

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.10157** Parcel number(s): **131503315007**
- 2. Temporary resource number: **N/A**
- 3. County: **Boulder**
- 4. City: **Longmont**
- 5. Historic Building Name: **Hatch House; Childers House**
- 6. Current Building Name: **Pratt Street Village Properties House**
- 7. Building Address: **236 Pratt Street**
- 8. Owner Name: **Pratt Street Village Properties LLC**
- Owner Organization:
- Owner Address: **1117 Kimbark St
Longmont , CO 80502**

44. National Register eligibility field assessment:	Not Eligible
Local landmark eligibility field assessment:	Not Eligible

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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** **490945 mE** **4445862 mN** **(NAD83)**
11. USGS quad name: **Longmont**
 Year: **1968 (photorevised 1979)** Map scale: **7.5**
12. Lot(s): **N 1/2 Lot 4 Blk 78**
 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: 44 feet x Width: 24 feet**
16. Number of stories: **1**
17. Primary external wall material(s): **Wood/Horizontal Siding**
18. Roof configuration: **Hipped Roof**
19. Primary external roof material: **Asphalt Roof/Composition Roof**
 Other roof materials:
20. Special features: **Roof Treatment/Flared Eave**
Porch
Chimney
21. General architectural description:
The original modest wood frame dwelling at 236 Pratt Street is supported by a coursed sandstone foundation, and its exterior walls are clad with painted white horizontal wood siding, with 1" by 4" corner boards. The house is covered by a steeply-pitched hipped roof, with black asphalt shingles, and with flared eaves with painted white wood trim. A red brick chimney is located on the roof ridge. The building's windows are primarily single 1/1 double-hung sash with painted white wood frames and surrounds. Some windows also have painted black exterior wood storm windows. A 9' by 9' cutaway porch is recessed under the home's hipped roof at the south end of the façade (west elevation). The porch is approached by five sandstone steps, and has a tongue-in-groove wood floor, wood frame knee walls, and two painted white Tuscan columns which help support the roof. Two stained natural brown glass-in-wood-frame doors lead from the porch into the house.

The rear portion of this dwelling has been incorporated into a very large addition which was under construction at the time of survey in August 2005. Taking advantage of the deep lot, the addition consists of two double-stall garages which are connected to a two-story hipped-roof multi-family dwelling near the east (rear) end of the lot. Three other similar historic dwellings, located immediately to the south at 222/224, 226/228, and 232 Terry Street have all recently had similar additions built onto their original east (rear) elevations.

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22. Architectural style: **Late 19th And 20th Century Revivals/Classic Cottage**
 Building type:
23. Landscape or special setting features: **This house is located on the east side of Terry Street, near the south end of Longmont's historic West Side neighborhood which was developed during the late 1800s and early 1900s. There is a planted grass front yard, while the house's north and south sides are closely flanked by driveways. The rear of the property is now occupied by a large addition which is presently (in 2005) under construction.**
24. Associated buildings, features or objects: **N/A**
 Describe:

IV. ARCHITECTURAL HISTORY

25. Date of construction: Estimate: **1901** Actual:
Boulder County Assessor Property Records. Source of information: Town of Longmont Water Rent Collection Records.
On file at the Lonmgont Archives, Longmont Museum.
26. Architect: **Unknown**
 Source of information: **N/A**
27. Builder: **Unknown**
 Source of information: **N/A**
28. Original owner: **W.W. Hatch**
 Source of information: **Town of Longmont Water Rent Collection Records. On file at the Lonmgont Archives, Longmont Museum.**
29. Construction history:
Boulder County Assessor records list 1906 as this house's year of construction. Longmont water rent records, however, indicate that the house was probably in existence by 1901. W.W. Hatch is listed in the water records as the property's owner from 1901 through at least 1919. The dwelling stood largely as originally built, with very few alterations, until the summer of 2005 when a very large addition was built onto the rear of the building, converting the property into multi-family use. Taking advantage of the deep lot, the addition consists of two double-stall garages which are connected to a two-story hipped-roof multi-family dwelling near the east (rear) end of the lot. Three other similar historic dwellings, located immediately to the south at 222/224, 226/228, and 232 Terry Street have all recently had similar additions built onto their original east (rear) elevations.
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): **Vacant/Not in Use**
34. Site type(s): **Former single family residence.**

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35. Historical background:

The dwelling at 236 Pratt was constructed shortly after the turn of the twentieth century. As early as December of 1901, Longmont water collection records list the owner as W. W. Hatch. The Wallace W. Hatch family owned the nearby home at 222 Pratt Street, where they lived for many years. The earliest Longmont city directory, published in 1892, lists Wallace and Betsy Hatch as living in the 200 block of Pratt Street, identified in later directories as 222 Pratt. By 1906, Wallace's and Betsy's son, Delzabeth E. Hatch, had married, and he and his wife Gertrude lived at 200 Coffman Street. He owned the D. E. Hatch Music Company, located at 240 Main. The firm specialized in pianos and organs, and D. E. Hatch taught violin. By 1910, the family's real estate holdings had further expanded to include the Hatch Rooming House, at 240 Main.

