

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.1209.13** Parcel number(s): **131503303003**
- 2. Temporary resource number: **N/A**
- 3. County: **Boulder**
- 4. City: **Longmont**
- 5. Historic Building Name: **Munson House; West House**
- 6. Current Building Name: **Sammoury House**
- 7. Building Address: **428 Pratt Street**
- 8. Owner Name: **Sammoury Alex E & Amy K**
- Owner Organization:
- Owner Address: **447 Gay St  
Longmont , CO 80501**

44. National Register eligibility field assessment:	<b>Eligible</b>
Local landmark eligibility field assessment:	<b>Eligible</b>

## Architectural Inventory Form

Page 2 of 9

### 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** **4446252 mN** **(NAD83)**
11. USGS quad name: **Longmont**  
 Year: **1968 (photorevised 1979)** Map scale: **7.5**
12. Lot(s): **S 35 1/3 Ft Lot 3 & N 16 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: 42 feet x Width: 36 feet**
16. Number of stories: **2 1/2**
17. Primary external wall material(s): **Brick**
18. Roof configuration: **Hipped Roof**
19. Primary external roof material: **Asphalt Roof/Composition Roof**
- Other roof materials:
20. Special features: **Roof Treatment/Decorative Cornice**  
**Chimney**  
**Roof Treatment/Dormer**  
**Porch**

21. General architectural description:

**The stately dwelling at 428 Pratt Street is an imposing 2.5 story brick masonry dwelling which measures 37' N-S (across) by 34.5' E-W (deep), not including an original 16.5 N-S by 9' E-W single-story wood frame enclosed rear porch extension at the south end of the east (rear) elevation, and a 30' N-S by 9' E-W open porch which extends across nearly the full length of the west elevation (façade). Little altered from its original construction, the house is supported by a 3.5' high coursed sandstone foundation, and its walls are made of pressed red brick laid in running bond. The foundation is penetrated at intervals by single-light basement windows, with painted white wood frames and surrounds. Distinctive brown brick columns, topped by Ionic capitals, are located at each of the home's four corners.**

**A moderately-pitched truncated hipped roof is covered with asphalt composition shingles, and the widely-overhanging eaves are decorated with modillions. The Large gabled dormers are located on each of the four roof slopes – each dormer with two 1/1 double-hung sash windows, and with painted white square-cut wood shingle siding. There are two chimneys: one is a large brown brick chimney centered at the roof peak, the other is a large red and brown brick chimney with a corbelled cap, located on the south-facing roof slope.**

**The home's windows are primarily single and paired 1/1 double-hung sash with painted white wood frames and surrounds. Windows on the west, north and south elevations are also framed with distinctive brown brick**

## Architectural Inventory Form

Page 3 of 9

surrounds. Windows on the east (rear) elevation lack the brown brick surrounds, but have segmental brick arches. An unusual, highly-distinctive, original boxed oriel type window is located near the north end of the east elevation.

Two large single-light fixed-pane windows, with brown brick surrounds, flank the front entry door on the symmetrical façade. The entry door is painted white, wood-paneled, with a leaded glass upper sash light, and a transom light. It is covered by a white metal storm door, and leads into the house from the 30' by 9' open front porch. Approached by sandstone steps with flanking knee walls, the porch features a concrete floor, brick knee walls with sandstone caps, brown brick pillars with Ionic capitals with egg-and-dart motifs, and a low-pitched hipped porch roof. A painted white wood-paneled door, with one upper sash light, a transom light, and narrow leaded glass sidelights is located on the south (side) elevation. This door is covered by a white metal storm door, and leads into the house from beneath a shed-roofed hood with knee brace supports. A painted white wood screen door leads into the enclosed rear porch from a 3-step concrete stoop at the east end of the south elevation. A painted white wood-paneled door, with one upper sash light, and with a painted white wood storm door, leads from within the rear porch into the home's interior. The single-story enclosed rear porch has a flat roof topped by an open wood railing.

