

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: **5BL1209.136** Parcel number(s): **131503310007**
- 2. Temporary resource number: **N/A**
- 3. County: **Boulder**
- 4. City: **Longmont**
- 5. Historic Building Name: **Cooke House**
- 6. Current Building Name: **Weibel House**
- 7. Building Address: **338 Pratt Street**
- 8. Owner Name: **Weibel John L & Blair J**
- Owner Organization:
- Owner Address: **338 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**
SW ¼ of NW ¼ of NE ¼ of SW ¼ of Section 03
10. UTM reference
 Zone: **13** **490946 mE** **4446090 mN** **(NAD83)**
11. USGS quad name: **Longmont**
 Year: **1968 (photorevised 1979)** Map scale: **7.5**
12. Lot(s): **N 43.67 Ft of Lot 3 & S 10 Ft of Lot 2 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): **Irregular Plan**
15. Dimensions in feet: **Length: 59 feet x Width: 28 feet**
16. Number of stories: **1 1/2**
17. Primary external wall material(s): **Brick**
18. Roof configuration: **Gabled Roof/Cross Gabled Roof**
19. Primary external roof material: **Wood Roof/Shingle Roof**
 Other roof materials:
20. Special features: **Roof Treatment/Dormer**
Chimney
Porch
21. General architectural description:
The residence at 338 Pratt Street consists of an original, 1940, Tudor Revival style dwelling, and an approximately 28' N-S by 18' E-W single-story flat-roofed rear addition which was constructed in 2002. The original house consists of three blocks. The largest of these measures 28' N-S (across) by 36' E-W (deep), and is covered by a steeply-pitched side-gabled roof. The second block is located to the west of the first, measuring, 21' N-S by 14' E-W, and is covered by a steeply-pitched front-gabled roof. The third block is located to the west of the second, measuring 12' N-S by 9' E-W, and is also covered by a steeply-pitched front-gabled roof. Including the rear addition, the dwelling, overall, presently measures 28' N-S by 77' E-W.

The 1.5 story house is supported by a low concrete foundation, faced with wire-cut red brick, and its exterior walls are also clad with a wire-cut red brick veneer, over tile block construction. Painted white stucco, with stained brown false half-timbering, appears in the upper gable ends on the south, west, and north elevations. The steeply-pitched gabled roof forms are covered with wood shingles and the eaves are closed. A non-historic gabled dormer is located on the south-facing roof slope. There are three chimneys: a tall red brick fireplace chimney with a corbelled cap is located on the north elevation; a red brick chimney is located on the roof peak; a (probably non-historic) stuccoed chimney is located on the south elevation.

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The home's windows are primarily multi-light casements with transom lights. A 7' by 4' entry porch is located at the intersection of the house's two main blocks, near the west end of the south elevation. The porch is approached by a curving concrete sidewalk, which leads from the sidewalk at Pratt Street, and the porch's entry door is framed by a molded concrete surround. The entry door itself is a stained natural brown solid wood door, covered by a glass-in-wood-frame storm door. A painted red 10-light glass-in-wood-frame door, flanked by a 10-light sidelight, enters the flat-roofed addition, from a 5-step brick porch, on the east elevation. The addition also features double-hung sash windows with red brick rowlock sills, and a black wrought iron balcony railing on its flat roof which also serves as a balcony accessed from the original home's upper half story.

22. Architectural style: **Late 19th And 20th Century Revivals/Tudor Revival**
 Building type:
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 features well-maintained planted grass front and back yards with mature landscaping. A gravel driveway extends along the south side of the house, while there is a narrow side yard to the north. The property also features a notable curving concrete front sidewalk, presumably installed when this house was built in 1940. It represents a departure from the neighborhood's earlier uniformly straight sidewalks. A wide grass strip is located between the front sidewalk and the curb.**
24. Associated buildings, features or objects:
- 1: Type: **Garage**
 Describe: **A modern garage is located near the rear of the property. This utilitarian structure measures approximately 28' N-S by 24' E-W, and it is supported by a concrete foundation. The garage walls are built of painted green concrete blocks, and its roof is a moderately-pitched front gable, covered with wood shingles. Painted white rafter ends are exposed beneath the eaves. A large wood-paneled roll-away garage door is located on the south elevation. A single white paneled entry door is located at the south end of 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: Actual: **1940**
 Source of information: **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: **Dr. Myron W. Cooke**
 Source of information: **Town of Longmont Water Rent Collection Records.**

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29. Construction history:

The Tudor Revival style dwelling at 338 Pratt Street was built in 1940, having replaced a smaller house at this location which had been built prior to 1900. In 2002, a single story, flat-roofed addition which measures approximately 20' N-S by 18' E-W, was built onto the rear of the 1940 dwelling. Sun Construction and Design Services Inc. served as the general contractor in charge of the addition's construction.

