

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

Official Eligibility Determination  
(OAH P use only)

OAH P1403  
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.10161** Parcel number(s): **131503219008**
- 2. Temporary resource number: **N/A**
- 3. County: **Boulder**
- 4. City: **Longmont**
- 5. Historic Building Name: **Rodin House; Marical House**
- 6. Current Building Name: **McKinney House**
- 7. Building Address: **524 Pratt Street**
- 8. Owner Name: **McKinney, Marian R**
- Owner Organization:
- Owner Address: **524 Pratt St**  
**Longmont , CO 80501**

44. National Register eligibility field assessment:	<b>Not Eligible</b>
Local landmark eligibility field assessment:	<b>Eligible</b>

## Architectural Inventory Form

Page 2 of 8

### II. GEOGRAPHIC INFORMATION

9. P.M.: **6th** Township: **2N** Range: **69W**  
**NW ¼ of SW ¼ of SE ¼ of NW ¼ of Section 03**
10. UTM reference  
 Zone: **13** **490943 mE** **4446440 mN** **(NAD83)**
11. USGS quad name: **Longmont**  
 Year: **1968 (photorevised 1979)** Map scale: **7.5**
12. Lot(s): **S 50 Ft of W 150 Ft Lot 3 Blk 37**  
 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: 50 feet x Width: 26 feet**
16. Number of stories: **1**
17. Primary external wall material(s): **Synthetics/Vinyl**
18. Roof configuration: **Hipped Roof**
19. Primary external roof material: **Asphalt Roof/Composition Roof**  
 Other roof materials:
20. Special features: **Chimney**  
**Porch**
21. General architectural description:  
**The residence at 524 Pratt Street is a single-story Hipped-roof Box style dwelling. It is composed of two rectangular-shaped hipped-roof blocks, an open hipped-roof front porch on the west elevation (façade), and an enclosed hipped-roof rear porch at the east end of the south elevation. The main (front) block measures 26' N-S by 28' E-W; the rear block measures 20' N-S by 22' E-W; the open front porch measures 22' N-S by 7' E-W; the enclosed rear porch measures 6' N-S by 22' E-W. Overall, the dwelling measures 26' N-S (across) by 50' E-W (deep).**
- The house is supported by a low painted white sandstone foundation, and its exterior walls are clad with white horizontal vinyl siding. The intersecting hipped roofs are covered with grey asphalt shingles, and the eaves are boxed with painted white wood trim. A red brick chimney is located on the roof ridge. The home's windows are primarily 1/1 double-hung sash, with painted white wood frames and with blue synthetic surrounds. A painted white wood-paneled door, with one upper sash light, and with a projecting locking rail, leads into the house from the front porch on the façade. The porch is approached by three wooden steps, and features a tongue-in-groove wood floor, vinyl-clad wood frame knee walls, and painted white Tuscan columns. A painted white wood-paneled door, with one upper sash light, enters the enclosed rear porch at the south end of the east elevation. A set of paired, painted white, glass-in-wood-frame entry doors are located on the east (rear) elevation. These doors, which are probably not historic, lead into the house from a large rear wood deck, covered by a low-pitched hipped roof. The deck is not historic.**

## Architectural Inventory Form

Page 3 of 8

22. Architectural style: **Other Style**  
 Building type: **Hipped-roof Box**
23. Landscape or special setting features: **This property is located on the east side of Pratt Street in Longmont's historic residential Westside neighborhood. The property appears well cared for, with planted grass front and back yards, and narrow side yards on the house's north and south sides. Modest landscape plantings appear along the edges of the house, and at the margins of the back yard. A brick paved sidewalk leads to the front porch from the main sidewalk paralleling Pratt Street. A wide grass strip is located between the front sidewalk and the curb at Pratt Street.**
24. Associated buildings, features or objects:
- 1: Type: **Garage**  
 Describe: **A large, non-historic, wood frame garage is located near the rear of the lot. The garage measures approximately 38' N-S by 24' E-W, and it is supported by a concrete foundation. Its exterior walls are clad with horizontal vinyl siding, and its low-pitched side-gabled roof is covered with grey asphalt shingles. The eaves are boxed. Two 1x1 horizontal sliding windows are located on the east elevation. One 1x1 horizontal sliding window is located on the north elevation. Two white metal paneled roll-away garage doors are located on the west elevation. Vehicular access to the garage is via a concrete driveway which extends along the south side of the house to Pratt Street.**

### IV. ARCHITECTURAL HISTORY

25. Date of construction: Estimate: **1905** Actual:  
 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: **Eliza Rodin**  
 Source of information: **Town of Longmont Water Rent Collection Records.**
29. Construction history:  
**Longmont water rent collection records, Longmont city directories, and Sanborn Insurance maps provide evidence that this house was built a year or two prior to 1906. Elizabeth Rodin was the original owner. There have been no additions to the house following its original construction. The garage's date of construction is unknown; however, the Sanborn maps indicate it post dates 1956. The house was sided with vinyl at an unknown date.**
30. Original location:  Moved: Date of move(s):

