

Historic Eastside walking tour 2021--connecting homes to people and names to Longmont today Richard Jacobi

Hi, my name is Rick Jacobi, and In honor of Longmont's 150th birthday, I'll be taking you through the historic eastside neighborhood, connecting homes to people and names to Longmont and Colorado today. But first I want to take a few minutes and talk about early Colorado, to put the tour into context. Then on the tour, we will make lots of stops. Unlike some tours, where the information presented to you is severely edited, I will give you lots of details, like brush strokes in a painting, and then you can step back after the tour and put the picture together. There is way too much information to remember, but if you want to recall something interesting you hear today, the tour script is available online on the neighborhood website--and when I am done, hopefully you will have a mental image of what Longmont was like, especially around the turn of the century, 1890-1910.

This tour is the outgrowth of a more limited horse drawn carriage tour given by the HENA, about 20 years ago, given every Christmas. You will see white signs in front of some of the houses from that tour, but there are many historic homes that weren't on those tours and aren't labeled. Similarly, some houses have a round brass plaque on their fronts, signifying a city-designated historical landmark home; but many potential landmark homes are not formally designated as such. As far as the information I present today, I learned some of this information some from our old tours, some from a pamphlet written by Glen Sherwood, who used to live on Collyer Street. I got some information from Erik Mason's new book, called 'Longmont: the 1st 150 years', which came out this year and is for sale in bookstores downtown and at the museum; some from Betty Newby's book, the Longmont Album. And I got a lot of information from the Historic Eastside Neighborhood Architectural survey, which you can see online on the city's website. (--Or just google it.)

I want to start by talking about Vance Brand. Vance was born in 1931 in Longmont, so he is now 90 years old, and he is most renowned for being a test pilot and NASA astronaut. At the kickoff of the City's birthday celebration, he recounted growing up in Longmont. He recalled speaking to an old pioneer when Vance was a child, who described Longmont to him as 'only a grassy, windblown plain, with nothing more remarkable than an occasional cactus'. So all this, all of Longmont, a city of 100,000--has been built in just 2 lifespans! Which to me is remarkable. I learned that the eastside neighborhood was the home of at least 6 mayors, and innumerable city council members & aldermen, postmasters, road supervisors, county clerks, water superintendents, town marshalls and county sheriffs--you name it. There are parsonages, manses, and rectories (which are all essentially the same thing), as well as several churches here; and in addition to a one time hospital, there are the homes of a number of nurses and doctors, some of whom tended to the wounded in the civil war; others made quite an impact on the small town, initially made up of immigrants from far and near. Lots of records mention German immigrants, but in my review I counted mentions of 24 Swedes, 14 Danes, 10 Canadians, and only 8 Germans. (I also saw mention of 8 Englishmen, 6 Russians, 4 Norwegians, 3 Irish, 2 Czech's, 2 Scots, and at least 1 Welsh, Austrian,

Frenchman, Swiss, Belgian, Crete, Argentinian, & Yugoslavs--all coming to settle our melting pot on the plains.)

Before those of European ancestry came the Arapahoe, Ute, and Cheyenne, and there were others before them--but we have to start this somewhere-- so I will start around 1800.

What happened around 1800, that greatly impacted Longmont?

The Louisiana Purchase! It all started with Napoleon!--If it wasn't for the Napoleonic wars-- which nearly bankrupted the French, who then were willing to sell off real estate to generate needed cash--and without Thomas Jefferson's closing on the famous real estate deal in 1803 with the Louisiana purchase, we would all be speaking French right now! We can still see remnants from way back then in some names in this area, from the French in Colorado. For example, the river that runs through Fort Collins is the Cache la Poudre, French for "hidden powder"-- the Cache la Poudre river was reportedly named for a place French fur traders stored gunpowder. The Cache la Poudre runs through the little town of LaPorte, which is French for "the door," (presumably the door to the mountains, for the trappers) . Laporte was the first town in northern Colorado, northwest of Fort Collins-- it was started by the French In 1828, 23 years before San Luis (Colorado's oldest official town) was chartered, and it existed many years before Fort Collins was on the map.

So much for the French. Lewis and Clark came out a year after the Louisiana purchase but explored north of here. The first major American exploration of our area came 16 years after that, now just over 200 years ago. This trip left its name in our region and on the city -- who knows what I am talking about?

Major Stephen Long's expedition in 1820 was the first formal US exploration into the area, although Kit Carson and other explorers had been through previously. Unimpressed, Major Long described the area as "uninhabitable by civilized man... the great desert is (just) frequented by roving bands of Indians..." But despite being dissed, our most prominent peak, Long's Peak, was named after him, and our town was named after the peak.

Trappers and explorers continued to frequent the area and use Indian trails--some of which are still used today. Fall River Road through Rocky Mtn Natl Park follows an old Ute Indian trail over the continental divide. The Overland Trail made by early explorers followed an Indian trail going up and down the front range, and it became a stagecoach route, going as far as Laramie. It evolved into a paved road, and is now highway 287--our Main Street. So when you are window shopping on Main street, you are walking on an old Indian trail! Although it probably had less traffic lights then.... BTW if you are interested there is a museum dedicated to the Overland Trail, in Sterling.

17 years after Major Long traipsed through, another explorer and pioneer came, that left his name all over our area. Anyone know what happened in 1837 near here?

A couple years before, in 1833 the Bent brothers and Ceran St. Vrain established Bent's Fort, for their trading company on the Santa Fe trail, in La Junta.. Then in 1837, they built Fort St. Vrain, at a site chosen to be ½ way between Fort Bent and Fort Laramie, which placed it a mile or so north of the current Fort Vasquez in Platteville. It was also placed there partly to take business away from Fort Vasquez and Fort Lupton. This choice of location put Fort St Vrain at the confluence of the South Platte River and a smaller tributary that was named after the fort, and so became the St. Vrain River.

Bent's fort is still there, managed by the National Park Service, and you can still go see it in La Junta. You can also see Fort Vasquez with a quick jaunt out to Platteville, but Fort St. Vrain is gone. Ceran St. Vrain later became governor of New Mexico territory, and while not a lot is known about him, the name St. Vrain is on our River, school district, and some businesses in town.

So, many natural features were already named when things started hopping, when gold was discovered in Clear Creek, in 1859. It is estimated that 100,000 people came to Colorado territory seeking gold. But just as many people moved west for the healthful air and climate, to treat tuberculosis and other respiratory conditions. Boulder prospered, supporting miners searching for minerals up Boulder creek. Nederland is the Dutch word for Netherlands, the Netherlands Mining Company processed ore from mines in Caribou and Eldora in the town. The town of Hygiene started as a hygienic sanitorium for TB patients. For a variety of reasons, European-Americans started settling Colorado in earnest.

One of those 1859 gold prospectors was Alonzo Allen. He came from Wisconsin with his stepson William H. Dickens and homesteaded the South St. Vrain Creek. At first floating his logs from the mountains down Boulder Creek, to build a home in Valmont, he changed his mind and took them over the hill by ox cart from the Boulder Creek Valley to the St. Vrain Creek Valley. The path he took 'as straight as a gunbarrel' left ruts with his heavy load over the hill between the drainages, which others followed--and his straight path gave the name Gunbarrel to the region. He settled here on the St. Vrain River, just before it's confluence with left hand creek, where it was easier to cross. With other settlers arriving at the St. Vrain Valley, they named the settlement here Burlington, possibly after the Iowa town some of them came from. Alonzo prospected, farmed, and also discovered the valley now named after him, called Allenspark.

Burlington encompassed a region that now is much of northern Boulder county, but centered where Main St (then the Overland Trail) crossed the St. Vrain River. Before irrigation ditches diverted much of its water, the St. Vrain was much bigger, and there were only 2 good crossing points, in Burlington and at Pellas Crossing, farther upstream, so this was a focal point of early traffic. By 1862, the community was big enough to have it's own post office. Allen's wife Mary came later with their 6 other kids, but found no place for her family to stay. She decided extra lodging was needed in the new town, and built a stage stop and hotel for the Denver to Cheyenne stagecoach, which was part of the mail route to California from Kansas. Up to six

stage coaches stopped there a day. In 1868, the Allen Hotel hosted Generals Sherman, Grant and Sheridan on their tour of Colorado.

This is what was here, before the Chicago Colorado Colony (which became Longmont) was formed. Burlington was eventually absorbed into the new town of Longmont. Next time you go south on Main Street, notice the Burlington shopping center on the right side, just after the river; that is where stagecoaches crossed the St Vrain on the Overland Trail. On the south side of the shopping center, on Delaware Avenue, there is a dusty forgotten plaque commemorating the townsite of Burlington. Other than that, and the Dickens house on the east side of South Main St. down by the D barn, there are few things to remind us of the previous town. In addition to the names of the Burlington elementary school and Burlington medical center, there is also a Burlington cemetery, just south of Sunset Middle School, which has the graves of early pioneers in the area.

But Colorado was growing and new towns started popping up. After the civil war a man named Horace Greeley was the editor of the New York Herald-Tribune newspaper. He strongly supported westward expansion--you may remember his famous quote: 'go west, young man!' He was active in promoting the Union Colony, a group of New Yorkers who planned and built a town that became the city of Greeley (a name that probably pleased the editor). A guy named Meeker was the editor of the agricultural section of the Tribune, and became president of the Union Colony, giving his name to the peak next to Longs Peak. The Union colony succeeded, largely due to early use of irrigation ditches to successfully farm Major Stephen Long's 'great American desert.' Its success, combined with real estate marketing by the Railroad, spurred those in Chicago to do something similar-- and so the Chicago Colorado Colony was organized, along the lines of the Union Colony.

