

Architectural Inventory Form

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I. IDENTIFICATION

1. Resource number: **5BL1159.71**
2. Temporary number: **N/A**
3. County: **Boulder**
4. City: **Longmont**
5. Historic building name: **Pratt House**
6. Current building name: **Savage House**
7. Building address: **508 Collyer Street**
8. Owner name: **Joanna C. Savage**
Owner address: **508 Collyer Street**
Longmont, CO 80501

II. GEOGRAPHIC INFORMATION

9. P.M. **6th** Township **2N** Range **69W**
NE¹/₄ of **SE¹/₄** of **SW¹/₄** of **NE¹/₄** of section **3**
10. UTM reference
Zone **13**
Easting: **491739**
Northing: **4446162**
11. USGS quad name: **Longmont, Colorado**
Year: **1968** (**Photorevised 1979**) **7.5'**
12. Lot(s): **S¹/₂ 5** Block: **43**
Addition: **Longmont Original Town** Year of Addition **1872**
13. Boundary Description and Justification: **This legally defined parcel encompasses but does not exceed the land historically associated with this property.**

22. Architectural style /
building type:

**No Style /
Vernacular Wood
Frame Gable-on-Hip
Roof Dwelling**

Official Eligibility Determination

(OAHP use only)

- Date _____ Initials _____
___ Determined Eligible - National Register
___ Determined Not Eligible - National Register
___ Determined Eligible - State Register
___ Determined Not Eligible - State Register
___ Needs Data
___ Contributes to eligible National Register District
___ Noncontributing to eligible National Register District

III. ARCHITECTURAL DESCRIPTION

14. Building plan (footprint, shape):
Rectangular Plan
15. Dimensions in feet: **938 square feet**
16. Number of stories: **One**
17. Primary external wall material
Synthetics / Vinyl
18. Roof configuration (enter one):
Hipped Roof / Gable-on-Hip Roof
19. Primary external roof material (enter one):
Asphalt Roof / Composition Roof
20. Special features (enter all that apply):
Porch

21. General Architectural Description

The modest residence at 508 Collyer Street is a single-story, rectangular-shaped dwelling which measures approximately 26' N-S by 35' E-W. Built in 1949, the house is supported by a low painted brown concrete foundation, and there is a basement beneath the first floor with the foundation walls penetrated by 2-light hopper basement windows. The house is of wood frame construction, although, its exterior walls are clad with non-historic horizontal vinyl siding. The roof is a moderately-pitched gable-on-hip roof, covered with brown asphalt shingles and with boxed eaves. There are no chimneys. A single-light fixed-pane picture window, flanked by two narrow 1/1 double-hung sash windows, is located toward the north end of the facade, and there is a set of paired 1/1 double-hung sash windows near the south end of the facade. In-between the windows on the facade there is a 7' by 4' enclosed gabled foyer. A non-historic white metal paneled door, with nine upper sash lights, and with a brown metal storm door, leads into the foyer from a 4-step concrete stoop. Windows on the home's secondary elevation are primarily single 1/1 double-hung sash with painted brown wood frames and surrounds. A rear entry door leads into the home from a small concrete porch located at the east end of the south elevation.

A **garage** is located northeast of the house: one-story rectangular plan; 22' N-S by 24' E-W; poured concrete slab foundation and floor; painted beige horizontal vinyl exterior siding, over wood frame construction; moderately-pitched front gable roof, covered with brown asphalt shingles and with boxed eaves; Multiple 2-light fixed-pane windows located on the south elevation; one set of paired 2-light fixed-pane windows located on the east elevation; a painted yellow and brown wood-paneled roll-away garage door, located on the west elevation, opens onto a concrete driveway which extends along the north side of the house to Collyer Street. A single, painted yellow and brown, wood-paneled door is located on the south elevation.

22. Architectural style / building type:

Please see front page.

