

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.1142** Parcel number(s): **131503412008**
- 2. Temporary resource number: **N/A**
- 3. County: **Boulder**
- 4. City: **Longmont**
- 5. Historic Building Name: **Jaynes House; Mitchell House**
- 6. Current Building Name: **Bar Double U LLC House**
- 7. Building Address: **316 Baker Street**
- 8. Owner Name: **Bar Double U LLC**
- Owner Organization:
- Owner Address: **8139 Oxford Rd
Longmont , CO 80503**

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

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II. GEOGRAPHIC INFORMATION

9. P.M.: **6th** Township: **2N** Range: **69W**
NW ¼ of SE ¼ of NE ¼ of SE ¼ of Section 03
10. UTM reference
 Zone: **13** **491970 mE** **4446030 mN** **(NAD83)**
11. USGS quad name: **Longmont**
 Year: **1968 (photorevised 1979)** Map scale: **7.5**
12. Lot(s): **S 1/2 Lot 5 Blk 69**
 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: 39 feet x Width: 25 feet**
16. Number of stories: **1**
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 house at 316 Baker Street is a single-story wood frame dwelling, which overall measures 25' N-S (across) by 39' E-W (deep). Built prior to 1892, the house is supported by a low sandstone foundation, and its exterior walls are clad with painted cream yellow horizontal wood siding with painted green 1" by 4" corner boards. Variegated wood shingles appear in the upper gable ends on the west and south elevations. The house is covered by a distinctive, intersecting gables on hipped roof, with asphalt composition shingles. The eaves are boxed with painted green and red wood trim. A red brick chimney is located near the east end of the roof. The home's windows are predominantly single 1/1 double-hung sash with painted white wood frames and painted green wood surrounds. An original sash window on the façade (west elevation) has been replaced with what appears to be a 12x12 fixed-pane or horizontal sliding window. The front entry door leads into the house from a 12' by 5' cutaway porch which comprises the south half of the façade. The porch features a wood floor and painted green turned columns which support a shed porch roof. A painted red paneled back entry door leads into a historic shed-roofed rear extension, from a small 3-step rear porch, at the south end of the east elevation. This rear extension, perhaps built in 1946, appears to be supported by a concrete foundation.
22. Architectural style: **Late Victorian**
 Building type:

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23. Landscape or special setting features: **This well-maintained property is located on the east side of the 300 block of Baker Street. It features planted grass front and back yards with mature landscaping. A painted white picket fence separates this property from the property next door to the south. A small wood frame garage is located toward the rear of the property.**

24. Associated buildings, features or objects:

1:	Type:	Garage	Contributing?	Contributing
	Describe:	A single-stall wood frame garage is located east of the house, toward the rear of the lot. It has painted white vertical wood siding exterior walls, and a moderately-pitched front gable roof with grey asphalt composition shingles. A set of paired 1x wood garage doors, side hinged with metal strap hinges, are located on the garage's south elevation. These doors open onto a gravel driveway which extends to the alley to the east.		

ARCHITECTURAL HISTORY

25. Date of construction: Estimate: **1890** Actual:
- Source of information: **Town of Longmont Water Rent Collection Records; Longmont city directory, 1892.**
26. Architect: **Unknown**
- Source of information: **N/A**
27. Builder: **Unknown**
- Source of information: **N/A**
28. Original owner: **Stephen D. Jaynes (probably)**
- Source of information: **Town of Longmont Water Rent Collection Records; Longmont city directory, 1892.**
29. Construction history:
- Longmont water rent collection records, and the 1892 Longmont city directory, both indicate this dwelling was built prior to 1892. Stephen D. Jaynes is listed as the original owner in the water records, and he is listed as living on "Baker bet. 3rd and 4th aves" in the 1892 city directory. In April 1946, owner W.S. Mitchell obtained a building permit to add a 7' by 20' by 10' bathroom, to be built at an estimated cost of \$150.00. The Boise-Payette Lumber Company was listed as the builder. In January 1973, Beach Construction obtained a building permit to "remodel residence" at an estimated cost of \$918.00. In March 1989, owner Agnes Wagner obtained a building permit for an unspecified "interior remodel", for a contract amount of \$500.00. Finally, in February 1994, Showcase Services, of Broomfield, received a permit to re-roof the dwelling.**
30. Original location: Moved: Date of move(s):

IV. 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**

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35. Historical background:

