

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: **5BL1209.12** Parcel number(s): **131503303004**
- 2. Temporary resource number: **N/A**
- 3. County: **Boulder**
- 4. City: **Longmont**
- 5. Historic Building Name: **Young House; Blum House; Winslow House**
- 6. Current Building Name: **McDonald House**
- 7. Building Address: **422 Pratt Street**
- 8. Owner Name: **McDonald Kent S & Patricia A**
- Owner Address: **422 Pratt St
Longmont , CO 80501**

44. National Register eligibility field assessment:	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 SE ¼ of NW ¼ of Section 03
10. UTM reference
 Zone: **13** **490947 mE** **4446237 mN** **(NAD83)**
11. USGS quad name: **Longmont**
 Year: **1968 (photorevised 1979)** Map scale: **7.5**
12. Lot(s): **N 50 Ft of S 66 2/3 Ft Lot 4 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: 36 feet x Width: 26 feet**
16. Number of stories: **2 1/2**
17. Primary external wall material(s): **Wood/Horizontal Siding**
18. Roof configuration: **Hipped Roof/Gable-on-hip Roof**
19. Primary external roof material: **Wood Roof/Shingle Roof**
 Other roof materials:
20. Special features: **Roof Treatment/Flared Eave**
Porch
Balcony
21. General architectural description:
The stately Late Victorian era dwelling at 422 Pratt Street is 2.5 stories in height, and is built of wood frame construction. The house is supported by a coursed sandstone foundation, and its exterior walls are clad with painted pale blue horizontal wood siding, with painted dark blue corner boards. Painted pale blue square-cut wood shingles appear in the upper gable end on the east elevation (façade), and on the north and south elevations. The steeply-pitched gable-on-hip roof is covered with brown wood shingles, and the eaves are flared. An imposing intersecting gable overlooking the façade covers a second story balcony with an open wood balustrade above a closed wood frame knee wall. A single-light fixed-pane window, topped by a squeezed triangular pediment, is located in the upper gable end, above the balcony. The intersecting gable on the south (side) elevation covers a bowed first story bay, adorned with decorative scrollwork and drop pendants. The bay is penetrated by a wide single-hung sash window, flanked on either side by a narrow single-hung sash window – all with leaded glass upper sash lights. Another bowed bay, (also with a wide single-hung sash window, flanked on either side by a narrow single-hung sash window – all with leaded glass upper sash lights) overlooks the front porch near the north end of the façade.

The home's windows, elsewhere, are primarily single and paired 1/1 double-hung sash with painted white wood frames and surrounds. A painted green glass-in-wood-frame entry door, with an egg-and-dart motif, with flanking

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sidelights, and with a wood screen door, is located near the south end of the façade. This door leads into the house from a 24' by 6' open wood porch which extends across nearly the full length of the façade. The porch is approached by three sandstone steps, with flanking sandstone knee walls, and features a tongue-in-groove wood floor, an open wood balustrade with turned balusters, horizontal wood siding clad wood pedestals, Tuscan columns, and a low-pitched hipped roof. A rear entry door, with flanking sidelights and a transom light, enters the rear of the house from a redwood deck on the east elevation.

22. Architectural style: **Late 19th And Early 20th Century American Movements**
 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 narrow side yards to the north and south where the house is flanked by driveways. The property's grounds are marked by an abundance of exceptionally well cared for mature landscaping trees, shrubs and plants. 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 is located near the rear of the property. It is of wood frame construction, with a concrete foundation, horizontal wood exterior siding, and a low-pitched front gable roof. Vehicular access is via a driveway which extends along the south side of the house to Pratt Street.**

IV. ARCHITECTURAL HISTORY

25. Date of construction: Estimate: Actual: **1907-1908**
 Source of information: **Town of Longmont Water Rent Collection Records; Sanborn Insurance maps.**
26. Architect: **Unknown**
 Source of information: **N/A**
27. Builder: **George W. Ross (probably)**
 Source of information: **N/A**
28. Original owner: **Mary P. Young**
 Source of information: **Town of Longmont Water Rent Collection Records.**
29. Construction history:
Longmont water rent collection records and Sanborn Insurance maps indicate that this house was built in 1907-1908. Mary P. Young is listed as the original owner in the water rent records. She lived here with her husband, Willis. The Sanborn maps also indicate that a modest addition was built onto the east end of the dwelling's south elevation, 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**

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35. Historical background:

The property at 422 Pratt Street was first owned by Willis and Mary Young. Early area residents, the couple married on February 3, 1899, and had three daughters. By 1907, Longmont Water Ledger Records indicate that the Youngs had acquired this home. They remained here for only a few years, however. By 1911, the home had been purchased by Robert V. Blum. Robert Victor Blum was born in Longmont in 1879, the son of Longmont pioneers Robert and Louisa Blum. The senior Mr. Blum was born on August 27, 1844, in Hoecht, Austria. According to *They Came to Stay*, Robert Blum worked as Horace Greeley's camp cook, when Greeley and a party of men traveled through the territory, seeking stories and information for his news publications. Blum came to the Chicago-Colorado Colony on February 5, 1871, according to the book, to help his friend Chauncey Stokes erect the first four buildings in Longmont. Blum rose to be a prominent citizen of the community, succeeding in the real estate and insurance businesses. He married Lousia Krueger in 1874, and the couple had three children: Robert Victor, Otto E. and Ena.

Robert Victor Blum was raised in Longmont, and graduated from the Longmont Academy. On July 22, 1903, he married Clara Mae ("Kate") Mizen. Miss Mizen was born in Mansfield, Ohio on December 12, 1876. She arrived in Longmont with her parents in 1903, and taught school briefly before her marriage that same year. After their son, Robert Harry Blum was born, Robert V. joined his father's real estate and insurance business. He also operated the Hyde Clothing Company at 353 Main Street for many years, selling the business in 1921 to the Powell-Williams Company. In 1923, Robert V. Blum ran for sheriff of Boulder County on the Democratic ticket, winning by a wide margin in what was then a traditionally Republican county. He was reelected for four more terms, holding the office for ten years. During these years, Clara Mae Blum served as Deputy Sheriff. A few years later, Robert V. Blum was elected to the Colorado Legislature, a position he retained until 1941.

During a part of the time that Mr. and Mrs. Blum were serving the citizens of Boulder County, their Pratt Street home was rented to Asa C. and Gertrude Maxson, beginning in 1923. Asa Maxson was the agricultural superintendent for the Great Western Sugar Company, and later managed the factory's experimental station. A few years later, the Maxsons purchased a home at 1276 6th Avenue. By 1930, the Blum's son, Robert Harry Blum and his wife Phyllis were the home's occupants. Robert H. managed the local office of the Commonwealth Industrial Bank. In the mid-1930s, in partnership with his next door neighbor C. R. West, he established the R. H. Blum Insurance Agency. Following in his grandfather's tradition, this firm offered real estate and loan services as well as insurance. In 1941, Robert V. Blum retired from the legislature, and he and Clara Mae settled in Long Beach, California, selling their Pratt Street home. Robert Harry and his family also left Longmont, moving to Denver and later to Long Beach as his parents aged. It was in California that Robert Victor Blum passed away, on November 1, 1956. A year later, on November 18, 1957, his wife followed him in death.

The next owners of the home at 422 Pratt Street were Charles and Charlotte Winslow. Charles E. Winslow was born in Iola, Kansas on March 31, 1884. He came to Denver in 1925, where he met and married his wife, the former Charlotte Aliff, on December 23, 1933. Referred to in his obituary as a "finance business operator and cattle feeder," Charles Winslow and his wife bought property near the sugar factory on East Third Avenue, which the couple improved and sold before moving into Longmont in 1941. In the late 1940s, the Winslows purchased this residence. They were not to share the home for long, as Charles Winslow passed away on February 22, 1949, at the age of 64. Charlotte Winslow remained in this home for the next 30 years, passing away on April 2, 1979. For the last quarter century, 422 Pratt Street has served as the residence of Kent S. McDonald, who, along with his wife Patricia, remain the current owners.

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36. Sources of information:

"Charlotte A. Winslow." [obituary] Longmont Times-Call, April 4, 1979, p. 16.

"Charles Winslow Taken by Death." Longmont Times-Call, February 23, 1949,p. 1.

Boulder County Assessor Property Records.

Sanborn Fire Insurance maps.

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

"Clara May Blum Dies on Coast." Longmont Times-Call, November 21, 1957, p. 1..

"Robert V. Blum, Former Sheriff, Dies on Coast." Longmont Times-Call, November 1, 1956, p. 1.

Longmont City Directories.

Town of Longmont Water Rent Collection 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.

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

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 neighborhood, community or the city.

