

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.1209.1** Parcel number(s): **131503310011**
- 2. Temporary resource number: **N/A**
- 3. County: **Boulder**
- 4. City: **Longmont**
- 5. Historic Building Name: **Clark House; Baxter House; Beasley House**
- 6. Current Building Name: **Chenault House**
- 7. Building Address: **310 Pratt Street**
- 8. Owner Name: **Chenault Denice A**
- Owner Organization:
- Owner Address: **310 Pratt St**
Longmont , CO 80501

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

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II. GEOGRAPHIC INFORMATION

9. P.M.: **6th** Township: **2N** Range: **69W**
 ¼ of **NW** ¼ of **SW** ¼ of **NE** ¼ of **SW** of Section **03**
10. UTM reference zone: **13 (NAD83)**
 Easting: **490937** Northing: **4446014**
 USGS quad name: **Longmont** Scale: **7.5**
 Year: **1968 (photorevised 1979)**
11. Lot(s): **W 130 Ft of N 50 Ft & W 87 Ft of S 12 Ft of N 62 Ft Lot 6 Blk 61**
 Addition: **Longmont Original Town** Year of addition: **1872**
12. 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

13. Building plan (footprint, shape): **Rectangular Plan**
14. Other building plan descriptions:
15. Dimensions in feet: **Length: 59 feet x Width: 28 feet**
16. Number of stories:
17. Primary external wall material(s): **Horizontal Siding**
18. Other wall materials:
19. Roof configuration: **Hipped Roof**
 Other roof configurations:
20. Primary external roof material: **Composition Roof**
 Other roof materials:
21. Special features: **Dormer, Porch, Balcony, Chimney, Decorative Shingles, Flared Eaves**
22. General architectural description:

The residence at 310 Pratt Street is a two story wood frame dwelling, built in the American Foursquare style. The house is supported by a painted black coursed sandstone foundation, and its exterior walls are clad with painted blue horizontal wood siding, with 1" by 4" corner boards. The steeply-pitched hipped roof is covered with asphalt composition shingles, and features flared eaves, with painted white modillions beneath an extended overhang. A hipped-roof dormer is located on the north elevation, and there is a red brick chimney on the south-facing roof slope. A balcony is centered above the front porch roof on the west elevation (façade). The balcony features painted white Tuscan columns, wood frame knee walls clad with fishscale shingles, and it is covered by a hipped roof with flared eaves.

A canted two-story bay on the south elevation is covered by an intersecting gable and hip roof. A canted single-story bay on the north elevation is covered by a hipped roof. Windows elsewhere are primarily 1/1 double-hung

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sash with painted wood frames and surrounds. Some windows have leaded glass panes in their upper sashes. The house features a nearly symmetrical façade, with a glass-in-wood-frame entry door, which is slightly off center, flanked on either side by a large single-hung sash window. The entry door leads into the house from a 25' by 7' open porch which extends across all of the façade. The porch features wood frame knee walls, painted white Tuscan columns, and a hipped roof with the balcony centered above. A painted white wood-paneled door, covered by a black metal screen door, enters the house on the north (side) elevation. A single-story flat-roofed addition has been built onto the rear (west) elevation of the original house. The roof of the addition also serves as a balcony, enclosed by an open railing. A painted white glass-in-wood-frame door, covered by a glass-in-metal-frame storm door, enters the addition from a 4-step wood porch on the west elevation.

23. Architectural style: **Other Style**

Other styles: **American Foursquare**

Building type: **Foursquare**

24. Landscape or special setting features: **This property is located on the east side of Pratt Street, within the boundaries of Longmont's historic residential Westside Historic District. A planted grass front yard, a side yard to the south, and the back yard, have well cared for planted grass lawns with mature landscaping. A wide grass strip is located between the front sidewalk and the curb.**