Longmont water rent collection records and city directories indicate that this house was built prior to 1892. Stephen D. and Phoebe J. Jaynes were its earliest known owners and residents. The Jaynes' are listed at this location in the 1892 Longmont city directory, and Stephen Jaynes is listed as the property's owner in the water rent collection records between 1892 and circa 1900. According to the 1910 United States census, Mr. Jaynes had been born in Indiana circa 1839, while Mrs. Jaynes had been born in Illinois circa 1853. They were married circa 1872, and moved to Colorado sometime during the next two decades. The 1892 city directory lists Mr. Jaynes' occupation as an agent for the Burlington and Missouri Railroad, while the 1898 directory lists other members of the Jaynes household, including Jennie, Gertrude, Will, Scott, and Archie. By 1903, the Jaynes family had moved to 14 3rd Avenue, and by 1910, Mr. and Mrs. Jaynes had moved to 525 Coffman Street where the household also included their sixteen year old grandson, Ray Wagner. According to the census and city directories, in 1910, Mr. Jaynes was a Justice of the Peace with an office in the Masonic building, while Mrs. Jaynes was employed as a nurse, and Ray Wagner worked as a messenger boy.

By 1906, this house had been acquired by the Longmont Realty Company, and it had become the residence of E.M. and Lulu Merriman. Mr. Merriman worked as a deputy county assessor, according to the 1906 directory.

316 Baker Street then became the residence of William Scott (W.S.) and Nellie (Martindale) Mitchell, circa 1916. Mr. and Mrs. Scott then lived and owned here for many years, until their respective deaths in 1950 and 1977. W.S. Mitchell had been born at Clarksburg, Tennessee on November 17, 1859, and had come to the Longmont area to farm in 1882. Nearly twenty years younger than her husband, Nellie had been born in Taylor County, Iowa on August 24, 1879, and had come to the Longmont area with her parents in 1891. The couple were married at Longmont on August 27, 1897, and subsequently farmed for several years, before moving to town, into this house, circa 1916. In Longmont, the Mitchells were partners in a confectionary and lunch room business known as the Mitchell and Hughes Confectionary Store. The Mitchells reared two sons, named Claude and Floyd. W.S. died at home in April 1950 at the age of ninety. Nellie continued to live on the home for many years, until the mid-1960s. She passed away a few years later, in May 1977, at the age of 97.

From the mid-1960s to the early 1990s, 316 Baker Street was the residence of Everitt Wesley and Agnes (Friese) Wagner. A chiropractor, Mr. Wagner had been born at Knoxville, Tennessee on July 17, 1903, the son of Henry and Oza (Mendenhall) Wagner. Everett and Agnes were married on March 12, 1931, and subsequently lived in Iowa and Louisiana. The Wagners retired from the Chiropractor practice and moved to Longmont in 1953. Everett passed away in May 1986 at the age of 82. Agnes then continued to live on in their Baker Street home until at least the early 1990s. The house has since become a rental for much of the past decade, between circa 1995 and 2006.

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36. Sources of information:

"Nellie Mitchell." (obituary) Longmont Times-Call, May 16, 1977, p. 16.
 (Boulder County) "Real Estate Appraisal Card – Urban Master." On file at the Boulder Carnegie Library.
 Town of Longmont Water Rent Collection Records; Longmont city directory, 1892.
 Boulder County Assessor Property Records.
 (Boulder County) "Real Estate Appraisal Card – Urban Master." On file at the Boulder Carnegie Library.
 Longmont City Directories.
 "Everett W. Wagner." [obituary] Longmont Times-Call, May 5, 1986, p. 9A.
 "W.S. Mitchell, Retired Farmer Taken by Death." Longmont Times-Call, April 27, 1950, p. 1.
 Sanborn Fire Insurance maps.
 City of Longmont building permit files.

V. 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.

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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: **Not Applicable**

40. Period of significance: **Not Applicable**

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

42. Statement of significance:

This house is historically significant for its association with Longmont's residential development beginning in the late 1800s and extending into the early 1900s. Built prior to 1892, it is among the Eastside neighborhood's earlier houses. The house is also architecturally significant for its distinctive vernacular wood frame gable-on-hip roof plan, and for its intact cutaway front porch. The property's level of significance in these regards is probably not to the extent that it would qualify for individual listing in the National Register of Historic Places. However, it may qualify for individual listing in the State Register of Historic Properties, and it is eligible for individual local landmark designation by the City of Longmont. It would also rate as a contributing resource within a National Register or locally designated historic district.

43. Assessment of historic physical integrity related to significance:

This property exhibits 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 - location, setting, design, materials, workmanship, feeling and association. There have been no additions, and no integrity-compromising exterior alterations, to the house within the past fifty years. The property appears well-maintained.

