

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

Official Eligibility Determination  
(OAHF use only)

OAHF1403  
Rev. 9/98

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



I. IDENTIFICATION

- 1. Resource number: **5BL.10155** Parcel number(s): **131503336001**
- 2. Temporary resource number: **N/A**
- 3. County: **Boulder**
- 4. City: **Longmont**
- 5. Historic Building Name: **Ostrander House; Blakeslee House**
- 6. Current Building Name: **Reo Management House**
- 7. Building Address: **202 Pratt Street**
- 8. Owner Name: **Reo Management 2004 Inc**
- Owner Organization:
- Owner Address: **3476 Stateview Blvd Mac #7801-  
Fort Mill , SC 29715**

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

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### II. GEOGRAPHIC INFORMATION

9. P.M.: **6th** Township: **2N** Range: **69W**  
**NW ¼ of NW ¼ of SE ¼ of SW ¼ of Section 03**
10. UTM reference  
 Zone: **13** **490933 mE** **4445759 mN** **(NAD83)**
11. USGS quad name: **Longmont**  
 Year: **1968 (photorevised 1979)** Map scale: **7.5**
12. Lot(s): **Lot 1 Blk 78**  
 Addition: **Longmont Original Town Replat A** Year of addition: **Unknown**
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: 40 feet x Width: 26 feet**
16. Number of stories: **1**
17. Primary external wall material(s): **Wood/Horizontal Siding**
18. Roof configuration: **Gabled Roof/Front Gabled Roof**
19. Primary external roof material: **Asphalt Roof/Composition Roof**  
 Other roof materials:
20. Special features: **Ornamentation/Gargoyle**  
**Porch**  
**Chimney**
21. General architectural description:  
**Built in the Bungalow style, the single family residence at 202 Pratt Street is a single story, front gabled, wood frame dwelling. It is supported by a painted red concrete foundation, and light for a full basement is provided by 2-light, 3-light and 4-light hopper basement windows. An excavated concrete driveway at the rear of the house descends to painted white vertical wood plank garage doors, at the north end of the east elevation, which provide access to a basement-level garage. The house's exterior walls are clad with painted beige horizontal wood siding, although painted brown square-cut wood shingles appear in the upper gable ends on the east and west elevations. The low-pitched front gabled roof is covered with brown asphalt shingles, and the rafter ends are exposed beneath widely-overhanging eaves. A red brick chimney is located just below the ridge on the south-facing roof slope. The home's windows are primarily single and paired 1/1 double-hung sash with painted wood frames and surrounds. A 16' by 8' enclosed porch comprises the north end of the façade. The porch is approached by a 4-step concrete stoop, and it features a tongue-in-groove wood floor, wood frame knee walls, painted white squared posts, and a gabled roof. A stained natural brown wood storm door leads from the stoop into the enclosed porch. A painted white glass-in-wood frame door leads from the porch into the home's interior. A small 6' by 8' Saltbox addition is located at the east end of the south elevation. A painted white wood-paneled door, covered by an aluminum storm door, leads into the addition from a 3-step concrete stoop at the south end of the east elevation.**

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22. Architectural style:

Building type: **Bungalow**

23. Landscape or special setting features: **This house is located at the northeast corner of Pratt Street and 2nd Avenue, at the south end of Longmont's historic Westside neighborhood. The house is surrounded by a planted grass lawn with minimal mature landscaping. The property appears reasonably well-maintained.**

24. Associated buildings, features or objects: **N/A**

### IV. ARCHITECTURAL HISTORY

25. Date of construction: Estimate: Actual: **1933**  
 Source of information: **Town of Longmont Water Rent Collection Records**

