

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.4784** Parcel number(s): **9514433019**
 2. Temporary resource number: **N/A**
 3. County: **Larimer**
 4. City: **Loveland**
 5. Historic Building Name: **Huggins House; Robinson House; Sawtell House**
 6. Current Building Name: **Veit House**
 7. Building Address: **218 W 5th Street**
 8. Owner Name: **Michael A. Veit, Jr. and Michele N. Trujillo Veit**
 Owner Organization:
 Owner Address: **218 W 5th St**
Loveland, CO 80537



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**
NE ¼ of NE ¼ of SE ¼ of SE ¼ of Section 14
10. UTM reference (Datum: NAD27)
 Zone: **13** **493393 mE** **4471543 mN**
11. USGS quad name: **Loveland, Colorado**
 Year: **1962; Photorevised 1984** Map scale: **7.5'**
12. Lot(s): **West 71 FT. of Lots 19-21, and West 71 FT. of North 7 FT. of Lot 22, Block 4**
 Addition: **Rists** Year of addition: **1903**
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): **L-Shaped Plan**
15. Dimensions in feet: **Length: 44 feet x Width: 36 feet**
16. Number of stories: **1**
17. Primary external wall material(s): **Brick**
18. Roof configuration: **Hipped 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 Hip-roofed Box type dwelling, with a wood-frame hip-roofed rear addition. The original hip-roofed dwelling features a basic rectangular plan which measures 27' N-S (deep) by 26' E-W (across). The addition also features a rectangular plan which measures 17' N-S by 36' E-W. The original house has painted pale yellow brick walls, laid in running bond, and with two brick belt courses - one at window sill level, and the other at window lintel level. The lower belt course is composed of two courses of projecting stretchers; the upper belt course is composed of two courses of projecting brick stretchers over a course of alternating projecting brick stretchers. The steeply-pitched hip roof is covered with green asphalt shingles, and the eaves are boxed with painted white boxed eaves. A red brick chimney is located on the east-facing roof slope. The home's windows are primarily single and paired 1/1 double-hung sash with painted green sandstone lugsills and lintels. The house features a symmetrical façade which faces West 5th Street on the north elevation. A painted green wood-paneled door, covered by a painted white wood screen door, enters the façade from a 3-step concrete porch. The porch features a white wrought iron railing, and is covered by a swept shed roof. A 1x1 horizontal sliding door enters the addition near the south end of the west 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 south side of West 5th Street in the block between Garfield and Grant Avenues. There is a planted grass front yard, and a planted grass strip between the front sidewalk and the street. A wood privacy fence extends along the west property line, shielding the property from a north-south-running alley**

24. Associated buildings, features or objects: **Not Applicable**

IV. ARCHITECTURAL HISTORY

25. Date of construction: Estimate: Actual: **1906**
Source of information: **Sanborn Insurance maps; Loveland city directories; Larimer County Residential Property Record Card.**

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

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

28. Original owner: **E.D. Huggins (possibly)**
Source of information: **Loveland city directories.**

29. Construction history:
Larimer County Assessor records list 1906 as this house's year of construction. The house's address begins to appear in Loveland city directories that same year. The building is also depicted on the 1906 Sanborn Insurance map. City of Loveland building permit files reveal that the 17' by 36' addition to the south (rear) elevation was constructed by owner C.M. Sawtell in 1948.

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 dwelling**

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35. Historical background:

This building was built circa 1906, and according to Loveland city directories, it was first occupied by Mr. E.D. Huggins, a retiree. No further information regarding Huggins was found in newspaper obituary indexes at the Loveland Public Library.

The 1908 Loveland city directory lists Lawrence Edward Osborn and his wife Bessie as the property's residents. Mr. Osborn was born in Virginia Dale, Colorado. He moved to Berthoud, Colorado with his family before settling in Loveland. Mr. Osborn together with his father, Mr. Daniel Osborn, and his brothers William and Otto, operated the Rocky Mountain Transportation Company, the first automobile line to Estes Park. The famed Stanley "Steamers" invented by F. A. Stanley were the first vehicles used by the Osborns to operate this automobile line. Mr. Osborn passed away January 19, 1939 in Loveland at the age of 57.