Reverend Robert Collyer was the President of the colony organization. Sidney Gay (who was a newspaperman for the Chicago Tribune) was its VP. William Bross was a former Lieutenant gov. of Illinois and became secretary, along with Colonel CN Pratt. Pratt was also the agent for the National Land Company overseeing sales of RR land to colonizers. The government would grant land to the railroads, which would then sell some of the land to raise money to lay down the tracks--so the railroads were in the real estate business back then. Men named Bowen, Kimbark and Emery were also members of the Chicago Colorado Colony executive committee; so one problem they apparently didn't have was coming up with street names....Articles of incorporation were signed February 1st, 1871, which is the official birthday of Longmont, 5 years before the territory became a state and 150 years ago.

Things happened quickly after that. Seth Terry, Henry Emery and others came out to look at potential sites for the town. Two months later our site was chosen and purchased. The central square mile was thoroughly planned out before anyone else came here. The site was picked to be near the St. Vrain water (but above Burlington's recent flooding); it was near front range timber, and near coal in Erie, Valmont, and Marshal (now south Boulder). It was situated along

the overland trail. Two years later Longmont was incorporated into Boulder County and the Colony organization dissolved. Only after all this, several years later, did Colorado achieve statehood (in 1876--from which we get our official nickname 'the centennial state', as the US was 100 years old at the time).

Okay! So, to start the tour, we will start by talking about libraries. Did you know that Longmont has the oldest library in Colorado? Elizabeth Thompson was a Boston philanthropist and supporter of the colony, for whom Thompson park is named. (Unlike Robert Collyer, who became preoccupied by the great Chicago fire burning down his church, she did come and visit the town.) She donated the library to the Chicago Colorado Colony, and also bought several plots in the settlement, to give away to colonists who couldn't afford to buy them, helping the less well off, and financially supporting the early town--her contributions were celebrated with the 1st strawberry festival in 1871, and she visited from Boston to join the celebration. The strawberry festival has morphed into an annual antiques show, and the original library building is now a private residence, on Pratt St on the westside of town.

But now--It's time to see the Eastside! We are going to start by going down to 3rd Avenue, stopping on the corner. Does anyone have any questions?. Feel free to ask questions or have me repeat something at any time if you find it interesting, while we take our stroll through the neighborhood.

>>(3rd & Kimbark)

The Great Western Hotel

In the early days milled lumber was hard to come by, so as Longmont grew, rather than rebuilding, sometimes buildings were moved. Mary Dickens Allen's stage stop hotel in Burlington was moved to the new town, to this site in 1882, and was called the Silver Moon Hotel. 37 years later (1919) it was torn down and replaced by this hotel, which has its own interesting history. This is the Great Western Hotel, and was built by the Great Western sugar company as dorms for seasonal workers during beet harvest season. It is in Tudor Revival style, with mullioned windows and half-timbered entrance on the central Gable. That you can see from nearer the police station. Some of you may have noticed that there is an identical building located in Johnstown, presumably built by Great west for beet harvesters there.

At the time, It was the largest building in town, and also hosted social functions in its large dining room. During WW II it was converted into a POW camp, and housed 180 German and Italian prisoners, who worked Longmont's fields while our men were overseas. They got 80 cents a day for their efforts. In 1947 it was converted into apartments, when there was a general housing shortage and postwar economic slump. At that time many of our larger Eastside homes were converted into duplexes as well. Now it is run by the Inn Between as one of their temporary housing sites, for those risking homelessness.

>> (3rd and Emery, NE corner)(Auto Parking lot)

We are going to talk about the white building across the street, Independence hall.. Here is another tale of moving buildings. William Dickens built '**Independence hall in Burlington, (aka Dickens Hall)**, initially near where Highway 119 crosses 287 today. It had a general store and Turrell's drug store downstairs, and a community center upstairs. It was built in 1865, but 6 years later, after the formation of Longmont, the building was moved -- first to the northeast corner of 3rd and Main, where the opera house is now, then to the southwest corner of 3rd and Main, and finally to the southeast corner of Emery and 3rd, where you see it now. This nondescript white building is the oldest functioning building in Longmont, several years older than the town itself. I believe it now is used for apartments. (The oldest building is the Affolter cabin, built in 1860-- it is in old mill park, and was also moved here, from near haystack mountain).

>>(NE corner Collyer and 3rd--georgia boys parking lot)

212 Collyer, The current **OUR center building**, was a factory built in 1946 to house the Gibson tractor company, the 1st new industry in the city in almost ½ a century (40 yrs), after the building of the sugar factory. The early town grew rapidly, and Longmont is growing quickly now, but for 70 years between 1910 and 1980, the town grew much more slowly, so this was a significant addition. A second Gibson factory with similar two tone brickwork was built on 9th avenue, and now houses the Circle Graphics company, near the RR crossing and Baker St. Now out of business, Gibson tractors have a cult following, and aficionados celebrated their 75th anniversary this summer at the Dougherty museum south of Longmont. (If you have never been to the Dougherty museum YOU MUST GO). We will get off this noisy street, but notice the first house we pass, 306 Collyer (The house next to Georgia boys parking lot),

306 Collyer. It was built in Queen Anne style by Hans Nelson in 1901, and has an interesting tower over its entrance. It was the 5th house on this side of the block, built 30 years after the town was founded.

>>**330 Collyer** , the navy home with big glass panes on the covered porch, was built by James Reinert in 1901, who was born in IA in 1880 & came to CO as a teenager. He eventually became a city councilman. Even in 1901 he had to tear down a previous house on the large city lot to build this, while the lot was separated to this and the site for 326 Collyer to the south. While this sounds surprising, some of the initial homes were quite modest in the colony and it was easier to replace them rather than expand them. We will see a good example of this later. We are going to walk around the block, but notice

>>**352 Collyer** on the corner of Collyer and 4th, it was built by Gifford Rider, who was born in VT in 1853, and homesteaded in KS before coming to Longmont. While many initial settlers were from the east coast, some just moved west with the frontier; and others came from overseas.

>>(160 Atwood)

We can't talk about the Eastside without talking about the train! In 1867 the transcontinental **RR** reached Cheyenne from the east and in 1869 the RR was completed. This was 2 two years before the incorporation of the Chicago-Colorado Colony..

The front range received supplies and shipped goods up to Laramie by oxcart. Fort Collins was built on the overland trail near Laporte, in response to Indian raids of goods shipped across the

route, and a train route connecting the front range and Laramie was clamored after. The first north-south railroad was the Denver Pacific RR, which received a congressional land grant in 1870, but it bypassed Longmont and went through Erie.

A competing line came directly through Longmont in 1873. Starting in Golden, which was the territorial capital and competed with Denver for dominance at that time, construction got as far as Longmont and stalled in our town as it's northern terminus for four years, because of a national economic panic; but this encouraged goods to be shipped through the town before the line was extended all the way to Wyoming, and helped the colony survive. In 1881 another line was built going east from here to join Erie coalfields and the Denver train route, another was built south directly to Denver, and one went west to Lyons. At one point four different RR companies serviced the town (you may have noticed we still have 2 RR stations, on 1st and 2nd avenues, on South Main St.).

204 4th is the red house on the northwest corner; it was built in 1905 and was converted into a preschool, Pooh Corner Learning Center in the 70's, later Morningside montessori school, before converting back to a single family home recently. Before zoning, quite a number of businesses were interspersed with our houses, and some residences were converted into businesses.

>>**160 4th** Was home to the superintendent of Great West Sugar Factory, George Shaffer, in 1899; in the 1930's it was converted into Benjamins Meat Market. Years later it was transformed again, this time into apartments.

Up the street a bit from here, **427 Atwood** was built in 1892 & had as it's first resident one of Longmont's first blacksmiths, Luther Adams

436 Atwood Was built in 1890 & was the home of Chris Schoolcraft, born in VT in 1825; he and his sons (Wm & Albert) were prominent homebuilders, and built many of our early homes

>>(SW corner, 4th & baker)

A comment on architecture here: **400 Baker** is a classic, well preserved craftsman bungalow, built by August Laib, a German immigrant born in 1864. He came to Longmont in 1891, and homesteaded west of town; he moved here in 1903. The original home on this lot was built in 1892; he moved it to the back of the lot (it is the white home to the east), subdivided the property, and built this home then in 1921. Craftsman homes were almost all built around 1920, and almost all the homes from around here from around 1920 seem to be in this style, it was a very popular style for a brief period.

Craftsman homes generally have gently sloping single ridge roofs, a front porch with railing or ½ wall, and tapered columns; windows often have mullions, the window pane divisions, on the upper 3rd. There is a notable absence of spindles and queene anne frilly design, which was prominent just a decade or 2 before.

Across the street-- the white home, **352 Baker** was the home of Lewis Dickson, the 1st mayor of longmont. He was born in 1834 in Ohio, moved to WI, and drove oxen to CO in 1859 with the gold rush; after little success prospecting, he homesteaded on the St. Vrain River. He also operated a mill. He enlisted with the Union Army in 1864, & was involve itd in the sand creek massacre. Participants at the time were considered heroes. Heyll loll was elected to the Colorado Legislature in 1880, & elected Mayor in 1882. Later in life he built this home, in the

1890's. It was almost demolished after a catastrophic fire some time after 2010, but restored when it's historic significance was noted.

>>**345 Baker** was the home of George W Dean. It was built in 1897, when he was city Marshall. He was later Longmont street commissioner until forced out by the Klu Klux Klan, which briefly took control of the city government here and in Denver in the 1920s.

345 Baker is a very common style home for the time, called the '**hipped roof box**'. This is a small cottage with square footprint and sloping roof on all sides, or hipped roof. This economical style can be seen all around old town, and around the countryside in old farm homes. Most (like this one) have additions added later to expand their square footage, as settlers prospered.

