

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.10162** Parcel number(s): **131503219007**
- 2. Temporary resource number: **N/A**
- 3. County: **Boulder**
- 4. City: **Longmont**
- 5. Historic Building Name: **Dworak House; Jones House**
- 6. Current Building Name: **Knight House**
- 7. Building Address: **526 Pratt Street**
- 8. Owner Name: **Knight, Joe W & Doris**
- Owner Organization:
- Owner Address: **535 Pratt St**
Longmont , CO 80501

44. National Register eligibility field assessment:	Not Eligible
Local landmark eligibility field assessment:	Not Eligible

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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** **4446457 mN** **(NAD83)**
11. USGS quad name: **Longmont**
 Year: **1968 (photorevised 1979)** Map scale: **7.5**
12. Lot(s): **W 150 Ft of S 33 1/3 Ft Lot 2 & W 150 Ft of N 33 1/3 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: 64 feet x Width: 28 feet**
16. Number of stories: **1 1/2**
17. Primary external wall material(s): **Synthetics/Vinyl**
18. Roof configuration: **Hipped Roof/Gable-on-hip Roof**
19. Primary external roof material: **Asphalt Roof/Composition Roof**
 Other roof materials:
20. Special features: **Roof Treatment/Dormer**
Chimney
21. General architectural description:
The residence at 526/528 Pratt Street is composed of a gable-on-hip roofed wood frame dwelling, which was built originally in 1901-1902, and a 16' N-S by 14' E-W 1.5 story gabled addition which was built onto the west elevation (façade) in 1960. Overall, the building measures 28' N-S (across) by ~64' E-W (deep). Built initially as a single family home, the dwelling was converted into an over/under duplex in the early 1970s. The original building is supported by an unpainted coursed sandstone foundation, which is penetrated at intervals by single-light hopper basement windows. The exterior walls are clad with white horizontal vinyl siding, and the gable and hip roof forms are covered with grey asphalt shingles. The eaves are boxed. A large non-historic shed-roofed dormer, with a single-light fixed-pane window flanked by two single-light casement windows, is located on the south-facing roof slope. A historic gabled wall dormer is located on the east (rear) elevation. This dormer has been modified by the insertion of a wood-paneled entry door which provides access into the upper half story from the top of a long wooden staircase on the east elevation. Twin red brick chimneys, with corbelled caps, are located on the historic west-facing roof slope.

A canted bay, with three 1/1 double-hung sash windows, is located beneath an intersecting gable on the south elevation. A single-light fixed-pane picture window penetrates the west (façade) elevation wall of the 1960 addition. Elsewhere, the building's original windows are primarily single 1/1 double-hung sash, with painted white wood frames and surrounds. The house historically featured a screened-in wraparound porch, which

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covered all of the façade, and wrapped around to cover the west end of the south elevation. This porch was removed during the 1960 remodel, and replaced by a small 3-step concrete porch at the south end of the façade. A painted green solid wood door, covered by a painted green wood screen door, leads from the porch into the building. A painted white glass-in-wood-frame storm door, leads into a 10.5' by 7.5' enclosed rear mud porch, from a 3-step concrete stoop, at the south end of the east elevation.

22. Architectural style: **Late Victorian**
 Building type:
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 wide side yard to the south of the house. A concrete driveway extends along the north side of the house where a row of small deciduous trees are planted. Modest landscape plantings appear along the edges of the house, and at the margins of the back yard. A very large deciduous tree is located in the backyard.. 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 wood frame garage, with a carport extension, is located behind the house to the east. The garage measures approximately 30' by 20', and is supported by a concrete slab foundation. Its walls are clad with painted white horizontal weatherboard siding, and it is covered by a moderately-pitched hipped roof with grey asphalt shingles. The rafter ends are exposed beneath the eaves, although they are covered by a fascia board. Two non-historic metal roll-away garage doors are located on the north elevation. Vehicular access 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: **1902**
 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: **Anton F. Dworak**
 Source of information: **Town of Longmont Water Rent Collection Records; Longmont City Directories.**
29. Construction history:
Longmont water rent collection records, Sanborn Insurance maps, and Longmont city directories combine to document that this house was built in 1902. Anton F. Dworak was the original owner. The historic house featured a screened-in wraparound front porch, which was removed and replaced by a gabled addition which measures 16' N-S by 14' E-W. Alterations have also been made to the upper half story, probably when the house was converted into a two-unit rental property in the early 1970s. The house was sided with vinyl at an unknown date.
30. Original location: Moved: Date of move(s):

