

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.1209.5** Parcel number(s): **131503310006**
- 2. Temporary resource number: **N/A**
- 3. County: **Boulder**
- 4. City: **Longmont**
- 5. Historic Building Name: **Brock House; Woelz House**
- 6. Current Building Name: **Marcus House**
- 7. Building Address: **342 Pratt Street**
- 8. Owner Name: **Marcus Robert J & Jane M**
- Owner Organization:
- Owner Address: **342 Pratt St # 1**  
**Longmont , CO 80501**

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

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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** **4446107 mN** **(NAD83)**
11. USGS quad name: **Longmont**  
 Year: **1968 (photorevised 1979)** Map scale: **7.5**
12. Lot(s): **Lot 2 Less S 10 Ft & Less N 2 Ft of W 92 1/2 Ft 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: 28 feet**
16. Number of stories: **2 1/2**
17. Primary external wall material(s): **Synthetics/Vinyl**
18. Roof configuration: **Hipped Roof**
19. Primary external roof material: **Wood Roof/Shingle Roof**  
 Other roof materials:
20. Special features: **Roof Treatment/Dormer**  
**Chimney**  
**Porch**  
**Balcony**
21. General architectural description:  
**The residence at 342 Pratt Street is a 2.5 story wood frame American Foursquare style dwelling. Overall, the house measures 28' N-S (across) by 48' E-W (deep), with a 24' by 8' low-pitched hipped-roof front porch on the west elevation (façade). The house is supported by a low painted beige coursed sandstone foundation, and its exterior walls are clad with beige color horizontal siding. A moderately-pitched hipped roof is covered with wood shake shingles and the eaves are boxed with painted white wood trim. A hipped-roof dormer overlooks the façade on the west-facing roof slope, while a large red brick chimney is located on the ridge.**
- A 10/1 single-hung sash window overlooks the front porch on the west elevation, and there is a 15-light fixed-pane window on the north side elevation. The home's windows, otherwise, consist of 1/1 and 10/1 double-hung sashes, with painted wood frames and surrounds. Several windows also feature non-historic decorative vinyl shutters. A 15-light glass-in-wood-frame entry door, flanked by a large 15-light sidelight, leads into the house from the open hipped-roof front porch. The porch features a tongue-in-groove wood floor, paneled wood frame knee walls, and painted white Tuscan columns which support the porch roof. A portion of the porch roof forms a second story balcony, which is enclosed by a painted white wood railing, and is covered by a painted white pergola roof. A 15-light glass-in-wood-frame door opens onto the balcony from the home's second story. A**

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Painted white glass-in-wood frame door, covered by a white synthetic storm door, enters into the house from a non-historic 6-step wood porch on the north (side) elevation. A painted beige wood-paneled door provides access to an enclosed shed-roofed stairway which descends to the basement level, also on the north elevation.

The rear, approximately 28' by 22', section of the building is just one story in height, and is covered by a low-pitched hipped roof. A rear entry door leads into this section of the house from a 6-step wood porch. A concrete patio, located adjacent to the east (rear) elevation, is covered by a low-pitched hipped roof, which joins the house and garage.

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 features planted grass front and back yards, and a wide side yard to the south, with an abundance of well-maintained mature landscaping. A concrete driveway extends along the house's north side. A wide grass strip is located between the front sidewalk and the curb.**

24. Associated buildings, features or objects:

1: Type: **Garage**

Describe: **A wood frame garage, which measures approximately 20' by 20', is located a short distance northeast of the house. It is supported by a concrete slab foundation, has beige color horizontal vinyl siding, and a moderately-pitched hipped roof. The roof is covered with wood shake shingles, and the widely-overhanging eaves are boxed with white metal. A white metal-paneled roll-away garage door, and a white single, metal-paneled, door with nine upper sash lights, are both located on the west elevation. Vehicular access is via a concrete driveway which extends along the north side of the house to Pratt Street.**

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### IV. ARCHITECTURAL HISTORY

25. Date of construction: Estimate: **1900** Actual:
- Source of information: **Town of Longmont Water Rent Collection Records; Sanborn Insurance maps.**
26. Architect: **Unknown**
- Source of information: **N/A**
27. Builder: **Unknown**
- Source of information: **N/A**
28. Original owner: **Louisa J. (Miller) (Plumb) Brock**
- Source of information: **Town of Longmont Water Rent Collection Records.**

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29. Construction history:

Sanborn Insurance maps indicate that this dwelling was constructed between 1906 and 1911, having replaced a small earlier house which had been built in 1900, or perhaps a year or two prior to that. It is possible that the earlier dwelling was incorporated into the construction of the new dwelling. Sanborn Insurance maps also indicate that the dwelling was modified between 1918 and 1930. The original portion of the dwelling measures 28' N-S by 23' E-W. The rear additions have added approximately 748 square feet to the original dwelling. Sanborn maps also show that the garage was built between 1918 and 1930.

