

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: **5BL1209.114** Parcel number(s): **131503303015**
- 2. Temporary resource number: **N/A**
- 3. County: **Boulder**
- 4. City: **Longmont**
- 5. Historic Building Name: **Mayne House; Russell House**
- 6. Current Building Name: **Baltic Avenue Properties House**
- 7. Building Address: **425 Terry Street**
- 8. Owner Name: **Baltic Avenue Properties LLC**
- Owner Organization:
- Owner Address: **809 Grant 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**  
**NE ¼ of NW ¼ of NE ¼ of SW ¼ of Section 03**
10. UTM reference  
 Zone: **13** **491003 mE** **4446255 mN** **(NAD83)**
11. USGS quad name: **Longmont**  
 Year: **1968 (photorevised 1979)** Map scale: **7.5**
12. Lot(s): **S 1/2 Lot 9 Blk 54**  
 Addition: **Old South Longmont** 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: **1416**
16. Number of stories: **2 1/2**
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: **Roof Treatment/Flared Eave**  
**Roof Treatment/Dormer**  
**Porch**

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21. General architectural description:

**Built in the American Foursquare style, the residence at 425 Terry Street is a 2.5 story rectangular shaped wood frame dwelling. It is supported by a painted blue coursed sandstone foundation, and its exterior walls are clad with grey horizontal vinyl siding. The foundation walls are penetrated by 2-light hopper basement windows, and a coal chute opening penetrates the foundation wall on the north elevation. The house is covered by a low-pitched hipped roof with flared eaves. The roof is covered with grey asphalt shingles and the eaves are boxed. A hipped-roof dormer, with two multi-paned windows, overlooks the façade on the east elevation. The home's windows are primarily single 1/1 double-hung sash with painted white wood frames and surrounds. Second story windows on the façade also feature decorative black shutters. A 4-step concrete stoop, flanked by a black wrought iron railing, and covered by a fiberglass awning, leads to a painted red wood screen door centered on the façade. This door leads into a 26' by 8' screened-in porch which extends across nearly the full length of the façade. The screened-in porch features a tongue-in-groove wood floor, painted red Tuscan columns, and a low-pitched hipped porch roof. A painted red and white glass-in-wood-frame door, with a full length oval light, leads from the porch into the home's interior. A painted white wood-paneled door, with a painted white wood screen door, enters the rear of the building from a 4-step concrete stoop on the west elevation.**

**The building features multiple shed-roofed and gable-roofed additions to its original west (rear) elevation. The newest of the additions measures 12' N-S by 21' E-W, and is located at the north end of the west elevation. According to the property's appraisal card, other portions of the rear addition historically served as an attached garage.**

22. Architectural style:

Building type: **Foursquare**

23. Landscape or special setting features: **This house is set back approximately fifty-eight feet from Terry Street to the east. The property features well-maintained planted grass front and back lawns, with mature landscaping.**

24. Associated buildings, features or objects: **N/A**

### IV. ARCHITECTURAL HISTORY

25. Date of construction:      Estimate:                      Actual:      **1908**  
 Source of information:    **Town of Longmont Water Rent Collection Records. On file at the Longmont Archives, Longmont Museum; Sanborn Fire Insurance maps.**
26. Architect:                      **Unknown**  
 Source of information:    **N/A**
27. Builder:                        **Unknown**  
 Source of information:    **N/A**
28. Original owner:              **Minniebell ("Minnie") B. Mayne**  
 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 1908. Minniebell (Brush) Mayne was the original owner. As originally built, the 2.5 story dwelling measured 28' N-S (across) by 38' E-W (deep), with a 26' by 8' screened-in front porch on the east elevation. Multiple shed-roofed additions to the west (rear) elevation have added approximately 572 square feet of living space. The property's appraisal card indicates that portions of the additions historically served as an attached garage. Information about the additions was not located in City of Longmont building permit files. The house's vinyl siding probably dates to the 1960s, 1970s, or 1980s.

