

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.1209.16** Parcel number(s): **131503224006**
- 2. Temporary resource number: **N/A**
- 3. County: **Boulder**
- 4. City: **Longmont**
- 5. Historic Building Name: **Lawson House; Benson House**
- 6. Current Building Name: **Wolin House**
- 7. Building Address: **440 Pratt Street**
- 8. Owner Name: **Wolin Michael P**
- Owner Organization:
- Owner Address: **440 Pratt St**  
**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 SE ¼ of NW ¼ of Section 03**
10. UTM reference  
 Zone: **13** **490938 mE** **4446303 mN** **(NAD83)**
11. USGS quad name: **Longmont**  
 Year: **1968 (photorevised 1979)** Map scale: **7.5**
12. Lot(s): **S 33 1/3 Ft of W 125 Ft Lot 1 & N 13 1/3 Ft of W 125 Ft Lot 2 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: 28 feet**
16. Number of stories: **1 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: **Asphalt Roof/Composition Roof**  
 Other roof materials:
20. Special features: **Ornamentation/Decorative Shingles**  
**Porch**  
**Chimney**
21. General architectural description:  
**The dignified 2.5 story wood frame residence at 440 Pratt Street is composed of: a nearly square main 2.5 story block, which measures 28' N-S (across) by 30' E-W (deep); a historic (partially original) 26' N-S by 12' E-W single-story extension to the east (rear) elevation; and an open L-shaped front porch on the west elevation, which overall measures 24' N-S by 5.5' E-W. The house is supported by a painted blue coursed sandstone foundation, and its exterior walls are clad with painted pale blue horizontal wood siding, with painted dark blue 1" by 4" corner boards. The sandstone foundation and the horizontal wood siding are separated by a painted dark blue 1" by 8" board and a 1" projecting wood water table. The dwelling is covered by a steeply-pitched hipped roof, with an intersecting gable at the south end of the west elevation (façade). The roof is covered with grey asphalt shingles, and the eaves are boxed with painted blue and white wood trim. Fishscale shingles appear in the intersecting gable's upper gable end. A tall red brick chimney, covered with concrete pargeting, is located on the east-facing roof slope.**
- A possibly non-historic single-light fixed-pane picture window penetrates the façade wall, overlooking the front porch to the south of the entry door. Another, possibly non-historic, single-light fixed-pane picture window is located at the west end of the south elevation. The home's remaining windows are primarily single 1/1 double-hung sash, with painted white wood frames and surrounds, and with non-historic exterior metal storm windows. A stained natural brown glass-in-wood-frame entry door, covered by a black metal storm door, leads into the**

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house from the front porch, near the north end of the façade. Approached by two steps with a flanking black wrought iron railing, the porch features a carpeted tongue-in-groove wood floor, wood frame knee walls, painted white Tuscan columns, and a low-pitched hipped roof. A small intersecting gable projects above the porch roof over the entry steps. A painted white wood-paneled door, with one upper sash light, and covered by an aluminum storm door, is located near the east end of the north elevation. A rear entry door leads into the dwelling near the north end of the east elevation.

22. Architectural style: **Late Victorian**  
 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 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. The grounds appear well maintained, with modest landscape plantings located along the margins of the house. A wide grass strip is located between the front sidewalk and the curb.**
24. Associated buildings, features or objects:  
 1: Type: **Garage**  
 Describe: **A single-story wood frame garage is located near the rear of the lot. This utilitarian structure measures 14' by 16', with a shed-roofed extension to the south elevation. The garage has painted brown horizontal weatherboard exterior walls, with 1" by 4" corner boards. It is covered by a moderately-pitched front gable roof, with grey asphalt shingles laid over 1x wood decking and 2x wood rafters. A large 2-light window penetrates the garage's west elevation. A painted brown wood-paneled door leads into the shed-roofed extension near the south end of the west elevation. A narrow vertical wood plank door, side-hinged with metal strap hinges, also leads into the shed-roofed extension, at the far south end of the west elevation. A painted beige wood-paneled overhead garage door, and a side-hinged plywood door, are both located on the north elevation. Vehicular access to the garage is via a gravel driveway which extends to 5th Avenue to the north.**

### 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: **Unknown**  
 Source of information: **N/A**
28. Original owner: **Anna M. Lawson**  
 Source of information: **Town of Longmont Water Rent Collection Records.**

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29. Construction history:

Longmont water rent collection records and Sanborn Insurance maps document that this house was built in 1907 or 1908. Anna M. Lawson is listed as the original owner in the water records. The Sanborn maps indicate that a 26' N-S by 12' E-W single-story hipped-roof rear addition was built between 1918 and 1930. This addition incorporated or replaced a previous smaller rear extension which had been part of the original dwelling. The Sanborn maps also indicate that the garage was built between 1911 and 1918.