333 Baker was built earlier, in 1884, and was also Dean's residence at one time

>>Baker and 3rd--Veterinarian parking lot

EMPSON CANNERY

As I mentioned earlier, 1/2 the early settlers came to Colorado for its gold, and 1/2 for its healthful air, to treat pulmonary conditions. John Empson suffered from pulmonary hemorrhages, probably tuberculosis, and in 1883 came to Colorado. Three years later, his health improved and he settled in Longmont. He embraced the relatively new food preservation method of canning foods, and started his cannery here. It was immediately so successful that when it was destroyed by a fire just four years later, it was promptly rebuilt by the Longmont citizens. At first canning tomatoes, he later branched out to pumpkins and peas. In 1894 he improved the mechanical pea shucker, and was so successful, that by 1908 Colorado led the world in the canning industry. Not only did this stimulate Longmont's growth, Empson also built plants in Ft Lupton, Loveland, and Greeley.

In 1905 this was the largest single cannery in the world. 20 train cars packed with peas shipped east that year. The Kuner pickle company merged with the Empson company in 1927, and for a while it was known as the Kuner-Empson company. Kuner's cans are still on our grocery store shelves. This cannery closed in the 1970's, and was converted into apartments.

>>428 baker(next to 436 baker (yellow house with parking lot))

You can see the melting pot that is the US and Longmont by looking at the homes here:

400 Baker was the craftsman bungalow on the corner, built by August Laib, a German immigrant born in 1864 i mentioned earlier

427 Baker across the street was built in 1895 for Hattie Cummings; later housed Civil war veteran George Campbell, then Danish immigrant Andrew Johnson, he was b. In 1838 in Copenhagen.

On this side of the street **428 Baker** was built by David Miller --he was born in OH in 1844, and came to Colo. territory at age of 21 to farm in 1865, six years before the Chicago Colorado Colony. This was built for him in 1900. Later it housed Hannah Dobbins, a widow quite active in the WCTU.

433 Baker first housed Thomas Wolley, born in Staffordshire England in 1845. He moved to Nova Scotia in 1864, and later to Erie, where he owned a coal mine; he built this home in 1899.

For a while, the Eastside had quite an international flavor! People came from all around domestically as well.

>>**436 Baker** the yellow house here, in 1903 had residents from KY and MO; the next owners were from KS & SD, then the Dunfee family settled in. Notable Hilamongst the Dunfees was Harold Dunfee, who received the purple heart for wounds received in the Philippines in WWII
440 Baker next door was built in 1925 and was the home of Fay Garner, who invented a sugar beet loader, which helped the industry thrive in Longmont. He also invented a 90 ton tractor (powered by 2 430hp motors) for dam and mining construction--the largest production loader in the world.

>>**444 Baker** was built like Mr Garners home in early 1920's in the craftsman style, on the site of Joe Mumford's house. Joe was a pioneer who farmed north of Longmont--highway 66 and Main St is known as Mumfords corner, the site of his homestead.

>>NE corner 5th and baker

447 Baker on the southwest corner behind us was built in 1912 and replaced a home built just 12 years earlier (in 1900) by Wm Coyle), when a grocery store was built with it that you can see behind the house (107 5th)--it was called Schaefer's grocery, later Anderson's grocery. It closed in 1960. Now we call the home the tulip house!--It looks like Holland, in early May

501 Baker across the street was built for Thomas Lavridson, a Dane who immigrated in 1915. He was b. In 1866.and ran a quarry in Lyons, was a stone mason, and did much of the stonework of early buildings in town

509 Baker the light green home, was built by James Madison, who came to CO at age 19 in 1872, a year after Longmont was formed; he was a rancher with a danish wife. He built this in 1903. Many farmers retired to this area.

On this side of the street, is **500 Baker** James Sorenson built this in 1906; he was born in 1850, and sold coal and hay in town, (sadly, he killed himself in his garage after his wife died and then his son died @21 of pneumonia--life expectancy was definitely shorter in those days).

>>**508 Baker** was built in 1906 by George Meyers, an early homesteader who was born in MI in 1833 and arrived in CO by oxen; he retired to this home. This is another **hipped roof box** home--you can see, there are several good examples of this on this block.

While the houses here are some of the oldest in town, many of the original owners of houses in this section of town were some of the earliest homesteaders and farmers, who, 30-40 years later, then built these homes and retired here in town. Such was the case for George Meyers here, and for David Miller and Thomas Wolley, who we talked about at 428 and 433 Baker, and with James Madison at 509 Baker. Atwood and Baker streets especially, seem to be the original Leisure-world for the farming community! There was no social security back then, no pensions, and retirees lived modestly, as reflected in the architecture of homes on these streets, many built around 1907-1910. The age of many of the homes also suggests this was housing for employees at the cannery and sugar beet plant.

Lots in the planned community were initially quite large and sold for \$25-50; later most were subdivided. Outside of the original planned square mile, 5 to 40 acre lots for farming were sold.

The town grew quickly: By April of 1871, after less than 3 months of planning, 100-200 colonists arrived, and by November 1871 (9 months after incorporation) 664 business and residential lots were sold, 20,000 trees were reportedly planted, 10 miles of canal were dug, and a newspaper was started!

By the following year, 100 buildings were built; another 13 miles of irrigation canals were dug, and a town well was placed at the NW corner of 4th and Main St.. Space was set aside for churches, government buildings, and parks. You may have noticed, the streets were made exceptionally wide--this was to allow for horse and carriages to make U-turns.

As Longmont prospered and time went on, in general the new Eastside homes became progressively less imposing, as they were nearer the factories and the train tracks, while more elaborate homes were built predominantly on the westside of town. The train that helped cement the town's existence became the less desirable neighbor, with coal soot and noise, that eventually gave the eastside a decidedly blue collar flavor. So paradoxically, the older homes in our neighborhood are sometimes the largest and most elaborate, when the town was less economically polarized. Homes built here after 1905, like most on Atwood and many on Baker, are more modest. (Luckily the coal soot is gone, and the train horn will soon, finally, follow!)

>>520 Baker (midblock)

520 Baker was built in 1905. Its most notable resident was Samuel Litzenberger, born 1914 in Calgary Canada--he received a Phd in agronomy & taught at the Univ. Of Florida, worked for the USDA, and for the territory of Alaska before retiring here. Agronomists were drawn here due to our thriving farming industries.

>>**535 Baker**, the light yellow home across the street, was 1st owned by Garret Clawson. He was b. in 1834 in IN, moved to California Gulch near Leadville and mined for 2 years, before moving here. He joined the 1st Colo mounted militia and guarded mail routes on the Platte R during the Civil war. He built this when he was 72, in 1906.

>>**538 Baker** was built in 1903 by Irving Vyse, who came to CO from IA for his TB (this helped many, but not all, and he died 5 years later, in 1908)

>>544 Baker-SE corner of 5th and Baker

544 Baker was built in 1892 by James Golden, a county assessor and farmers union leader, he also ran a candy store in town. Another resident was Elwood Payne: (b. 1869 in OH), he was a lawyer in AR and OK before coming here. President McKinley appointed him the US Commissioner for the Southern District of Indian Territories. (Initially a brick cottage, the house was stucco'd in 1950)

600 Baker across the street is known as the corner house, because of the prominent tower over the porch facing the corner of the block, suggesting second empire styling--but it has scalloped shingles, typical of queen anne style, as well. Note the stone lintels, and stone course between the first and second stories.

Let's talk a bit about **bricks!**. The **great Chicago fire** took place in 1871, the year Longmont was founded, affecting many of the colonists' families back home. Downtown Main Street was initially built of wood, but was destroyed by fire just 8 years after being built (in 1879), and then brick construction was mandated for all of our rebuilt downtown commercial buildings. All of this prompted the early development of several brickworks in the early town--one reason why many

of our older houses are made of brick as well. Boulder county courthouse records also burnt up around 1910--so if you live in an old home and look at the title and it says 'built in 1910', don't just believe it! They listed that date on all homes older than that, on county records. More accurate dates come from Longmont water tap records, and Sanborn insurance maps of the area.

On the other side of the street,

543 Baker, the yellow house, was built by R.N.McLeery, who was born in PA in 1882, a shaker-and-mover who received a business degree @ 17, moved here to work for GW sugar and eventually became district chief--he was also president of the American society of sugar beet technologists, and president of the CO civil service commission.

545 Baker, the grey house next door, had as its 1st resident Walter Smith, 1 of the 2 1st mail carriers, when door to door mail service started in 1905

547 Baker, the next house up 1st housed George Mullen, a coal miner--later residents were Empson canners, and retired homesteaders

>> **614 Baker** Was built in 1907 as the home of Albert and Goldie Laurenstein, who (along with the clothier Schey), were some of Longmont's early Jewish citizens; Al came from Illinois, and was on the school board and chamber of commerce. Unlike some who came here to retire, he built this when he was 29, soon after they married.

616 Baker was built in 1905 and housed WC Graham, who was born in Indiana in 1890; he was the chief chemist for the Great Western sugar company.

--we will talk about the Columbine school when we come back down this way, in a bit--

>>**638 Baker** was the home of Charles Gaylord in the 1950's; he was a graduate of Princeton and went to Rochester for medical school. In WW II he was a medical corps battalion surgeon. Later, in Longmont, he specialized in cardiology and radiology. I don't know what the medical economy was like then, but I double checked, and this was his home.

