

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.10128** Parcel number(s): **131503412018**
- 2. Temporary resource number: **N/A**
- 3. County: **Boulder**
- 4. City: **Longmont**
- 5. Historic Building Name: **Hutton House; Whelchel House; Akers House**
- 6. Current Building Name: **Schneider House**
- 7. Building Address: **343 Martin Street**
- 8. Owner Name: **Schneider Dennis**
- Owner Organization:
- Owner Address: **343 Martin 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**
SE ¼ of NE ¼ of NE ¼ of SE ¼ of Section 03
10. UTM reference
 Zone: **13** **492026 mE** **4446088 mN** **(NAD83)**
11. USGS quad name: **Longmont**
 Year: **1968 (photorevised 1979)** Map scale: **7.5**
12. Lot(s): **N 1/2 Lot 10 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: 32 feet x Width: 24 feet**
16. Number of stories: **1**
17. Primary external wall material(s): **Asbestos**
18. Roof configuration: **Hipped Roof**
19. Primary external roof material: **Asphalt Roof/Composition Roof**
 Other roof materials:
20. Special features: **Porch**
Fence
21. General architectural description:
The original portion of this Hipped-roof Box dwelling features a basic square plan which measures 24' N-S (across) by 24' E-W deep; a 24' N-S by 8' E-W shed-roofed addition to the west (rear) elevation dates to 1953. The house is supported by a low concrete foundation, covered by painted pale green vertical wood skirting. The home's exterior walls are clad with white undulating asbestos shingle siding, while the steeply-pitched hipped roof is covered with grey asphalt composition shingles. The eaves are boxed with painted white wood trim. The house's windows are predominantly single 1/1 double-hung sash, with painted white wood frames and surrounds, and with white wrought iron security bars. The building features a symmetrical façade on the east elevation. The front door, covered by a black wrought iron security door, and flanked on either side by a 1/1 double-hung sash window, enters the house from an open 18' by 7' shed-roofed front porch. The porch features a wood floor, a latticed railing, turned columns, and a frieze along the porch eave.
22. Architectural style:
 Building type: **Hipped-roof Box**
23. Landscape or special setting features: **This property is located on the west side of Martin Street, in the block between 3rd and 4th Avenues, near the southeast end of Longmont's historic Eastside residential neighborhood. The property appears well cared for, with planted grass front and back lawns. The rear yard is enclosed by a wood privacy fence.**

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24. Associated buildings, features or objects:

1:	Type:	Garage	Contributing?	Contributing
	Describe:	A wood frame garage is minimally visible behind a wood privacy fence near the rear of the lot. This building has painted white horizontal wood siding on the south, east and west elevations, and asphalt siding on the north elevation. The garage is covered by a front-gabled roof with a shed-roofed extension to the south elevation. The roof is covered with grey asphalt composition shingles, laid over 1x wood decking and 2x wood rafters. A set of paired, painted white, plywood doors open toward the alley on the west elevation.		

IV. ARCHITECTURAL HISTORY

25. Date of construction: Estimate: Actual: **1906**
 Source of information: **Town of Longmont Water Rent Collection Records; Longmont city directory, 1892.**

26. Architect: **Unknown**
 Source of information: **N/A**

27. Builder: **Unknown**
 Source of information: **N/A**

28. Original owner: **William B. Hutton**
 Source of information: **Town of Longmont Water Rent Collection Records; Longmont city directory, 1910.**

29. Construction history:

Longmont water rent collection records indicate that this dwelling was built in 1906, and that it was originally owned by William B. Hutton. The original hipped-roof dwelling measured 24 feet square, with an open front porch. In May of 1953, owner Clarence Akers obtained a building permit to erect a "back porch 22' by 8' one story." This enclosed porch addition, was built onto the west (rear) elevation by Mr. Akers. Three years previous, in October of 1950, Mr. Akers had obtained another permit to build the "frame garage." Several years earlier, in September of 1928, owner Bruce Edwards obtained a permit to erect a frame coal house to measure 12' by 12'. This structure may still exist behind the house.

