

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

Official Eligibility Determination
(OAHHP use only)

OAHHP1403
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.10167** Parcel number(s): **131503233001**
- 2. Temporary resource number: **N/A**
- 3. County: **Boulder**
- 4. City: **Longmont**
- 5. Historic Building Name: **Charlton House; Capwell House; Lewis House; Hancock House**
- 6. Current Building Name: **Colfer House**
- 7. Building Address: **638 Pratt Street**
- 8. Owner Name: **Colfer, Ronald J**
- Owner Organization:
- Owner Address: **17577 Langton Wy
Hayward , CA 94541**

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 NW ¼ of SE ¼ of NW ¼ of Section 03
10. UTM reference
 Zone: **13** **490940 mE** **4446658 mN** **(NAD83)**
11. USGS quad name: **Longmont**
 Year: **1968 (photorevised 1979)** Map scale: **7.5**
12. Lot(s): **Lot 1 Blk 30 Lots 1 & 2**
 Addition: **Longmont Original Town Replat A** Year of addition: **Unknown**
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: 25 feet x Width: 52 feet**
16. Number of stories: **1**
17. Primary external wall material(s): **Metal/Aluminum Siding**
18. Roof configuration: **Hipped Roof**
19. Primary external roof material: **Asphalt Roof/Composition Roof**
 Other roof materials:
20. Special features: **Roof Treatment/Flared Eave**
21. General architectural description:
The modest residence at 638 Pratt Street is a single story, wood frame, Hipped-roof Box style dwelling. The original house measures 30' N-S (across) by 40' E-W (deep), and there is a 25' N-S by 12' E-W shed-roofed addition to the east (rear) elevation, which was constructed in 1960. The house originally featured a 20' N-S by 6' E-W open hipped-roof front porch on the west elevation; however, the porch has been fully enclosed and converted into living space. The original dwelling is supported by a low unpainted sandstone foundation, while the rear addition is supported by a concrete foundation. The exterior walls are clad with pale green horizontal aluminum siding. The original hipped roof is truncated, covered with green asphalt shingles, and the eaves are flared. A brick chimney which was historically located near the center of the roof peak is no longer extant.

The home's windows are primarily 1/1 double-hung sashes, and 1x1 horizontal sliders. A stained natural brown solid wood door, covered by a white metal storm door, leads into the enclosed front porch addition from a 2-step concrete stoop centered on the façade. A painted white wood-paneled door, with one upper sash light, and with an aluminum storm door, enters into the rear addition from a 3-step wood stoop near the south end of the east elevation. A bulkhead cellar entrance is also located on the east elevation.
22. Architectural style:
 Building type: **Hipped-roof Box**

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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 features planted grass front and back yards, and a very narrow side yard along the north side of the house. A concrete driveway flanks the south side of the house.**

24. Associated buildings, features or objects:

1: Type: **Garage**
 Describe: **A wood frame garage is located a short distance southeast of the house. This utilitarian structure measures 12' N-S by 20' E-W, and is supported by a concrete slab foundation. It has painted white horizontal weatherboard exterior walls, with 1" by 4" corner boards. The garage is covered by a moderately-pitched front gabled roof, covered with asphalt shingles, and 2x wood rafter ends exposed beneath the eaves. A painted white wood-paneled roll-away garage door is located on the garage's west elevation. Vehicular access is via an asphalt driveway which extends along the south side of the house to Pratt Street.**

IV. ARCHITECTURAL HISTORY

25. Date of construction: Estimate: Actual: **1906**
 Source of information: **Town of Longmont Water Rent Collection Records; Sanborn Fire Insurance maps.**

26. Architect: **Unknown**
 Source of information: **N/A**

27. Builder: **Unknown**
 Source of information: **N/A**

28. Original owner: **Richard Charlton**
 Source of information: **Town of Longmont – Water Rent Collections.**

29. Construction history:
Longmont water rent collection records, Sanborn Insurance maps, and Longmont city directories all indicate that this house was newly built in 1906. Richard Charlton was the original owner. The Sanborn maps also show that the front porch was added a few years after the original construction, sometime between 1906 and 1911. The Sanborn maps also show that a small rear addition was built onto the east (rear) elevation sometime between 1918 and 1930. Boulder County Assessor records show that a 25' N-S by 12' E-W addition was built onto the east elevation (incorporating the earlier smaller addition) in 1960. The originally open front porch has more recently been enclosed.