By the early 1920s, this home at 236 Pratt Street was the residence of Sheldon E. and Ruth Childers. Mr. Childers was employed as a foreman with the Great Western Sugar Factory. The family remained here through 1930. By 1932, however, the property was occupied by Floyd E. Hickman, followed only a couple of years later by Carl Peele. During the 1940s and 1950s, the property was owned first by Francelia M. Stevens, then sold to Eva E. Provines. Eva and her husband, Omer Provines, lived with their children nearby at 228 Pratt. At the time, Omer was employed as a school bus driver. The Provines rented out the home at 236 Pratt. In the 1940s, occupants were Lawrence B. Davis, followed by Archie Conover. Edgar N. and Josephine Martindale occupied the dwelling in the 1950s. Mr. Martindale was a carpenter. By 1958, the Martindales had moved, replaced by a continual succession of renters, none of whom have remained here for more than a couple of years. Today, the property continues to be utilized as a rental, generating additional income for its owners. However, the building is presently vacant/ not in use while it is undergoing renovation.

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 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.

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

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-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.
- 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-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-B (2) The structure or district embodies those distinguishing characteristics of an architectural type specimen.
- 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-A (4) The structure or district exemplifies the cultural, political, economic, social or historic heritage of the community.
- 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 (2) The structure or district is the site of a historic event with an effect upon society.
- 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.

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

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

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

42. Statement of significance:

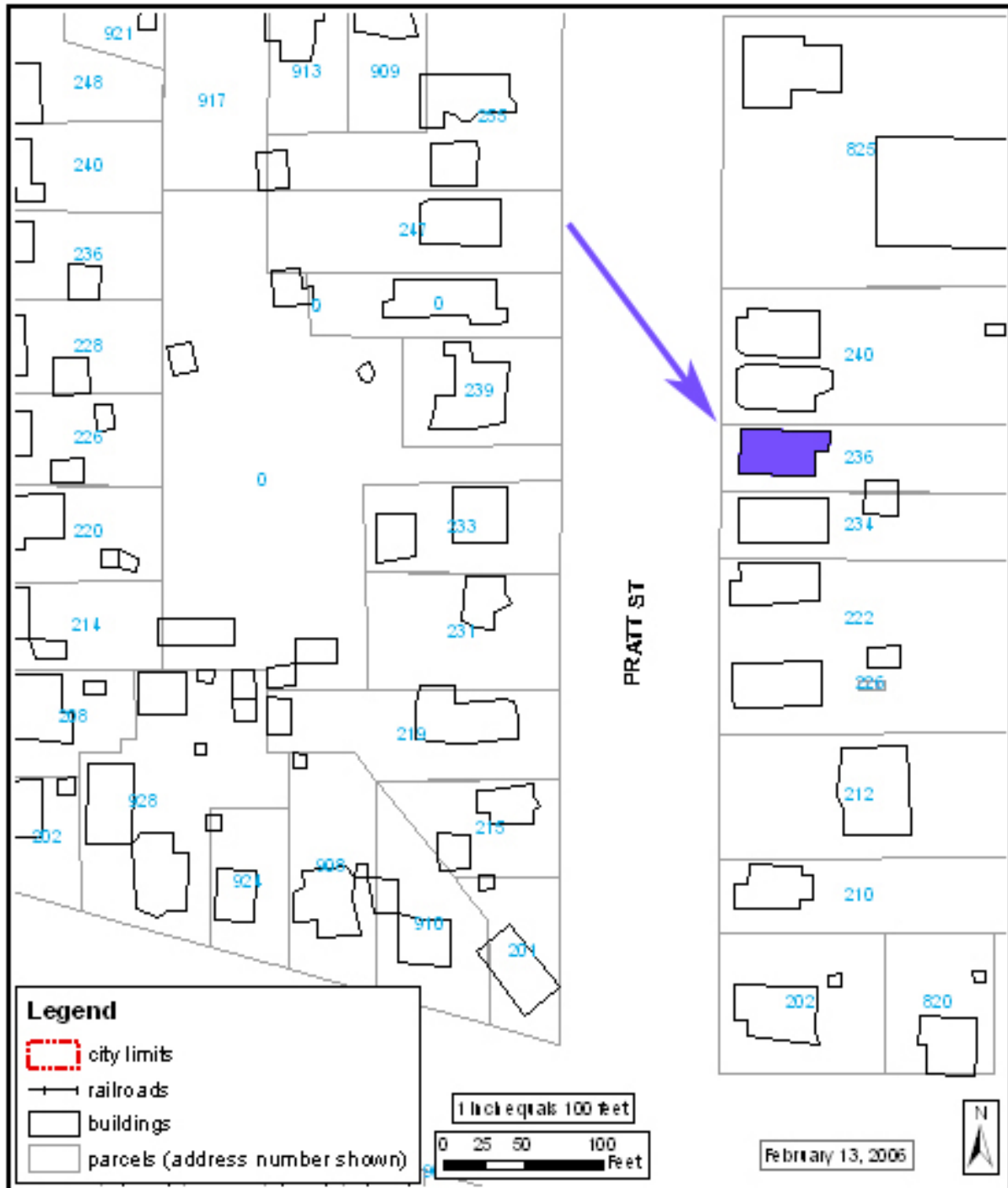
This dwelling was historically significant for its association with Longmont's historical development from the time of its construction soon after the turn of the twentieth century, through the mid-1950s. It was also architecturally significant, to a modest degree, for its representation of the Classic Cottage style of architecture. The property's level of significance in these regards was not to the extent that it would have qualified for individual listing in the National Register of Historic Places. Moreover, due to a recent substantial loss of integrity, the property also does not qualify for individual local landmark designation by the City of Longmont, and it would be considered a non-contributing resource within a potential historic district.

43. Assessment of historic physical integrity related to significance:

This house displays an below-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 large multi-unit addition, with two attached garages, which is being built onto the rear of this dwelling, will seriously compromise the original dwelling's ability to convey a sense of its former historic and architectural significance.

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Sketch Map



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Location Map