23. Landscape or setting special features:

This house is located on the east side of Collyer Street in the block between 5th and 6th Avenues in Longmont's historic East Side neighborhood. Developed during the late 1800s and early 1900s, the East Side Neighborhood is an established area made up primarily of historic single-family homes. The neighborhood features wide tree-lined streets, wide grass strips between the sidewalks and curbs, generally uniform setbacks, and deep rectangular-shaped lots.

24. Associated buildings, features, or objects

Garage

IV. ARCHITECTURAL HISTORY

25. Date of Construction:
Estimate **1949**
Actual

Source of information:

"Town of Longmont, Colorado - Water Rent Collections" records; Boulder County Assessor records; Longmont city directory, 1950.

26. Architect:
unknown

Source of information:

n/a

27. Builder/ Contractor:
unknown

Source of information:

n/a

28. Original owner:
Harold Pratt

Source of information:

"Town of Longmont, Colorado - Water Rent Collections" records.

29. Construction History (include description and dates of major additions, alterations, or demolitions):

Longmont water rent collections records, Boulder County Assessor records, and Longmont city directories combine to document that this house was constructed in 1949. A building permit for the construction of the garage was issued in August 1959. There have been no additions to the house following its original construction. The only notable alteration is the application of vinyl siding.

30. Original location: **yes**
Moved **no**
Date of move(s) **n/a**

V. HISTORICAL ASSOCIATIONS

31. Original use(s): **Domestic / Single Dwelling**
32. Intermediate use(s): **Domestic / Single Dwelling**
33. Current use(s): **Domestic / Single Dwelling**
34. Site type(s): **Residence**

35. Historical Background

Both Boulder county Assessor's records and City of Longmont water tap records indicate that the home at 508 Collyer was constructed in 1949. The original owner was Harold Pratt, a real estate developer. Pratt apparently sold the property to Wayne Sauer. Little information was uncovered about Wayne and his wife Betty. The 1955 city directory shows that Wayne Sauer worked as a linoleum layer for the Chlanda-Harris Furniture Company, located at 473 Main Street. By 1955, the home had been sold again, to Oliver R. and Julia R. Boucher. At the time, Mr. Boucher was employed as a bookkeeper for the Wills and Hajek Chevrolet Company. The Bouchers remained in this location for only a brief time, before selling to Harvey and Joan Yakel in the late 1950s. Harvey L. Yakel came to Colorado from Nebraska in 1935. Joan M. Gehringer grew up in Iowa, before moving to Longmont in 1947. The couple were married in Longmont's St. John the Baptist Catholic Church on May 10, 1950. Harvey and Joan had four children - two sons, Gerald and Steven, and two daughters, Sharon and Patricia. Mr. Yakel worked as a mechanic to support his family. Earning a good reputation, he eventually opened his own business, Yakel's Auto Repair, which he operated until his retirement in 1998. The Yakel's remained in the home for nearly ten years. They conveyed the property to Paul F. and Katherine A. Malcolm, who in turn sold it to William G. West in 1973. Following Mr. West's tenure of fifteen years, the home was purchased by Robert A. and Vickie Schlitz in 1986. The current owner, Joanna C. Savage, purchased the home from the Schlitz family in May 1998.

36. Sources of Information

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

City of Longmont Building Permit records for 508 Collyer Street.

Polk's Boulder County Directory [generally published annually], Denver, Kansas City, and Salt Lake City: R.L. Polk and Company Publishers.

Polk's Longmont City Directory, [generally published annually], Denver, Kansas City, and Salt Lake City: R.L. Polk and Company, Publishers, 1966 - 1997.

Sanborn Fire Insurance Maps, dated December 1890, September 1895, November 1900, April 1906, June 1911, March 1918, June 1930, and May 1956.

"Town of Longmont, Colorado - Water Rent Collections." On file at the Longmont Archives, Longmont Museum.

"Yakels - 50th." [Harvey and Joan Yakel 50th Wedding Anniversary celebration] *Longmont Times-Call*, May 7, 2000, p. D-5.