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

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

28. Original owner: **Arthur R. Ostrander**  
 Source of information: **Longmont City Directories.**

29. Construction history:

**Longmont water rent records and Sanborn Insurance maps document that this property was first developed in 1902. At that time, an irregular-shaped dwelling with porches at its southwest and southeast corners was constructed here as a residence for Mrs. Sarah E. Hinman. In 1933, the original dwelling was razed, and was replaced by the property's extant Bungalow style house. The house is little changed from when it was originally built in 1933. The only notable exterior alteration is that the original rear porch at the east end of the south elevation was converted to an enclosed porch/ laundry room in the 1950s. This porch has 4" by 4" constructed roof with bead board that matches the front porch.**

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:

This home, at 202 Pratt, was constructed in 1933, replacing an earlier dwelling that stood in this location. Owned for many years by the Arthur R. Ostrander family, this original house had been constructed in 1901. In 1933, when the Ostrandors moved to their new home at 811 Emery, their former resident was razed, and the current home built. The first known occupant of the new home was Gus (Gustavas) Angulas and his wife Sophia. Gus worked as a cook for Nick's Café, located at 359 Main Street. This was a family-run enterprise, owned by Gus' father, Nicholas Angulas. Just two years later, city directories indicate that Ernest E. Hayzlip and his wife Meta occupied this home. Ernest's business, located at 237 Main, advertised "All Kinds of Coal, Wood and Kindling." The Hayzlips did not remain at this address for long. Dale W. Hart resided here in the early 1940s. Soon after, in the mid-1940s, the home was occupied by Martin and Ann Blakeslees, who had purchased the property from Earl B. and Elizabeth McMullin. On January 1, 1935, the Longmont Times-Call reported the marriage of Martin Blakeslee to Ann (Anna) Smith. The couple lived first at 235 Bross Street before purchasing this residence. Martin supported his family as a heavy equipment operator. Following Martin's death in September 1956, Ann married Roy (Albert Leroy) Craun in April 1958. The Crauns continued to live here, in Ann's house, until their deaths. Albert Leroy Craun died in December 1978. Anna Augusta Blakeslee Craun lived for another ten years, passing away in March of 1989.

36. Sources of information:

Polk's Boulder County Directories, and Polk's Longmont City Directories [generally published annually, 1892-2004], Denver, Kansas City, and Salt Lake City: R.L. Polk and Company Publishers. On file at the Boulder Carnegie Library, and at the Longmont Public Library.

"Town of Longmont – Water Rent Collections." On file at the Longmont Archives, Longmont Museum.  
(Boulder County) "Real Estate Appraisal Card – Urban Master." On file at the Boulder Carnegie Library.  
Boulder County Assessor Property Records

Sanborn Fire Insurance Maps, dated November 1900, April 1906, June 1911, March 1918, June 1930, and June 1956. On file at the Longmont Archives, Longmont Museum.

### 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.

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Longmont Standards for Designation:

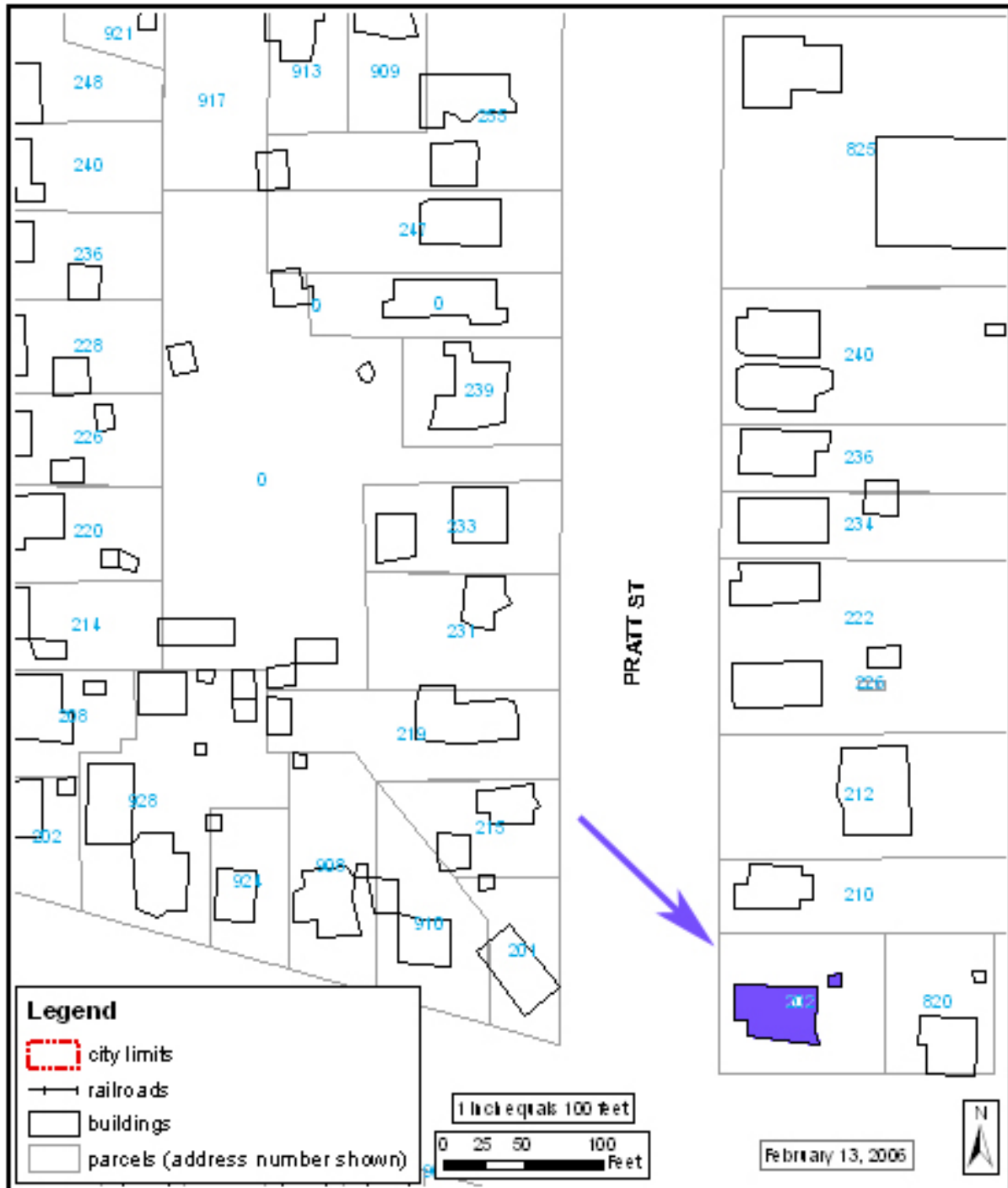
- 2.56.040-A (1) The structure or district has character, interest or value, as part of the development, heritage or cultural characteristics of the city, state or nation.
- 2.56.040-A (2) The structure or district is the site of a historic event with an effect upon society.
- 2.56.040-A (3) The structure 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:
42. Statement of significance:  
**This dwelling is historically significant for its association with Longmont's historical development from the time of its construction in 1933, through the middle of the twentieth century. It is also architecturally significant, to a modest degree, for its representative Bungalow style, and perhaps more so for its early basement-level garage which was apparently incorporated into the house's original construction. The property's level of significance in these regards is not to the extent that it would qualify for individual listing in the National Register of Historic Places. However, the property does appear to qualify for individual local landmark designation by the City of Longmont, and it would be considered a contributing resource within a potential historic district.**
43. Assessment of historic physical integrity related to significance:  
**This house displays an above-average level of integrity, relative to the seven aspects of integrity established by the National Park Service and the Colorado Historical Society - design, setting, location, materials, workmanship, feeling and association. A very small rear porch addition detracts minimally from the building's overall integrity. The dwelling, thus, is still able to convey a sense of its historic and architectural significance.**



