

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

Official Eligibility Determination  
(OAHHP use only)

OAHHP1403  
Rev. 9/98

- Date \_\_\_\_\_ Initials \_\_\_\_\_
- Determined Eligible – National Register
  - Determined Not Eligible – National Register
  - Determined Eligible – State Register
  - Determine Not Eligible – State Register
  - Need Data
  - Contributes to eligible National Register District
  - Noncontributing to eligible National Register District



I. IDENTIFICATION

- 1. Resource number: **5BL.1158** Parcel number(s): **131503410007**
- 2. Temporary resource number: **N/A**
- 3. County: **Boulder**
- 4. City: **Longmont**
- 5. Historic Building Name: **Brattebo House; DeSautels House**
- 6. Current Building Name: **Scott House**
- 7. Building Address: **326 Collyer Street**
- 8. Owner Name: **Brian J. Scott**
- Owner Organization:
- Owner Address: **326 Collyer St**  
**Longmont , CO 80501**

44. National Register eligibility field assessment:	<b>Not Eligible</b>
Local landmark eligibility field assessment:	<b>Not Eligible</b>

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### II. GEOGRAPHIC INFORMATION

9. P.M.: **6th** Township: **2N** Range: **69W**  
**NE ¼ of SE ¼ of NW ¼ of SE ¼ of Section 03**
10. UTM reference  
 Zone: **13** **491683 mE** **4446053 mN** **(NAD83)**
11. USGS quad name: **Longmont**  
 Year: **1968 (photorevised 1979)** Map scale: **7.5**
12. Lot(s): **S 1/2 Lot 4 Blk 67**  
 Addition: **Longmont Original Town** Year of addition: **1872**
13. Boundary description and justification:  
**This legally defined parcel encompasses but does not exceed the land historically associated with this property.**  
 Metes and bounds?: Describe:

### III. ARCHITECTURAL DESCRIPTION

14. Building plan (footprint, shape): **Rectangular Plan**
15. Dimensions in feet: **Length: 41 feet x Width: 34 feet**
16. Number of stories: **1 1/2**
17. Primary external wall material(s): **Brick** 18. Roof configuration: **Gabled**  
**Roof/Front Gabled Roof**
19. Primary external roof material:  
 Other roof materials:
20. Special features: **Porch**  
**Balcony**
21. General architectural description:  
**The house at 326 Collyer Street is a 1.5 story wood frame dwelling which has been significantly altered from its historic appearance. It is supported by a sandstone foundation, which is hidden behind non-historic gold horizontal aluminum or vinyl type siding on the secondary elevations, and behind non-historic red brick facing on the façade (west elevation). Non-historic horizontal and fishscale shingles appear in the façade's upper gable end. The steeply-pitched front gable roof is covered with black asphalt shingles, and the eaves are boxed. A single-story addition to the north (side) elevation is covered by a nearly flat shed-roof. A second story addition has been built onto the east (rear) of the original building. It is covered by a low-pitched front gable roof, hidden behind a false front wall. The home's historic brick chimney has been removed. All, or nearly all, of the house's windows are not historic and are dissimilar to the historic windows. A non-historic stained natural brown front entry door, with a large oval-shaped light, and with a flanking sidelight, leads into the house from the non-historic front porch. Another non-historic entry door leads into the addition from the front porch at the north end of the façade. A non-historic balcony is located above the porch, where another non-historic door leads into the home's upper half story.**
22. Architectural style: **No Style**  
 Building type:
23. Landscape or special setting features: **This house is located on the east side of Collyer Street, near the south end of Longmont's historic East Side residential neighborhood. This property is well-maintained, with planted grass front and back yards. The rear of the property is enclosed by a wood privacy fence.**

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24. Associated buildings, features or objects:

