clerk at the J.C. Penney Company. Robert and Celia continued to live here in her childhood home until the late 1950s. They apparently had at least one daughter, Bobbie, who became a nurse.

In the 1960s and early 1970s, the house was owned and occupied by Gilbert L. Clark. In the 1950s, he worked as an engineering aide for the U.S. Department of Agriculture. He passed away in Longmont in October 1997. More recent owners and residents of this property have included: Shirley Juhl (mid-to-late 1970s); Amadeo C. Garfio (early 1980s); James R. Marty, an accountant, (mid-to-late 1980s); Timothy L. Wise (early 1990s); and Edward Gorfinkle and Beth Krensky (late 1990s). Presently, in 2006, the property is owned and occupied by John Andrew Quigley and Tracie Ann Parker

36. Sources of information:

Longmont Times-Call, April 10-11, 1971, p. 5.

Longmont City Directories.

Sanborn Fire Insurance maps.

Boulder County Assessor records.

City of Longmont building permit files.

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

"Death Claims George Dean." Longmont Times-Call, January 19, 1945, p. 1.

Town of Longmont Water Rent Collection Records.

Architectural Inventory Form

Page 5 of 8

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:

Architectural Inventory Form

Page 6 of 8

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 1897, it is representative of a relatively small number of East Side neighborhood houses, built as part of a modest housing boom following the opening of the Empson Cannery and other commercial development in the late 1880s and 1890s. 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, but early, Hipped-roof Box 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 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 to the house, and its exterior appears little changed from its original construction.

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 52, 53, 82

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

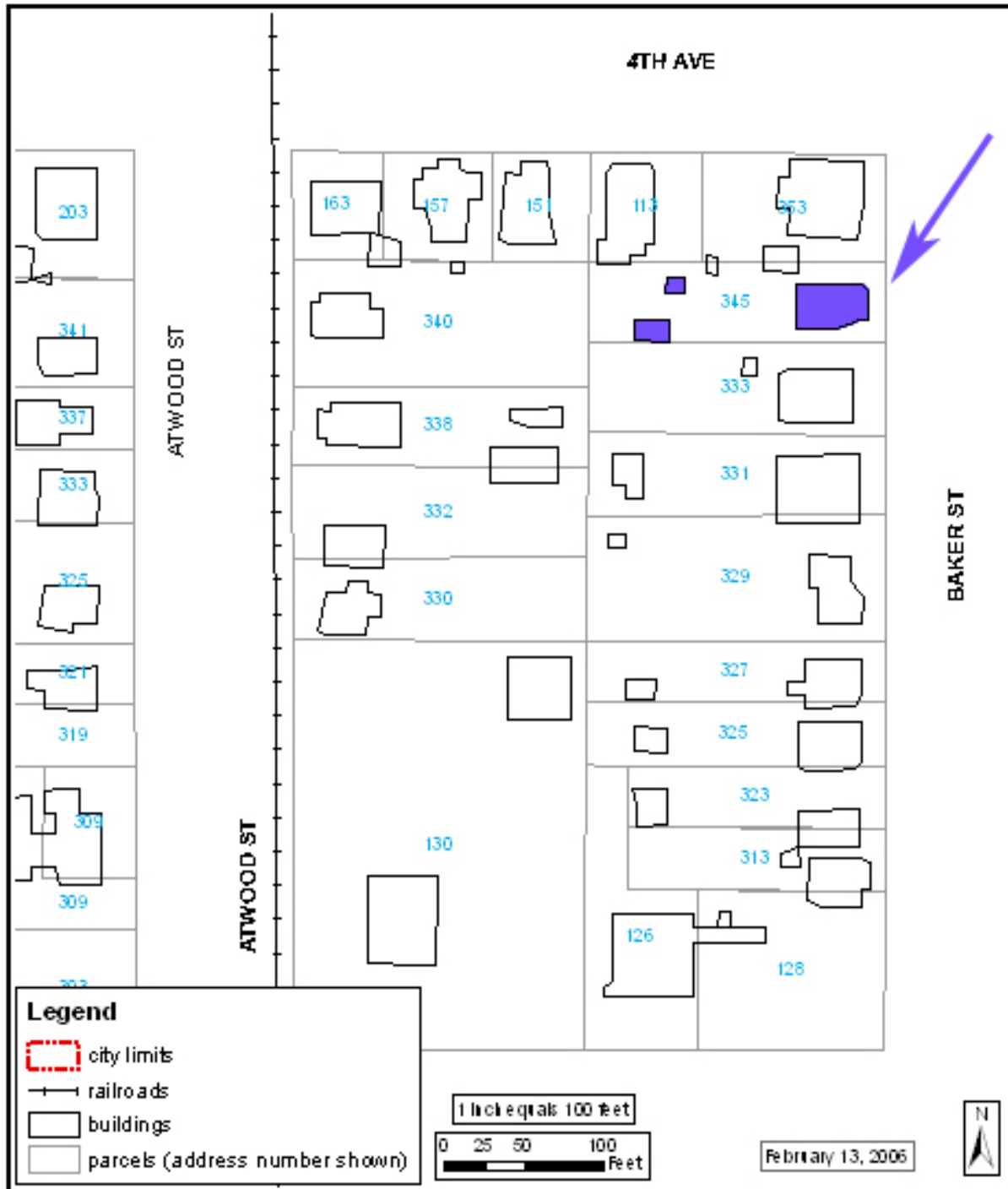
51. Organization: **Cultural Resource Historians**

