

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: **5BL1209.138** Parcel number(s): **131503303005**
- 2. Temporary resource number: **N/A**
- 3. County: **Boulder**
- 4. City: **Longmont**
- 5. Historic Building Name: **Ross House; Spurgeon House; Dorman House**
- 6. Current Building Name: **Tonkinson House**
- 7. Building Address: **418 Pratt Street**
- 8. Owner Name: **Tonkinson Jamie A & Mary A**
- Owner Organization:
- Owner Address: **418 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: **4446222**
 USGS quad name: **Longmont** Scale: **7.5**
 Year: **1968 (photorevised 1979)**
11. Lot(s): **S 16 2/3 Ft Lot 4 & N 33 1/3 Ft Lot 5 Blk 54**
 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: 34 feet x Width: 28 feet**
16. Number of stories: **2 1/2**
17. Primary external wall material(s): **Horizontal Siding** Other wall materials: **Earth**
18. Roof configuration: **Hipped Roof/ Gable-on-Hip Roof**
 Other roof configurations:
19. Primary external roof material: **Composition Roof**
 Other roof materials:
20. Special features: **Porch**
Balcony
Chimney
21. General architectural description:
The stately Late Victorian era residence at 418 Pratt Street is 2.5 stories in height, and is built of wood frame construction. The house supported by a low coursed sandstone foundation, and its exterior walls are clad with painted white horizontal wood siding. The foundation is separated from the horizontal wood siding by a 1" by 8" board with a 2" projecting wood water table, and there is a bulkhead cellar entrance on the east (rear) elevation. The dwelling is covered by a steeply-pitched gable-on-hip roof, with brown asphalt shingles, and with boxed eaves with painted white wood trim. A steeply-pitched intersecting gable on the west elevation (façade) covers an enclosed second story balcony with painted white Tuscan columns. A square window, with latticed panes, and topped by a squeezed pediment is located in the gabled balcony's upper gable end. Similar intersecting gables cover two-story canted bays on the north and south (side) elevations. These bays feature 1/1 double-hung sash windows and are adorned with decorative scrollwork and drop pendants. A tall brown brick fireplace chimney is located on the exterior of the south elevation. Another tall brown brick chimney is located on the interior of the north elevation.

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The home's windows are primarily 1/1 double-hung sash with painted white wood frames and surrounds. Some windows have distinctive leaded glass lights in their upper sashes. The house features a symmetrical façade with a 23' by 7' glassed-in front porch located beneath the centered gabled balcony. The porch features a tongue-in-groove wood floor, wood frame knee walls, painted white Tuscan columns, and a low-pitched hipped roof. A white synthetic storm door, with flanking sidelights and a transom light, leads into the porch from a 4-step concrete stoop centered on the façade. A stained natural brown glass-in-wood-frame door, with an oval-shaped light, leads from within the porch into the home's interior. The dwelling features an original 1.5 story gable-on-hip roofed rear extension. A stained natural brown glass-in-wood-frame door, with a wood screen door, and with sidelights and a transom lights, enters this portion of the dwelling on the east elevation.

22. Architectural style: **Late Victorian**

Other styles:

Building type:

23. Landscape or special setting features: **This house is located on the east side of Pratt Street, within the boundaries of Longmont's historic residential West Side Historic District, which is listed in the National Register of Historic Places. The property features planted grass front and back yards, and very narrow side yards to the north and south where the house is flanked by gravel driveways. The landscaping vegetation, including a hedge near the rear, appears very well cared for. A wide grass strip is located between the front sidewalk and the curb.**

24. Associated buildings, features or objects:

1: Type: **Carriage House**

Describe:

A carriage house is located near the rear southeast corner of the property. Measuring 20' N-S by 22' E-W, this building is supported by a concrete slab foundation, and it has solid red brick walls, and a steeply-pitched gable-on-hip roof. The roof is covered with wood shingles, and the eaves are flared with painted white wood trim. Painted green square-cut wood shingles appear in the upper gable end on the west elevation. Two painted white, horizontal-sliding, vertical wood plank garage doors 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 414 Pratt Street next door to the south. Two 12-light windows penetrate the façade wall above the garage doors.

IV. ARCHITECTURAL HISTORY

25. Date of construction: Estimate: Actual: **1903-1904**

Source of information: **Town of Longmont Water Rent Collection Records; Sanborn Insurance maps.**

26. Architect: **Unknown**

Source of information: **N/A**

N/A

27. Builder: **George W. Ross (probably)**

Source of information: **N/A**

28. Original owner: **George W. Ross**

Source of information: **Town of Longmont Water Rent Collection Records.**

29. Construction history:

Longmont water rent records and Sanborn Insurance maps provide evidence that this house was built in 1903-1904. George W. and Iva Ross were the original owners. There have been no major additions or exterior

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alterations to the house following its original construction. The Sanborn maps also indicate that the carriage house was built between 1906 and 1911.