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

35. Historical background:

Longmont Water Ledger payment records indicate that the Hollister House, at 338 Pratt Street, was first occupied in the spring of 1893 by the family of H. A. Hollister. Hiram Hollister and his wife, Christina (Flansburg) came to Longmont from Wisconsin in October, 1890. Hollister was born at Sandy Creek, Orange County, New York on March 12, 1838. He moved to Sharon, Wisconsin in August 1850. During the Civil War Hollister served with the 13th Wisconsin Infantry, and returned to Wisconsin following his discharge November 24, 1864 at San Antonio, Texas. On February 1, 1866, in Sharon, Wisconsin, he married Miss Christina Flansburg. Cathrin (sic?) Christina Flansburg Hollister was born November 10, 1845 in Schoharie County, New York. When only a few months old, her family moved to Wisconsin, where they cleared forested land for a farm. Her father passed away in 1862. With her brother serving in the Civil War, only Cristina, her mother, and her sister, were left to run the family farm. Christina and Hiram Hollister, along with their daughter Arletta, lived in Wisconsin until October 1890, when the Hollisters moved to Longmont. In Longmont, Hiram Hollister worked as a painter. The couple belonged to the Congregational Church, where Mr. Hollister served as a deacon. Christina Hollister was active in the Women's Christian Temperance Union (W.C.T.U.). At the time of her death, Mrs. Hollister was the oldest continuous member and only life member of the Longmont chapter. She also belonged to the Women's Relief Corps, for 38 years. Hiram Hollister passed away at age 81, on November 30, 1919. Cristina Hollister joined him in death on July 23, 1931, having lived to be 85 years old.

In the mid 1930s, the Hollister's house was sold to Myron and Florence M. Cooke. Dr. Myron Wentworth Cooke was a longtime physician and surgeon in Longmont and Erie. Born July 30, 1903 in Las Animas, Myron Cooke was the son of a pioneer Colorado druggist. He graduated from the University of Colorado medical school in 1928, and for many years practiced with Dr. C. W. Bixler in Erie, before moving to Longmont in 1936. Four years later, in 1940, Cooke had the original house at this location razed, and in its place was built a new Tudor Revival style dwelling.

During World War II, Dr. Cooke served in the Pacific Theatre as a major in the medical corps. While there, he contracted malaria, which he never fully recovered from. Dr. Cooke was well respected in his field, and served as a member of the Boulder County Medical Society, the Colorado State Medical Society, Southwestern Surgical Society, International College of Surgeons, and was on the staff of several hospitals. He was also active in the Mason Lodge, the Kiwanis Club, the Veterans of Foreign Wars and the American Legion. At the time of his death,

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on June 28, 1962, he left behind his wife Florence, son Myron W. Cooke, Jr., and two daughters, Jean (Rowse) and Cynthia Cooke. In the early 1970s, following Florence Cooke's death, this Pratt Street property was owned briefly by James M. Forbis, before being sold to Douglas K. Gollither. According to the Longmont City Directories, Mr. Gollither lived here for about twenty years, from the late 1970s through circa 1997. The property was then purchased by its current residents, John L. and Blair J. Weibel.

36. Sources of information:

"Funeral Services Slated for Dr. Cooke on Tuesday." Longmont Times-Call, June 30, 1962.

Boulder County Assessor Property Records.

Sanborn Fire Insurance maps.

"Dr. Myron Cooke Dies Thursday in VA Hospital." Longmont Times-Call, June 29, 1962.

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

Longmont City Directories.

Town of Longmont Water Rent Collection Records.

City of Longmont building permit files.

VI. SIGNIFICANCE

37. Local landmark designation: Yes No Date of designation:

Designating authority: **N/A**

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 property is historically significant for its associations with Longmont's residential growth, and in particular for its associations with the notable Hollister and Cooke families. The house is also architecturally significant for its Tudor Revival style of architecture. The property is a contributing resource within Longmont's West Side Historic District. It is also probably retains sufficient integrity to qualify for individual local landmark designation by the City of Longmont.

43. Assessment of historic physical integrity related to significance:

This property displays an average 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 dwelling's integrity has been diminished by the construction of a large rear addition; however, a strong sense of this historic Tudor Revival home is still in evidence. Although the addition is quite large, it does complement the house's original construction, and it is minimally visible from the street.

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VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. National Register eligibility field assessment: **Not Eligible**
 Local landmark eligibility field assessment: **Eligible**
45. Is there National Register district potential? Yes No
- 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 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 - CD-1 - Images 210-215, CLG Grant #08-05-20407-027 - CD-1 - Image 218** Negatives filed at: **City of Longmont**
48. Report title: **Eastside and Westside Neighborhoods: Historic Context and Survey Report** Department of Community Development, Planning Division
49. Date(s): **09/10/05** 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**

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Sketch Map



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Location Map

