

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.10158** Parcel number(s): **131503315006**
- 2. Temporary resource number: **N/A**
- 3. County: **Boulder**
- 4. City: **Longmont**
- 5. Historic Building Name: **Dawson House; Collins House**
- 6. Current Building Name: **Maestas House**
- 7. Building Address: **240 Pratt Street**
- 8. Owner Name: **Maestas Tomas A & Alice H**
- Owner Organization:
- Owner Address: **240 Pratt St**
Longmont , CO 80501

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

Architectural Inventory Form

Page 2 of 8

II. GEOGRAPHIC INFORMATION

9. P.M.: **6th** Township: **2N** Range: **69W**
SW ¼ of SW ¼ of NE ¼ of SW ¼ of Section 03
10. UTM reference
 Zone: **13** **490945 mE** **4445881 mN** **(NAD83)**
11. USGS quad name: **Longmont**
 Year: **1968 (photorevised 1979)** Map scale: **7.5**
12. Lot(s): **S 1/2 Lot 3 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: 42 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 residence at 240 Pratt Street is a single story, wood-frame, Classic Cottage style dwelling. Constructed in 1912, the house is supported by a painted pale green coursed sandstone foundation, and its exterior walls are clad with painted pale green horizontal wood siding, with 1" by 4" corner boards. The steeply-pitched hipped roof has flared eaves with painted white wood trim, and it is covered with green asphalt shingles. Two red brick chimneys are located on the roof ridge. The home's windows are primarily single 1/1 double-hung sash with painted white wood frames and surrounds. A 20' by 6' enclosed porch extends across nearly the full length of the symmetrical façade on the west elevation. The porch is approached by three carpeted steps, and features wood frame knee walls, painted white Tuscan columns, and a low-pitched front gable roof. A non-historic, painted blue, wood-paneled door, with an oval shaped light, leads into the porch. The porch was historically open, but was enclosed in the early 1980s. A very low-pitched gabled addition to the east (rear) elevation measures approximately 20' by 8'. A secondary entrance is located at the east end of the south elevation where an entry door leads into the house from a wood porch.
22. Architectural style: **Late 19th And 20th Century Revivals/Classic Cottage**
 Building type:

Architectural Inventory Form

Page 3 of 8

23. Landscape or special setting features: **This house is located on the east side of Pratt Street near the south end of Longmont's historic West Side neighborhood. The property features a well-maintained front and back yards, with landscape elements and a stone retaining wall paralleling a gravel driveway which extends along the south side of the house. A garage and a secondary structure are located behind the house to the east.**

24. Associated buildings, features or objects:

- | | | | | |
|----|-----------|---|----------------|------------------------|
| 1: | Type: | Garage | Contributing? | Noncontributing |
| | Describe: | This modern garage is built of wood frame construction, with wide horizontal composition board siding. It is supported by a concrete slab foundation and floor, and it is covered by a low-pitched gable roof, covered with asphalt shingles. The roof eaves are boxed. The garage has 1x1 horizontal sliding windows. | | |
| 2: | Type: | Shed | Contributing?: | Noncontributing |
| | Describe: | Possibly used as a gardening shed, this utilitarian structure is built of wood frame construction. It has wide horizontal composition board exterior walls, and it is covered by a low-pitched gable roof, with a shed-roofed extension to the south elevation. Two doors are located on the west elevation, and a 2-light window penetrates the south elevation wall. | | |

IV. ARCHITECTURAL HISTORY

25. Date of construction: Estimate: Actual: **1912**
Boulder County Assessor Property Records; 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: **John Dawson**
 Source of information: **Town of Longmont Water Rent Collection Records.**

29. Construction history:
Boulder County Assessor records, and Longmont water rent records, indicate that this dwelling was constructed in 1912. John Dawson is listed in the water records as the original owner. The house has been changed from its original appearance. The front porch, which was originally open, was fully enclosed in the early 1980s. A modest addition has been built onto the (east) rear elevation. The garage and shed, located behind the house to the east, both postdate the period of significance.

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**

Architectural Inventory Form

Page 4 of 8

35. Historical background:

Longmont water rent collection records reveal that this house was built in 1912, and that it was originally owned by John Dawson. The 1918 Longmont city directory lists Mrs. Sarah Dawson (perhaps John's widow) as the owner and resident of this property. No obituaries for John or Sarah Dawson were located in newspaper obituary indexes at the Longmont Public Library.

In the early-to-mid-1930s, this property was home to the J.D. Carson family. It was then the residence of Mrs. Lulu M. Collins from 1928 until circa 1964. Lulu lived and owned here with her husband, Roscoe B. Collins, until his death in September 1945. She then continued to live here until a few years before her own death in March of 1967. Lulu Mae Collins (maiden name unknown) was born in Lathrop, Missouri on July 9, 1886. She was married to Roscoe Collins, in Lathrop, on March 22, 1914. He had been born in the same community, on February 3, 1882. Mr. and Mrs. Collins moved to Longmont in the years prior to 1920. Prior to his death in 1945, Roscoe had been employed with the Lyons Lumber Company for twenty-five years. Mr. and Mrs. Collins were survived by one son, Harold Collins, who served as a Major in the U.S. Armed Forces during World War II.