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): **Vacant/Not in Use**
 34. Site type(s): **Residence**

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35. Historical background:

This house was built in 1906, and was evidently a rental property throughout the early years of its history. Longmont water rent records indicate that the property was owned by Richard Charlton, between 1906 and circa 1919, followed by F.G. Capwell, who owned it between circa 1919 and the late 1920s. Neither Charlton, or Capwell lived in the home, however. Capwell, who was a real estate agent, lived across the street at 635 Pratt Street.

The earliest known tenants of this property were Earl B. and M. Cordelia Cowan, who are listed at this address, along with their son William, in the 1910-1911 Longmont city directory. No occupation was listed for Mr. Cowan; however, Mrs. Cowan's occupation was listed as "nurse." Subsequent early residents included: Charles C. and Nettie Purkiser (mid-1910s), William E. Sipe (late 1910s), Frank A. and Georgia Miller (early 1920s), John Parl (late 1920s), and Minor B. and Maude M. Miller (early 1930s). The Millers had a restaurant at 514 Main Street in the mid-1930s.

From circa 1932 through the late 1950s, this property was owned and occupied by Charles E. and Anna Lewis. The couple resided here together until Anna's death in August 1946; Charles then continued to live on here for several more years, until shortly before his own death in July 1959 at the age of 85. He had been born in DeKalb County, Missouri on October 22, 1872, and he and Anna were married in the Show Me State in February 1894. They farmed near King City, Missouri for a number of years, before relocating to Longmont in 1919. Their son, Carl D. Lewis, had established a furniture store here. The elder Mr. Lewis continued to farm, while also assisting his son in the furniture business. He also worked variously as a laborer and as a tree surgeon. In addition to son Carl, Mr. and Mrs. Lewis were survived by two daughters.

From the late 1960s until 2001, this house was owned and occupied by Noel R. Hancock. Noel and his wife Katherine, had previously lived for many years, next door at 638 Pratt Street. Noel had been born in Marion County, Iowa, on October 13, 1906, the son of George O. and Effie (Millen) Hancock. He moved to Longmont in 1932, gaining employment with the Golden Gravel Company. In March 1935 he was married to Thelma Roberson. She presumably either passed away, or they were divorced, as in February 1952, he was married to Katherine Miklaus. Mr. Hancock lived in this house primarily during his retirement years. In addition to working for the Golden Company, he had also worked for a time with the Fred Harsch Lumber Company. Mr. Hancock was a 65-year member of the I.O.O.F. Lodge #29, serving as its grand master, and he was a renowned member of the Longmont Elks Club, Lodge #1055. In March 1975, he was named "Citizen of the Year" by the Elks Club for "outstanding and meritorious service to humanity." The award, in part, was in recognition for his years of service, in driving people to the hospital or the doctor's office, when they had no other means of transportation, for his weekly visits to area nursing homes, and for the pints of blood, which he donated on a regular basis. Mr. Hancock passed away on March 4, 2001 at the age of 94. He was preceded in death by his wife, Katherine, some years earlier. Upon his death, the house at 638 Pratt Street passed into the hands of his daughter, Patricia N. (Hancock) Kerwood of Fremont California. Presently vacant, in 2005, the house has served as a rental for the past few years.

36. Sources of information:

Sanborn Fire Insurance maps.

Boulder County Assessor Property Records.

"Earl Sipe, Well Known Longmont Man Passes Away." Longmont Daily Times, January 26, 1922, p. 1.

Town of Longmont Water Rent Collection Records.

City of Longmont building permit files.

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"Mrs. Nellie Purkiser Dies Here Saturday." Longmont Times-Call, October 17, 1960.

"Charles Lewis Dies Monday." Longmont Times-Call, July 27, 1958, p. 8.

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

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.

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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 some loss of integrity the house is no longer able to fully convey a sense of its former historic significance. As a result, this property should probably be considered ineligible for individual local landmark designation by the City of Longmont.