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:

The first owners of this house at 343 Martin Street were William B. and Nola Hutton. Town of Longmont Water Rent Collection ledgers show that the first entry for water usage at this location was on November 22, 1906. At the time, the owner of the four-room dwelling was recorded as W. B. Hutton. William Hutton worked for much of his life as a farmer in the Longmont area. In 1906, when this house was under construction, he and his wife Nola were living at 1102 6th Avenue. Soon after moving into their new Martin Street home, the Huttons celebrated the birth of a daughter. The occasion was noted in an article appearing in the July 10, 1908 Longmont Ledger. By 1910, Hutton's occupation is given as laborer. Little additional information on the Huttons was found in Longmont newspaper files. A few years later, in 1916, the home on Martin Street was occupied by John Compton, followed in 1918 by A. J. and Minnie Whelchel. The Whelchels had previously lived at 327 Baker, Street, and in 1906, according to the Longmont City Directory, Mr. Whelchel was employed by the Great Western Sugar factory. The Whelchel family remained here through the mid-1920s. William V. and Alice M. Nelson then became the property's owners, circa 1926. William Nelson was employed as a driver for the Longmont Model Laundry. A few years later, the Nelsons moved to 823 Gay Street.

On September 5, 1926, a building permit was issued to Bruce Edwards, for a frame coal house on the property. Edwards is listed as both the owner of the property and the builder of the coal house. Edwards may have used the property to provide rental income, as its occupants changed frequently over the next two decades. By 1930, the dwelling was the residence of Samuel B. and Eunice M. Austin. Two years later, the Austins moved to 1 4th Avenue, and Paul W. and Virginia M. Bartholomew had taken their place. Mr. Bartholomew worked as a baker for Sanitary Bakeries Inc. 1936 saw the home occupied by Edward F. and Frances Kotzenberg, followed by Leonard D. Peavy through the mid-1940s, and Frank O. Grimes in 1949. At some point during these years, ownership of the property had transferred to Alfred V. Dworak, who also utilized the property to generate income.

Alfred Vance Dworak was the son of Anton (Anthony) F. and Louise Dworak. One of the best known realtors in Northern Colorado at the time of his death, Anton Dworak owned several business buildings and other real estate holdings. Established in 1907, Anton Dworak's real estate and insurance firm became a family business, carried on first by Dworak's sons, Alfred V. and Ernest, and later his grandsons. The company was purchased in 2000 by First Main Street Financial, Ltd.

In 1949 or 1950, Dworak sold this Martin Street property to Clarence and Lena W. Akers, ushering in a quarter century of stability for the house. Clarence was the son of early Longmont residents William and Belinda Akers. William arrived in Longmont in 1881; Belinda moved to the Liberty Hall District, east of Longmont, in 1888. The couple raised a daughter and four sons, one of whom was W. Clarence. During the years that he lived at 343 Martin Street, Clarence worked as a chauffeur for Carl Johnson. The Akers owned the home until circa 1976, when it was sold and, apparently, once again became a rental. This ended in the mid 1990s, with the home's purchase by its current resident and owner, Dennis E. Schneider.

36. Sources of information:

Boulder County Assessor records.

Town of Longmont Water Rent Collection Records.

City of Longmont building permit files.

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

Sanborn Fire Insurance maps.

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 during the early 1900s. Built in 1906 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 representative Hipped-roof Box plan. The property's level of significance is not to the extent that it would qualify for individual listing in the National Register of Historic Places, or in the State Register of Historic Properties. The property, though, likely would qualify for individual local landmark designation by the City of Longmont, and 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 reasonably 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. The only addition to the original house is a 22' by 8' shed-roofed rear extension which dates to 1953. The house's exterior siding is probably not original; however, it too probably dates to the 1950s. Overall, a sense of time and place of a modest early twentieth century Hipped-roof dwelling is still largely in evidence.

