

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

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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.10118** Parcel number(s): **131503412003**
 2. Temporary resource number: **N/A**
 3. County: **Boulder**
 4. City: **Longmont**
 5. Historic Building Name: **Dickson House**
 6. Current Building Name: **Kramer House**
 7. Building Address: **346 Baker Street**
 8. Owner Name: **Agnes P. Kramer**
 Owner Organization:
 Owner Address: **432 S. Francis 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** **491971 mE** **4446106 mN** **(NAD83)**
11. USGS quad name: **Longmont**
 Year: **1968 (photorevised 1979)** Map scale: **7.5**
12. Lot(s): **Lot 2 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: 41 feet x Width: 26 feet**
16. Number of stories: **1 1/2**
17. Primary external wall material(s): **Brick**
18. Roof configuration: **Hipped Roof**
19. Primary external roof material: **Asphalt Roof/Composition Roof**
- Other roof materials:
20. Special features: **Roof Treatment/Flared Eave**
Roof Treatment/Dormer
Porch
Chimney
21. General architectural description:
The Classic Cottage style dwelling at 346 Baker Street consists of: a main hipped-roof section which measures 26' N-S (across) by 34' E-W (deep); an early shed-roofed rear addition, which measures 14' N-S by 7' E-W; and the hipped-roof front porch which measures 22' N-S by 6' E-W. The house is supported by a low sandstone foundation, and its walls are built of solid red brick construction. The hipped roof is covered with asphalt composition shingles, and the eaves are flared, with painted white wood trim. A hipped-roof dormer, also with flared eaves, is centered on the west-facing roof slope overlooking the front porch. A red brick chimney is located on the roof ridge. The home's windows are primarily single 1/1 double-hung sash with painted white wood frames and with segmental brick arches. The large hipped-roof front porch is centered on the symmetrical façade. Two stone steps, with flanking knee walls, leads to a storm door at the exterior of the porch, while a wood door with an oval-shaped light, leads from the porch into the house. A wood-paneled entry door, with one upper sash light, and covered by a metal storm door, leads into the rear addition on the east elevation.
22. Architectural style: **Late 19th And 20th Century Revivals/Classic Cottage**
 Building type:

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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 mature landscaping. A gravel / dirt driveway extends along the south side of the house.**
24. Associated buildings, features or objects:
- 1: Type: **Garage**
- Describe: **An old wood frame garage is located near the rear southeast corner of the property. It features a basic gabled rectangular plan, with a small shed-roofed extension on the west elevation. The garage walls and roof are covered with rolled asphalt.**

IV. ARCHITECTURAL HISTORY

25. Date of construction: Estimate: Actual: **1908**
 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: **Emily A. Dickson**
 Source of information: **Town of Longmont Water Rent Collection Records; Longmont City Directories.**
29. Construction history:
Longmont water rent collection records, Longmont city directories, and Sanborn Insurance maps combine to document that this house was built in 1908. Lewis H. and Emily A. Dickson were the original owners and occupants. The original Classic Cottage style dwelling measured 26' N-S (across) by 34' E-W (deep). A modest rear addition was built onto the rear (east elevation) of the original dwelling in the years between 1911 and 1918. Sanborn maps indicate that the extant garage was built between 1918 and 1930.
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:

This house was built in 1908 as a home for Louis (Lewis?) H. and Emily A. (Sharp) Dickson. Elected Longmont's first mayor in January 1882, Dickson was one of Colorado's earliest pioneers. Biographical information regarding him was obtained primarily from a lengthy profile published in the Longmont Ledger on September 13, 1907. Born January 18, 1834 in Franklin County, Ohio, Dickson grew up in the Buckeye State, before moving to Wisconsin where he engaged in farming, and in the lumber business. He married Miss Emily A. Sharp, who was also a native of Franklin County, Ohio, on November 1, 1854.

When word of the discovery of gold reached Wisconsin, Louis and his brother Joel, immediately determined to head west in the Pikes Peak gold rush. They left Wisconsin in the fall of 1858, making it to Fort Riley, Kansas, where they spent the winter, before driving a team of oxen to Colorado in the spring of 1859. After arriving in late May at the nascent settlement of what was to become Denver, they spent the summer placer mining at Gold Run, in Middle Park, and at Nevada Gulch. The brothers did not find gold, but they decided that prospects for a bountiful life were better here than in Wisconsin. That fall, the brothers returned home, and in the following spring of 1860 they came west once again, this time with their families. After arriving in Denver in June of 1860, the Dicksons again prospected at Nevada and California Gulches. After failing to strike it rich, that autumn Louis filed a 160 acre homestead claim along the St. Vrain River, four miles east of present-day Longmont. Joel, meanwhile, filed another homestead claim on Left Hand Creek.

Louis and Emily grew hay and other crops, while also raising livestock on their St. Vrain Valley farm. Lewis enlisted in Company D of the Third Colorado Cavalry in 1864, participating that year in the infamous Sand Creek massacre in southeastern Colorado. By the early 1880s, Dickson had become one of the Longmont area's most influential citizens. He was elected to the Colorado Legislature in 1880, and was elected Longmont's first Mayor in 1882. He later served as the city's Police Magistrate and as a Justice of the Peace. Dickson purchased the Colorado Milling and Elevator Company flour mill in 1888, which he then operated as Dickson's Mill for many years. By the turn of the twentieth century, he had entered into the real estate and insurance business, in partnership with Robert Blum. It was in the years following 1908, late in their lives, that the Dicksons lived in this house on Baker Street. Earlier, in the late 1890s and very early 1900s, they had lived next door at 352 Baker Street. Louis passed away in March 1911; Emily continued to live on in this house for another eight years, until she too passed away in May 1919.

City directories list W.T. Sharp as the resident of 346 Baker Street in the early 1920s. Because Emily Dickson's maiden name was Sharp, their may have been a familial relationship between W.T. Sharp and the Dicksons who are listed at this address through at least 1918.

Later residents of this home included: James H. and Frances Fadley (late 1920s); James E. and Verna E. Webster (early-to-mid-1930s); A.M. Conover (late 1930s); Mrs. Margaret Kiel (1940s); Harry M. and Winifred I. Long (1950s - early 1960s); and Mrs. Rosemary R. Morton (mid-1960s). Agnes P. Kramer then owned and lived here from the late 1960s to the early 2000s. As of 2006, Mrs. Kramer remained the property's owner; however, it is now maintained as a rental.

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36. Sources of information:

Town of Longmont Water Rent Collection Records.

Boulder County Assessor Property Records.

Longmont City Directories.

They Came to Stay: Longmont, Colorado 1858-1920. Longmont, Colorado: St. Vrain Valley Historical Association, 1971, pp 66-67.

City of Longmont building permit files.

"Hon. L.H. Dickson." Longmont Ledger, September 13, 1907, p. 1

Sanborn Fire Insurance maps.

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

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.

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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, as well as for its association with Louis Dickson who was Longmont's first mayor. Built in 1908, it is representative of East Side neighborhood houses, built as part of a housing boom which followed the opening of Longmont's Great Western Sugar Company in 1903. The house is also architecturally significant for its Classic Cottage style, brick construction, and for such features as its hipped-roof dormer and flared eaves. 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 either the house or garage since at least 1930.

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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 86-88, 112-115
48. Report title: **Eastside and Westside Neighborhoods: Historic** **Department of Community**
Context and Survey Report **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) 4935270**

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Sketch Map