Next door, at **640 Baker** lived Russisan immigrants Adam & Pauline Schillereff, volga Germans. Both of these homes were built in the 1940's

We should talk about the **Volga Germans**, as they were known, as they comprised a significant number of early settlers.. To encourage development of the Russian steppes, Catherine the Great offered land to Germans in the 1760's, who then came and settled in the Volga Valley. 100 years later however, a policy of forced Russification required them to give up speaking German-- and the German-Russian settlers were conscripted into the army. Many left for America, and some settled here, as the climate was similar here and many were already wheat and sugar beet farmers.

We will go around the block for a stop on the far corner--

>>**SW corner Longs Peak and Martin**

You may notice all address numbers on the Avenues start from Martin St., not Main St. It is because the first square mile of the town was comprehensively planned out from Martin St on the east to Bowen St on the west, from 1st Avenue in the South to 9th Avenue at the north end, with lots being numbered east to west. This is also why there are jogs in the road east of Martin, north of 9th, and west of Bowen, as the city changed the size of its blocks as it expanded.

2 Longs Peak was built in 1907 by William Longfellow, who was b. 1842 in IN. In the civil war, he marched with general Sherman to Atlanta; he came here 25 years later.

The craftsman home on the southeast corner at **630 Martin** was the second house built at this site by Fred Dudley's family. Fred's dad initially had a cabin in Rollinsville in 1866, then a homestead near platteville, then an earlier home here; dad drove oxen from Illinois or MO to the Ch-CoColony and back. On one of these trips the family was falsely told that he was killed by indians; he returned to find the family in mourning. Fred's mother had her own run-ins with the Indians, but won the friendship of some by sharing with them some of the biscuits she made. Their story is told in the book "They came to Stay".

700 Martin was built by Fletcher Brown in 1930--he was the realtor who platted the development east of Martin

641 Martin is the **German Congregational Church** here, and was built in 1924, although there were several German congregations in the neighborhood before this. This church has changed denominations several times, and is built in gothic revival style., with gothic arch windows and crenulations on the steeple.

710 Martin across the street, with the apartments behind it was built in 1910 but has more recent historic events associated with it. This was the home of Jeff Cordova--he and Juan Garcia were hispanic teens who were shot and killed in 1980 by police officer Glenn Herner, spiking long simmering racial tensions in Longmont. It led to reform of our police department and city services, and the start of El Comite, 40 years before George Floyd (and Rodney King, and too many others to mention in between and before.). The property is being developed into apartments, but the house is being kept in front for it's historic value.

To shorten the tour to a questionably manageable size, I have cut out the next block north, but information on it is on the on-line tour: just up the street on the right, at **or, Go up the westside of Martin St**

>>**720 Martin--** is a small boxy looking home notable for being set back on its big lot and its mansard roof, which was built in 1896 by George Abbot. This was the edge of town, and Mr Abbot farmed this land adjacent to town, and Longs Peak Ave E of here was at one time called Abbot Avenue

721 Martin was built by Victor Nelson, who was born 1861 in Sweden.

723 Martin was Nelson's rental home

>>**737 Martin** was built by EW Buckman,a coal mine worker in 1905; coal was an important industry in Boulder County at the turn of the century.

740 Martin was built later, 1928, for Jesse Wright this is another fine example of a craftsman home

>>735 Baker (SW corner of 8th and baker)

The interesting building at **801 Baker** with the Cupola was built in 1908 as a rental for Ed Bennewitz, an early car dealer, if not THE first, given the era.

745 Baker (on the corner) was built for Isaac Hildreth. He came with the gold rush in 1859 at age 20, and prospected pikes peak;. He went east after joining the Uniion Army for the civil war, then moved back to Black Hawk, to Central City, and finally to Longmont, where he became a

rancher. This was his retirement home, built in 1898, when he was 59 years old. . One of the older homes on the block, it at one time was a more typical Queen Anne house with victorian trim

735 Baker was built for Florence Clapp when she was 59 as well; she was born in 1846 in VT before moving west. It also housed Matilda Jenning, a swedish immigrant born in 1877 who was a nurse at St. Vrain hospital. People had an interesting variety of careers on this block--

734 Baker was built in 1888 for WA Brace, a beekeeper

>>**723 Baker** (the green home) Was built by M.P. Capp, a pharmacist in 1904, realtor in 1907, and boulder county sheriff in 1908--this kind of variety in occupations seems the norm back then, when technical training for employment was less important--

715 Baker was the home of William Sawdey, b. 1892, who had the first threshing business in Longmont (it is now apparently renumbered as 717 or 713)

Across the street,

718 Baker , the white home, was built in 1896 by Charles Bennett, the city Marshall; his son and grandson also became police officers, and lived here-atypical consistency!

>> SW corner LP and Baker:

712 Baker , hidden behind the trees, was built by Ed Nichols, who had a bike shop in 1902. He was known to fix kids bikes for free, and probably sold penny farthings, the bikes with the big front wheels. He also had a furniture store at one point.

>>**Columbine School**

On this side at **621 Baker** is of course the most prominent building here, is **The Columbine school**. Built in classic revival style with Ionic columns, symmetrical architecture and classic arches, it was closed in 1977 after 71 years, but renovated and reopened after a bond issue passed 4 years later and a single story addition was added; another addition was subsequently added to this. It is actually the second oldest school in our neighborhood, but the Bryant school, built in 1891 and about the same size, was torn down on Collyer St. after it aged and developed structural problems. The oldest school in our district in continuous operation is Central Elementary on the westside.

>>(NE corner of atwood & 6th)

The impressive building at **546 Atwood** was the **Presbyterian College**, built in 1886. The planned building was actually going to be 3x this size, extending across 6th avenue and up the 600 block across from the park-- this was just the southern wing--but the College soon ran into financial problems, and closed after just 3 years. It was later a Catholic school called St. Joseph's academy, and also became several other schools, including Longmont High school, before being converted into apartments in 1949. Built in the second empire style, it was designed by noted architect Fredrick Hall, and the full plan of this was recycled and the full building is now constructed- completely, as planned-- on the University of Wyoming campus, called the 'Old Main' building. This has a keystone arch entrance, italianate (long, narrow)

windows, intricate parquet-style brickwork above the second story lintels, and inside, 10 ft ceilings. **514, 516 and 520 Atwood** were originally built as dormitories for the school.

I'd like to mention 2 homes here, that perhaps show why some early homes were torn down: **537 Atwood**, on the corner diagonally across from here, is an impressive 4 square style home, built by Peter Jacobsen, who was born in Denmark in 1873. He came to Burlington to live with his uncle as a teenager, attended the Burlington school, and worked in Noland (now a ghost town, just north of Lyons) as a water boy for the pick and shovel gangs at the quarries, for 20c/hr. He then moved to California and worked there as a gold smelter, but developed lead poisoning, and so returned to Longmont for a career change, now employed as a carpenter. He built City Hall, as well as schools and hospitals in the area. He built this home here in 1907. The west side has an upper story deck, he must have had an expansive view of the mountains before all the mature trees grew in...

>>**213 6th Ave**, Jacobsen's first home here, was much more modest in size, the white cottage was originally just the front portion facing the Park. This home is not only much smaller, but has what appears to be several additions to a positively tiny original home. It was felt worth keeping, I can only imagine those homes in the neighborhood that were torn down after 10-15 years. Just down Atwood an apartment building replaced an impossibly small cottage, just a few years ago as well.

Collyer Park is one of 3 original parks in town, and many of it's first trees were planted on arbor day in 1884. It was named for Robert Collyer, a dynamic Chicago minister who was president of the Chicago-Colorado Colony, although he never visited-- most likely because his church burnt in the Chicago fire, and his congregation needed tending back home. The park had a brick bandstand built in the 1920's at its center, where concerts were regularly given by local musicians--it was torn down in 1969. During the depression hobos would jump off the trains and sleep in the park, sometimes searching the neighborhood for work during the day.

(Sw corner of collyer park, collyer st)

601 Collyer Was built in 1894 by Captain Levi Nichols, a confederate army veteran who was born in 1842 in MO. He homesteaded nearby in 1870, and moved to this home 24 years later. John Zimbeck was a later resident; he arrived in Longmont on a stagecoach with John Kately (who we will talk about soon) in 1869, and when he moved here he added the bay window to the home. Like the presbyterian college, this retains the original victorian wrought iron fence.

>>Next door, George Meyers built **609 Collyer** in 1894; it appears small but has 10' high ceilings, which helped avoid the heat in pre air-conditioning days. George was b. MI and came by ox team in 1864 from IA, when he was 31.

>>**617 Collyer**, is the stuccoed craftsman style house next to that, which was built in 1927. It's most notable resident was Alex Zlaten, who was in the army air corps in WW II. His P47 plane was shot down, he became a POW, and wrote a book about this called 'By the Grace of God'. Later he went to engineering school at CU, and then designed dams for the bureau of reclamation. He was also politically active, and after a career in engineering became a city councilman and mayor. Zlaten Drive now takes you out of Walmart, east of town.

619 Collyer, the white neoclassical home, was once the residence of Lorena Darby, she was son of the Danish carpenter Jacobsen and became the first female state senator from the Boulder district; she also owned and edited the Longmont Ledger newspaper. Her husband John learned carpentry from her father, and is responsible for apartments up ahead.

637 Collyer is the wooden bungalow just past the apartments, a house that replaced a home built by Silas Gregg, who was born in 1817 in NY, the oldest resident of the colony that I read about; he was 54 when the Chicago Colorado colony was formed, and died here in 1897, aged 80.

→>>BREAK<<--

Okay, this is the 1/2way point, If anyone needs a bathroom stop, or needs to get a drink of water, there is facilities in the center of the park; then we will carry on--
If you prefer you can stop now, and consider coming back next week to finish the tour starting here at about this time, 10:30.