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 east to Martin Street 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 245-246

48. Report title: **Eastside and Westside Neighborhoods: Historic Context and Survey Report** Department of Community Development, Planning Division

49. Date(s): **04/30/06** Civic Center Complex

50. Recorder(s): **Carl McWilliams** 350 Kimbark Street

Longmont, Colorado 80501

51. Organization: **Cultural Resource Historians**

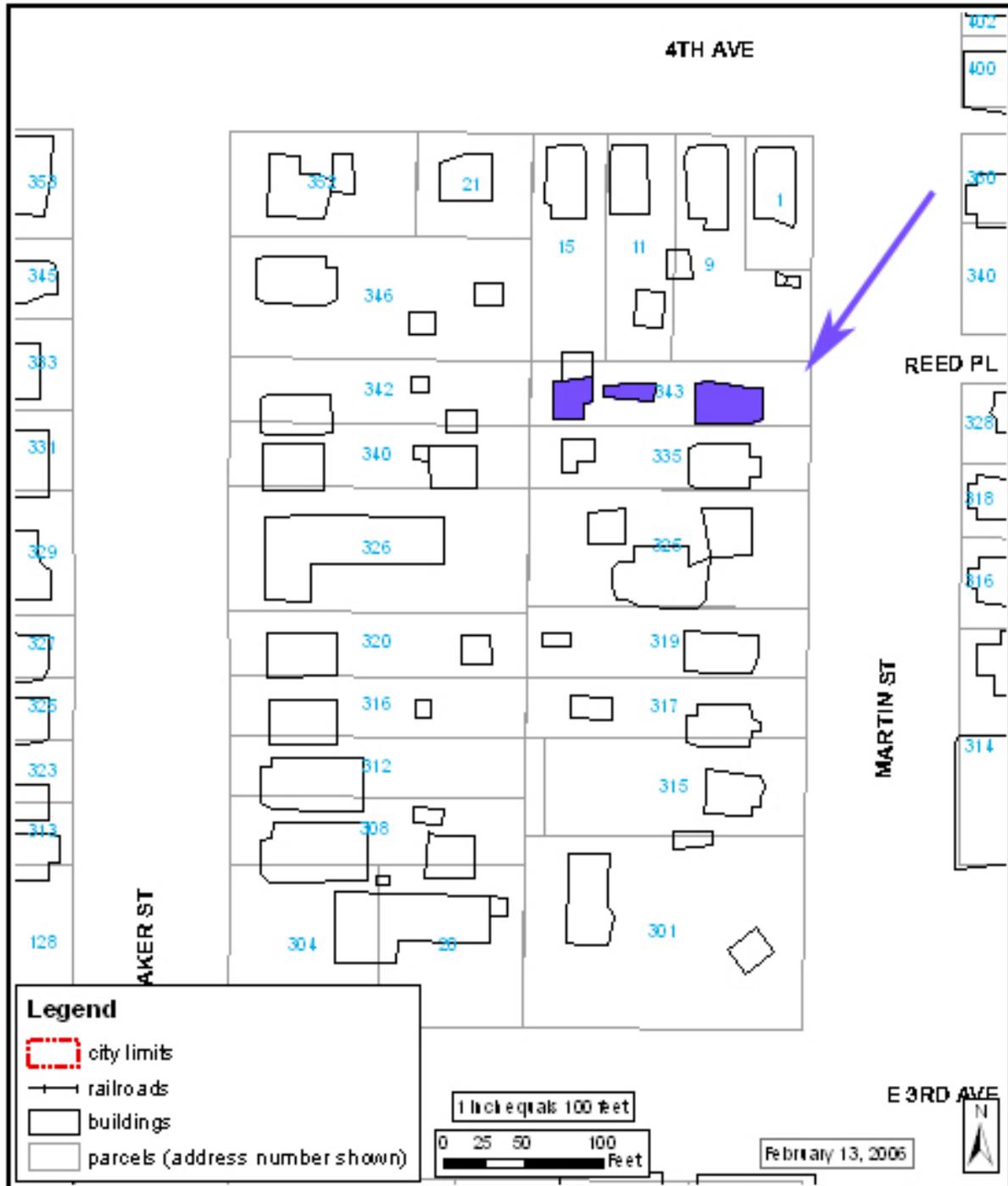
52. Address: **1607 Dogwood Court**
Fort Collins, Colorado 80525

