



## COMMUNITY & STRATEGIC PLANNING

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### Loveland City Council Staff Report

From: Community and Strategic Planning  
Meeting Date: September 20, 2010  
Re: Application for Historic Landmark Property Designation, 544 E. 4<sup>th</sup> Street

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#### **SITE DATA**

***Address:*** 544 East Fourth Street  
Loveland, CO 80537

***Request:*** Application for Historic Landmark Property Designation

***Historic Name:*** Wilson House

***Architectural Style:*** Late Victorian

***Current Building Sq. Ft.:*** 1,484 square feet  
(Source: Larimer Co. Assessor Property Information, 2008)

***Construction Date:*** 1900

***Legal Description:*** E 62 1/2 FT OF N 160 FT OF BLK 35, EVERETTS, LOV  
City of Loveland, County of Larimer, State of Colorado

***Owner(s):*** John S. and Peggy G. Maasslich

***Applicant(s):*** John S. and Peggy G. Maasslich

**Application Summary:**

On August 16, 2010 staff verified a completed nomination application for the landmark designation of the property at 544 E 4th Street. Staff mailed a notification letter announcing the date of the public hearing to the property owners of 544 E 4th St, return receipt, as required by ordinance. The Community and Strategic Planning Division also published notice of the public hearing for designation of the landmark property in the *Loveland Reporter-Herald*.

Larimer County Assessor records identify the property by the following address: 544 E. 4th St., Loveland, Colorado.

**History:**

*Source: Colorado Cultural Resource Survey Architectural Inventory Form prepared by Carl McWilliams of Cultural Resource Historians. 2010.*

Built in circa 1900, this home at 544 East 4th Street once belonged to Mrs. Barbara A. Wilson. Little is known about Mrs. Wilson. Born circa 1838 in Pennsylvania, she was a widow. She lived in this home with her two children, Henrietta and John. John C. Wilson was a stenographer, and later, a manager for the Great Western Sugar Company in Loveland. Mrs. Wilson had purchased this property in August 1899, from George A. Loyd, for the sum of \$550.00. Seven years later, an article in the September 12, 1906 *Fort Collins Weekly Courier* announced, "J. W. Seaman of Fort Collins has purchased Miss Henrietta Wilson's house on East Fourth Street...." Real estate transaction records show that Mrs. Wilson sold the home to Alice B. Seaman for \$4,000.

Alice B. Seaman was the widow of John W. Seaman. Mr. Seaman was born at Bellefontaine, Ohio, in 1844. At the age of 18, in 1862, he enlisted in the 96th Ohio Volunteer Infantry. He suffered a disability, and was discharged at Vicksburg in 1863. He regained his health, and joined the 132nd Ohio Infantry in 1864, where he received a commission as a Second Lieutenant. At the end of the war, he returned to Ohio. In 1871, he came to Colorado, settling in Evans. Six years later, Seaman moved to Loveland, taking over George Krouskop's general store. He also served as Loveland's postmaster between 1883 and 1888. He twice served on the town's board of trustees, and served as Larimer County Assessor from 1902 until his death. He passed away at midnight on January 9, 1907.

One year after her husband's death, Alice Seaman married Dr. John H. Youtsey. Following their marriage, Mr. and Mrs. Youtsey resided in her home at the corner of 4<sup>th</sup> Street and Adams Avenue. In 1911, the Youtsey family moved to Boulder, where Dr. Youtsey had been raised and where his brother, Herman S. Youtsey, lived. He died on October 13, 1915, at the age of 74. Upon his death, Alice Seaman Youtsey returned to this Loveland home, where she remained until her death.

In 1925, the Loveland City Directory indicates that the home stood vacant. It was then occupied briefly by R. Dee Speight and his wife Lulu. Speight was a boilermaker. In 1929, the home was again empty. In the early 1930s, Jesse S. Moore resided here, with his wife, Osa. He worked as a beltman for the Great Western Sugar Company. In the mid to late 1930s, the dwelling served as the residence of Morace M. and Mary Eberhart.

Following the Eberharts, in the mid 1940s this house became the residence of Everette and Louise A. Stewart. Everette E. Stewart was born on July 10, 1893, in Butler County, Kentucky to James and Lottie Stewart. He served in the Navy during World War I, and is noted for making 23 trips across the Atlantic. Following his military service, he went to work for the Mountain States Telephone and Telegraph Company. On June 1, 1930, he married Kansas-native Louise A. Snyder in Colorado Springs, and three years later, the couple moved to Loveland, where Everette continued to work for the phone company.