>>SE corner of collyer and Longs Peak (circle)

A big factor in the success of early Longmont was **SUGARBEETS**. While grown throughout Colorado since the 1860's, they were at 1st mostly imported from Europe--and cultivating this crop was encouraged in a Longmont Ledger article as early as 1892. Locals raised money for a beet processing plant, and in 1903 the Longmont Sugar Beet Manufacturing Company was formed, which was necessary for successful cultivation of the beets, one of few in the state at that time. It joined the Great Western Sugar Company 2 years later. By the early 1900's Colorado was the leading producer of sugar beets in the United States.

Growing and processing sugar beets was labor intensive, and provided many jobs in Longmont, stimulating immigration to the area. The population doubled from 1885 to 1900 from roughly 1000 to 2000 people (1118-2201) largely because of Empson's cannery, and then doubled again by 1910 to over 4000 (4256) largely because of sugar beet production. In addition to the many ethnic Scandinavians, Russians and Germans coming to the area, Japanese families were drawn in and became prominent farmers in Longmont as well-- the Nishidas, Kanemotos, Tanakas perhaps being most notable.

702 Collyer, the yellow house across the street, was built in 1906 for Fred Tracey, who was born in the area in 1879, and soon sold to Asa Maxton, a Minnesotan whose achievements in sugarbeet cultivation are notable. While in the Spanish American War in the Philippines, he developed an interest in botany; after the war he became director of the experimental farm for the Great West Sugar company, and he developed the first sugar beet to be sold commercially in the US. (Prior to this, seeds were imported from Europe.) He developed the farming practice of crop rotation, which is still widely used today, and literally wrote the book on diseases of sugar beets that was used worldwide. He also had a museum in his basement where he displayed and recorded fossils, Indian relics and stuffed animals that he collected over the years--a little museum of natural history. According to the Times Call, among his collection were

skulls of rhinoceroses he found near Greeley, the skull of a 3 toed horse, over 5000 arrow heads, and numerous pieces of Indian pottery and implements. He died in 1980, aged 105 years old! The home was originally a queen anne cottage, but in recent years had a second story addition added. Lets cross the street--

>> **706 Collyer** was built by Gilbert Adams , a native Kentuckian, whose claim to fame was perhaps more modest, he became the CO state checkers champion of 1931! Not quite as far reaching as Mr. Maxton, but we all have our achievements....

Across the street (**713 Collyer**) the more contemporary **Darby Apartments** are built on the site of the 1891 Bryant School, which was torn down in 1959 due to aging and structural issues, with a large 2 story crack in the brickwork. The condemned school was bought by Peter Jacobsen, and his son in law built these.

The removal of the school was said to have started the preservationist movement here in Longmont, similar to tearing down Pennsylvania Station in NYC; the preservationist movement in turn was the impetus for starting the historic eastside neighborhood association, which is the oldest neighborhood group in the City, and one of the most active groups still. **ather in law, Peter Jacobsen.**

>>712 Collyer Originally, all of the original colony **lots were large**, and faced the north south streets, going all the way back to the middle of the blocks where there was an alley--so the oldest homes all faced east or west on the north-south streets. Later subdivision of the lots then squeezed houses in between the older homes on the Streets, and allowed for homes to be built on the Avenues, on the backside of the original properties--so you will often see the oldest homes on the north-south streets, on long but narrow lots, and often homes of alternating ages going up and down the streets, with newer homes on the east-west Avenues, due to infill on the initially impractically large lots.

The stucco home on the right, **712 Collyer**. was initially called Bach Hall, and was probably a boarding house, judging from the name, according to one source. Built in 1887, it; it is certainly the oldest house on the block. It's lot initially extended to the corner abutting Collyer park, a good example of how large the original lots were, and homes on each side, while old, are newer. Records suggest the house was built by Thomas Walker by 1890, and was the site where Baptists chartered their first Church in the area, which met in the home before building the church on Kimbark St.. The original baptist community here reportedly emigrated directly from England to Longmont, with the intent of establishing their congregation in the new community.

>>724 Collyer

Some architecture points: **724 Collyer**, the tall blue home on the right, was the second oldest home on the block, built in 1892 in colonial revival style by George Stonex-- a hoosier, he moved to Longmont when he was 37, one year earlier. Architectural revival styles, such as tudor , dutch colonial revival, and classical revival, were popular around the turn of the century and are sprinkled throughout our neighborhood.

The next house north, **728 Collyer** was built in 1908, and is an excellent example of the **American 4 square architectural style**. Typical features are the simple box-like design, two-and-one-half stories high, usually with four large rooms to a floor, a center dormer, and a large front porch with wide stairs. You can hopefully see some of the features through the trees; there are others in the neighborhood as well.

731 Collyer was built in 1900 for James Mellinger, an early plumber, by James Wiggins, a prominent local builder of the era

>>738 Collyer (white house with chimney)

736 Collyer was built by Martin Bashor in 1901. Originally called Bachelors hall, it was a boarding house as well

741 Collyer , the dark blue house across the street with the windows enclosing the porch with Doric Columns, was built in 1910, and by 1932 had on the property an auto repair garage (called Sawdey's repair), which relocated to Main Street by the 1950's

>>SE corner of collyer and 8th

803 Collyer on the NW Corner was built for pioneer Reubin Coffin. He was b. 1842 in NY, served in the Union army, then came west following his brothers George and Morse. He arrived in the St Vrain Valley in 1866, & 5 years later homesteaded property that became called walnut grove, as he had planted 2000 walnut trees (it was a popular picnic spot for townfolk). His homestead is where McLeans distribution center is now, just across county line road, north of 119. His brother Morse homesteaded nearby on property that is now sandstone ranch, the city park. You can see the inside of the Morse Coffin home, which is the park headquarters. Reubin moved off of his homestead to town 1920, built this and retired here in 1922 (again, when you see a craftsman home, think 1920, and you won't be far off!)

>>**808 Collyer**, the small blue home with pale yellow square columns, like bachelor's hall was built in 1907 by Henry Bashor. He arrived in Colorado in the 1870's, had farms in Longmont & Hygiene, & by 1900 was one of the region's largest land holders. Presumably this was one of his early rentals

>> **816 Collyer** was built for James Throop. Born in 1844 , he was in the Iowa Volunteer infantry in the civil war. Later the Wheeler family made this into a 4 unit apartment building; in 1991 like many homes in the area, it was converted back to a single family home. Henry Wheeler was a competitive golfer, won competitions in KS, NE, & CO; Longmlont now hosts the wheeler invitational golf tournament named in his honor

All of block 4, the city block across the street, was originally bought by Asher Golden and subdivided--Longmont's first subdivision! He came from Indiana in 1880, but his wife came in

1861 (when she was 2 yrs old) in a covered wagon. The couple homesteaded near Johnstown, and he retired here at **817 Collyer**.

823 Collyer, the dusky purple hipped roof box across the st., was built in 1905, and an early owner was Amos Millice. An original Chicago-CO colonist from OH b. 1843, he previously joined the union army, and also homesteaded near town before moving here; he helped survey the original sq. mile of town, and helped dig some of the earliest irrigation ditches.

>>**824 Collyer** was the home of Friend Wright, who came to work the Lyons-Noland RR in 1882, he built several homes on this block and others. Later he sold hardware, including windows and doors to the growing community. This is built in the Dutch Colonial Revival style.

--next we are going to go very briefly on 9th Avenue, stopping at the alley on the right; stay on the sidewalk in single file please as the road can get busy.

>>**(220 9th Ave.)** John Kitley built this prominent home in 1891. He was born in 1832 in England, and moved to WI but was brought out farther West (here) by his son, who came out 2 years before the Chicago-Colorado colony arrived. He also homesteaded northeast of the colony but built this house at the edge of town, so his 7 sons & 1 dtr could attend school here. He founded the 1st Nat'l bank, was on the school board, Longmont board of trustees, and other prominent positions in his day. Fish scale, diamond and rectangular shingles suggest Queen Anne style, as does bargeboard detailing, ornate porch woodwork, and the original wrought iron fencing. It is now a 5 unit apartment and is for sale, if anyone finds the charm irresistible--

Note that the roads don't line up here, because this was the northern boundary of the original square mile of town-- which was founded on temperance. Perhaps a foreseeable result of this was the formation of a new town called **North Longmont**, which started at 9th Avenue and had as its primary tax base its many saloons. Kind of like going to Wyoming for fireworks. It was dependent on Longmont for its water supply, however, and ultimately was coerced into annexation with Longmont because of this. (It bordered 9th Avenue, but was located west of Main St.)

We will now go down one of the many alleys that were planned into the community, down the center of the blocks. Many horse barns were located on the alleys, often later converted to garages, and you can see some of the **horse barns** still in downtown Longmont, here.

>>**265 8th Ave.** This home was originally built as a grocery store and a neighborhood gas station in the 1930's, explaining the multiple buildings at this site. The proprietor lived around the corner at 738 Collyer St. Before Super Targets, Walgreens and King Soopers, there were multiple local small groceries and meat markets in our neighborhood; now, for some reason you can never find a grocery store in downtowns....

>>SE corner Emery & 8th (324 8th) STAY ON EASTSIDE OF THE STREET

800 Emery (behind you) was built in 1889 by George Starbird, a civil engineer & surveyor for the Chicago-Colorado colony. Terry St north of 9th was originally called Starbird Street after him

The home later housed a city alderman, and there were several other prominent politicians on this stretch of Emery as well.

>>**740 Emery** was built in 1908. This dutch colonial was the home of Wade Gaddis in the 1940's, who served 2 terms as mayor--his name now adorns our water treatment plant
738 Emery is also built in 1908, this for Burns Will, a prominent republican in his day, before becoming the residence of George Hall, another original Chicago-CO colonist

>>**728 Emery** is the hipped roof box style home of James Edson, born in IL 1868; he was the proprietor of the silver state hotel, but later ran the Beet Dump Billiards Room...sounds like a demotion to me!