52. Address: **1607 Dogwood Court**
Fort Collins, Colorado 80525

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

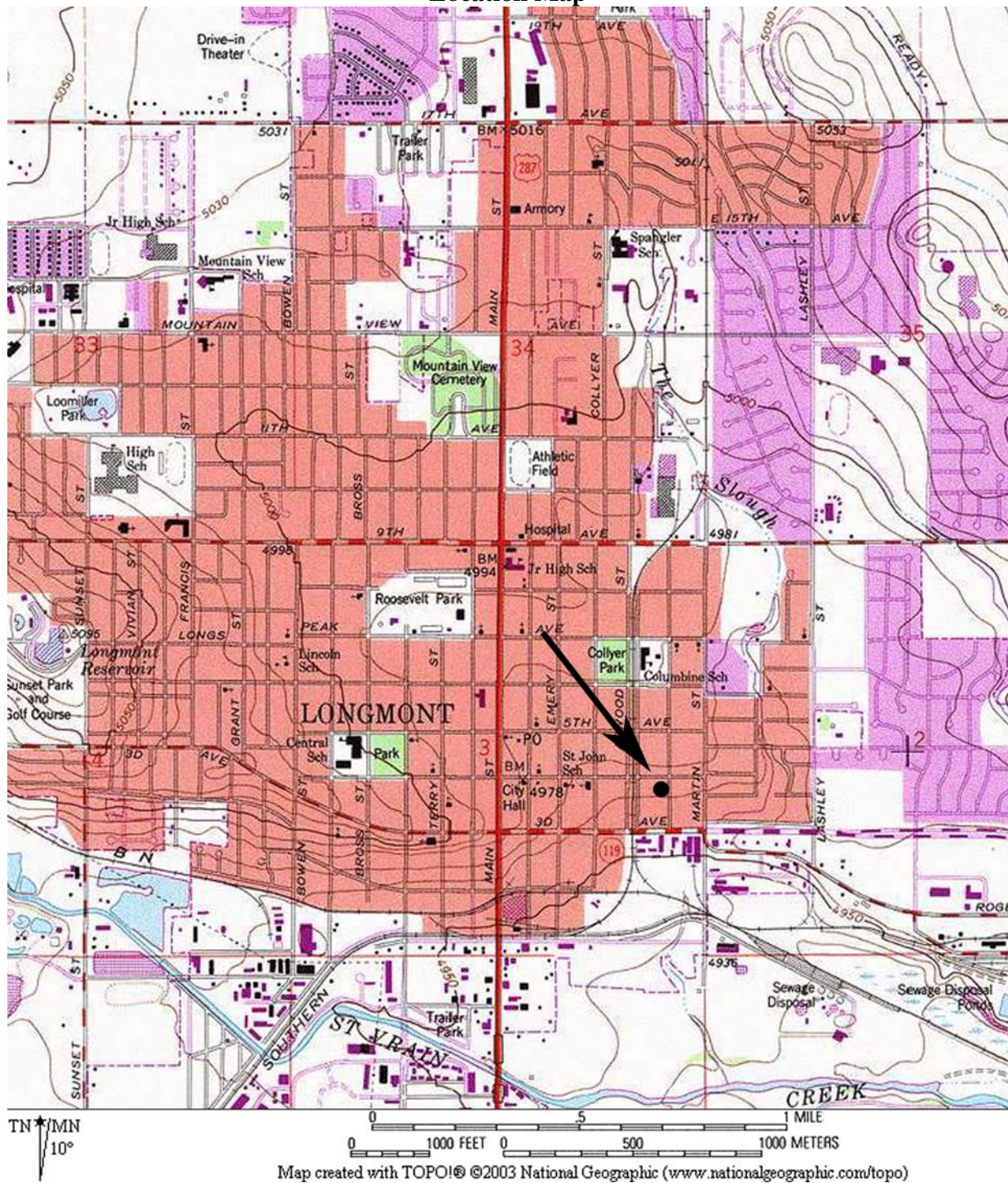
Architectural Inventory Form

Sketch Map



Architectural Inventory Form

Location Map



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