. Following Stewart's death, Louise Stewart decided to remain in this home. She took on work as a Staff ReportStreet

secretary, and was employed in the 1950s by the Peters, Writer & Christensen Corp., a New York Stock Exchange investment firm. Mrs. Stewart learned the business well, and became a regional representative of the firm, one of only 927 women nation-wide on January 1, 1960 to hold that professional standard. In the 1960s, she was a register representative of the Edward D. Jones & Co. investment firm. This business, located at 350 E. 7<sup>th</sup> in the Guaranty Industrial Bank Building, boasted two register representatives, Gordon C. Dyekman and Louise A. Stewart. Both dealt in stocks and bonds, mutual funds, and other investment securities. Stewart also served six years on the School District No. 2 Board of Education, stepping down from that board in May, 1959. In January 1960, she was nominated for the 1959 “Citizen of the Year” award, for her outstanding business and civic accomplishments.

Later, Louise Stewart apparently remarried, and became Louise Stewart Keirnes. In August 1978, she sold this property at 544 East 4<sup>th</sup> Street to Gary L. and Marcia L. Lang. The home’s current owners, John S. and Peggy G. Masslich, have lived here since 1981.

### **Architectural Description:**

*Source: Colorado Cultural Resource Survey Architectural Inventory Form prepared by Carl McWilliams of Cultural Resource Historians, 2008.*

This 1½-story residence is supported by a low painted red sandstone foundation, and its walls are made of painted white bricks, laid in running bond. A belt course, composed of two courses of projecting white brick stretchers, is at the level of the 1st story window sills. Another belt course, composed of three courses of painted black projecting brick stretchers, and one course of painted black projecting brick headers, is near the level of the first story window lintels. The house is covered by a steeply-pitched front gable roof, with grey asphalt composition shingles, and with painted white boxed eaves with painted black wood trim. Intersecting gables are located on the east and west elevations, and painted white and grey variegated wood shingles appear in the upper gable ends. Two red brick chimneys are located on the roof ridge. A painted buff red glass-in-wood-frame door, with an oval-shaped light and with a transom light and a sandstone lintel, and covered by a white metal storm door, enters the west half of the asymmetrical façade (north elevation) from an uncovered 3-step front porch. A painted red solid wood door, covered by a screen door, enters a single-story addition on the south elevation from an uncovered 3-step concrete porch. The addition has a painted red concrete foundation, painted white brick walls and a flat roof with an upper half-story gabled portion above. The addition extends across all of the south elevation and wraps around the cover the south end of the east elevation.

### **Significance:**

This house is historically significant for its association with residential development in Loveland dating from the time of its construction, circa 1900. It is also architecturally significant for its Late Victorian era architectural style, and for the fine craftsmanship shown in its brick construction. The property’s significance is likely not to the extent that it would qualify for listing in the State or National Registers. It does qualify for local landmark designation, however, and it would be a contributing property within a National Register historic district.

This property displays a high level of physical integrity, relative to the seven aspects of integrity as defined by the National Park Service and the Colorado Historical Society - setting, location, design, materials, workmanship, feeling and association. There are no additions and no notable exterior alterations to the historic dwelling.

**Photographs:**



**North Elevation**



**West Elevation**





**East Elevation**



**South Elevation**

## Determination of Significance and Integrity

*Significance* should be used as the starting point in determining eligibility for placement on a historic register. Significance has two distinct attributes – the “area of significance” which answers the question of context, or **what** is significant about a resource in terms of its association to agriculture, architecture, commerce and industry, education, politics and government, and transportation. The Wilson House is significant for its contribution to the architectural style of the period and for its demonstration of superior craftsmanship.

The second attribute of the *significance* of a structure is its “period of significance” which places the resource on a historic timeline and answers the question of **when** a resource was significant. As noted, the Wilson House was built in 1900, making it greater than 50 years old.

*Integrity* refers to the ability of a structure to convey its original design or some later period of significance through the intactness of its historic form, original or historic use of materials, setting and site. Integrity has seven (7) particular aspects: location, setting, feeling, design, materials, workmanship, and association with some attribute of historic significance.

A historic building, for example, that retains its original or historically significant setting with little or no visible modifications that diminish the ability to relate its historic association demonstrates greater integrity than a building that has lost many of physical historical elements. A building with high physical integrity retains the following original or historically significant elements: massing; architectural detail; surface treatment; and windows and doors.

According to the list of features described in the owner’s application, and which is verified by current photographs, the Mehaffey House has maintained a good amount of its integrity, and is clearly distinguishable as an example of a commercial structure.

### Staff Recommendation

To be considered eligible for designation as a historic landmark on the Loveland Historic Register, a property must be at least fifty (50) years old and must meet one (1) or more of the criteria for architectural, social cultural, or geographic/environmental significance as identified in Loveland Municipal Code 15.56.090. The Wilson House satisfies the age requirement and meets the following criteria for designation as a Loveland Historic Register landmark of property:

- a.) Architectural
  - 1. Exemplifies specific elements of an architectural style or period.
  - 2. Demonstrates superior craftsmanship.
- b.) Social/Cultural
  - 1. Exemplifies the cultural, political, economic or social heritage of the community.