From 1966 to 2006, this property has been the residence of Tomas and Alice Maestas. Originally from Taos, New Mexico, the Mr. and Mrs. Maestas are now retired. Mr. Maestas worked in Longmont as a pattern maker, creating metal castings. Mrs. Maestas, meanwhile, worked in providing housing for the elderly.

36. Sources of information:

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

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.

"Death Claims Roscoe Collins." Longmont Times-Call, September 25, 1945, p. 1.

"Mrs. Lulu Mae Collins Dies; Services Set." Longmont Times-Call, March 10, 1967, p. 3.

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.

Boulder County Assessor Property Records

Maestas, Tomas. Oral interview with Carl McWilliams, July 30, 2005.

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

Architectural Inventory Form

Page 5 of 8

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:

Architectural Inventory Form

Page 6 of 8

42. Statement of significance:

This property is historically significant for its associations with Longmont's residential growth, from the time of its construction in 1912, through the mid 1950s. The house is also architecturally significant for its Classic Cottage style of architecture. Due to a loss of integrity, though, the property should be considered ineligible for local landmark designation by the City of Longmont, and ineligible for listing in the National and State Registers..

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 as defined by the National Park Service and the Colorado Historical Society - design, setting, materials, workmanship, feeling and association. Alterations to the original dwelling (described in section 29) have diminished the building's ability to convey a sense of its former 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 in the block south of the south boundary of Longmont's existing Westside Historic District, which has been listed in the National Register of Historic Places. There appears to be very limited potential that the district's boundaries could be expanded to include this property.**

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-1 - Images 239-249,

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

49. Date(s): **November 12, 2005** **Civic Center Complex**

50. Recorder(s): **Carl McWilliams** **350 Kimbark Street**
Timothy Wilder **Longmont, Colorado 80501**

51. Organization: **Cultural Resource Historians**

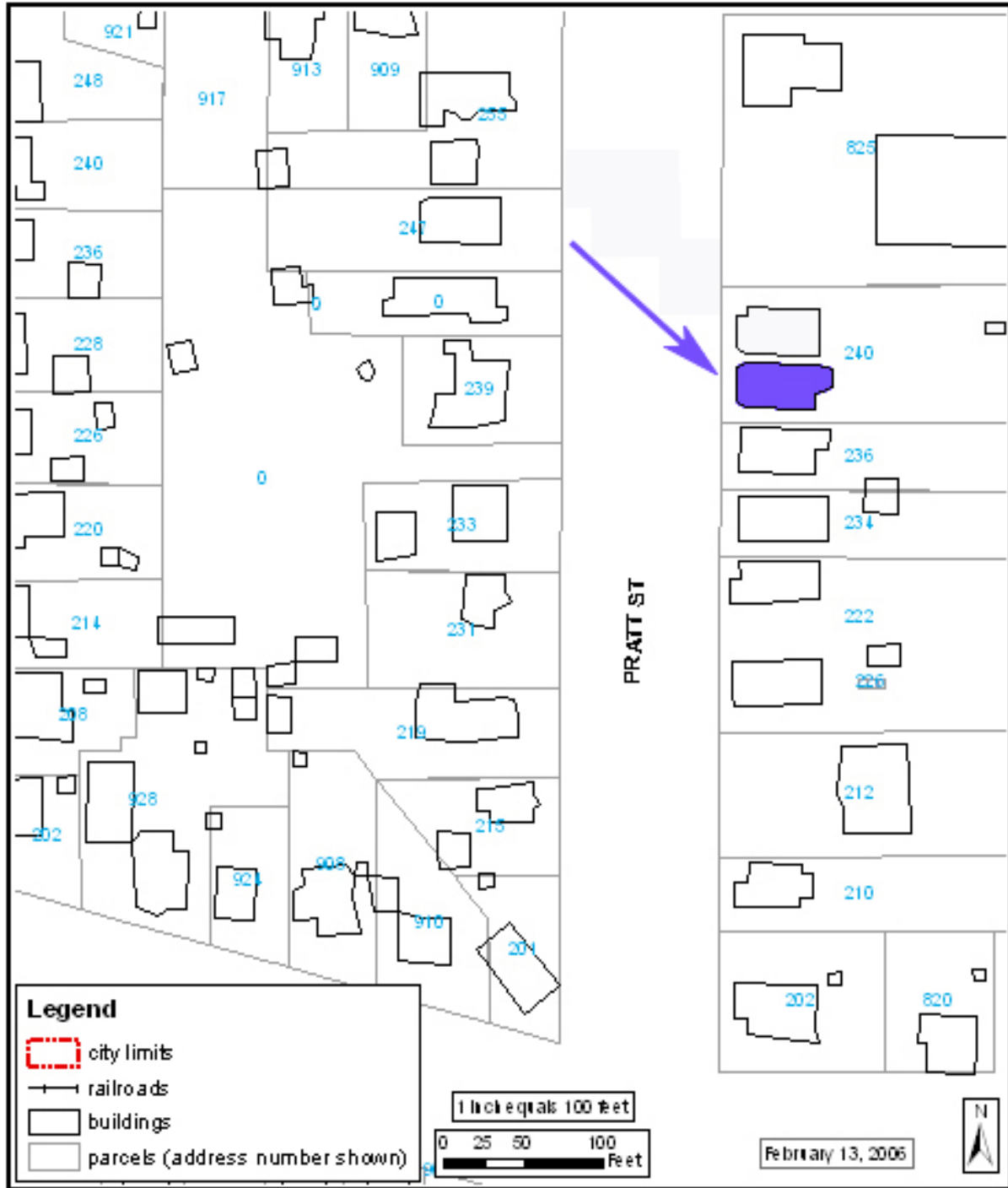
52. Address: **1607 Dogwood Court**
Fort Collins, Colorado 80525