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

V. HISTORICAL ASSOCIATIONS

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

The home at 418 Pratt Street was first owned by George W. and Iva Ross. George Ross was an early Longmont contractor and builder. The City Directory of 1903 shows that Ross was in partnership with a second contractor, Thomas Howard. Unlike many builders of the time, who tended to operate their businesses out of their homes, the firm of Ross & Howard was located at 324 Coffman Street. A couple of years later, the partnership had dissolved. By 1906, Ross is listed on his own, operating his business from this home on Pratt Street. By 1916, ownership of the home had changed. In that year, H.C. Spurgeon occupied the property, followed in 1918 by L. P. Dorman. Dorman married Longmont native Etta Hetzel. Little is known about the couple. In 1910, L. P. worked as a gardener. In 1923, the couple offered "furnished rooms" in the home at 418 Pratt. By 1926, the Dormans were no longer living on Pratt Street. Circa 1930, the couple moved to Los Angeles, where they spent the remainder of their lives. The Dormans continued to own the home through the mid 1930s, renting the property out.

In the mid 1930s, Noland R. and Mamie L. Fry purchased the home. Noland Fry served as secretary and manager of the Longmont Credit Association, a position he held from 1929 through the mid 1960s. Fry was also a noted musician. In 1931, he directed Fry's Rainbow Orchestra, and a headline in the August 4, 1934 Longmont Times-Call announced that "The 12 Piece Noland Fry Orchestra Plays at the Stanley Hotel." Fry was also involved in many civic and philanthropic organizations. He was a member of the Elks Club, was elected Justice of the Peace in 1936, and served as Commander of the local Civil Air Patrol in 1945. Adding artist and amateur archeologist to his credits, Fry illustrated Roy G. Coffin's book, "Northern Colorado's First Settlers," which documented the discovery of Folsom points at the Lindenmeier site in northern Colorado. According to a September 13, 1937 Times-Call article, Fry may have actually discovered a Folsom point arrowhead in Missouri. His charitable endeavors may have reached their zenith when, in 1977, Noland Fry donated his \$1 million dollar Indian collection to the Longmont Pioneer Museum. The Frys lived in this Pratt Street home through the mid 1940s, when they sold the property to John Clair and Elsie R. Maier.

J. Clair ("Cal") Maier married Elsie Rockwell on October 2, 1927 in Estes Park. Miss Rockwell was the daughter of Mr. and Mrs. Moses Rockwell, pioneer settlers in Lyons. Elsie was born in Lyons, but the family moved to Longmont when she was a young girl. She graduated from Longmont High School, and later attended Barnes Business College in Denver. She worked for many years in the office of the Great Western Sugar Company. It is possible that it was through this connection that she met her future husband; Cal Maier's father, John, worked as foreman for the Great Western Sugar Factory farm. Following their marriage, the couple lived at 516 Bross Street, where their children were born: son Carl F., and daughters Mary Alice and Clara Jane. Cal Maier served for many years as water commissioner for the Longmont City Water Department. In the mid 1940s, the Maiers purchased this home at 418 Pratt Street, where they lived the remainder of their lives.

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Since the late 1960s, the property has been the home of the Maier's daughter, Mary Alice, and her husband Jamie Tonkinson, son of Ira and Eva Tonkinson of Longmont. Jamie and Mary Alice dated in high school, and married in September 1957. While Jamie studied electrical engineering and business at the University of Colorado, Mary Alice supported the couple as a secretary at the University's College of Music. An accomplished pianist, she is active in Longmont music circles, and has served as the accompanist for Longs Peak Junior High School. Upon his graduation in 1962, Jamie went to work for IBM. His first assignment was in Yorktown Heights, New York, but four years later, he was transferred to the company's new plant in Boulder County, allowing the couple to return to their home town. For the remainder of his career, Jamie Tonkinson worked for IBM, recently as an advisory system analyst. In 1988, after serving on its board for four years, Jamie was appointed president of the Longmont United Hospital Board of Directors. The couple has two children who grew up in the Pratt Street home, daughter Terri, born in 1962 in Boulder, and son Alex, born while the family lived in New York. Terri graduated in geophysical engineering from the Colorado School of Mines, and worked for Mobile Oil. In 1988, Alex was serving as Boulder County Health department's AIDS educator. Still owned by Mary Alice Maier and Jamie Tonkinson in 2005, for six decades this house at 418 Pratt Street has served as home for Cal and Elsie Maier's family.

36. Sources of information:

"Tonkinson Volunteers To Make An Impact on City." Longmont Times-Call, April 10, 1988, p. B-6.