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VI. 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 outside the boundaries of Longmont's existing East Side Historic District.**

There is potential that the district's boundaries could be extended south to 3rd Avenue to include this block. This property would qualify as a contributing resource if it were located within the district's boundaries.

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:

VII. RECORDING INFORMATION

47. Photograph number(s): **CLG Grant #08-05-20407-027 -** Negatives filed at: **City of Longmont**
CD-3, Images 98-102

48. Report title: **Eastside and Westside Neighborhoods: Historic** **Department of Community**
Context and Survey Report **Development, Planning**
Division

49. Date(s): **01/07/06** **Civic Center Complex**

50. Recorder(s): **Carl McWilliams** **350 Kimbark Street**
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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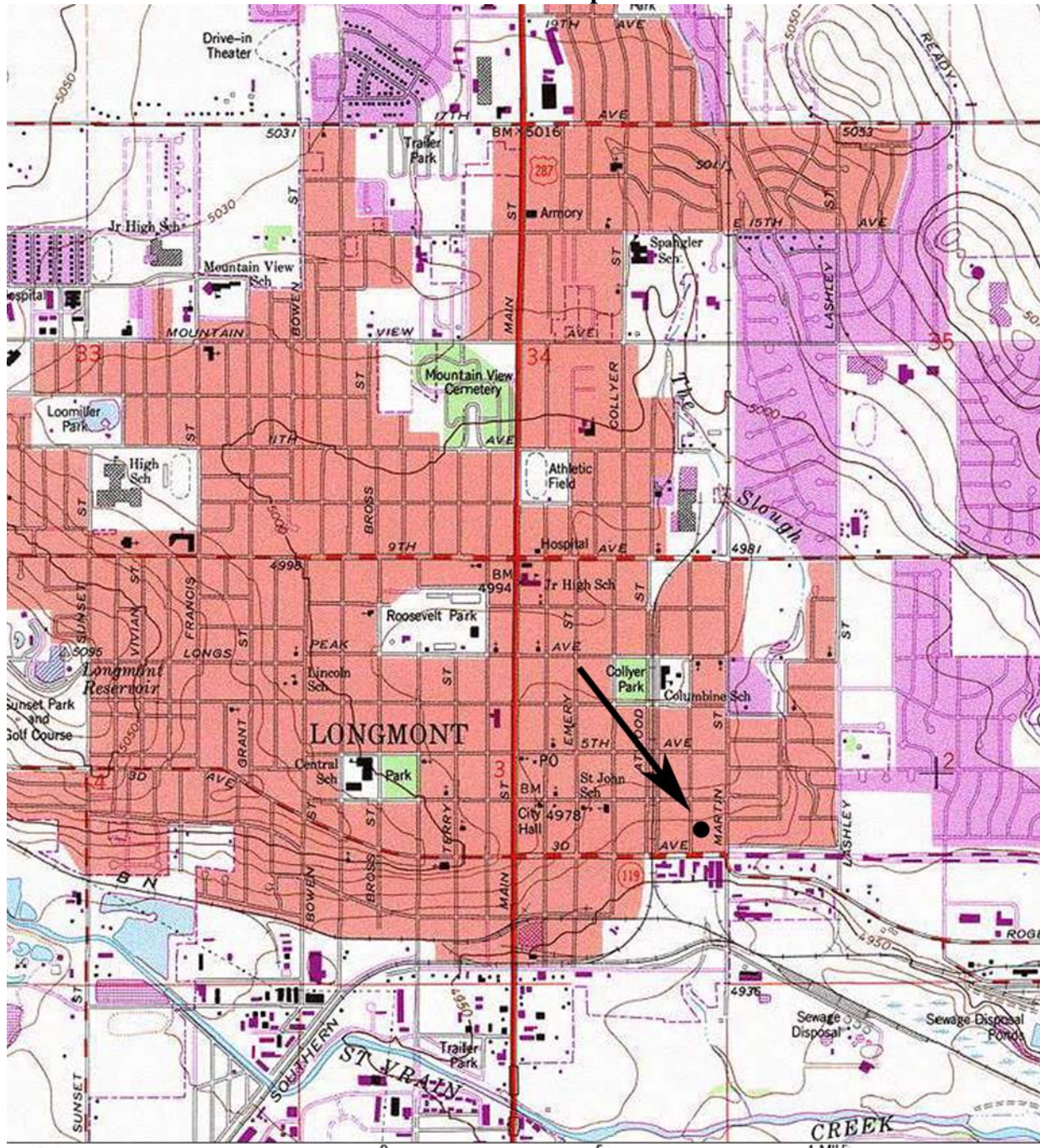
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Sketch Map



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Location Map



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