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 Records indicate that this home at 342 Pratt Street was first owned by pioneer settler Mrs. Louisa J. Plumb Brock. Louisa J. Miller was born September 12, 1834, at Constableville, Lewis County, New York. On March 26, 1856, she married Sylvester J. Plumb, her childhood friend. The couple lived in Beaver Dam, Wisconsin, where Mr. Plumb was a teacher. Craving more excitement in life, Sylvester Plumb took leave of his wife and baby daughter, Ida, to search for gold during the Pikes Peak Gold Rush. He traveled to Colorado by ox team with a party of fourteen similarly minded fortune seekers, arriving here in June 1859. Plumb prospected in the California Gulch area for a year or more without success, before turning his attention to farming. In 1860, he established a homestead on Boulder Creek, and then sent for his wife and daughter. Traveling by ox team, the journey from Omaha to Boulder took the travelers six long weeks.

When she arrived at what became known as Plumb Siding, Louisa Plumb and her young daughter entered a life of hard work and hardship, but still managed to prosper. The couple had three more children, Edgar Arthur, Roy, and Mae. At times, the family's crops were destroyed by grasshoppers and drought, and they were compelled to flee Indian onslaughts, seeking refuge at Fort St. Vrain. The Plumb family was instrumental in helping settle the Boulder and St. Vrain valleys. Sylvester and Louisa helped to establish the Weld County's first school district, District No. 1, at Rinn. Sylvester Plumb was a member of the Constitution Convention in Denver, helping to formulate the laws for the new state. In 1893, Sylvester Plumb passed away, necessitating the breakup of the home at Plumb Siding. Louisa, Mae and Roy Plumb moved to Longmont. On March 4, 1900, Louisa married Lewis Brock, and moved to Littleton. The following year, on July 31, 1901, Lewis Brock died. Louisa returned to Longmont, and made her home with her daughter, Mae, at this home on Pratt Street. At the age of 73, Louisa Plumb Brock passed away in Longmont, on July 25, 1908.

Following Louisa Plumb Brock's death, this home on Pratt Street remained in the Plumb family until 1919, during which time it was rented to a succession of families. Circa 1910, Charles and Kate Smith lived here with their daughter Harriet. Charles was owner of Charles E. Smith & Company, located at 376 Main Street. The firm sold drugs, paints and oils. By 1916, A. H. Buckley resided here, followed in 1918 by Leo McLellan. Leo L. McLellan

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was the son of pioneer Longmont grocer James N. McLellan and his wife Alice, and worked with his father in the McLellan's Groceries, Fruits and Vegetables store at 364 Main Street.

By the early 1920s, this Pratt Street home belonged to Herman H. and Grace W. Woelz. Herman Woelz was born on September 8, 1879, in Germany. His parents immigrated to the United States when he was two. Grace was born in Kingsville, Ontario, Canada on November 1, 1879. Following their marriage, the couple moved to Fort Collins in 1903, where Herman and his brother Christian established a clothing store. In 1913, the couple moved to Longmont, where Herman was associated with another brother, Gotlieb, in the Woelz Brothers Clothing Store at 331 Main Street.. Following the death of his brother, Herman became sole owner of the business, which he operated until his retirement in the late 1940s. Herman and Grace Woelz made the dwelling at 342 Pratt Street their home until their deaths. Herman Woelz passed away on August 16, 1951, at 71 years of age. Grace Woelz followed him in death on May 3, 1958, having lived to be 78. Following the Woelz' ownership, ownership of the home was transferred to Mrs. Edna L. Peek Mrs. Peek was the widow of Jesse J. Peek, a mechanic. The couple had lived previously at 513 Emory Street. Mrs. Peek soon conveyed the property to Mrs. Martha A. Maple, who lived here in the late 1960s and early 1970s. By 1975, Agnes V. Garcia lived in this home. The current owners, Robert J. and Jane Marcus have held the property since the mid 1980s.

36. Sources of information:

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

Sanborn Fire Insurance maps.

Longmont City Directories.

Boulder County Assessor Property Records.

"Herman Woelz Dies Thursday at Hospital." Longmont Times-Call, August 16, 1951, p. 1..