VI. SIGNIFICANCE

37. Local landmark designation:
Yes
No **xx**
Date of Designation: **n/a**

38. Applicable National Register Criteria

xx A. Associated with events that have made a significant contribution to the broad patterns of our history;

xx B. Associated with the lives of persons significant in our past;

xx C. Embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or that possess high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction;

D. Has yielded, or may be likely to yield information important in history or prehistory;

Qualifies under Criteria Considerations A through G (see Manual).

Does not meet any of the above National Register criteria.

City of Longmont Standards for Designation

xx 2.56.040-A (1) The structure or district has character, interest or value, as part of the development, heritage or cultural characteristics of the city, state or nation.

2.56.040-A (2) The structure or district is the site of a historic event with an effect upon society.

2.56.040-A (3) The structure or district is identified with a person or group of persons who had some influence on society.

xx 2.56.040-A (4) The structure or district exemplifies the cultural, political, economic, social or historic heritage of the community.

2.56.040-B (1) The structure or district portrays the environment of a group of people in an era of history characterized by a distinctive architectural style.

xx 2.56.040-B (2) The structure or district embodies those distinguishing characteristics of an architectural type specimen.

2.56.040-B (3) The structure or district is the work of an architect or master builder whose individual work has influenced the development of Longmont.

2.56.040-C (1) The structure or district, because of being part of or related to a square, park or other distinctive area, should be developed or preserved according to a plan based on a historic, cultural or architectural motif.

2.56.040-C (2) The structure or district, due to its unique location or singular physical characteristics, represents an established and familiar visual feature of a neighborhood, community or the city.

Does not meet any of the above City of Longmont Standards for Designation.

39. Area(s) of Significance:

Architecture; Community Planning and Development

40. Period of Significance: **1949-1953**

41. Level of Significance:

National:

State:

Local: **XX**

42. Statement of Significance

This house is historically significant relative to National Register Criterion A for its association with Longmont's residential growth during the boom years of post World War II. To a limited extent, the house is also architecturally notable, under Criterion C, for its modest vernacular gable-on-hip roof plan. Although the house displays a generally high level of integrity, the property's level of significance in these regards is not to the extent that it would qualify for individual listing in the National or State Registers of Historic Places; Nor does the property qualify to be individually listed as a local landmark by the City of Longmont. The property, however, does qualify for listing in the National Register of Historic Places as a contributing resource located within the boundaries of the Longmont East Side Historic District.

43. Assessment of historic physical integrity related to significance:

This property displays a generally high level of historical integrity, relative to the seven aspects of integrity as defined by the National Park Service and the Colorado Historical Society - setting, location, design, materials, workmanship, feeling, and association. There have been no additions to the house, and the only notable exterior alteration is the application of vinyl siding to both the house and garage. Built in 1959, the garage post dates the period of significance by six years, and as such may be considered a non-contributing resource within the boundaries of the East Side Historic District.

VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. National Register eligibility field assessment:

Eligible:

Not Eligible: **xx**

Need Data:

City of Longmont Local Landmark eligibility field assessment:

Eligible:

Not Eligible: **xx**

Need Data:

45. Is there National Register district potential?

Yes: **xx**

No:

Discuss: **This property is located within the boundaries of the East Side Historic District, which is listed in the National Register of Historic Places.**

If there is National Register district potential, is this building:

Contributing: **n/a**

Noncontributing: **n/a**

46. If the building is in an existing National Register district, is it:

Contributing: **xx**

Noncontributing:

VIII. RECORDING INFORMATION

47. Photograph numbers:

Roll: **LONG-25**

Frame(s): **1-4**

Negatives filed at: **City of Longmont
Department of Community Development, Planning Division
Civic Center Complex
350 Kimbark Street
Longmont, Colorado 80501**

48. Report title: **East Side Neighborhood: Historic Context and Survey Report**

49. Date: **February 1, 2003**

50. Recorders: **Carl McWilliams**

51. Organization: **Cultural Resource Historians**

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

53. Phone number: **970/493-5270**