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V. HISTORICAL ASSOCIATIONS

31. Original use(s): **Domestic/Single Dwelling**
32. Intermediate use(s): **Domestic/Single Dwelling**
33. Current use(s): **Domestic/Multiple Dwelling**
34. Site type(s): **Former single-family residence, converted to duplex**

35. Historical background:

The property at 526/528 Pratt Street is significant as the “dream home” of Anton (Anthony) F. Dworak and his wife Louise. One of the best known realtors in Northern Colorado at the time of his death, Dworak was instrumental in the construction of many Longmont homes. He had amassed considerable wealth, and owned several business buildings and other real estate holdings. Anton Frank Dworak was born in Schuyler, Nebraska, On May 27, 1868. He married Louis Jane Dworak on May 2, 1893, in St. Paul, Nebraska, about 25 miles north of Grand Island. Four years his junior, Louise Dworak had been born in Blue Earth County, Minnesota, on July 9, 1874. The couple moved back to Minnesota, then moved to Ord, Nebraska, before locating in Colorado. In Colorado, the family, which included children Albert Vance, Ernest Martin, Clara Mae, and Vivian Louise, first lived in Ward. While there, the Dworaks owned a grocery and bakery. Beset by hard times, the business burned down twice. In 1901, the Dworaks relocated to Longmont. Here, Anton Dworak was proprietor of the Cash Grocery, a grocery and bakery located at 425 Main Street. Tiring of the business, in 1907 he established a highly successful real estate and insurance firm. This long-time Longmont firm became a family business, carried on first by Dworak’s sons and later his grandsons. The company was purchased in 2000 by First Main Street Financial, Ltd.

Almost immediately after arriving in Longmont, the Dworaks began construction of their home at 526 Pratt, which, according to his biography in *They Came to Stay*, was the family’s “dream house.” In 1902, they moved from their temporary quarters at Fourth and Bowen into their new home. It was in this home that Anton and Louise Dworak raised their family, and where Anton rose to become a successful business man and community promoter. Tragically, Anton Dworak was overcome by carbon monoxide poisoning on February 20, 1932. That morning around 8:30, he was warming his car in the home’s closed garage, and was overcome by fumes while wiping the vehicle free of dust. Following his death, his sons continued the family business. However, by an eerie coincidence, tragedy struck the family again. Just under two years later, son Ernest M. Dworak also died of accidental carbon monoxide poisoning at his residence at 612 Emery. Returning from a hunting trip, Ernest decided to repair the thermostat of the car, before his wife was to use it the next day. Again, working in a closed garage to stay warm, he was overcome. He died on December 29, 1933 at age thirty-one.

Despite the unfortunate deaths of her husband and son, Louise Dworak overcame her grief and lived to the age of 79. She was active in the Congregational Church, of which she was a fifty-year member, as well as the Silver Spruce Rebekahs, which she belonged to for a quarter century. She also participated in the Women’s Benefit Association, the Dickens Club and the Longmont Garden Club. She lived in her dream home for fifty years. In July 1951, ill health forced her to move to a Fort Collins nursing home, to be near her daughter, Vivian Dworak Davis. Louise Dworak passed away on October 2, 1953. The Dworak’s home at 526 Pratt Street was then sold to Willard H. and Varol M. Jones. Willard Jones was the president of the St. Vrain Valley Milling Company, and his wife, Varol, served as the firm’s vice-president. The couple owned the home through the late 1980s. Circa 1973, the home was divided into two dwelling units, addressed as 526 and 528 Pratt Street, and following the Jones, it appears to have been used primarily as a rental property. The current owners are Joe W. and Doris Knight, who live across the street at 535 Pratt.

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36. Sources of information:

Sanborn Fire Insurance maps.

"Louise Dworak Taken by Death." Longmont Times-Call, October 2, 1953, p. 1.

"Ernest Dworak Dead in Garage." Longmont Ledger, December 29, 1933.

"Ernest Dworak is Auto Gas Victim. Longmont Times-Call, December 29, 1933, pp. 1, 6.

"A.F. Dworak Victim of Monoxide Gas Poisoning." Longmont Times-Call, February 20, 1932, p. 1.

Boulder County Assessor Property Records.

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

They Came to Stay: Longmont, Colorado 1858-1920. Longmont, Colorado: St. Vrain Valley Historical Association, 1971, p. 73.

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.