25. Associated buildings, features or objects:

| | | | | |
|----|-----------|---|---------------|---------------------|
| 1: | Type: | Carriage House | Contributing? | Contributing |
| | Describe: | A 1.5 story wood frame carriage house is located a short distance northeast of the house. Measuring approximately 29' N-S by 16' E-W, this building has a concrete foundation, and its exterior walls are clad with painted blue horizontal weatherboard siding with 1" by 4" corner boards. It is covered by a steeply-pitched side gabled roof, covered with asphalt composition shingles. A vertical wood plank loft level door is located in an intersecting gable on the east elevation. The carriage house's walls are penetrated by single-light, 2-light, and 4-light (possibly hiopper) windows, with painted wood frames. A single entry door is located near the south end of the west elevation. | | |

The carriage house has been extended to the west by a shed-roofed garage addition which measures approximately 21' N-S by 8' E-W. A metal roll-away garage door, on the garage's west elevation, opens onto a concrete driveway which extends along the north side of the house to Pratt Street.

IV. ARCHITECTURAL HISTORY

26. Date of construction: Estimate: **1906** Actual:
- Source of information: **Town of Longmont Water Rent Collection Records; Sanborn Insurance Maps.**
27. Architect: **Unknown**
- Source of information: **N/A**
28. Builder: **Unknown**
- Source of information: **N/A**
29. Original owner: **George Clark (probably)**
- Source of information: **Town of Longmont Water Rent Collection Records.**
30. Construction history:

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Longmont water rent collection records and Sanborn Insurance maps document that this house was built circa 1906. A flat-roofed single story rear addition, with its roof serving as a balcony, has been built onto the east (rear) elevation of the original dwelling. There have been no other major exterior alterations, although the front porch columns were being refurbished at the time of survey. The carriage house was built at the same time as the house. A modest addition has been built on the carriage house's west elevation.

31. Original location: Moved: _____ Date of move: _____

V. HISTORICAL ASSOCIATIONS

32. Original use(s): **Single Dwelling**
33. Intermediate use(s): **Single Dwelling**
34. Current use(s): **Single Dwelling**
35. Site type(s): **Residence**
36. Historical background:

Longmont City Directories indicate that by 1906, the first occupant of this home, at 310 Pratt Street, were the Isaac L. Beasley family. Listed at this address along with Mr. Beasley are his wife, Elsie M., and daughter Nellie M., a student in the local schools. Information recorded in 1930 by the Boulder County Pioneer and Fourth of July Committee, as well as biographies in *They Came to Stay*, give a detailed history of Isaac Beasley's birth family. James Jackson Beasley, Isaac's father, came to Denver in the Spring of 1860, bringing with him a large herd of beef cattle to sell. In 1863, he returned to Lancaster, Missouri, to bring his wife Eliza (Jones) Beasley, and children John W., Dulcina, Mary Jane or Jennie, Sarah Ann, and Eliza Alice. Traveling by ox wagon, it took the family three months to make the trip from Missouri to the Cache la Poudre River, near Fort Collins. A son, James, died on the journey.

Three years later, the family, which had grown with the addition of son Isaac Lee, moved to Ralston Creek between Denver and Golden. Two more children, Richard M. and Thomas N.J., were born at the Ralston Creek home, before the family settled on Boulder Creek in 1873. James and Eliza had one final child, daughter Mabel, born in 1876, bringing the number of living children to nine. James Beasley bought 240 acres on Boulder Creek, beginning the long residence of family members in the area. In addition to farming, James Jackson Beasley was involved in many civic affairs, promoting irrigation projects in the Left Hand and Boulder Creek water districts, and helping to build schools in the area. The Beasley Ditch Company and the former Beasley School District No. 42 were named for this prominent pioneer. In 1899, James and Eliza turned the farming over to their sons, and moved to Longmont. Eliza passed away in 1903, and James died in 1907.

