

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.1209.10** Parcel number(s): **131503303006**
- 2. Temporary resource number: **N/A**
- 3. County: **Boulder**
- 4. City: **Longmont**
- 5. Historic Building Name: **Keeler House; Brillhart House**
- 6. Current Building Name: **Mitschke House**
- 7. Building Address: **414 Pratt Street**
- 8. Owner Name: **Mitschke Peter W & Carol D**
- Owner Organization:
- Owner Address: **414 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 **NW** ¼ of **NE** ¼ of **SW** of Section **03**
10. UTM reference zone: **13 (NAD83)**
 Easting: **490947** Northing: **4446205**
11. U.S.G.S. Quad Name: **Longmont, Colorado (1968, photorevised 1979)**
12. Lot(s): **S 50 Ft Lot 5 & W 100 Ft of N 10 Ft of Lot 6 Blk 54**
 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: 65 feet x Width: 32 feet**
16. Number of stories: **2 1/2**
17. Primary external wall material(s): **Horizontal Siding**
18. Roof configuration: **Gable-on-hip Roof**
19. Primary external roof material: **Composition Roof**
20. Special features: **Decorative Shingles**
Chimney
Porch
21. General architectural description:
The imposing 2.5 story wood frame dwelling at 414 Pratt Street measures 32' N-S (across) by 44' E-W (deep). These measurements do not include a glassed-in hipped-roof front porch, which measures 28' N-S by 8' E-W, an L-shaped single-story rear addition which overall measures 32' N-S by 22' E-W, and an original 4' by 16' extension to the south elevation. The house is supported by an unpainted coursed sandstone foundation, topped by a painted dark green 1" by 8" board with a 2" projecting wood water table. The first story walls are clad with painted pale green horizontal wood siding, while the second story walls are clad with painted pale green square-cut wood shingles. Fishscale shingles appear in the upper gable ends on the west (façade), north and south elevations. The steeply-pitched gable-on-hip roof is covered with asphalt composition shingles, and the eaves are boxed with painted dark green and pale green wood trim. Two tall red brick chimneys, with corbelled caps, are located near the roof peak.

The home's windows are primarily single and paired 1/1 double-hung sash with painted green wood frames and surrounds. Notable windows include: a band of four 1/1 double-hung sashes, with latticed leaded glass upper sash lights, on the north elevation; a single-light fixed-pane window, flanked on either side by a narrow 1/1 double-hung sash window with leaded glass lights, in the gabled projection on the south elevation. The screened-in front porch extends across nearly the full length of the façade, and is approached by four sandstone steps with flanking sandstone knee walls. The porch features a tongue-in-groove wood floor, wood frame knee walls, painted pale green Tuscan columns, and a low-pitched hipped roof. A stained natural brown glass-in-wood frame entry door, with a leaded glass light, and with flanking leaded glass sidelights and a transom light,

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leads from within the porch into the house. A painted green wood storm door leads into the porch at the north end of the façade. The L-shaped single-story rear addition is covered by gable and shed roof forms, and has stained natural brown horizontal exterior wood siding. A white metal-paneled door, with leaded glass upper sash lights, enters the addition at the north end of the east elevation.

Architectural style: **Late Victorian**

Other styles:

Building type:

22. 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 narrow side yard to the south, with very well-maintained mature landscaping. A gravel driveway extends along the north side of the house. A wide grass strip is located between the front sidewalk and the curb.**

23. Associated buildings, features or objects:

1: Type: **Garage**

Describe: **A garage is located near the rear of the property. Measuring approximately 20' N-S by 24' E-W, with a shed-roofed extension to the north, the garage is supported by a concrete foundation, and has red brick walls. It is covered by a steeply-pitched hipped roof, with flared eaves, and covered with grey asphalt shingles. Two white metal-paneled roll-away garage doors, and a painted green wood-paneled roll-away garage door, are located on the west elevation. These doors open onto a gravel driveway which extends along the north side of the house to Pratt Street. This driveway is shared with 422 Pratt Street next door to the north.**

