

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

Official Eligibility Determination
(OAHN use only)

OAHN1403
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.6397** Parcel number(s): **9514431010**
- 2. Temporary resource number: **N/A**
- 3. County: **Larimer**
- 4. City: **Loveland**
- 5. Historic Building Name: **Raybourn House; Jensen House; Armstrong House**
- 6. Current Building Name: **Sauget House**
- 7. Building Address: **536 N Harrison Avenue**
- 8. Owner Name: **Arthur and Delores Sauget**
- Owner Organization:
- Owner Address: **536 N Harrison Ave
Loveland, CO 80537-5442**



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: **5N** Range: **69W**
SE ¼ of SW ¼ of NE ¼ of SE ¼ of Section 14
10. UTM reference (Datum: NAD27)
 Zone: **13** **493182 mE** **4471617 mN**
11. USGS quad name: **Loveland, Colorado**
 Year: **1962; Photorevised 1984** Map scale: **7.5'**
12. Lot(s): **West 80 FT. of Lot 4, Block 3**
 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): **Irregular Plan**
15. Dimensions in feet: **Length: 41 feet x Width: 39 feet**
16. Number of stories: **1**
17. Primary external wall material(s): **Brick**
18. Roof configuration: **Gabled Roof/Side Gabled Roof**
19. Primary external roof material: **Asphalt Roof/Composition Roof**
20. Special features: **Porch**
Chimney
Fence
21. General architectural description:
This is a single-story English-Norman Cottage style dwelling which measures approximately 39' N-S (across) by 27' E-W (deep). Not included in these dimensions is a 14' by 18', 1966, addition to the south end of the east (rear) elevation. The house is supported by a concrete foundation, hidden behind wire-cut brown brick walls which extend to grade. Painted cream yellow color stucco appears in the upper gable ends on the north and south elevations. The moderately-pitched side gable roof is covered with brown asphalt composition shingles, and the eaves are boxed with painted red and cream yellow wood trim. A brown brick fireplace chimney is located just south of the entry porch, on the façade (west elevation). The façade wall is penetrated by a 16x16-light horizontal sliding window, a 1x1 horizontal sliding window, a single-light fixed-pane window, and a 1/1 single-hung sash window. A large single-light fixed-pane window penetrates the south elevation. A 1/1 double-hung sash window penetrates the north elevation. A stained natural brown solid wood door, with a segmental brick arch, enters the façade from an 8' by 5' 3-step concrete porch. The porch is covered by a hip roof, supported by black wrought iron posts. A painted cream white wood-paneled door, with one upper sash light, and covered by a metal storm door, is located on the north elevation.
22. Architectural style: **Late 19th And 20th Century Revivals/English-Norman Cottage**
 Building type:

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23. Landscape or special setting features: **This well-maintained property is located on the east side of Harrison Avenue in the block between W. 5th and W. 6th Streets. The small planted grass front yard features mature landscaping, and is well-cared for. A narrow grass strip is located between the front sidewalk and the street. The back yard is enclosed by a painted white picket fence.**

24. Associated buildings, features or objects:

Garage

A garage, which measures 20' by 12', is located east of the house. The garage is supported by a concrete slab foundation, and its walls are made of wire-cut brown brick. Cream yellow color stucco appears in the upper gable ends. The garage roof is a low-pitched front gable, with brown asphalt composition shingles, and with painted buff red and cream yellow color wood trim. A wood-paneled roll-away garage door is located on the north elevation. Vehicular access to the garage is via a gravel driveway which extends to Harrison Avenue to the west.

IV. ARCHITECTURAL HISTORY

25. Date of construction: Estimate: Actual: **1927**
 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: **Raymond E. and Dorothy Raybourn (probably)**
 Source of information: **Loveland city directories**
29. Construction history:
Larimer County Assessor records, Loveland city directories, and Sanborn Insurance maps corroborate that this house was built in 1927. A 14' by 18' wood frame addition was built onto the rear elevation in 1966.
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): **Domestic/Single Dwelling**
34. Site type(s): **Single family residence**

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35. Historical background:

This home at 536 Harrison Avenue was owned by the Raymond E. Raybourn family. Raymond Raybourn was the younger son of Clifton B. and Elmira (Elnora ?) Raybourn. C. B. Raybourn had received degrees at the State Normal School of Missouri and at the University of Denver, and by 1910, had served as Commissioner of Education and as principal of several large schools. While still in Missouri, the couple had two sons, Warren, born circa 1896, and Raymond, born circa 1903. The family moved to Colorado by 1910, where C.B. became associated for many years with Littleton High School. Here, he taught science courses, and served as Principal, and later as Superintendent of Schools. Soon after Warren's graduation from Littleton High School in 1914, Professor Raybourn took the position of Head of Loveland Schools, and the family moved to this city. Raymond Raybourn graduated from Loveland High School in 1920. In April 1922, C. B. Raybourn moved from Loveland to a farm the family owned, located 2½ miles northwest of Arvada. Although at the time the newspaper noted that "henceforth he will devote his entire time to his farm," a short time later he was serving as Superintendent of Arvada High School. Interestingly, an on-line history of Arvada High School noted that, while the girls had more winning seasons in sports than the boys during the 1920s, "Unfortunately, girls' athletics came to an abrupt halt in 1928-1929, when Arvada High School's Superintendent Clifton B. Raybourn determined that 'it was hazardous to their health' and stopped girls athletics. He also 'objected to the jerseys' worn by the girls. The Colorado Medical Association agreed with his health concern, and the State of Colorado lost girls' competitive athletics. Instead, Arvada High School girls formed a Pep Club to cheer on the boys."

When his father and mother moved to Arvada, after graduation Raymond Raybourn attended the Agricultural College at Fort Collins. On November 10, 1922, in Arvada, he was united in matrimony with Miss Dorothy Van Meter. Dorothy was a fellow Loveland High graduate, who had spent a year at Stephens College in Columbia, Missouri, and then attended Colorado College. The young couple settled in Loveland, where Raymond was set to enter into the shoe business with W. D. Dobbin. Dobbin had just re-acquired the Read Brothers' shoe store in Loveland, which he had run some fourteen years previously. By the 1930s, Raymond and Dorothy were living in this home at 536 Harrison Avenue. Here, the couple raised a daughter, Nancy. On June 8, 1946, Nancy Raybourn, then 18, married Floyd Sterkel, in the navy chapel at Moffet Field near San Jose. This happy event occurred just four years after the birth of her little brother, announced in the July 15, 1942 *Loveland Daily Reporter Herald*. By 1940, the Loveland city directories show that Raymond was employed as a salesman for the Public Service Company in Loveland. A few years later, in 1947, Raymond's occupation is given as a merchant. By this time, the Raybourn family had moved to a home at 1111 Grant Avenue.

From the late 1940s through the 1950s, this Harrison Avenue home was occupied by Mrs. Marie G. Jensen. Mrs. Jensen was the widow of Christian P. Jensen. In 1960, the Loveland city directories show the owner as Mrs. Mary G. Armstrong, and note that she worked as a teacher in Oregon. Two years later, it is noted that Mrs. Armstrong is a teacher in the town of Morton in Washington State. Mary Armstrong lived at this address through 1965. In 1966, the city directory lists the occupants as a retired couple, C. E. and Mary G. Carver. In 1975, the property belonged to Ruth S. Cunningham, followed in 1981 by Harold A. Tapp. The current owners, Delores and Arthur Sauget have lived here since they purchased the property in 1989 from Thomas E. Widawski.

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36. Sources of information:

1910 U.S. Census, Arapahoe County, Colorado, Raybourn

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

"History of Arvada High," <http://jeffcweb.jeffco.k12.co.us/high/arvada/history.html>

Larimer County Assessor records.

Larimer County Assessor: Residential Property Appraisal Card.

Loveland city directories.

***Loveland Daily Reporter Herald*, June 18, 1946 "Raybourn-Sterkel"**

***Loveland Daily Reporter Herald*, July 15, 1942 no title (birth of Raybourn son)**

Sanborn Insurance Maps, August 1927, July 1937.

Colorado's Historic Newspaper Collection. <http://www.coloradohistoricnewspapers.org>.

***Littleton Independent*, Sept 28, 1917, "Dates and Happenings for the Year 1914."**

***Littleton Independent*, Aug 31, 1917 "School Notes"**

***Littleton Independent*, April 28, 1922, no title (M/M C.B. Raybourn move from Loveland to Arvada)**

***Littleton Independent*, June 10, 1910, "Third District Normal Institute."**

***Fort Collins Courier*, Nov. 14, 1922, "Former Aggie Married in Arvada."**

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 |
| <input checked="" type="checkbox"/> | 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 English-Norman Cottage style of architecture, and for the fine craftsmanship shown in its brick masonry construction. The property is also historically significant for its association with Loveland's residential development, from the time of its construction through the mid-1950s. 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 or in the State Register of Historic Properties. The property, though, should 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. A 1966 rear addition is reasonably compatible with the home's original construction, and is not visible from the front of the property.

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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:

VIII. RECORDING INFORMATION

47. Photograph number(s):	CD #4, Images 76-80	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 Karen McWilliams		Loveland, CO 80537
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



Architectural Inventory Form

Location Map