1:	Type:	<b>Garage</b>	Contributing?	<b>Noncontributing</b>
	Describe:	<p><b>A relatively new wood frame garage is located toward the rear of the property. It is supported by a concrete slab foundation, and its exterior walls are clad with horizontal synthetic siding with 1" by 4" corner boards. The garage is covered by a low-pitched front gable roof, with asphalt shingles, and with boxed eaves with painted green wood trim. Two metal-paneled roll-away garage doors are located on the east elevation. These doors open onto a concrete driveway which extends to the alley to the east..</b></p>		

### IV. ARCHITECTURAL HISTORY

25. Date of construction:      Estimate:    **1910**      Actual:
- Source of information:    **Sanborn Fire Insurance maps, 1906, 1911; Longmont water rent collection records; Longmont city directories.**
26. Architect:                    **Unknown**
- Source of information:    **N/A**
27. Builder:                      **Unknown**
- Source of information:    **N/A**
28. Original owner:            **J.B. Thompson (probably)**
- Source of information:    **Town of Longmont Water Rent Collection Records.**
29. Construction history:
- Sanborn Insurance maps indicate that Lot 4 of Block 67 was initially developed in the late 1800s when a wood frame dwelling was built, centered between the lot's north and south boundaries. Sanborn maps indicate that the initial dwelling (which had the address of 328 Collyer Street) was razed between 1906 and 1911, The 1911 Sanborn map then shows two dwellings in Lot 4: the house at 330 Collyer Street in the north half of the lot, and this dwelling at 326 Collyer Street occupying the south half of the lot. Longmont water rent collection records list J.B. Thompson as the owner of Lot 4, with the address of 330 Collyer, between circa 1907 and the early 1910s. It is likely, though, that Thompson owned the entire lot, and that this house was built a few years after the house at 330 Collyer. Sanborn Insurance maps show this house's footprint unchanged through 1956; however, in 1946, owner Alfred DeSautels constructed a 16' by 10' shed-roofed addition onto the north elevation. For some reason, this addition is not depicted on the 1956 Sanborn map, but it does appear in a circa 1948 Assessor photo. More recently, in 1995, a building permit was obtained for the wood privacy fence which encloses the back yard. Finally, in 2003, current owner Brian Scott obtained the necessary permits and variances to complete a large upper half story addition, and to make other changes to the dwelling including a new front porch and balcony.**
30. Original location:       Moved:                    Date of move(s):

### V. HISTORICAL ASSOCIATIONS

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

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35. Historical background:

The historical background for this property is somewhat obscure. According to property owner Brian Scott, the home at 326 Collyer was purchased from the Sears catalogue circa 1930. This conflicts with historical research conducted by the firm Hammer-Siler-George Associates in 1986, on behalf of the Longmont Planning Office. This information found that the house, known as the D.M. Calkins House, was constructed between 1880 and 1889. Sanborn maps and Longmont water rent collection records provide a clearer picture of the property's early history. Early Sanborn maps reveal that the original house, located centrally on Lot 4, Block 67, was torn down between 1906 and 1911. The 1911 Sanborn map then shows two houses on the lot, equidistant to the north and south. However, Longmont City Directories do not list a dwelling at this address until the mid-1910s, when F.A. Robinson is listed as the occupant. J.B. Thompson, who owned the north half of the lot (where the residence at 330 Collyer Street is located) may have been this house's original owner. In 1923, Ira Bradbough (Brattebo? Brattlebo? Brattelbo?) is the home's resident. By the mid- 1920s, the property belonged to the Lars Brattlebo (sp.?) family. Lars Brattlebo was born in Norway on June 26, 1869. He married the former Mrs. Martha Danielson. Martha Brattlebo also was a native of Norway, born on June 5, 1862. The couple arrived in Longmont in 1917, where Lars worked primarily as a farmer. City Directory records in the 1920s give his occupation as "exp.," likely an express or delivery person. The couple was active in the Bethlehem Lutheran Church and Lars played a role in Longmont's civil defense during World War I. Martha Brattlebo passed away in July 1932, after which Lars shred the home for a few years in the late 1930s and early 1940s with Alvie C. Mize. Mr. Mize operated the Mize Salvage Yard at 613 1st Avenue, and advertised, "All Kinds of Junk, Cash for All Kinds of Metal, Scrap Iron, Rags and Batteries." In January 1941, Lars married again, to Josa (Josie) E. Daniels. Lars Brattlebo passed away in November 1946, at the age of 77.