Bessie Osborn was born in Guthrie Center, Iowa on August 10, 1883 and moved to Loveland with her parents, Mr. and Mrs. W. N. Charter around the turn of the twentieth century. Mrs. Osborn passed away in Fort Collins on January 27, 1947 at the age of 64. Survivors included a daughter, Mrs. Bryan (Bryant) of California and a son Gale Osborn of Loveland, and a grandson.

The 1910-1911 Loveland city directory finds Mrs. Pearl Robinson residing in the home. In 1917 the property was vacant; however, subsequent city directories show Mrs. Robinson as the occupant from 1919 through 1927 and then again in 1947. Mrs. Robinson was born in Union County, Illinois on December 4, 1877. A member of the Methodist Church, Mrs. Robinson made Loveland her home from 1903 until her death in January of 1948. Survived by a son, Horace Robinson, Pearl Robinson was preceded in death by her husband, Dr. W. W. Robinson who passed away in 1907.

During the 1930s and the first half of the next decade the property saw several changes in occupants including: Mr. William Yost and his wife Emma, circa 1931-1934, Mrs. Maybelle C. Pierce, circa 1936-1937, and Mrs. Julia M. Taylor, circa 1938-1941.

Circa 1950, the property was purchased by Coad Morgan Sawtell and his wife, Helen. Three generations of the Sawtell family subsequently made this their home for the next half century. Mr. C. M. Sawtell was born September 23, 1899 in New London, Iowa. He married Helen Dorothy Gustafson on August 10, 1935 in Burlington, Iowa. The couple moved to Loveland in 1936. Trained as an engineer, Mr. Sawtell worked on the Colorado-Big Thompson project. A charter member of the Evangelical Covenant Church of Loveland, Mr. Sawtell passed away at the family home on August 14, 1985. Helen G. Sawtell was born May 12, 1906 in Burlington, Iowa. Also a charter member of the Evangelical Covenant Church of Loveland, Mrs. Sawtell died September 1995 in Loveland, Colorado. Mr. and Mrs. Sawtell were survived by a daughter, Ann Brown of Rand, Colorado, a granddaughter, Amy Suzann Mitzel of Montana and a grandson, Chad Aaron Brown of Rand. Larimer County Assessor records and city directories indicate that grandson, Chad Brown resided in the house in the late 1990s and early 2000s. Michael A. Veit and Michele N. Trujillo are the present (2007) owners and occupants.

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36. Sources of information:

Building permit files for 218 W. 5th Street. 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, March 1906, May 1911, April 1918, August 1927, July 1937.

"Lawrence E. Osborn, Pioneer, Dies." *Loveland Reporter Herald*, January 19, 1939, p. 1.

"Mrs. Osborn Dies Monday." *Loveland Daily Reporter Herald*, January 28, 1947, p. 1.

"Mrs. Robinson Dies Suddenly." *Loveland Daily Reporter Herald*, January 23, 1948, p. 1.

"Coad Morgan Sawtell." (obituary) *Loveland Daily Reporter Herald*, August 15, 1985, p. 8.

"Helen G. Sawtell." (obituary) *Loveland Daily Reporter Herald*, September 22, 1995, p. A-11.

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.

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 |

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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 house is architecturally significant for its early twentieth century Hipped-roof Box architectural plan, and for such representative features as its solid brick masonry walls, sandstone foundation, and narrow double-hung sash windows with sandstone sills and lintels. The property is also historically significant for its association with Loveland's residential development through the mid-1900s. 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 1948 rear addition is moderately incompatible with the original 1906 house; however, the addition is more than fifty years old and has achieved some level of architectural and historical significance in its own right.

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 1-4** CDs filed at: **City of Loveland**
48. Report title: **City of Loveland Fifth Street Historic Survey** **Community and Strategic Planning Department**
49. Date(s): **01/12/08** **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