IV. ARCHITECTURAL HISTORY

24. Date of construction: Estimate: Actual: **1906-1907**
 Source of information: **Town of Longmont Water Rent Collection Records; Sanborn Insurance maps.**
25. Architect: **Unknown**
 Source of information: **N/A**
26. Builder: **Unknown**
 Source of information: **N/A**
27. Original owner: **Harry F. Keeler**
 Source of information: **Town of Longmont Water Rent Collection Records; Longmont city directories.**
28. Construction history:
Longmont water rent records and Sanborn Insurance maps document that this house was built in 1906-1907. Harry F. and Mary Keeler were the original owners. An L-shaped addition, which overall measures approximately 32' N-S by 22' E-W, has been built onto the original east (rear) elevation. The addition probably dates to the 1960s, or possibly the 1970s.
29. Original location: Moved: Date of move:

V. HISTORICAL ASSOCIATIONS

30. Original use(s): **Single Dwelling**
31. Intermediate use(s): **Single Dwelling**

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

This home at 414 Pratt was originally owned by Harry F. and Mary Keeler. A New York native, Mr. Keeler moved to Colorado in 1891, when he was 23. The following year, he settled in Longmont, where he was employed by Samuel Williams in his dry goods store. By the early 1900s, Keeler had gone into partnership with John Brash, operating the Brash & Keeler dry goods store at 365 Main. By 1906, John Brash is no longer listed as a resident of Longmont, although in that year, the store still retained the Brash & Keeler moniker. However, by 1910, Keeler had joined in a partnership with Myron F. Tyler and Frank D. Wadsworth to form the Tyler-Keeler-Wadsworth Mercantile Company, commonly known in Longmont as the T-K-W Store. Mary Keeler was a teacher, and taught first grade at Bryant School. Following the dissolution of the firm in the early 1930s, the Keelers moved to California. Harry Keeler passed away in Huntington Park, California on July 5, 1942, and Mary Keeler died in January 1955, in Altadena, California. Upon their leaving Longmont, the Keeler's Pratt Street home became the residence of Jessamine P. McCaslin.

Jessamine Pauline Curtiss was born December 18, 1864, in Michigan. She came to Longmont in 1896, residing with Mrs. E.L. Appleton and working in the office of the Empson Packing Company. In 1898, she married Walter L. McCaslin. Walter's father, Mathew Lowrie McCaslin, was a Colorado pioneer. As a young man, he worked as a Mississippi riverboat pilot and joined the rush to the California gold fields. In 1857, he married Miranda Haggarty (Hagarty) and the couple moved to Nebraska settling in Pavillion (later Omaha), where they built both a saw mill and a grist mill. Stories of gold in Colorado caused the couple to come to Auraria in 1858. The following spring, they moved to the rugged mining camp at Gold Hill, where, on August 10, 1860, their daughter, also named Miranda, was born. Baby Miranda was considered to be the first white child born in Boulder County. With his partners, McCaslin discovered the Horsfal Mine near Gold Hill. This mine was reputed to have produced \$200,000 in three years. In 1862, tiring of the mining life, Mathew and Miranda McCaslin purchased their 160 acres of land, where they farmed and raised cattle.

Walter McCaslin was born at his parents' ranch, located five miles west of Longmont, just south of Hygiene. The ranch was known as "The Crossing," because pioneer wagons traveling to California and Oregon forded the St. Vrain River at this location. As a young man, Walter quickly distinguished himself. A hard worker, by 1895 he had been elected Treasurer of Longmont, and the next year, secretary of the Longmont Building Association. By 1904, he was cashier for the Farmer's National Bank, beginning a long association with this establishment, rising to the rank of president by 1917. During these years, Walter also served on many community boards and organizations. He was 2nd Assistant Fire Chief in 1906, and secretary of the Empson Packing Company in 1911. In 1918, he was both vice-president of the Longmont Farmers' Milling and Elevator Company and served as president of the Colorado Banker's Association. Walter and Jessamine McCaslin had a home at 429 Terry Street for several years, before Walter's tragic death by suicide in October, 1926. This "bank president, capitalist and man of affairs" was facing removal from the presidency of the Farmers National Bank. Mr. McCaslin committed his rash act during a meeting of the board of directors. As the board discussed reorganizing the bank's personnel, Walter McCaslin excused himself, and retreated to the bank's basement vault, where he shot himself in the heart. His sister's son, Walter C. Coulehan, a director of the bank, discovered his body. It was reported that Mr. McCaslin had recently suffered heavy losses in land value and other investments, and was worried about finances. He allegedly carried \$85,000 in life insurance, and this may have factored into his decision to end his life. He was survived by his wife, Jessamine P. McCaslin, and his nephew Walter. Following his death,

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Jessamine McCaslin moved to a home at 504 Martin Street, before coming to this home, where she lived the remainder of her life. Jessamine P. McCaslin passed away on June 11, 1943.