22. Architectural style: **Late 19th And 20th Century Revivals/Colonial Revival**

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 a narrow side yard to the south. A concrete driveway extends along the house's north elevation. The property appears well cared for, with minimal landscape plantings along the front porch and along the margins of the backyard. A wide grass strip is located between the front sidewalk and the curb.**

24. Associated buildings, features or objects:

**Carriage House**

Describe: **A carriage house is located near the rear of the property. This distinctive 1.5 story wood frame building measures 30' N-S by 20' E-W, and is supported by a concrete slab foundation. Its exterior walls are clad with painted white horizontal weatherboard siding, with 1" by 4" corner boards, and it is covered by a steeply-pitched hipped roof covered with wood shingles. The eaves are boxed, with painted white wood trim, and there is a small gabled dormer on the west-facing roof slope. A painted white overhead garage door, and a set of paired vertical wood plank doors (side-hinged with metal strap hinges), are located on the west elevation. Vehicular access to the garage is via a concrete driveway which extends along the north side of the house to Pratt Street.**

### IV. ARCHITECTURAL HISTORY

25. Date of construction: Estimate: Actual: **1908**  
 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**

## Architectural Inventory Form

Page 4 of 9

28. Original owner: **Louis Oviatt Munson**  
 Source of information: **Town of Longmont Water Rent Collection Records..**

29. Construction history:  
**Longmont water rent collection records, Sanborn Insurance maps, Longmont city directories, and the book, They Came to Stay, all document that the dwelling at 428 Pratt Street was constructed in 1908. The Sanborn maps further indicate that the carriage house was built at the same time as the house. There have been no additions, and no notable exterior alterations to either building following their original 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:  
**The home at 428 Pratt Street was first owned by L. O. Munson. Louis "Lou" Oviatt Munson was born in Tennessee on August 6, 1863. He moved to Highland Lake in 1880, where he took up farming. On November 29, 1884, He married Miss Louella Terry, daughter of pioneer settlers Judge Seth Terry and Clara Jane Burbank Terry. Seth Terry was the first elected president of the Chicago Colony. Terry was a member of the colony's locating committee who, in January 1871, determined the colony's future location, selecting 70,000 acres along St. Vrain and Boulder Creeks. Along with William Byers and P. J. Kelley, Terry signed the Articles of Incorporation on February 2, 1871. Louella Terry came with her family to this area when she was only seven, and grew up at her father's "Elm Grove Ranch." In her lifetime, she witnessed Longmont's growth from a small village to a mid-sized city. Following their marriage, Louella and Lou Munson made their home on Munson's Highland Lake farm. In 1900, the family moved to Longmont. In Longmont, Munson supported his family as a "commissions merchant," buying and selling wheat and other commodities. During the brief time he lived in this Pratt Street home, he was in partnership with K. F. McDonald in L.O. Munson & Company, a horse trading establishment located at 500 Main Street. In 1913, the Munsons sold this property to Simon and Anna West.**

**Simon West was born in Sweden on September 21, 1849. Defying his parents' wishes he immigrated to America in the 1870s, coming to the Longmont area in the early 1880s. According to his biography in They Came to Stay, West initially worked for a farmer for two years, before going into farming for himself, eventually purchasing the 320 acre "old Robinson Place." In 1882, he had saved enough money to send for his sweetheart, Anna Nielson to come from Sweden and marry him. The Wests became parents of two sons, Oscar and Carl Fred, and a daughter Rose. In 1913, Simon and Anna West retired from active farming, and purchased the home at 428 Pratt Street, where they lived the remainder of their lives. Simon lived to be 85 years old, passing away on July 24, 1935. Anna lived to be 76. She died on January 24, 1937. Following their deaths, their son, C. Fred West lived in the Pratt Street home with his second wife, Ruby Bennett Freeman.**

**A lifelong resident of the Longmont area, Fred West was born September 9, 1884, in Arvada where his parents had lived for one year before returning to Longmont, shortly after Fred's birth. Fred grew up on his father's farm east of Longmont, attending Pleasant View Ridge School and the Longmont Academy High School. He also**

