

Architectural Inventory Form
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I. IDENTIFICATION

1. Resource number: **5BL7313**
2. Temporary number: **N/A**
3. County: **Boulder**
4. City: **Longmont**
5. Historic building name: **Pratt and Brown House**
6. Current building name: **Spurr House**
7. Building address: **710 Collyer Street**
8. Owner name: **Charles D. & Susan J. Spurr**
Owner address: **1238 Fox Hill Dr.
Longmont, CO 80501**

II. GEOGRAPHIC INFORMATION

9. P.M. **6th Township 2N Range 69W**
SE¹/₄ of SE¹/₄ of NW¹/₄ of NE¹/₄ of section 3
10. UTM reference
Zone **13**
Easting: **491744**
Northing: **44466538**
11. USGS quad name: **Longmont, Colorado**
Year: **1968 (Photorevised 1979) 7.5'**
12. Lot(s): **5** Block: **19**
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:
Hipped-Roof Box

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: **694 square feet**
16. Number of stories: **One**
17. Primary external wall material
Wood / Horizontal Siding
18. Roof configuration (enter one):
Hipped Roof
19. Primary external roof material (enter one):
Asphalt Roof / Composition Roof
20. Special features (enter all that apply):
Porch
Chimney

21. General Architectural Description

The residence at 710 Collyer Street is a single-story, hipped-roof, wood frame dwelling. The modest house is supported by a low coursed sandstone foundation, which has been painted green, and the exterior walls are clad with painted white horizontal wood siding with painted green 1" by 4" 1" by 4" corner boards. The roof form is a moderately-pitched hip, with red asphalt shingles and with boxed eaves. An intersecting gable on the facade covers the front porch, and there is one red brick chimney located on the roof ridge. A set of paired 8-light casement windows, with painted white wood frames and painted green wood surrounds, is located near the north end of the facade. A single-light fixed-pane window, also with a painted white wood frames and painted green wood surround, is located near the south end of the facade. Windows, otherwise, are primarily single 1/1 double-hung sash with painted white wood frames and painted green wood surrounds. A painted white wood-paneled front door, with four upper sash lights, and with a metal storm door, leads into the home from a 3-step concrete porch on the facade. The porch features tapered square columns, and the gabled porch roof which intersects with the main hipped roof. A rear entry is located on the east elevation where there is a painted white wood-paneled door, with one upper sash light. This entry is covered by a gabled hood.

A garage is located southeast of the house: one-story rectangular plan; 12' N-S by 18' E-W, with a small shed-roofed extension to the east; painted white horizontal weatherboard exterior wall cladding, over wood frame construction; moderately-pitched front gable roof, with green asphalt shingles and exposed rafter ends. A set of paired, painted white, vertical wood plank garage doors, side hinged with metal strap hinges, open onto a gravel driveway which extends along the south side of the house to Collyer Street.

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 7th and 8th 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, uniform setbacks, and deep rectangular-shaped lots.

24. Associated buildings, features, or objects

Garage

IV. ARCHITECTURAL HISTORY

25. Date of Construction:
Estimate
Actual **1932**

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

26. Architect:
unknown

Source of information:
n/a

27. Builder/ Contractor:
unknown

Source of information:
n/a

28. Original owner:
Marion Pratt and Fletcher E. Brown

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 provide evidence that this house was constructed in 1932. There have been no additions to the original structure.

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

Boulder County Assessor's records and City of Longmont water tap records indicate that the home at 710 Collyer was constructed in 1932. The original owners of record were Marion Pratt and Fletcher E. Brown, real estate brokers with an office at 524 4th Ave. Pratt and Brown apparently used this home to generate rental income. By 1936, the property had been sold to Charles A. and Anna M. Painter. The Painters must also have rented out the house, as the city directories show that the couple resided at 402 Collyer from at least 1923 through 1979. Charles Painter was a carpenter and a contractor for much of his life. He also worked for a short time as an attendant for F.P. Daum's business, which was a consortium of cabin rentals and gasoline and oil sales, located at 803 Main Street.

In the mid-1930s, the home at 710 Collyer was being rented to Jessie L. Clark, a miner, and his wife Rose. By 1938, the Painters had apparently sold the property. That year, the city directory lists Amos M. Taylor as the property's owner and occupant. Directories suggest that it was then rented briefly in 1943 to Clyde Crawford, and sold again by 1949 to Paul Tousley, a "masseur." By the mid-1950s, the property had become the home of Ralph M. and Viola V. Boatsman. Ralph Manyel Boatsman was born in Sterling, Nebraska. A stonemason by trade, Mr. Boatsman moved from Kansas to Longmont in 1943. In Longmont, he worked for the Colorado Stone Company, owned by Leslie D. Stenette. Ralph and his wife, Viola, had two children, a son Ted, and a daughter, Lois. Viola Boatsman apparently passed away circa 1957; Ralph remained in the family's home until his own death in October of 1968. Following Ralph Boatsman's death, the house once again reverted back to its earlier use as a rental property, a use it still serves. The current owners, Charles D. and Susan J. Spurr, have owned the property since 1993.

36. Sources of Information

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

City of Longmont Building Permit files for 710 Collyer Street.

"Death Claims Marion Pratt." *Longmont Times-Call*, November 22, 1947, p. 1.

"Ralph Boatsman Dies of Extended Illness." *Longmont Times-Call*, October 29, 1968, p. 3.

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 June 1930, and May 1956.

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

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;

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: **1932-1953**

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 development during the period of significance, 1932-1953. The house is also architecturally notable, under Criterion C, for its representative vernacular hipped-roof box plan. The house's 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. The property also probably does not qualify to be listed as a local landmark by the City of Longmont. This property is located outside the boundaries of the Longmont East Side Historic District. If the district's boundaries were to be expanded, this house, however, would qualify as a contributing resource within the district's newly expanded boundaries.

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, and no notable exterior alterations, to the house's original construction.

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 outside the boundaries of the East Side Historic District, which is listed in the National Register of Historic Places. If the district's boundaries were to be expanded, this house could be considered a contributing resource.**

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

Contributing: **xx**

Noncontributing:

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

Contributing: **n/a**

Noncontributing: **n/a**

VIII. RECORDING INFORMATION

47. Photograph numbers:

Roll: **LONG-31**

Frame(s): **8-10**

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**