## Architectural Inventory Form

Page 4 of 8

### 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:

Built in the early 1900s, this home at 524 Pratt Street was first owned by Elizabeth E. Ingmire Rodin. Elizabeth (Eliza) Ingmire was born on October 6, 1857, in Cadiz, Hacking County, Ohio. At some point, her family, including two sisters and her brother, moved to the St. Vrain Valley. Elizabeth Rodin and her husband moved to Longmont in 1898, where her husband passed away in 1902, before the family moved into the dwelling at 524 Pratt Street, in ca. 1904. Mrs. Rodin was the mother of four children, including a child who died in infancy, two daughters, Gertrude (Mrs. John Bell), and Elsie M. (Mrs. Ray T. Lanyon); and son Ralph. Ralph helped support his mother as an employee of the Sugar Factory. He later moved to Lingle, Wyoming. Elsie worked as a dressmaker, before her June 15, 1906 wedding to Mr. Lanyon. Mrs. Rodin's unmarried sister, Jessie E. Ingmire, also resided with the family for a part of the time that they lived on Pratt Street. Miss Ingmire was a teacher in the Longmont Public School system, and for several years, taught at the Central School. Circa 1920, Elizabeth Rodin sold this home. She died on January 7, 1932 at the age of 74, and was laid to rest in Mountain View Cemetery, beside her husband.

In the 1920s, the home was occupied by first W. C. Fankell, then Z. E. Hughes. In the early 1930s, the residents were two widows, Mrs. Ethel R. (Royce J.) Patterson, and Mrs. Laura M. (James) Holloway. Mrs. Patterson worked as a nurse, while Mrs. Holloway was employed as a housekeeper. In the mid 1930s, the home was purchased by Gilbert and Alice Adams. Gilbert L. Adams was born March 24, 1904 in Berea, Kansas, the son of Joseph (Joe) E. and Dora Anderson Adams. The family moved to Longmont in 1921 from Boulder, and the following year, on April 28, 1922, Gilbert married Alice Juanita Sipe. The couple had one daughter, Betty, born in 1923. In Longmont, Adams and his parents founded the Adams Laundry, located at 931 Main Street. In 1943, he sold the laundry and, for the next fifteen years, worked for the National Bureau of Standards in Boulder, as chief engineer of boiler rooms. He retired in 1962. An avid checker player, Mr. Adams won the Colorado state checker championship in 1931. He was also greatly involved in the International Order of Odd Fellows.

The Adams family lived in the home until the early 1940s, when property records show that ownership was transferred to Mary L. Marical. Mrs. Marical was the wife of James E. Marical. Also living with the couple was Julia Marical, possibly a daughter. Julia worked as a bookkeeper for Golden Transfer. Located at 311 Kimbark, the company advertised "local and long distance moving, ready-mixed concrete, sand gravel, dragline, ditching and heavy hauling." Eventually transferred into just James and Julia's names, the Pratt Street home was owned by members of the Marical family through the early 1960s. In 1970, the resident sat vacant. In 1975, city directories show that Don B. Sittner was the owner, followed in the late 1970s by Marian R. Kingston. It is possible that Marian Kingston became Marian R. McKinney, as from 1991 until the present, the homes owners/occupants are Marian R. McKinney and Robert G. McKinney.

## Architectural Inventory Form

Page 5 of 8

36. Sources of information:

**Town of Longmont Water Rent Collection Records.**

**"Town of Longmont – Water Rent Collections." On file at the Longmont Archives, Longmont Museum.**

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

**"Elizabeth E. Rodin Dies Thursday Morn" Longmont Ledger, January 8, 1932.**

**"Remains of Late Mrs. Rodin Laid to Rest Sunday." [Elizabeth Rodin obituary] Longmont Times-Call, January 11, 1932, p. 1.**

**Longmont City Directories.**

**Sanborn Fire Insurance maps.**

**Boulder County Assessor Property 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.

## Architectural Inventory Form

Page 6 of 8

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: **Not Applicable**
40. Period of significance: **Not Applicable**
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 Rodin and Adams families. The house is also architecturally significant for its representative Hipped-roof Box architectural style. The property, thus, may be considered individually eligible for local landmark designation by the City of Longmont.**

43. 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. There have been no additions to the dwelling following the end of the period of significance. A covered rear deck probably dates to the 1960s or 1970s, and the historic horizontal wood siding has been covered with vinyl siding.. A non-historic garage detracts slightly from the integrity of setting.**

### 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
- Discuss: **This property is located in the block just north of the Westside Historic District's north boundary. Historic residences in this block have comparable levels of significance and integrity to residences within the historic district. There is good potential, thus, that the district's boundaries could be expanded to include this property.**
- 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 91-96,**
48. Report title: **Eastside and Westside Neighborhoods: Historic** Department of Community  
**Context and Survey Report** Development, Planning  
Division
49. Date(s): **11/10/05** 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

## Sketch Map



# Architectural Inventory Form

## Location Map