The property on Pratt Street was then conveyed to James A. and Mildred L. Brillhart. Born July 15, 1896, in York County, Pennsylvania, James Alexander Brillhart was the son of Robert Nelson and Maggie Snyder Brillhart. He came to Longmont in January 1922 to manage the Kash – Karry Grocery Store, returning to Pennsylvania to marry his sweetheart, Mildred L. Gemmill. Born in December, 1900 in Cross Roads, York County, Pennsylvania, Mildred Gemmill was raised and educated in the Keystone State, and taught school there for several years before her marriage to James Brillhart. Following their wedding at Felton, Pennsylvania on June 8, 1922, the couple came to Longmont, settling here permanently. In Longmont, James Brillhart managed the Kash - Karry Grocery and Market, at 807 Main Street, and the Kash – Karry Mercantile, next door at 805 Main. The Brillharts later bought the Kash Karry, renaming it Brillhart's Food Market. They operated the business for the next forty years, until Brillhart's was bought in 1963 by Food Giant. Even then, James Brillhart continued as the store's manager, retiring after 50 years of involvement with the same store when it closed in 1972. Mildred Brillhart passed away on May 9, 1974; her husband James followed her in death on December 19, 1984. In the early 1980s, as James advanced in age, the Brillhart home was sold to Carl L. and Evadean Turner. The Turners lived here until the end of the 1990s, when they in turn sold to the home's current owners, Peter W. and Carol D. Mitschke.

35. Sources of information:

"H.F. Keeler Passes Away." Longmont Times-Call, July 6, 1942.

Boulder County Assessor Property Records.

Longmont City Directories.

"Mrs. H.F. Keeler Dies Thursday." Longmont Times-Call, January 20, 1955, p. 1.

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

"James A. Brillhart." [obituary] Longmont Times-Call, December 20, 1984 p. 8.

Sanborn Fire Insurance maps.

"Mrs. Mildred Brillhart." [obituary] Longmont Times-Call, May 9, 1974.

"Mrs. W.L. McCaslin Called by Death." Longmont Times-Call, June 12, 1943, p. 1.

Town of Longmont Water Rent Collection Records.

VI. SIGNIFICANCE

36. Local landmark designation: Yes No

Designation authority:

Date of designation:

37. 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:

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|-------------------------------------|----------------|--|
| <input checked="" type="checkbox"/> | 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. |
| <input checked="" type="checkbox"/> | 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. |
| <input checked="" type="checkbox"/> | 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. |

38. Area(s) of significance: **N/A**

39. Period of significance: **N/A**

40. Level of significance: National: State: Local:

41. Statement of significance:

This property is historically significant for its associations with Longmont's residential growth, and in particular for its associations with the Keeler, McCaslin and Brillhart families. The house is also architecturally significant for its Late Victorian architectural characteristics.. 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.

42. Assessment of historic physical integrity related to significance:

This property displays a reasonably 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. A modest L-shaped rear addition is mildly incompatible with the house's original construction. The addition, though, is subservient to the house's original construction, and it is minimally visible from the street.

VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

43. National Register eligibility field assessment: **Not Eligible**

Local landmark eligibility field assessment: **Eligible**

44. 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

45. If the building is in existing National Register district, is it contributing: Yes No N/A

VIII. RECORDING INFORMATION

46. Photograph number(s): **CLG Grant #08-05-20407-027 -** Negatives filed at: **City of Longmont**

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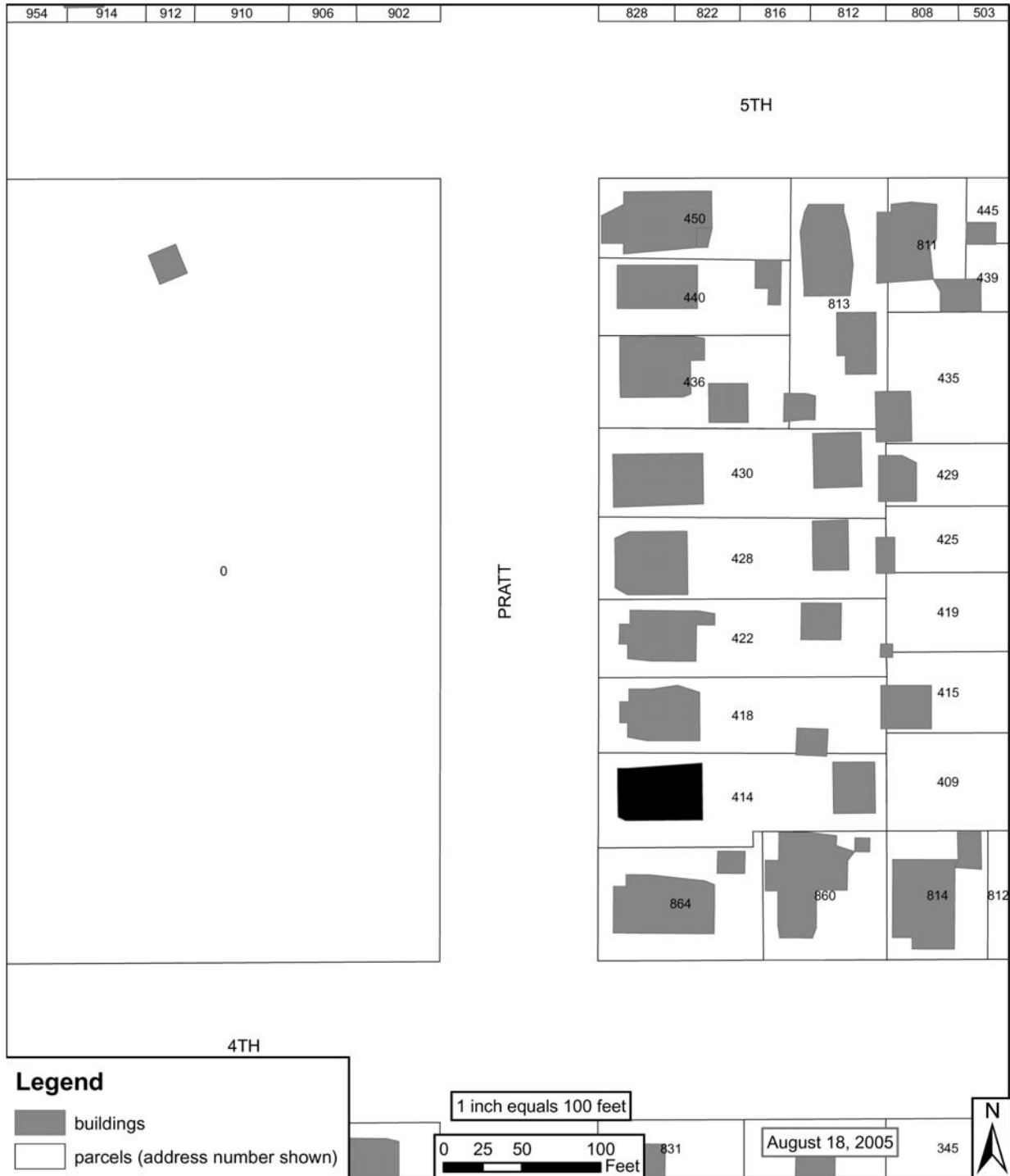
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47. Report title:	CD-2, Images 19-25, Eastside and Westside Neighborhoods: Historic Context and Survey Report	Department of Community Development, Planning Division Civic Center Complex 350 Kimbark Street Longmont, Colorado 80501
48. Date(s):	September 10, 2005	
49. Recorder(s):	Carl McWilliams Timothy Wilder	
50. Organization:	Cultural Resource Historians	
51. Address:	1607 Dogwood Court Fort Collins, Colorado 80525	
52. Phone number(s):	9704935270	

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Sketch Map



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Location Map