731 Emery across the street is a queen anne home built for Malcom Mead, son of pioneer Lorin, in 1906. Lorin founded Highland Lake, some would say the town of Mead, but Malcolm's cousin officially started the town of Mead, once the RR came through and the population migrated east of the lake.

>>**720 Emery** This white queen Anne cottage was the home of Dr. John Morgan, he was born in Wales in 1836 and immigrated at age 16. After getting his medical training, he cared for the wounded at the battles of Shiloh & Vicksburg. He then came to CO in 1885. Other notable owners included Arthur Howe, owner of the Elite barbershop for ½ a century (he was b. NE in 1872)

>>**715 Emery** the yellow home across the street, was the home of Ben Calkins, the 1st boy of European ancestry born in Longmont (10/2/1871-- it even says that on his gravestone, in case you come across it in the mountain view cemetery- he lived his whole life here.). His father was a Chicago-Colorado colonist, surveyor and civil engineer, and enlarged Calkins Lake, which then became a reservoir and is now also called Union Reservoir, and has the city park. Ben was a farmer, investor, and trader, and the lot south of his house was usually piled high with farm tools. Caulkins street in NW Longmont is named after the family.

>> **638 Emery**, the olive home with red trim, was home to Harry Oviat, who arrived in CO in 1878 at age 12, later became regional superintendent for Empson packing company. The house was moved north on the lot and the plot was subdivided, like several others in the neighborhood.

On the corner across the street, **637 Emery** the home was built in 1883 for JMWerner, a furniture dealer and mortician (not uncommon at the time--furniture makers built the caskets in those days). His son Willis was a state legislator, and helped found the University of Colorado. Later residents included Scottish immigrant David Stuart, b. 1820, one of the oldest residents I have found in Longmont; and then Joseph Mumford, who came to the Chi-CO colony with his father in 1871 at one year of age; Mumford's dad died 3 weeks later, but he and his family stayed and farmed what eventually became known as Mumford's Corner, at the corner of highways 66 & 287.

>>The classic cottage at **634 Emery** was the home of Horace Booth, his son George was the quarterback for the national champion LHS football team of 1908.

--**629 Emery**, the wood framed house directly across the street, was built in 1897 for Dallas W Spangler, or DW. Born in 1864, he contracted TB, and left IL to come to Hygiene in 1889. At first he was a nurseryman, helping grow apple, plum cherry and nut trees in the area, along with grapes and vegetables. But he remained a lifelong student and scholar, and ultimately became a teacher. He taught 23 subjects over 43 years, became the Saint Vrain Valley School District superintendent, and now an elementary school and park are named after him.

>>612 Emery (crimson; across fr 615 Emery--yellow home)

615 Emery is considered Edwardian vernacular style, and was built in 1883 for Margaret Hertha, a German immigrant who came to Longmont in 1875 to help care for her widowed son John, and his 6 children. John & brother William had been homesteading near where the sugar factory is now, since 1868. William earlier had also tried his luck mining at Gold Hill, and later went into real estate; his home is here, **612 Emery**, the crimson colored home. **611 Emery**, the white home with newer exterior siding, was John's home. Another brother Henry also was coaxed out west with mother Margaret, and lived at **620 Emery**; this home has been substantially modified, but was also built in 1883.

611 Emery was later owned by Lester Carmean, who opened the elite barbershop, the oldest existing business in town. His wife Allie was the 1st to attend all of the town's public schools, graduating in 1896. Other notable residents included Frank Chandla, a city councilman & member of the school board.

>>**608 Emery** was built in 1891 in Dutch Colonial Revival style, for FB Slater by Frank Wiggins. Slater bought the Donovan lumberyard, and some homes in the area have lumber with his name written in pencil on it in their attics or basements.

>>**602 Emery** was the home of Henry Feltham, who built this in 1894;. Born in England 47 years earlier, he also built the jail in the county courthouse. Later Charles Webb resided here, b. 1845, he came to town a year after the colony was founded from IL

624 Emery up the block was the home of Ovid Webb, his son: like the Herthas, families often built near each other and clustered in homes on the streets ; he also owned and rented out 628 Emery.

603 Emery the large yellow home across the street, was built in 1902 for Swedish immigrant & farmer Henry Carlson, who retired here; the place was converted into apartments and run along with the duplex next door (built in 1949) by Mabel Sherman, and at one time also housed a beauticians shop

The house at **537 Emery** is a 1921 bungalow that replaced a home built by Spanish American War Vet Charles McPherson, who came here from Wisconsin; his wife came from Ireland.

>> **534 Emery**, a 1902 brick classic cottage, was the home of James Wiggins. A Canadian immigrant, he was a well known builder, and built the Callahan house, and other fine homes in the area. Wiggins also was a city alderman, and town trustee. His son Frank continued the construction business and built many homes here as well. The house sports scalloped shingles, has a decorative brick course between the first and second stories, and doric columns on the

porch. While most of the homes on this street are one of a kind, this design was apparently so well appreciated that a copy was built at 3rd Avenue and Bowen St. You will see as we pass, this one also has a nicely preserved horse barn in the back.

530 Emery is the white classic cottage with twinned Ionic porch columns; it was the Home of George Johnson, who had a newspaper in Indiana before moving west and printing the Berthoud Bulletin, which dissolved in 1898; he then moved to Longmont, managed the silver moon hotel, and later he bought and edited the Longmont Call. He was BoCo representative to the Colorado general assembly, and member of the national republican convention that nominated Taft for president.

533 Emery is the brick hipped roof box with doric columns on the porch. It was built in 1905 for pioneer Vandiver Reed, who came to the area in the 1870's; Later Alva Snell lived here, a barber. If you think we are being manipulated by the fashion industry now, listen to this: Alva was selected to be a delegate to the international master barbers convention in London in 1929--they all went to London to officially determine the next year's hairstyle! I think they are more subtle about things, now...

529 Emery is the home of Theodore Boynton. He was the editor of the Longmont Ledger, and was born in Buffalo NY in 1819, one of the older settlers of the early town-- he was already 52 when the chicao-colorado colony was started. This home was built in 1886, when he was 67

>>516 Emery

Some reflections on how travel has changed over the years: **516 Emery** was built for Alex Bloom, a swedish immigrant to Longmont in 1901; he took an epic automobile trip to Minnesota and back in 1914--and back then, that took him 5 weeks to complete-- The local papers then had a big article on the 3000 mile adventure. 6 years later (in 1920), when this home was owned by Eugene Miller, Miller made headlines when he built his own airplane in the garage. He later moved and joined an aircraft company in KS, and flew his plane there.

Just north and across the street is **523 Emery**, the blue shingled classic cottage home, which was the home of Alex Bloom's son Elmer, who was also on the LHS 1908 national champion football team.

Here's an interesting story about a Longmont athlete from the Eastside: There was another resident of Emery Street who is probably the most accomplished athlete in the history of Longmont, and I bet you never heard of him! Did you know there is only 1 Olympic athlete who won gold in both summer and winter olympic sports-- and he lived at 328 Emery St, now the site of the library! **Eddie Eagen** is his name; his father died when he was 1, his family scraped by, but he learned to fight and boxed against Jack Dempsey (another Coloradoan), and won gold in boxing in the 1920 Antwerp Olympics. He initially attended University of Denver for a couple of years, and since boxers were celebrities back then, he was able to marry a refined lady named Margaret Colgate. Nice, successful life, right? It didn't end there: Soon after that, his father in law died. It so happened that Margaret's father was the Colgate of Colgate-Palmolive, and Eddie inherited \$140million. He attended Yale, went on to Harvard law school, and later went to Oxford University on a Rhodes scholarship. He won both British and US amateur boxing titles as a student. When a bobsledder dropped out of the 1932 Lake Placid winter olympics, without ever trying the sport before and 12 years after his first olympic endeavors, he volunteered for

the team--and won gold again! (4 other athletes have won medals in winter and summer olympics, and one gold in figure skating 2x, once when it was also a summer sport.) Not just any lawyer, he became assistant district attorney for the southern region of New York (which includes NYC), and died on Long Island. Incidentally, he also set a record for the fastest circumnavigation of the globe on a commercial airline, touring and boxing willing victims. And I'll bet you never heard of him!

From sports, we will go back to religion: **513 Emery** the light green home across the street, was built in 1894 as St. Stephens Episcopal Church Rectory, in attempts to keep a minister at the church by providing housing--apparently the position wasn't lucrative enough on its own. Later it became the home of Fred Ferguson, who owned 4 newspapers including **The Longmont Ledger**--he later became another one of our mayors, and then secretary of the Colorado state senate.

But getting back to the pious, **507 Emery** was the home of Mercy Perrin--that's the brick craftsman (built in 1919) with the blue gable across the street--Marcy moved to the area in 1870 and helped found the presbyterian church.

She donated her earlier home, **501 Emery** next door to the church as a manse. (---and probably didn't even get a tax deduction!) Built in 1900, it is notable for the conical tower over the porch. It returned to a regular residence in 1961.

>>NE corner Emery & 5th:

On the corner here is **360 5th Ave**, the home built for Conrad Bardill in 1886. He was a Swiss immigrant, originally a miner, later a physician, and civil war veteran. In 1871 he came from the Union Colony (now Greeley) to the new town here. When this was built, a newspaper article glowed about the home as being 'one of the most substantial dwellings in Longmont--chambers are supplied with both cold AND hot water, marble wash bowls and nickel plated faucets'. Notice the ornate carved lintels over the windows. A substantial addition about a decade ago nearly mirrors the original home, and increased the home's size by a third.