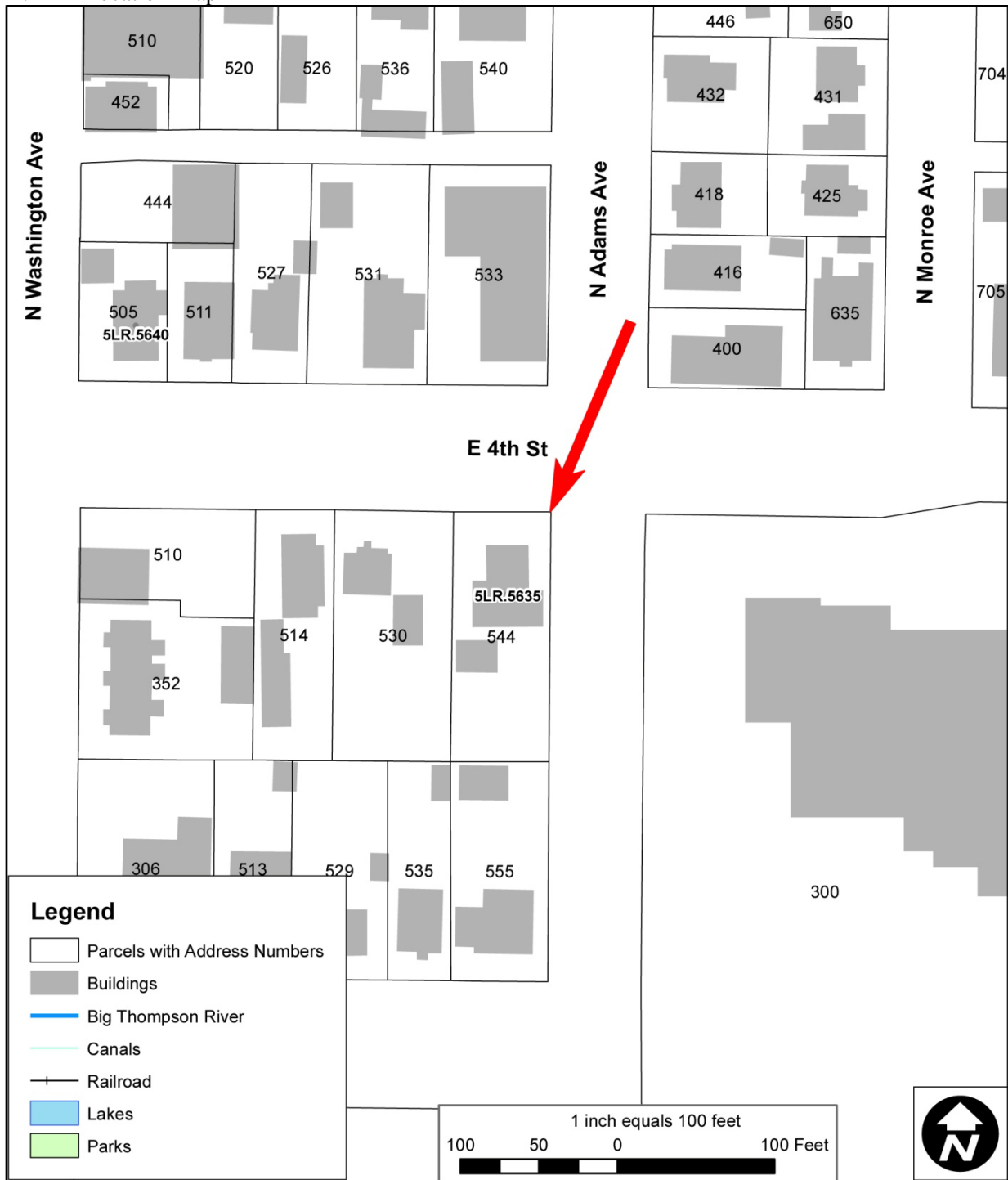
#### Physical Integrity

- 1. Shows character, interest, or value as part of the development, heritage or cultural characteristics of the community, region, state or nation.
- 2. Retains original design features, materials, and/or character.
- 3. Retains its original location.

Given available information for the property at 544 East Fourth Street, staff has determined that the Wilson House exhibits both adequate *integrity* and *significance* to support its eligibility for designation as a Loveland historic landmark. This determination is based on the Colorado Historical Society’s recommended framework for determining landmark eligibility (see Figures 1 and 2 below). Staff recommends the Historic Preservation Commission recommend approval by the Historic Preservation Commission of this request for designation of the Wilson House, located at 544 East Fourth Street, as a Loveland Historic Register landmark property.

**Attachments:**

**A. Location Map**



**B. Nomination Application submitted by applicant**