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

Architectural Inventory Form

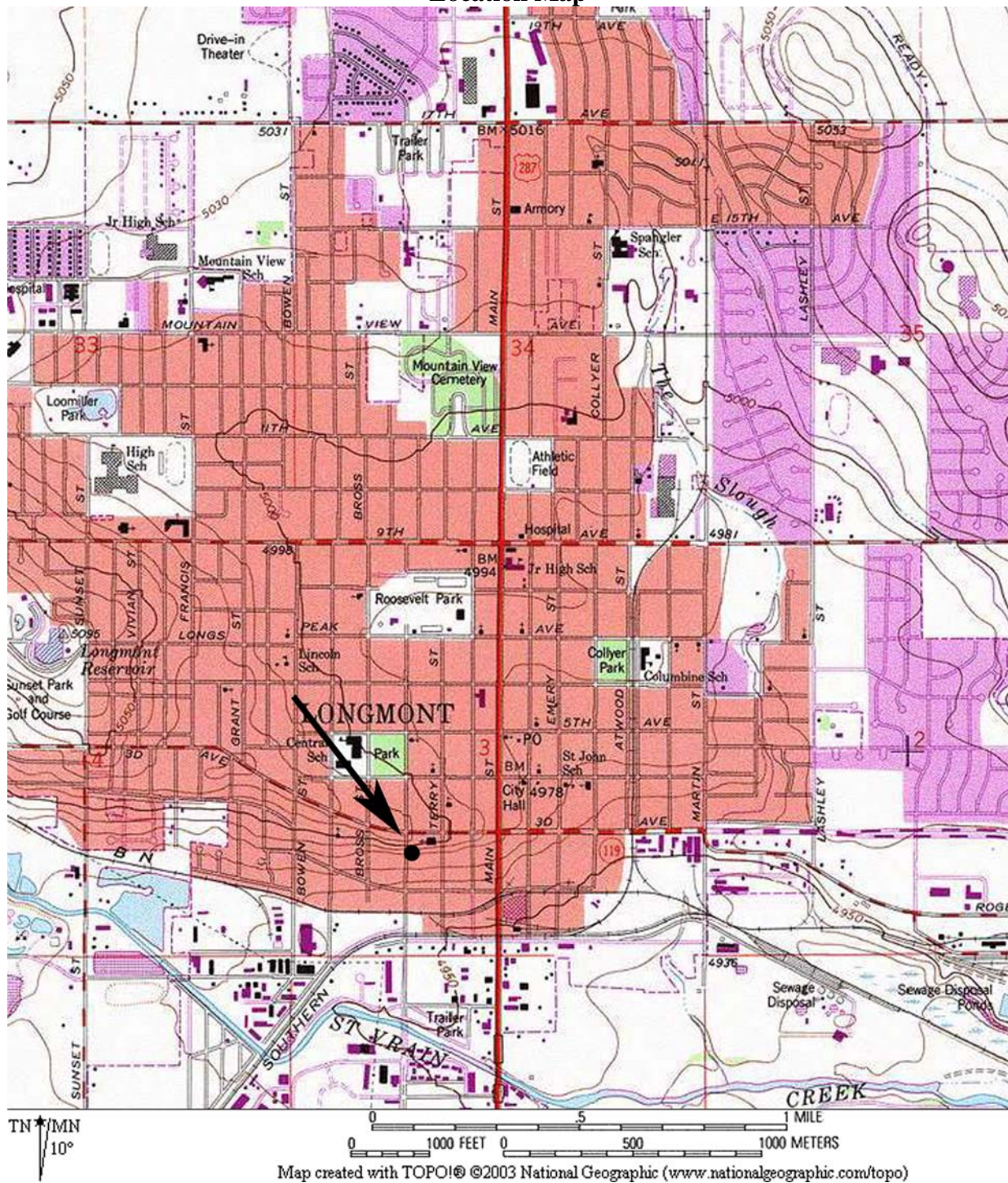
Page 7 of 8

Sketch Map



Architectural Inventory Form

Location Map



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