

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.1209.3** Parcel number(s): **131503310009**
- 2. Temporary resource number: **N/A**
- 3. County: **Boulder**
- 4. City: **Longmont**
- 5. Historic Building Name: **Adams House; Flanders House; Treadway House**
- 6. Current Building Name: **Creighton House**
- 7. Building Address: **328 Pratt Street**
- 8. Owner Name: **Creighton John A & Johnita A**
- Owner Organization:
- Owner Address: **328 Pratt St  
Longmont , CO 80501**

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

# Architectural Inventory Form

Page 2 of 9

## II. GEOGRAPHIC INFORMATION

9. P.M.: **6th** Township: **2N** Range: **69W**  
**NW ¼ of SW ¼ of NE ¼ of SW ¼ of Section 03**
10. UTM reference  
 Zone: **13** **490946 mE** **4446058 mN** **(NAD83)**
11. USGS quad name: **Longmont**  
 Year: **1968 (photorevised 1979)** Map scale: **7.5**
12. Lot(s): **Lot 4 Blk 61**  
 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: 48 feet x Width: 32 feet**
16. Number of stories: **2 1/2**
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**  
**Roof Treatment/Dormer**  
**Chimney**  
**Porch**

21. General architectural description:

The residence at 328 Pratt Street is a 2.5 story wood frame dwelling, built in the American Foursquare style. The current residence consists of the original 32' by 32' hipped-roof house, an original 26' N-S by 8' E-W open hipped-roof porch on the west elevation (façade), and a 32' N-S by 16' E-W, flat-roofed single story addition to the east (rear) elevation, which was completed in 2001. The original house is supported by a painted pale blue coursed sandstone foundation, and its exterior walls are clad with painted pale blue horizontal wood siding with 1" by 4" corner boards. The hipped roof is steeply-pitched, is covered with grey asphalt shingles, and has flared eaves which are boxed. A hipped-roof dormer, with flared eaves, and with two single-light windows, is located on the west-facing roof slope overlooking the façade. A red brick chimney with a corbelled cap is located on the east-facing roof slope.

The home's windows are primarily single 1/1 double-hung sash, with painted white wood frames and surrounds. Some windows have leaded glass lights. The house features a symmetrical façade. A stained natural brown wood-paneled door, with one upper sash light is centered between two 1/1 sash windows, and leads into the house from the 26' by 8' open front porch. The porch is approached by four steps with flanking knee walls, and features a tongue-in-groove wood floor, wood frame knee walls, painted white Tuscan columns, and a low-pitched hipped roof. A distinctive painted white wood-paneled door, with two slender upper sash lights with rounded tops, and with a painted white wood screen door, is located on the north elevation. The 32' by 16' flat-

## Architectural Inventory Form

Page 3 of 9

roofed addition to the east elevation is supported by a concrete foundation, and has painted pale blue horizontal wood exterior siding with painted white 1" by 4" corner boards. A band of four 1/1 double-hung sash windows, and a canted oriel window, penetrate the addition's east elevation. A painted white glass-in-wood-frame entry door leads into the addition from a 7-step wood porch at the north end of the east elevation. The addition's flat roof is enclosed by a painted white wood railing.

22. Architectural style:

Building type: **Foursquare**

23. 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, which is listed in the National Register of Historic Places. The property is marked by a painted grass front yard, a wide planted grass side yard to the south, and a small rear yard - all with very well cared for mature landscaping. The rear of the property is enclosed by a wood privacy fence. A wide grass strip is located between the front sidewalk and the curb.**

24. Associated buildings, features or objects:

1: Type: **Garage**

Describe: **A 1.5 story wood frame garage, with an office or living space in its upper half story, is located near the rear of the lot. This building measures 36' N-S by 30' E-W, and is supported by a concrete foundation. The garage walls are clad with painted pale blue horizontal wood siding, with painted white 1" by 4" corner boards. The moderately-pitched side-gabled roof is covered with grey asphalt shingles, and the eaves are boxed. A large intersecting gable is located on the west elevation. Two wood-paneled roll-away garage doors, and a single white paneled door, are located on the west elevation. Vehicular access is via a concrete driveway which extends along the south side of the house to Pratt Street.**

### IV. ARCHITECTURAL HISTORY

25. Date of construction: Estimate: **1902** Actual:

Source of information:

26. Architect: **Unknown**

Source of information:

27. Builder: **Unknown**

Source of information:

28. Original owner: **Augustus Adams**

Source of information:

29. Construction history:

**Longmont water rent records and Sanborn Insurance maps provide evidence that this house was built in about 1902. Augustus Adams was the original owner. The house stood as originally built until 2001 when a 16' by 32' addition was built onto the original east (rear) elevation. The extant garage was built circa 1990.**

30. Original location:  Moved: Date of move(s):

# Architectural Inventory Form

Page 4 of 9

---

## 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**  
35. Historical background:

The earliest known occupants of this home at 328 Pratt Street were the Augustus Adams family. In 1903, Augustus Adams served as secretary and treasurer for the Reeder and Adams Mercantile Company, located at 245-247 Main Street. His partner in the venture was J. B. Reader, who served as the firm's president. In early April of this same year, Adams was elected City Treasurer of Longmont. By 1906, Adams was a partner with Ralph A Kiteley in the Adams Kiteley Mercantile Company. At this time, city directories indicate that Augustus and his wife, Ethel Adele, shared their home with Mabel E. Weirrick, who roomed with the family. Also living with the family is Lizzie Lineweber, whom the Adams employed as a domestic. By 1911, Augustus and Adele Adams are no longer listed in the Longmont city directories, and the home's occupants are Susan C. Bennett (widow of Charles Bennett) and Sarah W. Erwin (widow of J.M.F. Erwin).

Longmont Water Ledger records show that the home was owned by F.W. Flanders between 1911 and 1915. Frederick W. Flanders was born at Parisville, New York, on August 26, 1866. He married Miss Cora Slee, who was born in Kenyon, Minnesota, on June 18, 1871. The couple had four children, Lawrence B., Chester A., Lois and Alice. The family moved to Longmont in 1904, where Fred was instrumental in organizing the Bank of Longmont, which later became the Longmont National Bank. After retiring from the banking business in 1907, Fred Flanders became president of the Longmont Realty Company. In 1921, he was elected as a member of the Longmont City Council, and in 1927, was elected mayor. The Flanders remained in this Pratt Street home for only a few years. By 1918, the home's resident was G. M. Drummond. The 1932 city directory finds the Flanders living at 406 Grant Street. Fred Flanders passed away on January 6, 1935, at age 68. Following his death, Cora Flanders is listed in the 1936 directory as president of the Longmont Realty Company. She passed away on May 7, 1947.

Between 1915 and 1919, Water Ledger records show that 328 Pratt was owned by the Great Western Sugar Company, before being sold circa 1920 to Great Western superintendent F. S. Treadway. Fred Treadway was born in Kentucky on June 21, 1882. He married Elva J. Rosacrans, and the couple had two children, Marguerite and Ben. Fred started with the Great Western Sugar Company in 1903 and helped build the Fort Collins factory, where he was employed until 1916. The family was relocated briefly to Longmont, and was then sent to the Bayard, Nebraska factory, where Fred served as superintendent. The Treadways returned to Longmont in 1920, where Fred took over as superintendent, a title he held until his retirement in 1948. His wife, Elva Rosacrans Treadwell, passed away on April 13, 1958. Fred Treadway lived in this Pratt Street home until shortly before his own death, on March 1, 1964 at age 81. Following his death, daughter Marguerite Ensz remained in the home through the early 1990s. An employee of the Boulder County Clerk and Recorder's Office for ten years, she had moved to Longmont in 1960 to care for her father following her mother's death. She passed away at age 92, on January 24, 1996. The property at 328 Pratt Street was then briefly occupied by George and Susan Richart, before being sold in the late 1990s to its current owners, John A. and Johnita (Joni) A. Creighton.

## Architectural Inventory Form

Page 5 of 9

---

**36. Sources of information:**

"Death Takes F.W.Flanders A Prominent Citizen." Longmont Ledger, January 11, 1935.

Town of Longmont – Water Rent Collections.

Sanborn Fire Insurance maps.

Longmont City Directories.

"Fred Treadway is Dead at 81." Longmont Times-Call, March 2, 1964.

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

"Marguerite T. Ensz." [obituary] Longmont Times-Call, January 27, 1996, p. A-9..

"Cora Flanders Taken by Death This Morning." Longmont Times-Call, May 7, 1947, p. 1.