30. Original location:  Moved: \_\_\_\_\_ Date of move(s): \_\_\_\_\_

### V. HISTORICAL ASSOCIATIONS

31. Original use(s):                    **Domestic, Domestic/Single Dwelling, Domestic/Single Dwelling/Single Dwelling**  
 32. Intermediate use(s):            **Domestic/Single Dwelling**  
 33. Current use(s):                    **Domestic/Multiple Dwelling**  
 34. Site type(s):                      **Residence**

35. Historical background:

Longmont water rent collections records, Sanborn Insurance maps, and Longmont city directories all indicate that this house was built in 1908. Minniebell (Brush) Mayne is listed in the water records as the dwelling's original owner. The Mayne family - including Minniebell, her husband Alva James, and daughters Elva, Pansy and Phoebe - maintained this residence in Longmont, as well as their primary residence on the family farm near Milliken. Minniebell (Brush) Mayne had been born near Johnstown, in Weld County, on March 7, 1868. Her father, William Brush, was killed in an engagement with Indians when Minniebell was just five months old. Her uncle, Jared Brush (for whom the town of Brush, Colorado is named) was a major cattle dealer in the late 1800s, and owned large tracts of land in the Johnstown-Milliken area, and elsewhere. Minniebell was married to Alva James Mayne on January 1, 1891. He had been born at Calondia, Michigan on March 10, 1863, and had come Black Hawk, Colorado with his family in 1869. After failing to strike it rich, the Mayne family then settled in Longmont in 1876. Prior to his marriage to Minniebell Brush, Alva was engaged in the newspaper business, working with Elmer Beckwith at the Longmont Times in the late 1880s. Alva James Mayne passed away at his farm home near Milliken in December 1938 at the age of 75. Minniebell (Brush) Mayne died in Torrance, California, where she had gone to live with her daughter, in September 1959, at the age of 90.

Following the Mayne family, this house was next owned and occupied by the George T. Russell family, between circa 1918 and 1930. Mr. Russell served as Manager of the Intermountain Elevator of Longmont, and had previously been employed by the Longmont Farmers Milling and Elevator Company. He passed away in June 1937, survived by his wife (name unknown), and a grown son, Max.

From the late 1930s to circa 1950, this house was owned and occupied by Azel Albert and Ella Kramer. Born on August 10, 1895, Mr. Kramer had previously lived in Loveland and in Estes Park where he operated a laundry business. After moving to Longmont in 1927, Mr. Kramer operated the Standard service station at 1st Avenue and Main Street. Mr. Kramer passed away in January 1952 at the relatively young age of 56. He was survived by his wife Ella.

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Owners and residents of this property in the 1950s and early 1960s included Vernon D. Reyer, Chester A. Price, Helen Drenick, and Maude Miller. Circa 1963, the building was converted from a single-family dwelling into a three-unit apartment house. City directories indicate that these apartments have been occupied by numerous, usually short-term, tenants from that time to the present (2006).

## 36. Sources of information:

(Boulder County) Real Estate Appraisal Card Urban Master.

"Geo. Russell Passes Away Late Today." Longmont Times-Call, June 17, 1937, p. 1.

"Azal A. Kramer Dies Tuesday." Longmont Times-Call, January 9, 1952. p. 1.

Polk's Boulder County Directories, and Polk's Longmont City Directories [generally published annually, 1892-2004], Denver, Kansas City, and Salt Lake City: R.L. Polk and Company Publishers.

"Former Local Printer Dies at Milliken." [Alva James Mayne obituary] Longmont Times-Call, December 9, 1938, p. 1.

"Services Saturday for Minniebell Mayne." Longmont Times-Call, September 16, 1959, p. 8.

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### 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.

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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 property is historically significant for its association with Longmont's socioeconomic development, from the time of its construction in 1908 through the mid-1950s. The property is also significant for its association with Minniebell (Brush) Mayne. The house is architecturally significant, to a modest extent, for its expression of the American Foursquare style of architecture. The house's level of significance is not to the extent that it would qualify for individual listing in the National Register of Historic Places, or in the State Register of Historic Properties. Despite some loss of integrity, the building probably does qualify for individual local landmark designation by the City of Longmont. It does rank as a contributing resource within the Westside Historic District.**

43. Assessment of historic physical integrity related to significance:

**This property display a marginal level of integrity, relative to the seven aspects of integrity established by the National Park Service and the Colorado Historical Society - design, setting, location, materials, workmanship, feeling and association. Multiple additions, along with alterations such as the application of vinyl siding, have somewhat diminished the building's ability to fully convey a sense of its historical and architectural significance.**

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### 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 within the boundaries of Longmont's existing Westside Historic District which was listed in the National Register of Historic Places in August 1986.**
- 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-1 - Images 27-31,**
48. Report title: **Eastside and Westside Neighborhoods: Historic** **Department of Community**  
**Context and Survey Report** **Development, Planning**  
**Division**
49. Date(s): **08/18/05** **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