## Architectural Inventory Form

Page 5 of 9

attended and graduated from Parks Business School in Denver. Fred purchased a farm southwest of Longmont, where he resided until the death of his first wife, Frankie Smith, in 1932. Moving into Longmont, Fred West first went into the auto sales business before becoming a realtor in 1939. He operated the C.F. West Agency until his retirement in 1961. Located in the Buckingham Building at 321 Main Street, the firm specialized in cattle ranches and farms. West organized the Longmont Board of Realtors, and was elected its first president. He also helped form the Longmont Federal Savings and Loan Association, which later became the Empire Savings Building and Loan Company. In addition to holding positions on numerous state and local boards, West was very interested in history, and was a charter member of the Colorado and Wyoming Historical Societies and the St. Vrain Historical Society. Throughout their marriage, Fred West and his second wife, Ruby Freeman West, resided her at the home at 428 Pratt Street. Ruby Freeman West passed away in 1978; C. Fred West lived to be 94, passing away on April 16, 1979. He was survived by a daughter Helen W. Pitchford, and a son Ronald. Two other sons had preceded him in death.

Ronald E. West is also a native of the St. Vrain Valley. The son of Fred West and his first wife, Frankie Smith West, Ron West spent his first twelve years on his parent's farm east of Longmont. Upon the death of his mother, the Fred West family moved to Longmont, where Ron attended school. He attended the University of Northern Colorado, where he earned bachelor's and master's degrees in Business Education. He taught first in Kansas and then Yuma, before moving to Denver to teach at Sheridan High School. It was in Denver that he met his future bride, Margaret Locke. An elementary teacher in Aurora and Denver, Margaret had also attended UNC, graduating with a degree in Education. The couple was married on December 12, 1959. In 1960, the Wests moved to La Junta, where Ron taught at Otero Junior College. The Wests then spent one year at Morehead College in Minnesota, before moving to Grand Junction. After the youngest of her four children was three, Margaret started teaching in Grand Junction as a homebound teacher, helping ill and disabled students to keep up with their schoolwork. Ron was inspired to work with disadvantaged students when in the U.S. Army, following a stint as physical instructor at Fitzsimons Army Hospital. He designed and taught courses for dropouts, displaced homemakers, and disadvantaged students for most of his career, primarily through 2- and 4-year colleges.

In 1975, when Fred West's health deteriorated, Ron and Margaret left Grand Junction to return to Longmont, residing in the West's Pratt Street home. Margaret taught as a homebound teacher for the St. Vrain Valley School District, while Ron was employed as an instructor in the Business Center at Aims Community College. Following Fred's death, the Ron and Margaret took over ownership of 428 Pratt Street, where they continued to live until recently. The home is now the residence of Alex E. and Amy K. Sammoury, the first time in 90 years that it has not belonged to members of the West family.

36. Sources of information:

Town of Longmont Water Rent Collection Records.

Sanborn Fire Insurance maps.

"Resident of District 55 Years is Dead." [Simon West obituary] Longmont Times-Call, July 24, 1935.

Longmont City Directories.

"Local Woman Dies Sunday." [Anna West obituary] Longmont Times-Call, January 25, 1937.

"Died - Munson." [Louis Oviatt Munson obituary] Longmont Ledger, April 25, 1924, p. 5.

Boulder County Assessor Property Records.

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

City of Longmont building permit files.

"West's Common Cause Teaching Special Students." Longmont Times-Call, March 6, 1988, p. B-6

# Architectural Inventory Form

Page 6 of 9

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**They Came to Stay: Longmont, Colorado 1858-1920. Longmont, Colorado: St. Vrain Valley Historical Association, 1971, p. 259.**

**"Pioneer Lady Died Wednesday Mrs. Luella E. Munson." Longmont Ledger, February 5, 1932.**

**"C. Fred West." [obituary] Longmont Times-Call, April 17, 1979, p. 14.**

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## 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 neighborhood, community or the city.

39. Area(s) of significance:    **Architecture**

40. Period of significance:    **1908**

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

## Architectural Inventory Form

Page 7 of 9

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 Munson and West families. The house is also architecturally significant for its Colonial Revival architectural characteristics, its brick construction, and its architectural details. The property is a contributing resource within Longmont's Westside 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 very 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 have been no additions, and no notable exterior alterations to the original dwelling.**

### 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 West Side 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 44-53,**

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**

# Architectural Inventory Form

Page 8 of 9

## Sketch Map



# Architectural Inventory Form

## Location Map