The Isaac Beasley family did not occupy 310 Pratt for long. According to Longmont Water Ledger books, George Clark, who lived next door at 318 Pratt, was the owner of this nine room dwelling from circa 1907 through 1910. George and his wife Margaret had retired from farming, and had made their residence on Pratt Street since circa 1903. By 1910, the 310 Pratt Street residence was occupied by Dr. John S. Kennelley, his wife Fannie, and the couple's son, Frank C. Kennelley, also a physician. Unfortunately, the family had lived in Longmont for less than three years when the senior Dr. Kennelley passed away, on April 22, 1912. He was buried in Easlin, Illinois. After his father's death, Frank Kennelley moved to Denver where he practiced until his own death in December 1920, leaving behind his wife, the former Jessie Emmon of Longmont, and his 15 month old son. His mother, Fannie, passed away in Havana, Illinois, in 1950.

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The next owners of this property were the Frederick W. Baxter family. Frederick Baxter married his wife, Mary Anna, on September 10, 1895, and the couple moved to Longmont in July 1911. The couple had one son, Alfred W., who, as an adult, moved to San Francisco. In the 1930s, Mr. Baxter ran the National Blank Book Company from his Pratt Street home. The Baxter family lived here for more than thirty-five years. Mary Baxter passed away in November 1941, and Frederick died six years later, in November 1947. Following the death of Frederick Baxter, the home was sold to Auldy and Patricia K. M. Tergerson. Mr. Tergerson was manager of the Physicians Supply Company. The Tergersons remained here for about a decade, before selling to Elbert M. and Elizabeth S. Crawford. By 1970, this property was owned by Murray R. and Jo Anne Powell, who after only a few years, sold it to Philip A. Ingalls. James D. Margoles purchased the home in the late 1970s, making this beautiful home his residence through the 1980s and into the 1990s. The property is presently (in 2005) owned by Denice Chenault.

37. Sources of information:

Sanborn Fire Insurance maps, 1900 and 1906.

Boulder County Assessor Property Records.

"Death Takes Mary Baxter." Longmont Times-Call, November 17, 1941.

"Kennelley." [Dr. Frank C. Kennelley obituary] Longmont Ledger, December 10, 1920.

Boulder County Assessor, Real Estate Appraisal Card - Urban Master.

Longmont City Directories.

"Former Longmont Woman is Dead." [Mrs. J.S. Kennelley obituary] Longmont Times-Call, March 6, 1950.

"Died." [Dr. John S. Kennelley obituary] Longmont Ledger, April 26, 1912.

VI. SIGNIFICANCE

38. Local landmark designation: Yes No

Designation authority:

Date of designation:

39. 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

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- 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.

40. Area(s) of significance: **N/A**
41. Period of significance: **N/A**
42. Level of significance: National: State: Local:
43. Statement of significance:

This property is historically significant for its associations with Longmont's residential growth, from the time of its construction circa 1906, through the mid 1950s. During these years, the property is significant for its associations with the Beasley, Kennelley, Baxter and Ferguson families. The house is also architecturally significant for its American Foursquare style of architecture. The property should be considered a contributing resource within Longmont's Westside Historic District. It is also individually eligible for local landmark designation by the City of Longmont.

44. Assessment of historic physical integrity related to significance:
- Overall, this property displays a relatively high 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. The house's integrity has been somewhat diminished by a rear addition, while the integrity of the carriage house has been reduced by a garage extension.**

VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

45. National Register eligibility field assessment: **Contributes to designated or potential designated historic district**
- Local landmark eligibility field assessment: **Eligible**
46. Is there National Register district potential? Yes No **N/A**
- Discuss: **This property is located within the boundaries of Longmont's existing Westside Historic District. It is a contributing resource within the district.**
- If there is National Register district potential, is this building contributing: Yes No N/A
47. If the building is in existing National Register district, is it contributing: Yes No N/A

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VIII. RECORDING INFORMATION

48. Photograph number(s): **CLG Grant #08-05-20407-027 -** Negatives filed at: **City of Longmont**
CD-1 - Images 229-233,