Following Lars' death, the home at 326 Collyer became the property of Alfred and Wanda DeSautels, Jr. through the mid-1950s, before title changed to Wanda D. Cline. In 1960, the home was occupied by Burlie W. Thompson. Mr. Thompson supported his wife, Bettie J. for a time as a steward for the American Legion Club. The couple had previously owned the home at 325 3rd Avenue. In 1970, the property owner is listed as James A. Pratt, followed by Ronald L. Sollenbarger by 1975. During the 1980s, first Michael Hurley then Rene J. Epspicueta, lived here, followed by Joe Baudendistek in 1990, D. M. Thomas in 1997, and Avery Haack in 2000. By early 2000, the home's current owner, Brian J. Scott, had acquired the property.

36. Sources of information:

"Brattebo Rites Held Yesterday." (Lars Brattebo obituary) Longmont Times-Call, November 13, 1946, p. 1.  
 Boulder County Assessor records.  
 Longmont City Directories.  
 "Martha Brattebo Taken by Death" Longmont Times-Call, July 8, 1932, p. 1.  
 Town of Longmont Water Rent Collection Records.  
 City of Longmont building permit files.  
 (Boulder County) Real Estate Appraisal Card – Urban Master." On file at the Boulder Carnegie Library.  
 Sanborn Fire Insurance maps.

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### VI. SIGNIFICANCE

37. Local landmark designation:    Yes            No     Date of designation:

Designating authority:

38. Applicable National Register criteria:

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

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

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

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

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

Does not meet any of the above National Register criteria.

Longmont Standards for Designation:

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

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

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

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

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

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

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

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

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

39. Area(s) of significance:    **Not Applicable**

40. Period of significance:    **Not Applicable**

41. Level of significance:    National:                            State:                            Local:

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42. Statement of significance:

**Prior to being altered, this house may have been historically significant for its association with Longmont's residential development during the first half of the twentieth century. It may also have been architecturally significant for its representative vernacular wood frame front-gabled architectural plan. Due to a lack of integrity, though, the house is no longer able to convey any sense of its former potential historic and architectural significance. It should be considered ineligible for individual listing in the National and State Registers, and ineligible for local landmark designation by the City of Longmont. It would be considered a non-contributing resource if it were located within a National Register historic district.**

43. Assessment of historic physical integrity related to significance:

**This property displays a below-average level of integrity relative to the seven aspects of integrity identified by the National Park Service and the Colorado Historical Society - location, setting, design, materials, workmanship, feeling and association. Due to an extensive recent remodeling, the house is no longer able to convey any sense of its former potential historic and architectural significance.**

### VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. National Register eligibility field assessment: **Not Eligible**

Local landmark eligibility field assessment: **Not Eligible**

45. Is there National Register district potential? Yes  No

Discuss: **This property is located outside the existing boundaries of Longmont's Eastside Historic District.**

**There is the potential that the district's boundaries could be expanded to include this block. This property would be considered non-contributing if it were located within a historic district.**

If there is National Register district potential, is this building: Contributing Noncontributing  N/A:

46. If the building is in existing National Register district, is it: Contributing Noncontributing N/A:

### VIII. RECORDING INFORMATION

47. Photograph number(s): **CLG Grant #08-05-20407-027 -** Negatives filed at: **City of Longmont**  
**CD-3, Images 18-20, 36-38**