39. Area(s) of significance: **Architecture**
40. Period of significance: **1907**
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 Young, Blum, and Winslow families. The house is also architecturally significant for its Late 19th and Early 20th Century American chitectural characteristics. The property is a contributing resource within Longmont's West Side Historic District, and it is individually eligible for local landmark designation by the City of Longmont. This house may also qualify for individual listing in the State Register of Historic Properties, and in the National Register of Historic Places.

43. Assessment of historic physical integrity related to significance:
- This property displays a 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. There is a small historic rear addition, and a non-historic rear deck. There have been no other apparent exterior alterations following the end of the period of significance.**

VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. National Register eligibility field assessment: **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:

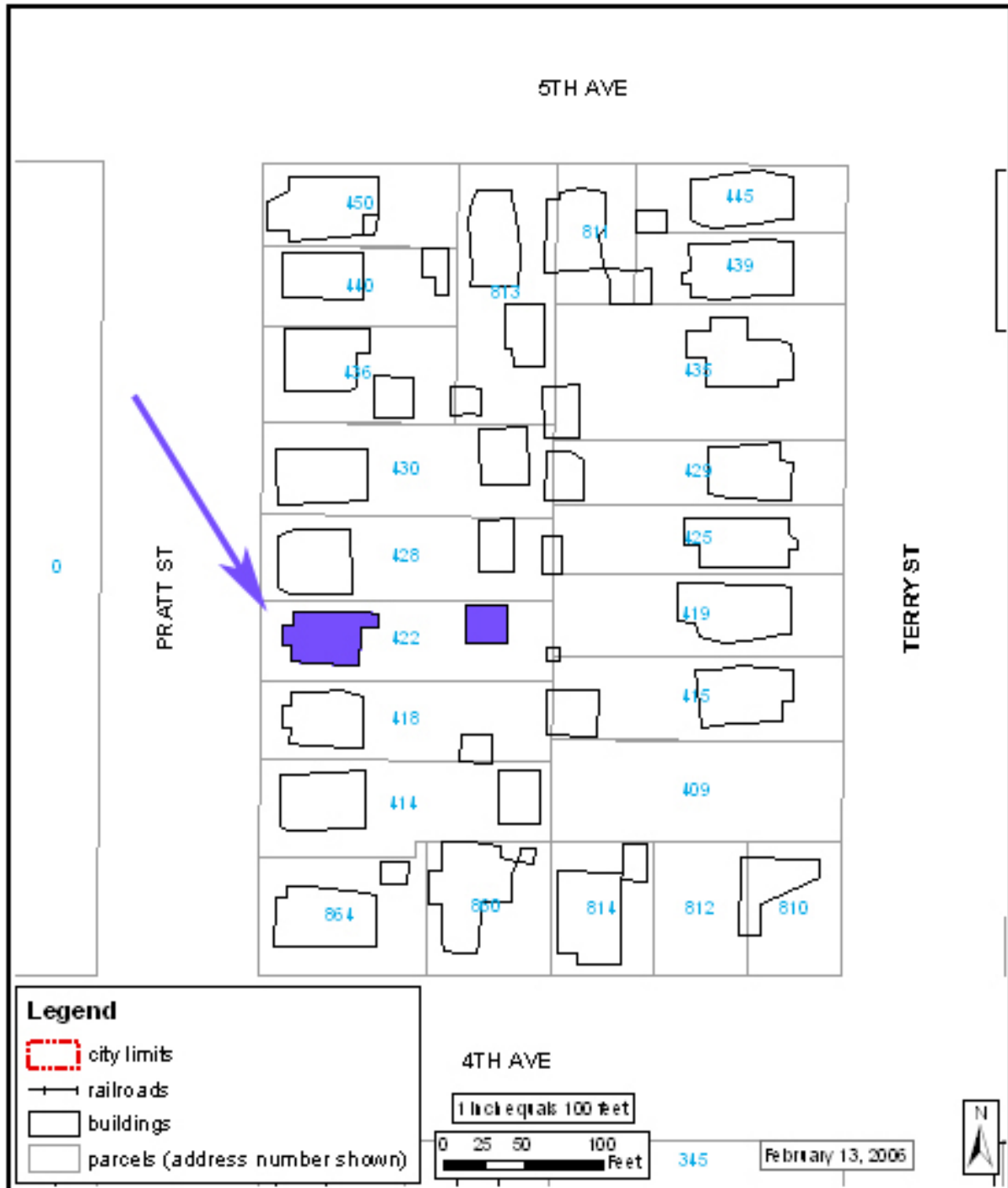
VIII. RECORDING INFORMATION

47. Photograph number(s): **CLG Grant #08-05-20407-027 -** Negatives filed at: **City of Longmont**
CD-2, Images 35-43,
48. Report title: **Eastside and Westside Neighborhoods: Historic** Department of Community
Context and Survey Report 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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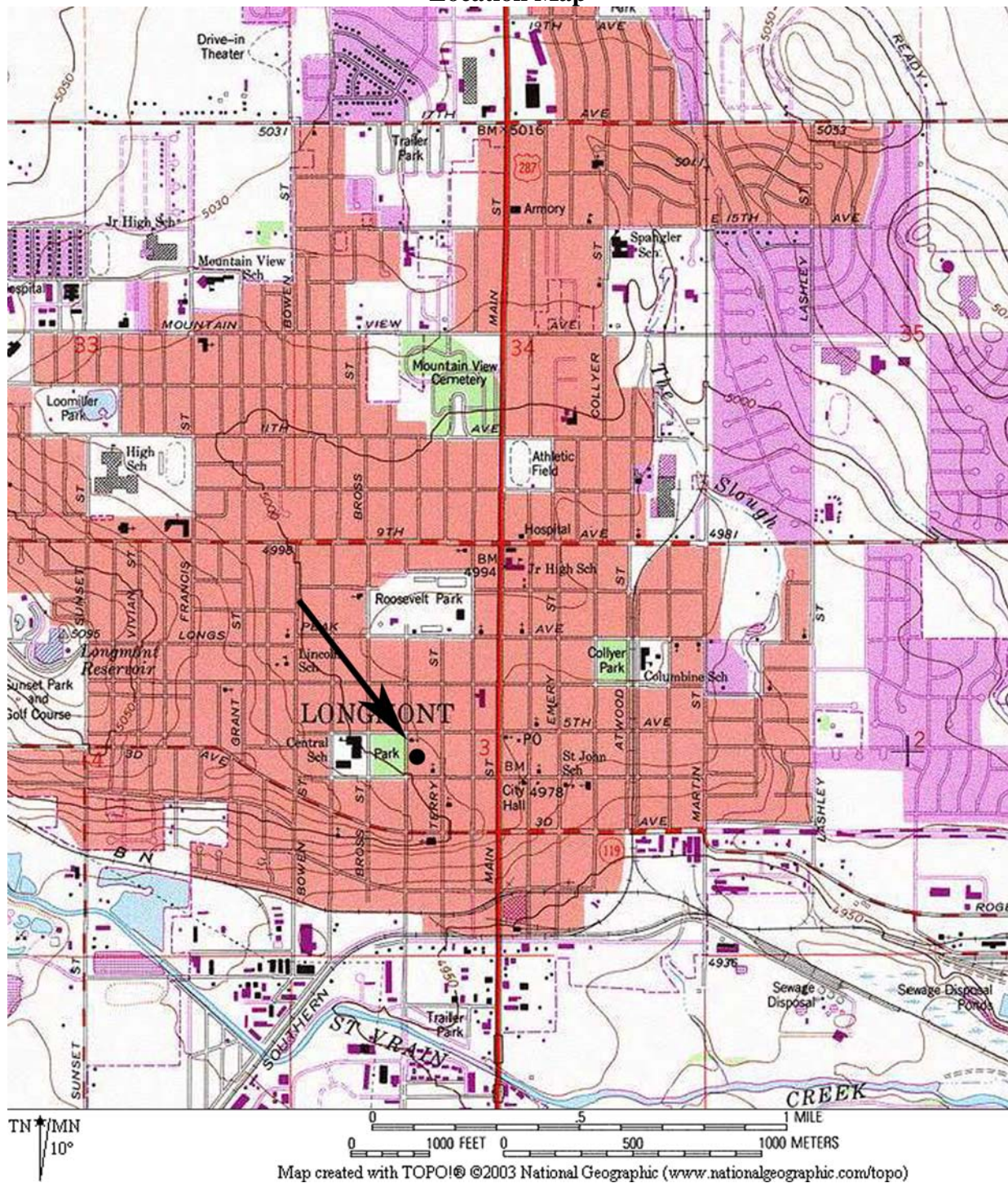
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Sketch Map



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Location Map



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