# Architectural Inventory Form

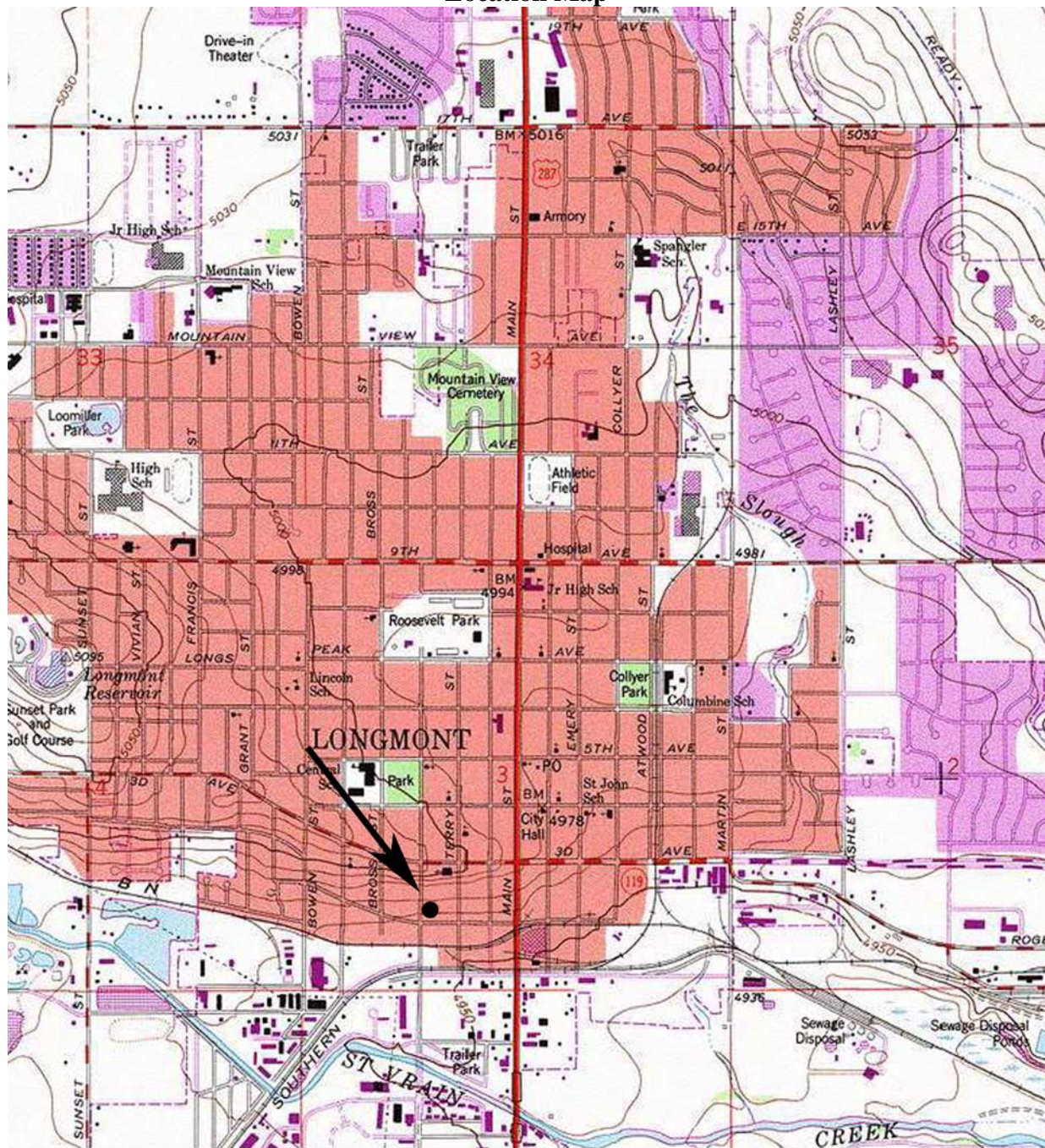
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## Sketch Map



# Architectural Inventory Form

## Location Map



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