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

49. Date(s): **01/07/06** Civic Center Complex

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

Longmont, Colorado 80501

51. Organization: **Cultural Resource Historians**

52. Address: **1607 Dogwood Court**

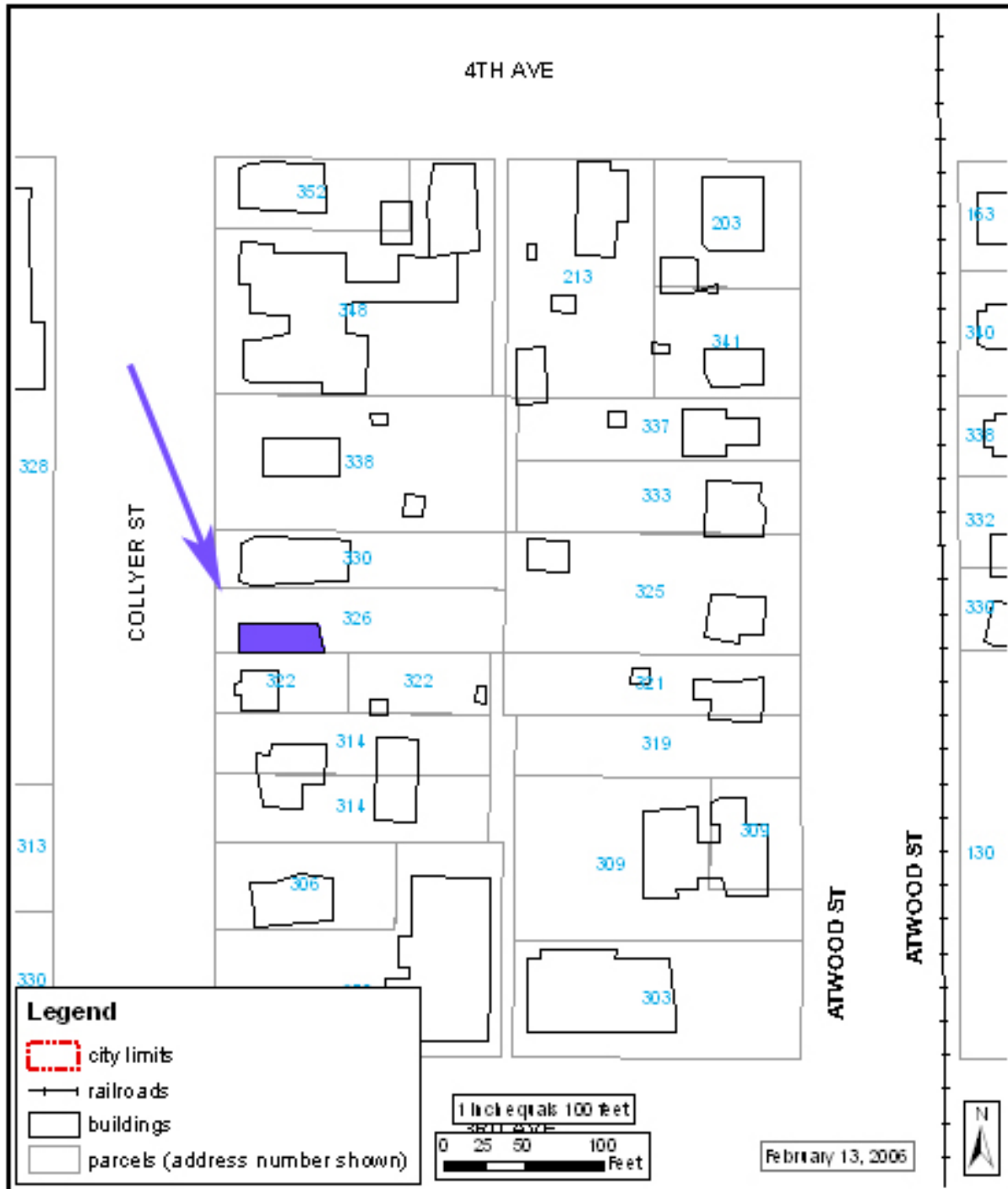