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

50. Date(s): **September 1, 2005** **Civic Center Complex**

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

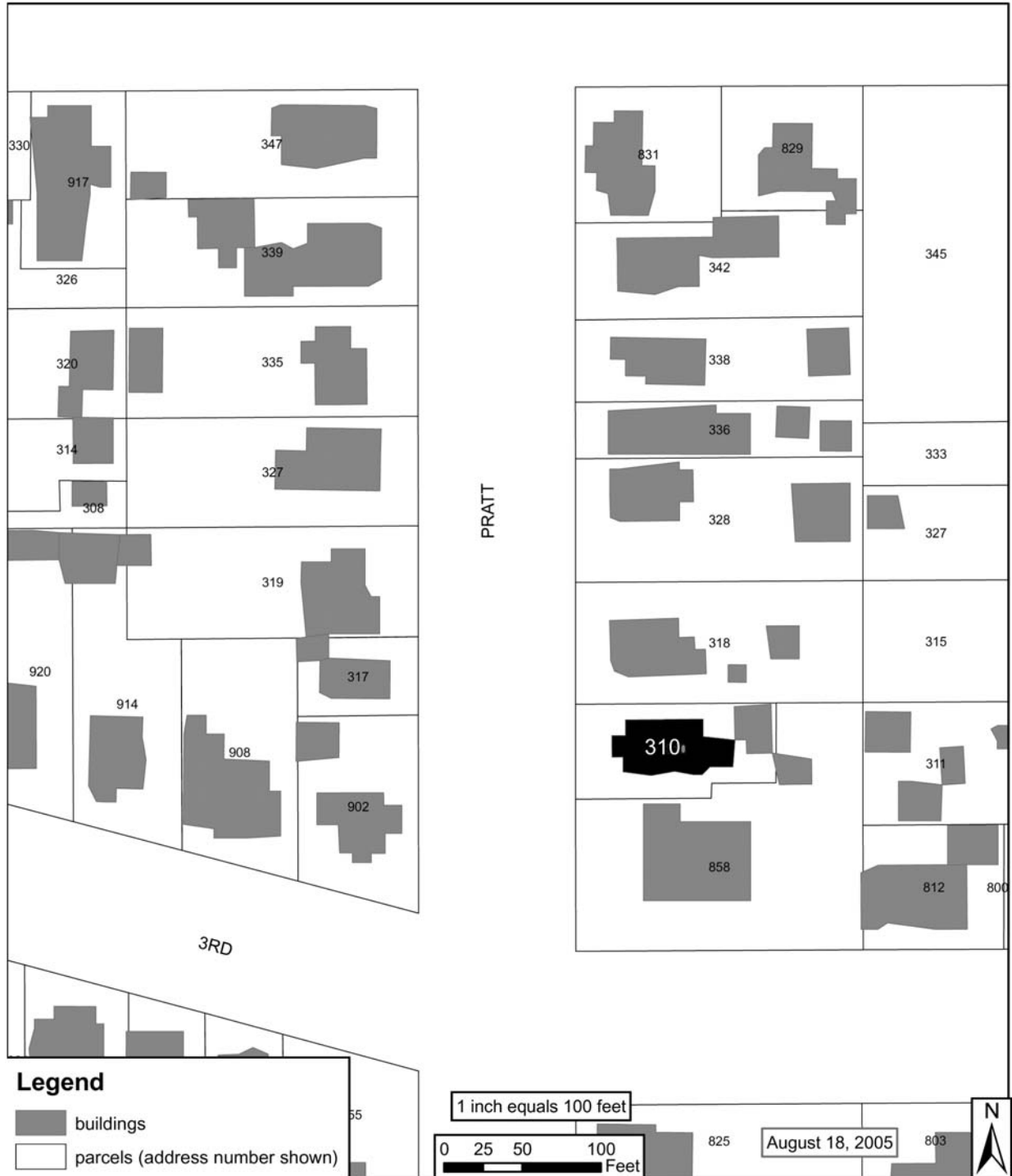
52. Organization: **Cultural Resource Historians**

53. Address: **1607 Dogwood Court**

54. Phone number(s): **Fort Collins, Colorado 80525**
9704935270

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Sketch Map



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Location Map

