

## COLORADO CULTURAL RESOURCE SURVEY

**Architectural Inventory Form**

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**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: **5LR.4947** Parcel number(s): **9514435011**  
2. Temporary resource number: **N/A**  
3. County: **Larimer**  
4. City: **Loveland**  
5. Historic Building Name: **Allen House; Downey House; Dart House**  
6. Current Building Name: **Baxter House**  
7. Building Address: **439 N Harrison Avenue**  
8. Owner Name: **Trina I. Baxter**  
Owner Organization:  
Owner Address: **439 Harrison Ave.**  
**Loveland, CO 80537**



44. National Register eligibility field assessment:  
Local landmark eligibility field assessment:

**Not Eligible**  
**Eligible**

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## II. GEOGRAPHIC INFORMATION

9. P.M.: **6th** Township: **5N** Range: **69W**  
**NE ¼ of NW ¼ of SE ¼ of SE ¼ of Section 14**
10. UTM reference (Datum: NAD27)  
 Zone: **13** **493142 mE** **4471537 mN**
11. USGS quad name: **Loveland, Colorado**  
 Year: **1962; Photorevised 1984** Map scale: **7.5'**
12. Lot(s): **North 48 FT. 4 Inches of Lot 11, and North 48 FT. 4 Inches of East 35 FT. of Lot 12, Block 5**  
 Addition: **Kilburns West Side Addition** Year of addition: **1883**
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: 26 feet x Width: 22 feet**
16. Number of stories: **1**
17. Primary external wall material(s): **Synthetics/Vinyl**
18. Roof configuration: **Gabled Roof/Front Gabled Roof**
19. Primary external roof material: **Asphalt Roof/Composition Roof**
20. Special features: **Porch**  
**Chimney**  
**Fence**
21. General architectural description:  
**This single-story, wood frame, Bungalow style dwelling measures 22' N-S (across) by 26' E-W (deep). It is supported by a painted brown concrete foundation which extends approximately three feet above grade. The foundation wall is penetrated by 2-light and 3-light hopper windows. The home's exterior walls are clad with non-historic cream yellow color horizontal vinyl siding. The clipped front-gable roof is covered with brown asphalt composition shingles. Painted white rafter ends, with a fascia board, are exposed beneath the eaves. A red brick chimney is located on the north-facing roof slope. The home's windows are primarily 3/1 (ribbon style) double-hung sash, with painted brown wood frames. The house features a symmetrical façade on the east elevation. Here, a stained natural brown solid wood door, with a white metal storm door, enters the house from a 6-step front porch. This porch measures 6.5' by 4', and has a concrete floor, a black wrought iron railing, and a clipped gable hood. A wood-paneled rear entry door, with one upper sash light, and covered by a black wrought iron security door, enters the west elevation from a 5-step concrete stoop.**
22. Architectural style:  
 Building type: **Bungalow**

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23. Landscape or special setting features: **This property is located at the southwest corner of Harrison Avenue and W. 5th Street. The planted grass front yard features modest mature landscaping features. The backyard and side yard are enclosed by a picket fence.**

24. Associated buildings, features or objects:

**Garage**

**A wood frame garage, which measures 12' by 20', is located west of the house. Erected in 1965, this utilitarian building features a concrete foundation, painted white horizontal weatherboard walls with 1" by 4" corner boards, and a low-pitched front gable roof. The roof is covered with brown asphalt composition shingles, while painted white rafter ends are exposed beneath the eaves. A white metal-paneled garage door on the north elevation provides vehicular access via a concrete driveway to West 5th Street.**

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### IV. ARCHITECTURAL HISTORY

25. Date of construction: Estimate: Actual: **1940**  
Source of information: **Loveland city directories; Larimer County Residential Property Record Card; Sanborn Insurance maps.**
26. Architect: **Unknown**  
Source of information: **N/A**
27. Builder: **Unknown**  
Source of information: **N/A**
28. Original owner: **Mrs. Elizabeth Allen (probably)**  
Source of information: **Loveland city directories**
29. Construction history:  
**Larimer County Assessor records, Loveland city directories, and Sanborn Insurance maps all provide corroborating evidence that this house was built in 1940. There have been no additions to the original dwelling. City of Loveland building permit files reveal that the garage was constructed by owner Gus Dart in 1965. An earlier dwelling existed on this lot between circa 1906 and 1924.**
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/Single Dwelling**
34. Site type(s): **Single family residence**

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35. Historical background:

This house was constructed in 1940, but was preceded by an earlier dwelling at this location which existed from circa 1906 to the early 1920s. The earlier dwelling was the residence of John and Flora Langenstein, circa 1906-1909, followed by Ward and Clarice McPherrin, circa 1910-1915. A blacksmith, John Langenstein passed away in January 1915. he was survived by his wife, Flora, and by three daughters. Robert C. Scott then occupied the earlier dwelling in the late 1910s, succeeded by J.B. Kempston in the early 1920s. The earlier dwelling was evidently razed in 1923 or 1924. The property then sat vacant until the current house and garage were built in 1940.

The extant house was originally owned and occupied by Mrs. Elizabeth J. Allen, between 1940 and the early 1950s. During those years, she was the elderly widow of Oswald Allen, who had been among the region's earliest pioneers having arrived in the Big Thompson Valley in 1865. In the early 1920s. Mrs. Allen was employed as a probation officer, working with delinquent girls, with the Larimer County Court.