>>**430 Emery**, the single story cottage, was built for George Dell around 1895. He came from Michigan with the CCColony and opened the 1st hardware store in town. Later residents include Ed Parker, who started a brick factory on Longs Peak and Francis streets; he **was born** in 1838 in MA, and was in the MA infantry for the civil war. Later Archie Everly lived here; he bought a model T and started the 1st taxi service in town, and gave people rides up into the mountains. He also started Everly Oil Co (which was at LP and Main St.)

435 Emery across the street was built in 1895 or 1891, for water district Commissioner William Barney. Interesting subsequent residents include 2 who seemed to me an intriguing couple: William Jones, who was b. In England in 1873, and came to Boulder at age 20; & his wife Minnie, who came from Dakota Territory by way of the rough mining town of Blackhawk--talk about differing childhoods! But they found enough commonalities in each other to spark love on the sparsely populated plains.

429 Emery is a simple bungalow built in 1920 for Sam Arnold, who lived in Georgetown before moving to Longmont

419 Emery

>>**426 Emery** is the oldest house on Emery Street, built for Eben White in 1877. He was a member of the Massachusetts Volunteers in 1862, charter member of the Chicago-CO Colony, and drove the Erie-to-Longmont stagecoach. The house was moved several feet north to build and divide the lot with **424 Emery**, the next house south, which was built in 1935 and early on housed Danish and Czech immigrants. The brick home is in tudor revival style, with curved roof and arched doorway..

417 Emery

Across the street, 419 Emery was built in 1919 for Robert Vallet, a french immigrant; this is another good example of the craftsman style, with gently sloping roof, and half wall porch. This one is unusual with it's stone porch railing.

>>**417 Emery** was the home of 'Pop' (Vane) Golden, son of pioneer Asher Golden. Asher began a freight & livery service in 1880. Pop expanded the business into today's Golden Gravel, Golden transfer company, and Golden Van lines. His son Vernon added the Golden Concrete company, and donated Golden ponds to the city.

415 Emery was built in 1904 for George Bragg, from Red wing, MN; he ran Bragg's meat market on Main St.. In 1948 it became the home of Gil Everly, LHS teacher and football coach for 20 years (1950-1970). He had a record of 136W, 67L, 7T), went 12-0 at least once and coached state champion teams in 1954 & 1955; the football field at LHS is partly named for him, Every-Montgomery field

We will go around the corner and see a few more homes on Collyer now--.

You can learn more about individual homes online by searching 'Historic Eastside Architectural Survey.' And I recommend Erik Mason's book 'Longmont: the first 150 years' for an enjoyable review of the history of Longmont overall-- as well as 'Stories of our Longmont Parks,' by Historic Eastside's Paula Fitzgerald--the names of our parks are often the names of our City's founders, who are discussed, and so this book provides several angles of insight into our history as well. Another good book with lots of interesting historical pictures is The Longmont Album, by Betty Ann Newby. Like this tour, it is full of interesting tidbits, but isn't as well organized as Mason's book.

STAY ON WEST SIDE OF ST on Collyer

>>**403 Collyer** on the corner was built in 1901 and owned by Ellen Coffin Pennock. Ellen was born in 1841 in NY, in 1862 at age 21 crossed the plains to CO territory with brother George Coffin, and shared the wagon with Porter Pennock and his family--Porter came to be her husband. They farmed NE of town until she was widowed, she then moved here. She wrote a diary of pioneer days that was published (although I can't find it) and provides insight into early days of Longmont.

Next door **413 Collyer** was owned by Ellen's daughter Lou Ellen and husband Hugh Large; he was a teacher and postmaster; their daughter Dorothy was an author and historian. Along with 403 collyer, these are **classic queene anne cottages**. Queen Anne styling is often what we

think of when we think of victorian homes, with steep roofs, shingled walls under the gables, asymmetrical footprint, and ornate detailing.

Some more comments on architecture: 1865 and the end of the Civil War saw the start of the industrial revolution. This changed architecture, as working class people could now afford luxuries such as ornamental brickwork, fancy mouldings, ornamental iron fences and wooden spindles. Generally, steeper roof pitches were fashionable in earlier buildings. Queen annes usually have the 12:12 pitch (45 degree slope) that was typical of older homes.

The invention of the bandsaw at that time helped make the ornate carpentry on Victorian homes. We mostly think of Queen Anne style homes in the Victorian period, with their shingles and gingerbread detailing, and people often confuse the 2 adjectives, thinking Victorian is synonymous with Queen Anne styling. However, the overall development style at this time in Longmont (and in the US) was no particular style, other than Americanized diversity--Queene Anne, second empire, neo-classical and neo-gothic, Dutch and Tudor revival as well. About 10 years later came the craftsman movement, building bungalows as a backlash response towards industrialization and the Queen Anne homes. Craftsman homes have an emphasis more on handmade, simpler designs. So there are many clues to the age of homes in the architecture: Contrast the Queen Anne style homes here with the craftsman style homes that came 10-20 years later.

Then there is **402 Collyer**, the house across the street on the northeast corner with the wrap-around porch, that seems to break these rules; it was built in 1883. It looks more like a craftsman bungalow than a Victorian home to me, but it is 18 years older than the houses on this corner. 402 Collyer was the home of Tim Donovan, who owned an early lumber company in town.

>>419 collyer

412 Collyer the green home across the street, was built in 1892 by Ike Flansburg, who Joined the Union army in WI, he came here in 1871 as a farmer, and eventually waselected to the Colorado general assembly; it seems like Longmont, and the Eastside in particular, had good representation at the state level.

419 Collyer Was built by Samuel Dobbins. Born in 1845 in OH, he was a pharmacist, then dry goods merchant in MO before joining the army for the Civil war; he contracted tuberculosis there, and so moved to Colorado after the war for the healthful air, in 1873. But he knew he wasn't getting better, so he built this home for his wife to have a place to live in, after he died (remember, there was no social security then!). It was completed at the end of 1885, and he died 3 years later. His wife made it until 1932 however, and was the oldest resident of Longmont when she died, almost 90 years old.

417 Collyer was a classic craftsman style home built in 1925, before the 'top was popped', and was built by Samuel's son David Dobbins (in1925). Early foundations were usually made of sandstone, but were mostly made of concrete after the 1920's--giving clues to the newer age of this home.

Another clue to the age of a home: **Bricks** before 1900 were made from a soft mud process, and vary in size, have a rough texture, and so required more mortar to keep lines straight and

level; you can see this in the brick on this house, even under the paint; and you see it at Ziggi's coffee house, the Dickens opera house, and in many downtown stores. After 1900, dry pressed bricks were manufactured; they were smoother, more uniform and allowed thinner mortar. The dutch colonial style house, up the street at **436 Collyer**, is a good example of this. Let's go up there now. Early foundations were usually made of sandstone, some from Lyons, and from the Coffin homestead at Sandstone ranch, as well as elsewhere--but were mostly made of concrete after the 1920's

>>429 collyer

The dutch colonial revival house here at **436 Collyer** was built by Samuel Dobbins' son David Dobbins, a realtor and later city council member, who built several homes on this street. This was built in 1905.

434 Collyer next door was built for John and Lena Nelson, Swedish immigrants who farmed near Ryssby, the swedish community west of town, and retired here

425 Collyer, the white queen Anne style just behind us on this side was built in 1902, but replaced a house already built in 1890 when the lot was subdivided and **429 Collyer** was also built. Here's something to make you consider our improving standard of living: Look at the size of these houses; now imagine how 429 housed John Girard, his wife and 4 kids- a family of 6; 425 Collyer housed the Schoepner family, Henry and Mary Schoepner and their 8 children! The Schoepners lived here for over 60 years; one of Mary's kids told my neighbor about hanging laundry up inside the home in the wintertime to dry, on a washday--and having it freeze!

>> 437 Collyer The adorable brick cottage at **437 Collyer** was built in 1887 for professor S Dwight Arms, the 1st principal and latin professor for the Presbyterian College. The Longmont Ledger described it as 'one of the most convenient brick cottages in Longmont' at the time. It was later sold to John Wells, a Burlington pioneer, lawyer, and territorial legislator.

>>5th & Collyer SW corner

Here on our right is **444 Collyer**, the 'grout house' the oldest residential building in Longmont--it was completed in 1872, a year after the city was founded. (To qualify that: There is a bank building that was built in 1871 on Main Street; that was moved to the westside of town and converted to a residence after the downtown fire in 1879--but this house here has always been a residence, in this location). Records suggest it first housed a German immigrant (Christian Bestle), who came to the SVValley in 1864, but early on it was split into a duplex and housed students at the Presbyterian College. It is built in classic Italianate style, with long narrow windows, and low pitched roof--if you squint, can't you imagine the olive groves on the hills, in the background? Maybe vineyards...

(502 Collyer) On the Northeast corner of 5th is the home of Lorin Mead, built in 1883. He was born in Vermont 50 years earlier, and in 1871, he homesteaded north of town near a buffalo watering hole that he dammed and expanded into what is now Highland Lake; he later served in the state legislature, and was weld County clerk; the town of Mead grew around his homestead, although it migrated west when the train came through.. The home was later

purchased in 1921 by Marie Talcott, a nurse, and the house served as St. Vrain Hospital for 8 years. It has elaborate spindles and trim, and interesting brickwork.

Across the Street **503 Collyer** was also built in 1883. This Edwardian vernacular home is simpler in style but has a nice wraparound porch and was built for George Atwood. He was son of Newton Atwood, the street's namesake, and foreman of the Buckingham hook and ladder company, the first fire dept. in the city. He sold the home to James 'give a damn' Jones in 1903--he was a miner in Blackhawk and Sunshine canyon, later ran a general store, and was quoted saying 'I don't give a damn if they come in my store or not!'. Give a damn Jones was a founder of the Farmers National bank and the 1st treasurer of the Longmont electric light company.