Boulder County Assessor Property Records.

Town of Longmont Water Rent Collection Records.

"Brock." [Mrs. Louisa (Miller) (Plumb) Brock obituary] Longmont Ledger, July 31, 1908, p. 1..

"Grace Woelz Dies Saturday." Longmont Times-Call, May 5, 1958, p. 1..

### 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-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 Brock and Woelz families. The house is also architecturally significant for its American Foursquare style of architecture. The property is 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 above 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 has not been significantly altered following the end of the period of significance.**



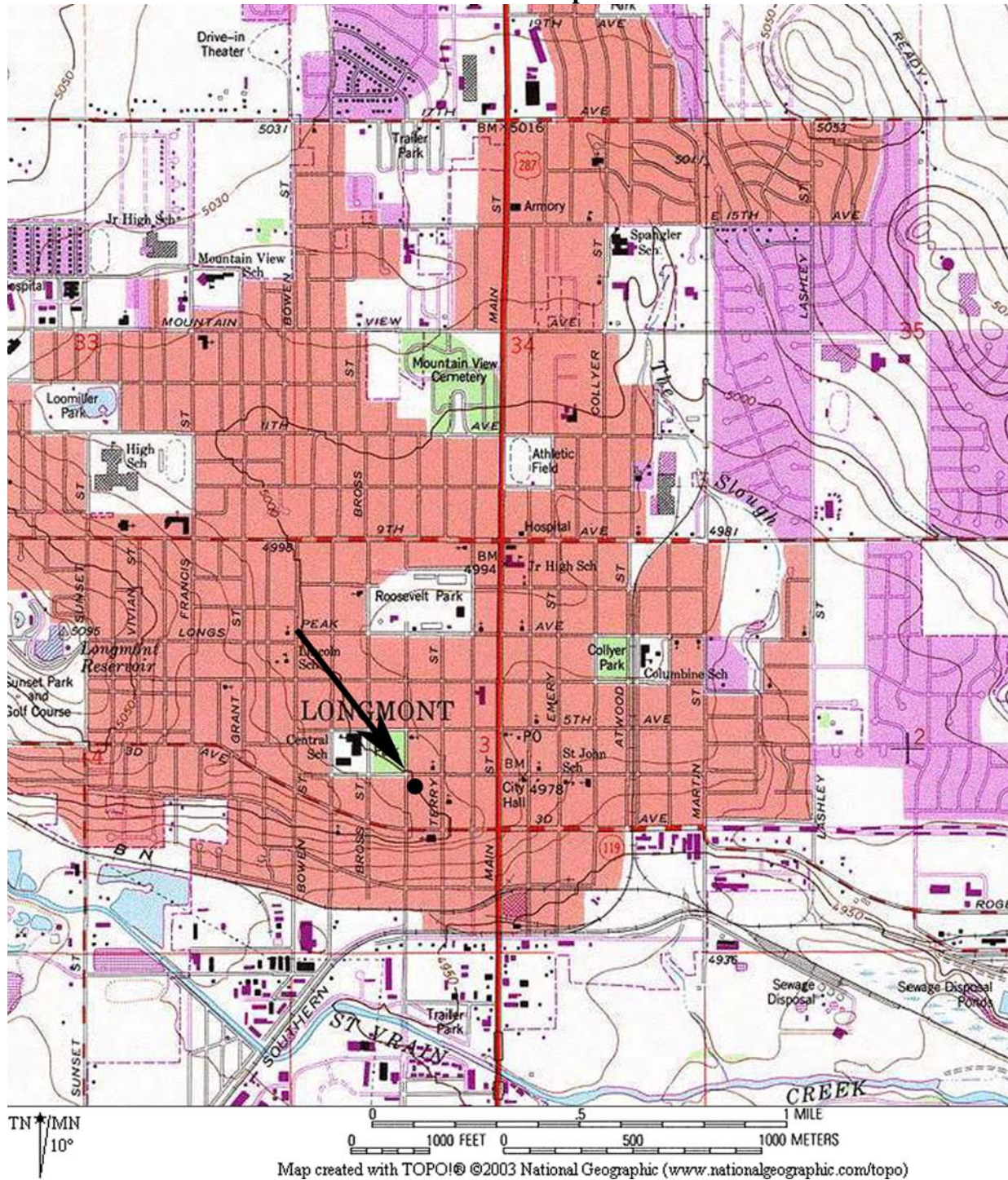
# Architectural Inventory Form

## Sketch Map



# Architectural Inventory Form

## Location Map



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