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

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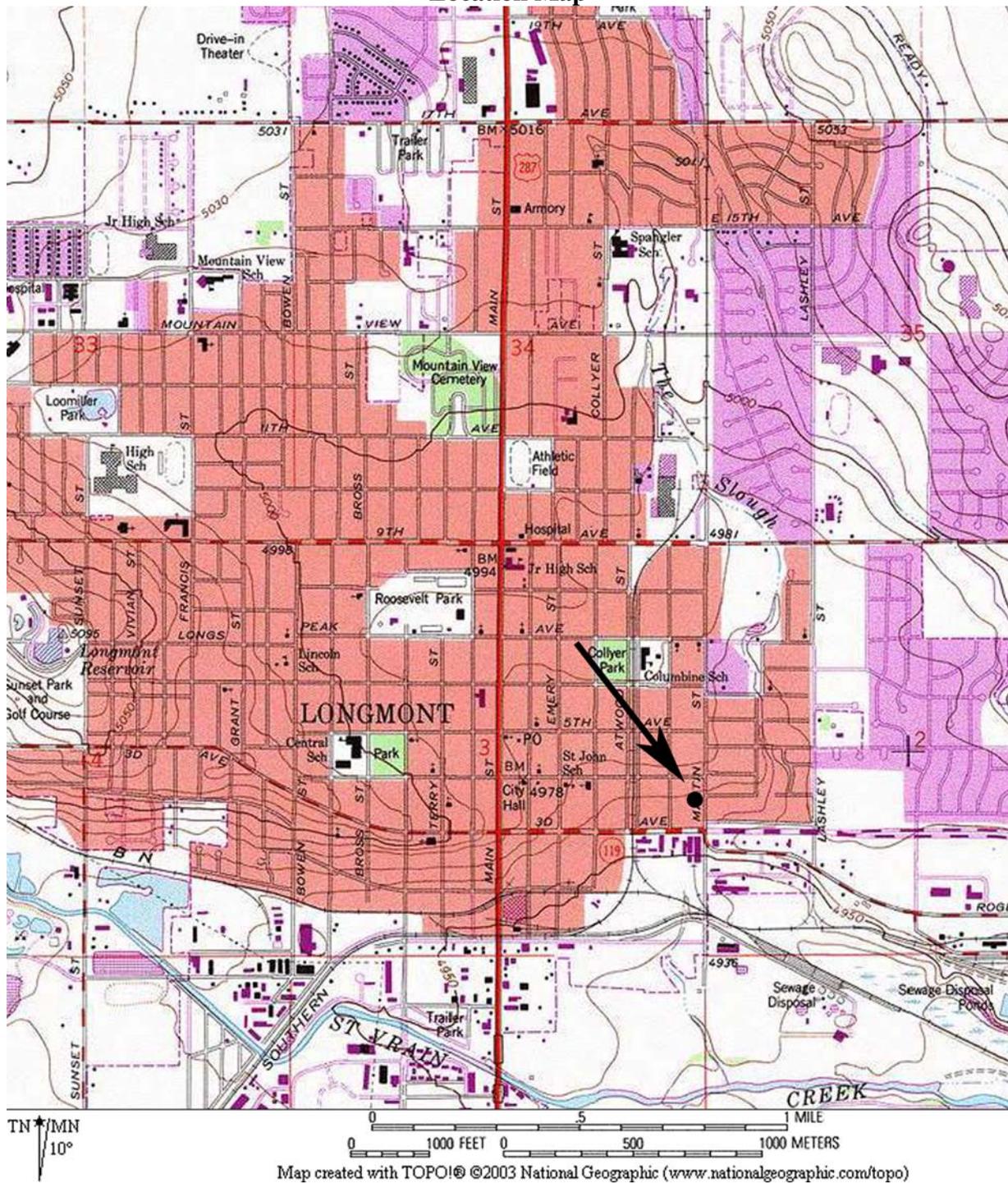
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Sketch Map



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Location Map



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