303 5th Avenue here is a craftsman style bungalow built in 1919, but the owner tells me it replaced a 2 story brick building that extended all the way to the alley. He didn't know the building's function, and from hearing me talking you may not realize it, but there is much still not researched about our neighborhood, although much more has been systematically reviewed here than on the westside of town-- more to learn!

517 Collyer (across fr Joseph & Rachel's)

>>**517 Collyer** was built 1899 for John Decker, who became boulder county assessor after arriving from Wisconsin in 1884. It is Edwardian vernacular in style, according to the books, but looks a bit more queen annish to me...subsequent residents include one of the Kitley sons.

510 Collyer, the olive home across the street behind us, was the home of Charles Baker, who came by wagon train from RI to Central City in 1865. He never struck gold, so moved to Denver, Burlington, then here in 1883. He is said to have held every city office in Longmont except town marshal. (Another Eastside Mayor!) Like Mr Atwood, who never lived on Atwood St, he lived on Collyer--Baker also lived at 730 Kimbark, but never on Baker Street!

516 Collyer is another 1920 bungalow, owned at one point by ranchers before that intriguing couple from England and Dakota territory, William and Minnie Jones, who moved here from Emery...they must have stayed together, despite their differences!...

520 Collyer has been significantly remodeled, but was built in 1883 for Albert Oviatt, a town butcher and farmer who became postmaster in 1894. He was also a ditch rider in Mead, meaning he opened and closed gates and maintained the clear flow of water; his cabin there collapsed just this last summer, during attempts to move and preserve it, according to the paper... A later resident here who seemingly had classic style for the era was a guy named Floyd Lee, who went by the moniker 'Slick', a minor league pitcher born in MO in 1905.--imagine Floyd in the early 1930's, his buddies calling him 'Slick', touring the midwest in the minor leagues, chewing tobacco and popping fly balls.... Classic field of dreams stuff!

>> **535 Collyer** was 1st the home of a butcher, Frank Hartman, before it was bought by Katherine Greenmeyer. She was a teacher, taught in several single room schoolhouses after 1915; then taught in Longmont for 22 years during and after WW II. She became head of the District English Dept, and wrote about her experiences in the book "Let me take you back with me", when she was aged 94--she died 7 years later, at age 101.

536 Collyer was built in 1888 for William Webb, a millwright. His wife died 6 years after moving here, but his daughter lived in this home until 1963. The house is largely transformed by a significant remodel.

545 Collyer is a foursquare style home built in 1886, bought soon after that by Matthew Rowen, who came to CO to work the mines. He later became a hardware dealer, and city alderman. He added the 2nd story to the home and cut the doorways higher: he was 6'4", and the tallest man in Longmont. He and a short friend of his were a popular comedy team at hometown entertainment programs! Converted for years into offices, this is one of the last commercial buildings in the neighborhood being converted back into single family housing, just last year. On the other side of the street

542 Collyer was built in 1887 for George Davis, another original Chicago Colorado colonist, who came here to treat his pulmonary problems. He was variously street supervisor, deputy marshal, police magistrate and justice of the peace. A later occupant was Will Price, who was born nearby on a homestead in 1880. He became the field superintendent of Empson packing company, ran the waterworks, was city alderman, and on the school board. Price park, next to sunset pool and the city water cisterns, is named after him.. (Not to be confused with Ralph Price, mayor in the 1960's for whom the reservoir is named...I'm not sure but I bet they are related.) The vernacular masonry includes an interesting bulls eye window on the northwest wall.

Its time to go to Kimbark Street, and the home stretch of the walk--

The city has three national historic districts, the Historic Eastside Neighborhood, the Historic Westside Neighborhood, and more recently, the Longmont Downtown National Historic District. Previously, the city had larger city designated districts that encompassed more than the national districts on the Eastside and the Westside, but these were eliminated with recent zoning revisions. I would like to see reestablishment and enlargement of the city designated districts, to recognize and hopefully preserve the uniqueness of our older neighborhoods and heritage.

STAY ON EAST SIDE OF STREET

>>**538 Kimbark** the grey house on the corner, was built in 1899 by Elmer Beckwith when he was 54, but he came west in 1859 at age 14; he and father Fred started the 1st newspaper in Burlington, the Burlington Free Press. He started the Longmont Times with his son Fenton, and was the city's 1st postmaster. The Beckwiths dug the 1st irrigation ditch, & Elmer's father laid out the roads in the original square mile and petitioned for the overland stage to come through town

530 Kimbark was son Fenton Beckwith's home, built 1 year earlier (1898). Fenton started the Longmont Times with his father Elmer. The building was a Salud health clinic in the 1980's

>>522 Kimbark

While many of the homes we talked about today are city designated landmarks, most are not. Designation is a homeowners choice. **To become historically designated**, a homeowner has to request consideration for designation from the city, and the city will start by researching the history of your home. Besides adding to a sense of distinction and pride in your home, landmark designation has some economic benefits for the homeowner if improvements are made on the building, as well as restrictions, and I encourage anyone with an older home to

consider this. Your house doesn't have to be in one of the national historic districts to become a designated home, it just needs to be 50 years old or older, and doesn't necessarily need to exude exceptional architectural or historical interest. An home old enough to be relatively unique without significant modifications is often adequate criteria. I could talk to you more about that at the end of the tour, if you are interested. The addition on **526 Kimbark** would not be allowed on a historically designated home, for example, as it dwarfs the original home. The upgrades to **522 Kimbark**, if approved, could have saved the owners quite a bit of money if it was designated, and the upgrades approved..

Lucille's, at **518 Kimbark**, was built in 1898. It's been modified quite a bit, but you can understand why it's floors are all uneven!

>> **510 Kimbark**

514 Kimbark, now a lawyers' office, was built in 1895 for Wm. Lugg. He was born in Nevadaville (which is now a ghost town near Central City) in 1875, was a grocer in town, and later a city councilman.

510 Kimbark, the white brick home was built in 1898 for Tim Donovan, his father Dennis started Donovan's lumber. And Early on Dr Willard White lived here: by the time he retired at 78 years old he had delivered an estimated 3400 babies, equal to 1/3 of the town's population. He got his MD degree in 1896, and retired in 1950 (scary!)

506 Kimbark was built in 1903, was the later home of Ida Atwood, widow of Newton Atwood, the Colonist Atwood street is named after

>> **Corner of 5th & Kimbark**

501 5th Ave now services a daycare center in an old post office building, built in 1935

The glass company building facing it was a gas station, desotos and studebakers would cut in front of the building to pull up to the pumps that were on the corner.

The interesting building at **500 Kimbark** was a baptist church, called the **first church of the nazarene**. Built in 1946; now it is used for offices. The interesting glazed brick and architectural style suggests Spanish revival style to me.

Okay, now we go one whole block!--Last stop!

>>(Presbyterian Church)

501 4th Avenue was first the site of Longmont's original Town hall, built in 1883, and then the 1921 **City Hall** building--the original housed the police department and Jail as well. Some non-historic trivia: the official elevation of Longmont, 4979 feet, is measured from a geological survey marker on the building's first step. (Ever wonder how they came up with that number, 4979, with the hill down to 2nd Avenue, and another up to Pace, and everything? Now you know!)

402 Kimbark is the 1st **Presbyterian Church**, built of Ft. Collins sandstone in 1905 to replace the original built in 1875 (Or so I read; the cornerstone says 1869-1905, perhaps the congregation was founded in Burlington in 1869). The church bell is the original, purchased in 1883. An addition was added in 1955.

409 4th Ave is the **Carnegie Public Library** building, provided for by steel magnate Andrew Carnegie in 1912, after funds for the site were raised locally. The symmetry of construction and

classical arch and pediment entryway suggest classical revival style. The Library itself grew too large and was relocated to a new building built just west of there, which was again outgrown, taken down, and replaced by the building we enjoy today, that surrounds this site. The Carnegie building itself was almost razed to make a mini-park as part of the plan for the newest library, but it was saved by a groundswell of public opposition.

So we are back to the library! That's the tour! I hope you enjoyed it and learned something about our special heritage today! Thank you all for coming out!

If you want to review any of this information, or know someone who might want to take the tour, you can access a self-guided version at the website HENA80501.org. Since we have just started doing this tour, any feedback (positive or negative) or suggestions would be appreciated--if you found the tour boring, your admission fee will be cheerfully refunded! If you are willing please put your email address on a sheet I will pass around, and we will send you just a few questions about the tour--and enjoy the rest of your day! Thanks again!

House improvements in a landmark home can be done with waivers of building permit fees, and rebates on taxes paid for materials used in those improvements; this can save over a thousand dollars in renovation costs, depending on how much renovation you plan to do. But designation comes with strings attached. All exterior improvements have to be approved by the historic preservation commission, and have to meet general guidelines to be approved. Rules aren't as stringent as they are in Boulder, from what I understand, but have been variably applied in the past. My house is a landmark home, and I saved quite a bit of money when I built an addition, but I had to go through the additional process of presenting my plans to the Landmark Designation Commission and having them approved, and there were some bumps in the road with that. I feel it was worth it..

Fortunately an architectural survey was done of our whole neighborhood, partially funded by the HENA, and you can read some history of many houses here, online-- just google 'historic eastside neighborhood architectural survey', or look for it on the city website. The HENA raised this money from hosting Christmastime carriage rides through the neighborhood in the 1990's, which is when we made the signs you see around some of the neighborhood today.