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- 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 during the period of significance. However, due to a rather substantial loss of integrity the house is no longer able to convey an adequate sense of its former historic significance. As a result, this property may be considered ineligible for individual local landmark designation by the City of Longmont. The house does retain sufficient integrity to be considered a contributing resource within potential historic district.
43. Assessment of historic physical integrity related to significance:
This property displays a below-average 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. Additions to the façade elevation, and to the upper half story have significantly compromised the house's physical integrity so that only limited evidence of the historic dwelling now remains.

VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. National Register eligibility field assessment: **Not Eligible**
 Local landmark eligibility field assessment: **Not Eligible**
45. Is there National Register district potential? Yes No
- Discuss: **This property is located in the block just north of Longmont's 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 97-102,
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**

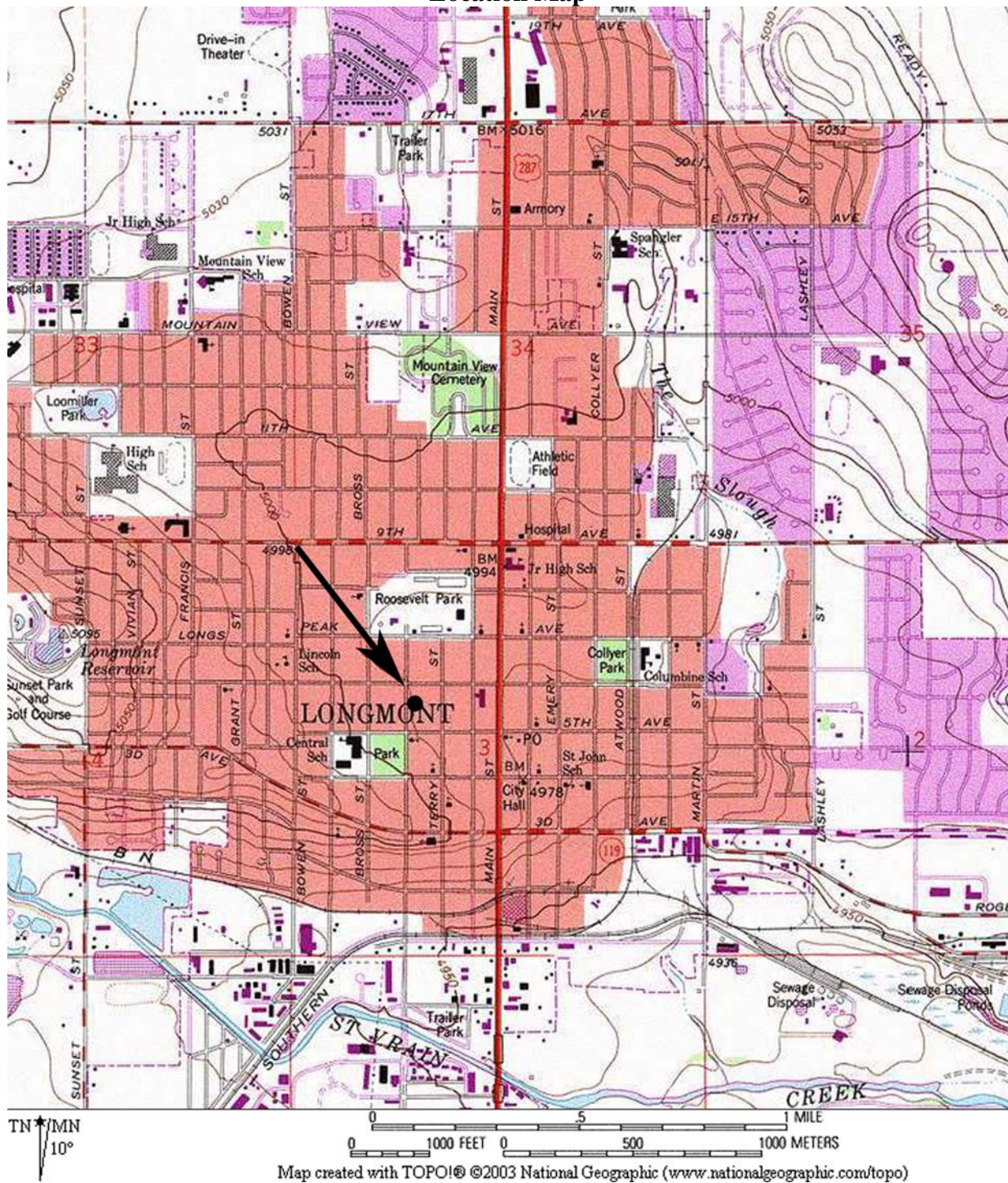
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Sketch Map



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Location Map



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