This property was next owned and occupied by Orville J. and Doris Lee Downey, between circa 1953 and 1965. Orville Downey had been born in Ordway, Colorado, on May 11, 1902, and was married to Doris Lee Dunn at Raton, New Mexico on December 9, 1949. Previously, he had served in the United States Army during World War II. After moving to Loveland, Orville Downey worked as a bartender in the Elks Club, and as a steward in the Moose Club, while Doris was employed as a beautician at Norma's Beauty Shop. Mr. Downey passed away in Loveland on January 5, 1972, at the age of 69. He was survived by his wife, Doris, whose date of death has not been researched. Mr. Downey's obituary does not indicate that the couple had any children.

Following Mr. and Mrs. Downey, this house was next owned and occupied by Gus H. and Ona Mae Dart, between circa 1966 and the mid-to-late-1970s. The Darts lived here during their retirement years. Ona Mae was born in Shelby County, Illinois, on February 28, 1893, the daughter of Charles and Ida Mae (Tallman) Wallace. Ona Mae Wallace and Gus H. Dart were married in Bloomington, Nebraska on June 14, 1909. The couple then lived in Smith Center, Kansas for a period of years, before moving to Loveland in 1938. Gus Dart passed away in April of 1975. Ona Mae died in January 1988 at the age of 94. She was survived by her daughter, Lola M. (Mrs. Scott Doane) of Benson, Arizona. A son, Carroll Dart, preceded her in death.

Robert A. and Gwen (Minkler) Mitchell were the next owners of this home, between circa 1980 and the early 2000s. Robert A. Mitchell, who passed away on February 7, 2006 at the age of 81, was a native of California. He was born in Fresno on December 12, 1924 where he spent his life before moving to Loveland in the late 1970s. Mr. Mitchell worked as a deputy sheriff in Eaton, and later as a security guard at the St. Vrain nuclear power facility. Mr. Mitchell was survived by his wife, Gwen, a son, Bob, and a daughter, Diane; he was also survived by two stepsons, David Minkler and Duane Minkler, and by a stepdaughter, Sharon Minkler.

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## 36. Sources of information:

**Building permit files, on file with the City of Loveland Building Division.**

**Larimer County Assessor records.**

**Larimer County Assessor: Residential Property Appraisal Card.**

**Loveland city directories.**

**Sanborn Insurance Maps, August 1927, July 1937.**

**"John Langenstein Dies This Morning." *Loveland Daily Herald*, January 14, 1915, p. 1.**

**"Mrs. Allen is Probation Officer Here." *Loveland Daily Herald*, February 26, 1921, p. 1.**

**"Brief History of Pioneers in Big Thompson." (reference regarding Oswald Allen) *Loveland Daily Herald*, January 15, 1923, p. 5.**

**"Orville J. Downey." (obituary) *Loveland Daily Reporter Herald*, January 6, 1972, p. 3.**

**"Ona Mae Dart." (obituary) *Loveland Daily Reporter Herald*, January 18, 1988, p. 16.**

**"Robert A. Mitchell." (obituary) *Loveland Daily Reporter Herald*, February 11, 2006, p. B-3.**

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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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### Loveland Standards for Designation:

- |                                     |                          |  |
|-------------------------------------|--------------------------|--|
| <input checked="" type="checkbox"/> | Architectural            | Exemplifies specific elements of an architectural style or period  |
|                                     | Architectural            | Is an example of the work of an architect or builder who is recognized for expertise nationally, statewide, regionally, or locally |
|                                     | Architectural            | Demonstrates superior craftsmanship or high artistic value   |
|                                     | Architectural            | Represents an innovation in construction, materials, or design   |
|                                     | Architectural            | Represents a built environment of a group of people in an era of history   |
|                                     | Architectural            | Exhibits a pattern or grouping of elements representing at least one of the above criteria   |
|                                     | Architectural            | Is a significant historic remodel  |
|                                     | Social/cultural          | Is a site of an historic event that had an effect upon society   |
| <input checked="" type="checkbox"/> | Social/cultural          | Exemplifies the cultural, political, economic, or social heritage of the community   |
|                                     | Social/cultural          | Is associated with a notable person(s) or the work of a notable person(s)  |
| <input checked="" type="checkbox"/> | Geographic/environmental | Enhances sense of identity of the community  |
|                                     | Geographic/environmental | Is an established and familiar natural setting or visual feature of the community  |

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 architecturally significant for its Bungalow style of architecture, including such representative features as its low-pitched clipped front gable roof, its exposed rafter ends, and its ribbon-style double-hung sash windows. The property is also historically significant for its association with Loveland's residential development, from the time of its construction through the mid-1900s. The property's level of significance in these regards 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. The property, though, may be considered eligible for local landmark designation by the City of Loveland.**

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 identified by the National Park Service and Colorado Historical Society - location, setting, design, materials, workmanship, feeling and association. There have been no additions to the house; however, its physical integrity has been somewhat diminished by the application of vinyl siding.**

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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: **Historic residential properties in the neighborhood west of downtown Loveland may collectively possess the historical and/or architectural significance, and display sufficient physical integrity, to comprise one or more State or National Register historic districts.**

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: ☒

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### VIII. RECORDING INFORMATION

47. Photograph number(s):	CD #4, Images 57-61	CDs filed at:	City of Loveland
48. Report title:	City of Loveland Fifth Street Historic Survey		Community and Strategic Planning Department
49. Date(s):	01/14/08		500 E. Third Street
50. Recorder(s):	Carl McWilliams		Loveland, CO 80537
	Timothy Wilder		
51. Organization:	Cultural Resource Historians		
52. Address:	1607 Dogwood Court		
	Fort Collins, CO 80525		
53. Phone number(s):	(970) 493-5270		

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## Sketch Map





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## Location Map