Boulder County Assessor Property Records

---

### 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.

## Architectural Inventory Form

Page 6 of 9

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 property is historically significant for its associations with Longmont's residential growth, from the time of its construction in 1902, through the mid 1950s. During these years, the property is significant for its associations with the Adams, Flanders, and Treadway families. The property is also notable for its association with the Great Western Sugar Company. The house is architecturally significant for its American Foursquare style of architecture. The property should be considered a contributing resource within Longmont's West Side Historic District. It is also individually eligible for local landmark designation by the City of Longmont.**

43. Assessment of historic physical integrity related to significance:

**This property displays an overall high level of integrity, relative to the seven aspects of integrity as defined by the National Park Service and the Colorado Historical Society - setting, location, design, materials, workmanship, feeling and association. The house's integrity has been minimally reduced by a rear addition. However, the addition is well-executed. It is compatible with the house's original construction, it is of a smaller scale, and it is minimally visible from the street.**



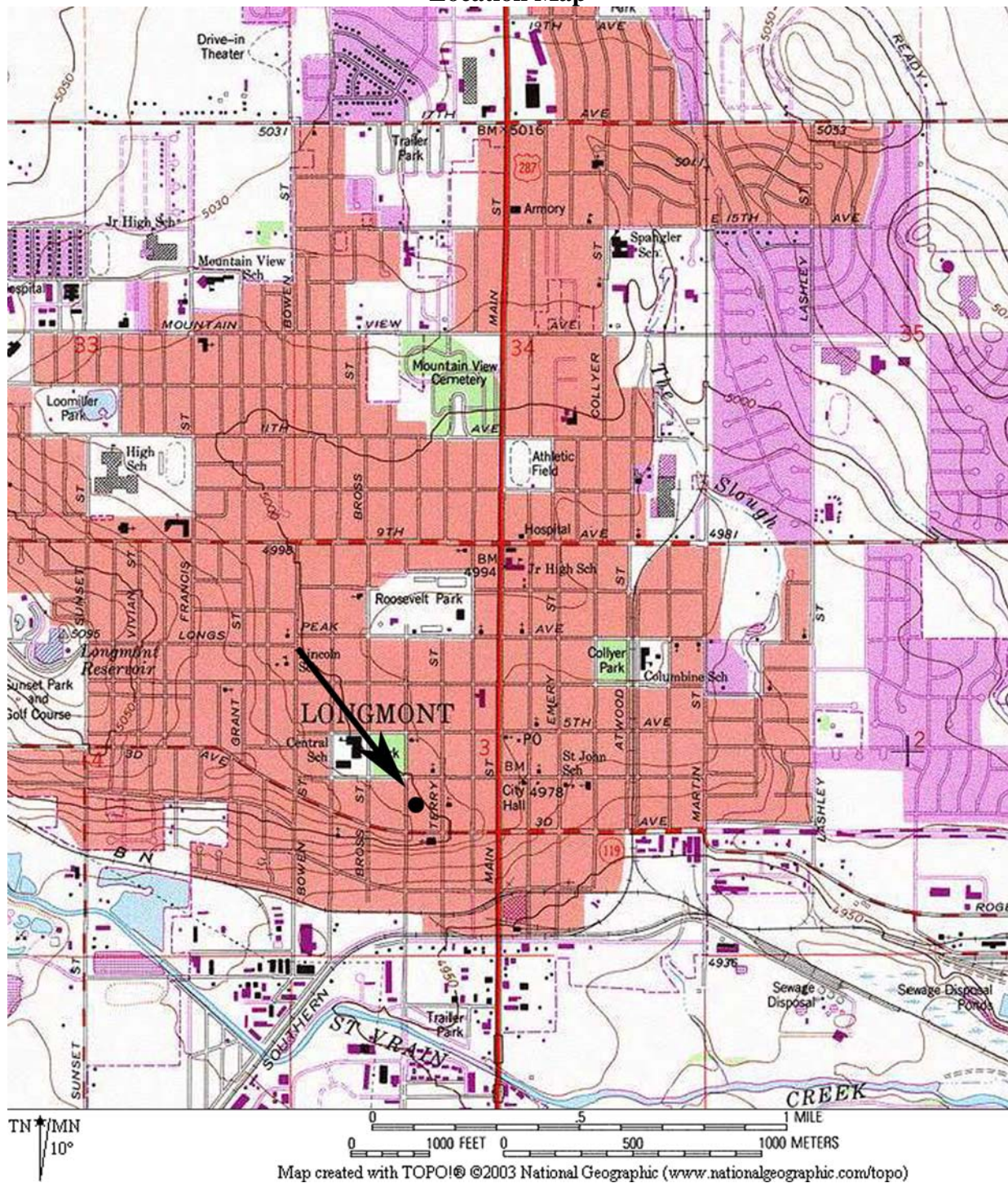
# Architectural Inventory Form

## Sketch Map



# Architectural Inventory Form

## Location Map



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