Boulder County Assessor Property Records.

"L.P. Dorman." [obituary] Longmont Times-Call, January 17, 1950, p. 1.

Longmont City Directories.

Town of Longmont Water Rent Collection Records.

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

Sanborn Fire Insurance maps.

VI. SIGNIFICANCE

37. Local landmark designation: Yes No

Designation authority:

Date of designation:

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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VIII. RECORDING INFORMATION

47. Photograph number(s): **CLG Grant #08-05-20407-027 -** Negatives filed at: **City of Longmont**
CD-2, Images 26-34,

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

49. Date(s): **September 10, 2005** **Civic Center Complex**

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

51. Organization: **Cultural Resource Historians**

52. Address: **1607 Dogwood Court**

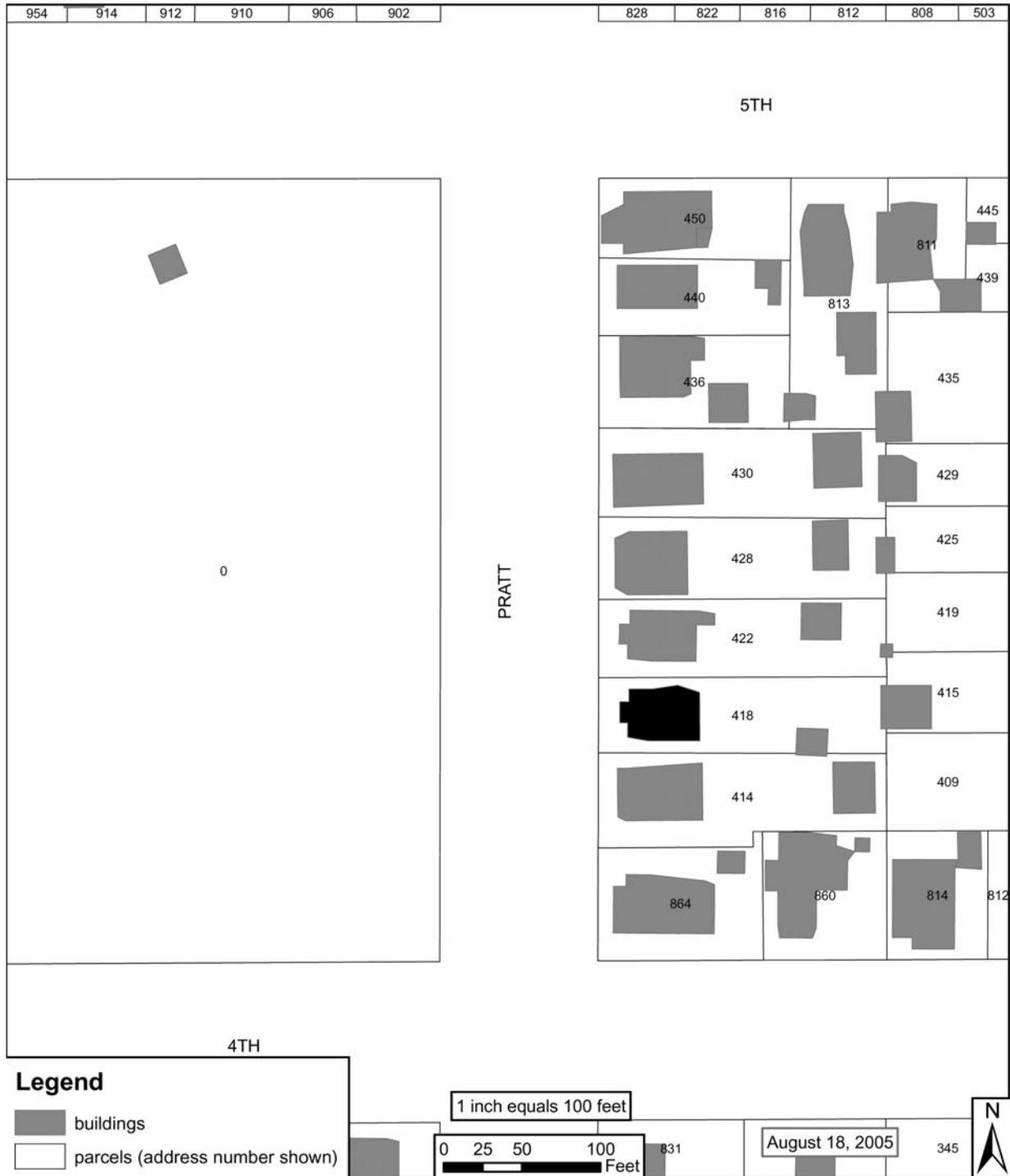
Fort Collins, Colorado 80525

53. Phone number(s): **9704935270**

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Sketch Map



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Location Map