43. Assessment of historic physical integrity related to significance:

This property displays a somewhat 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 and alterations to the historic dwelling, including the enclosure of the historically open front porch, and the application of aluminum siding, have notably reduced the building's physical integrity. It now conveys only a limited sense of its historic significance.

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 outside the boundaries of Longmont's Westside Historic District. Historic properties on this side of the 600 block of Pratt Street, are too few in number, and do not collectively appear to have sufficient integrity and significance to become part of a National Register 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:

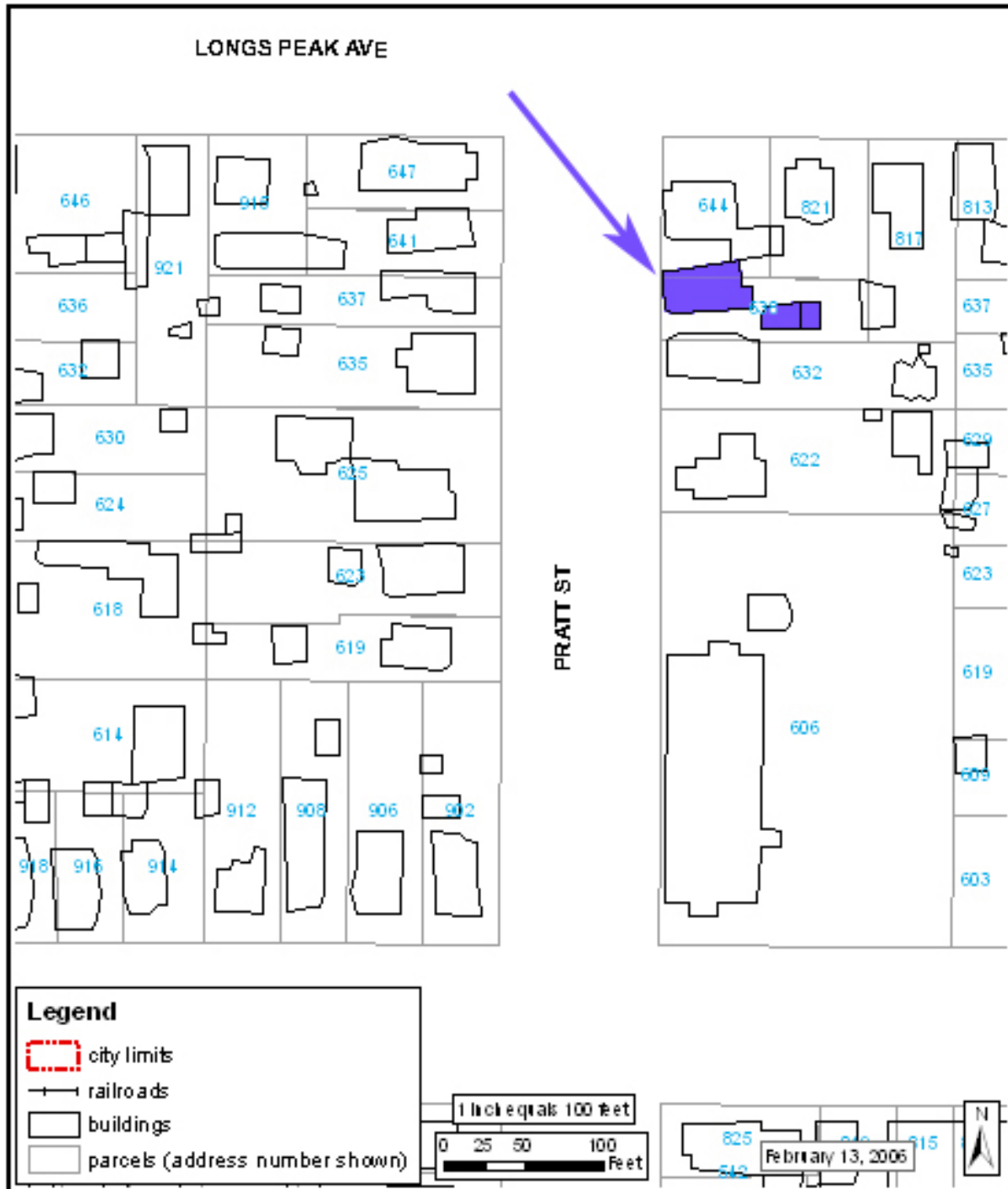
VIII. RECORDING INFORMATION

47. Photograph number(s): **CLG Grant #08-05-20407-027 -** Negatives filed at: **City of Longmont**
CD-2, Images 128-132,
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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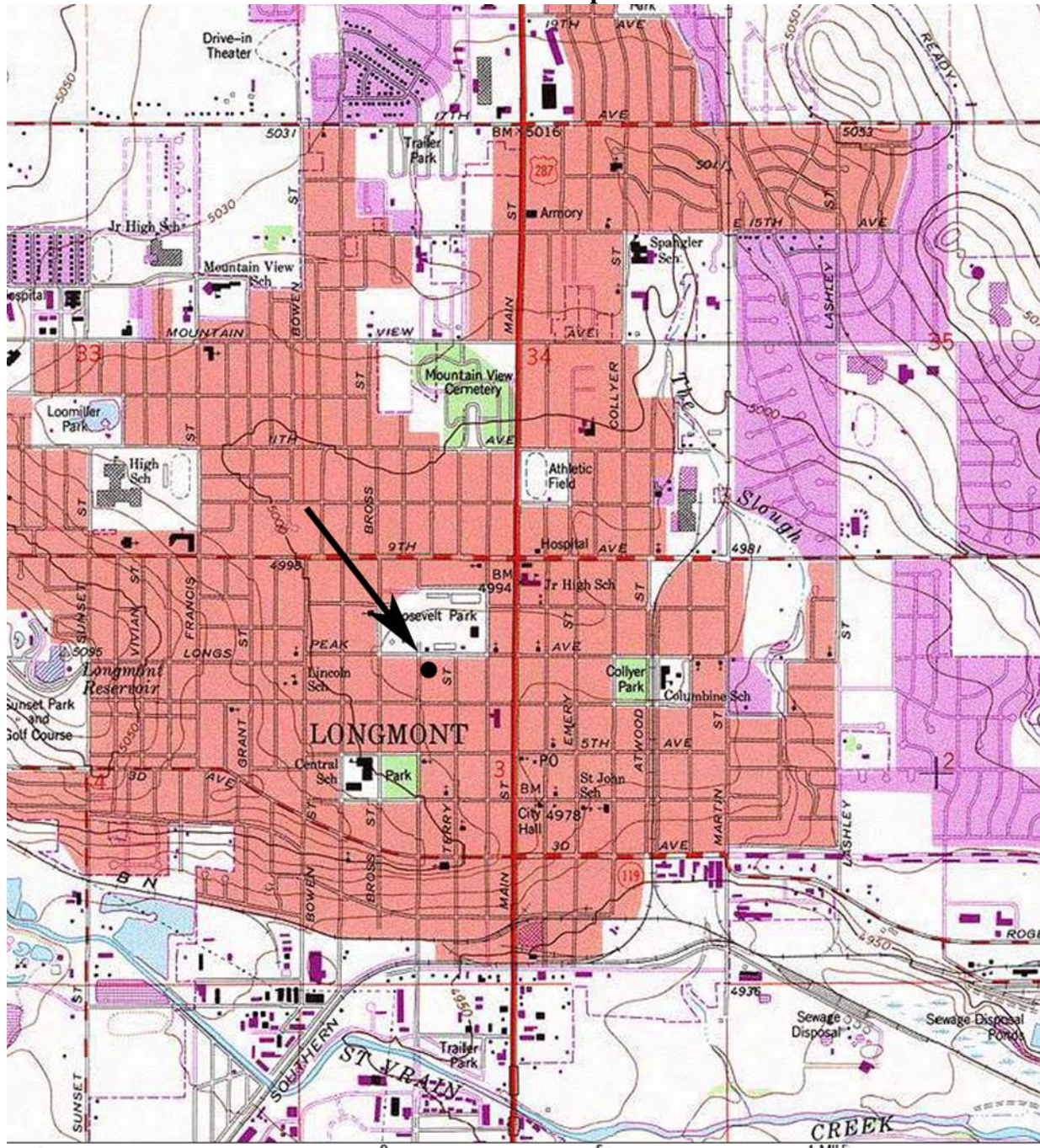
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Sketch Map



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Location Map



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