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:

This home at 440 Pratt Street was built in 1907 or 1908. The earliest owners were George B. and Anna M. Lawson. George Burns Lawson came to Longmont in the early 1900s, as manager of the Longmont Creamery Company. The family, which included wife Anna and daughters Marguerite and Florence, lived at 537 Coffman Street, before moving to 440 Pratt in circa 1908. By 1910, when George was in his mid 60s, he had left the creamery, and was working as a janitor of the Donovan and St. Vrain buildings. Daughter Florence was employed as a cashier for the Tyler-Keeler-Wadsworth Mercantile Company, and Marguerite worked as a telephone operator. George Lawson passed away on January 6, 1912, and his family returned with his body to Traer, Iowa.

Soon after, the property was conveyed to Dr. and Mrs. Walter Benson. Walter R. Benson was born on January 14, 1876, in Mt. Ayr, Iowa, where he was raised. He attended Kirksville College in Missouri, where he completed his osteopathic training in 1911. He later studied in Kansas City, where he received his M.D. degree. In 1902, while in Iowa, Dr. Benson married his first wife, Eurissa. Eurissa Benson was born in Moravia, Iowa, on December 12, 1881. The couple had one daughter. The family arrived in Longmont in September 1912, where Dr. Benson established his first office in the 400 block of Main Street. Eurissa Benson passed away on October 29, 1938, following an operation in a Denver hospital. She was 56 year old. In 1941, Dr. Benson married Ethel Amanda Patterson of Longmont. She was born in Allerton, Iowa. Her first marriage occurred in Denver in 1927. She and her first husband moved to Allenspark, then came to Longmont in 1939. Following her marriage to Walter Benson, the couple continued to live in his Pratt Street home. Dr. Benson officially retired in 1952, after four decades of service to the community. Despite the fact that he was in his mid-70s, he continued a part time practice from his home at 440 Pratt Street for a number of years. His wife, Ethel, passed away in March 1963, at the age of 55. A resident of Longmont for sixty years, Dr. Benson passed away on November 18, 1972, at the age of 96. Following Walter Benson's death, this property was occupied briefly in the mid 1970s by Steven P. Crall, a real estate agent, before being purchased by Joe W. Knight in 1980. By 1986, the home belonged to its current owner, Michael P. Wolin, a business consultant.

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36. Sources of information:

"Died - Lawson." Longmont Ledger, January 12, 1912, p. 5.

Sanborn Fire Insurance maps.

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

"Mrs. Ethel Benson Dies in Broomfield." Longmont Times-Call, March 23, 1963.

"Short Illness Causes Local Woman's Death." Longmont Times-Call, October 31, 1938.

Town of Longmont Water Rent Collection Records.

Longmont City Directories.

Boulder County Assessor Property Records.

"Dr. Walter R. Benson." (obituary) Longmont Times-Call, November 20, 1972.

### VI. SIGNIFICANCE

37. Local landmark designation:    Yes            No     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.

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.

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39. Area(s) of significance: **N/A**
40. Period of significance: **N/A**
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 Lawson and Benson families. The house is also architecturally significant for its Late Victorian architectural characteristics. 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.**

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 have been no additions, and only minimal exterior alterations to the dwelling following the end of the period of significance.**

### VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. National Register eligibility field assessment: **Not Eligible**  
Local landmark eligibility field assessment: **Eligible**
45. 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 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 62-67, 75**
48. Report title: **Eastside and Westside Neighborhoods: Historic Context and Survey Report** **Department of Community Development, Planning Division**
49. Date(s): **September 10, 2005** **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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## Sketch Map



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## Location Map