**Fort Collins, Colorado 80525**

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

# Architectural Inventory Form

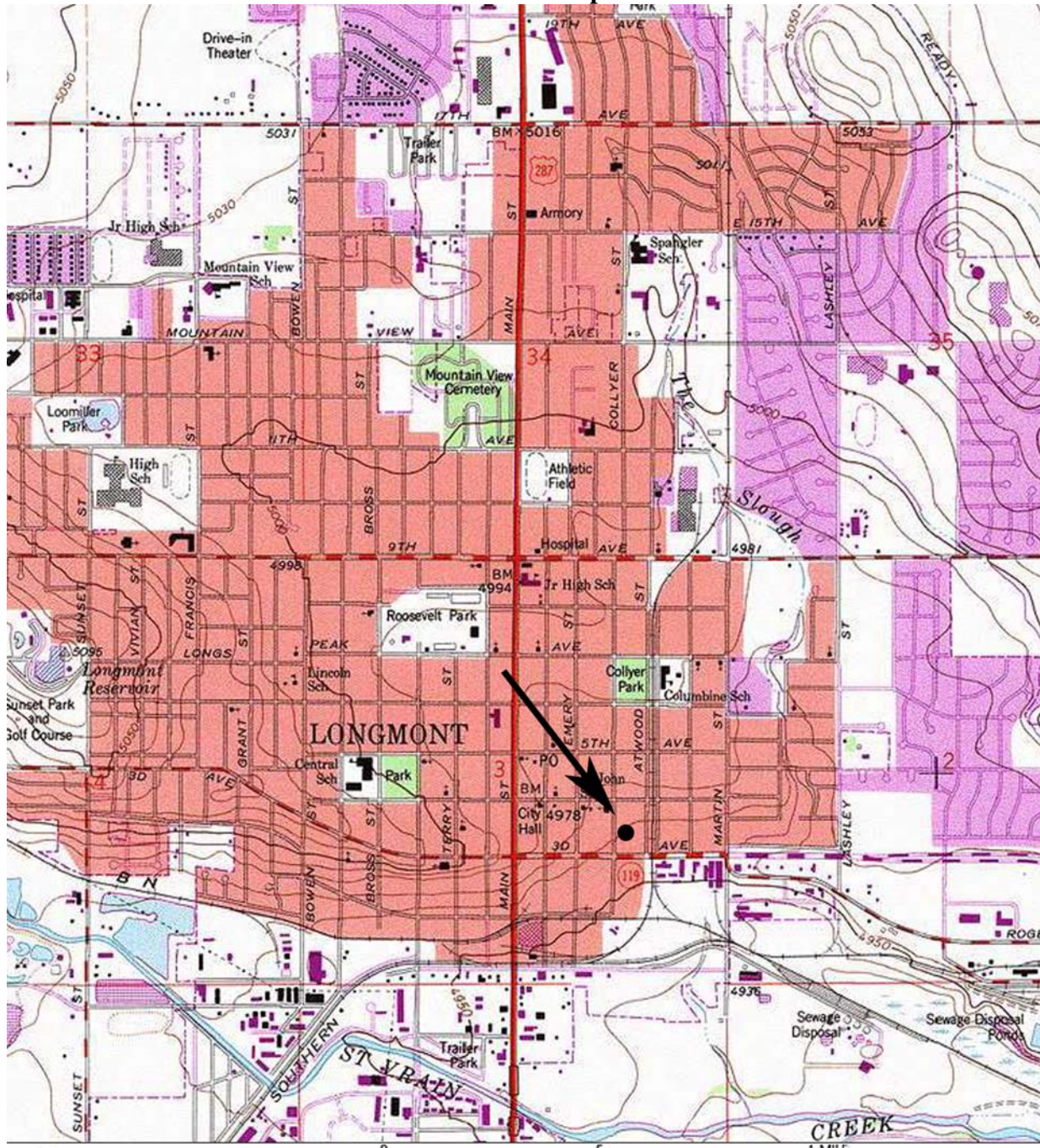
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## Sketch Map



# Architectural Inventory Form

## Location Map



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