

COLORADO CULTURAL RESOURCE SURVEY

## Architectural Inventory Form

Official eligibility determination  
(OAHP use only)

Date \_\_\_\_\_ Initials \_\_\_\_\_  
\_\_\_\_ Determined Eligible- NR  
\_\_\_\_ Determined Not Eligible- NR  
\_\_\_\_ Determined Eligible- SR  
\_\_\_\_ Determined Not Eligible- SR  
\_\_\_\_ Need Data  
\_\_\_\_ Contributes to eligible NR District  
\_\_\_\_ Noncontributing to eligible NR District

### I. IDENTIFICATION

1. Resource number: **5LR.14718** Parcel number(s):
2. Temporary resource no.: **N/A** **95140010**
3. County: **Larimer**
4. City: **Loveland**
5. Historic building name: **Waddell House, Seaman House, Brownlee House**
6. Current building name: **Yowell House**
7. Building address: **541 E. 3<sup>rd</sup> Street**
8. Owner name and address: **David M. Yowell, Robyn M. Yowell**  
**1105 Shoreline Drive**  
**Windsor, CO 80550**



National Register eligibility assessment:  
State Register eligibility assessment:  
Loveland Historic Landmark eligibility assessment:  
Historic District eligibility assessment:

**Not Individually Eligible**  
**Not Individually Eligible**  
**Eligible**  
**N/A**

---

**II. GEOGRAPHIC INFORMATION**

9. P.M. **6th** Township **5N** Range **69W**  
**SE ¼ of NE ¼ of SE ¼ of SW ¼ of section 13**
10. UTM reference (NAD 27)  
Zone **13: 494198 mE 4471343 mN**
11. USGS quad name: **Loveland, Colorado**  
Year: **1962; Photorevised 1984** Map scale: **7.5**
12. Legal Description: "**E 1/3 of S ½ BLK 35, EVERETT'S, LOV EX W 39 FT & EX ALLEY**"  
Addition: **Everett's** Year of Addition: **1880**
13. Boundary Description and Justification: **This legally defined parcel encompasses, but does not exceed, the land historically associated with this property.**

**III. ARCHITECTURAL DESCRIPTION**

14. Building plan (footprint, shape): **Irregular Plan**
15. Dimensions in feet: **1300 square feet**
16. Number of stories: **1½**
17. Primary external wall material(s): **Brick**
18. Roof configuration: **Hipped Roof, Gable-on-Hip Roof**
19. Primary external roof material: **Asphalt Roof / Composition Roof**
20. Special features: **Porch, Decorative Shingles, Fence**

21. General architectural description:

**This 1½-story brick dwelling features an irregular-shaped plan that overall measures 40' N-S x 46' E-W. Included in these dimensions are a main 1½-story hipped-roof section with intersecting front and rear gables, and a lower, one-story, hipped-roof, enclosed rear porch, extension. The main 1½-story section is supported by a painted white sandstone foundation, while the enclosed rear porch (which measures 8' N-S x 29' E-W), rests on a painted white concrete foundation. The main exterior walls are made of painted white brick laid in running bond, with decorative sawtooth brick belt courses at the level of the window sills and lintels. The exterior walls of the enclosed rear porch are clad with painted white stucco. Painted white variegated wood shingles appear in the upper gable ends. The roof is covered with brown asphalt composition shingles, and the eaves are boxed with painted white and brown wood trim. Containing two entry doors, the asymmetrical façade faces south toward 3<sup>rd</sup> Street. The primary entry is in the eastern end of the façade. Here, a white metal storm door enters into a screened-in, 6' x 18' hipped-roof, porch from a small concrete stoop with black wrought iron railings. A distinctive stained brown solid wood door, with slender vertically-oriented lights and a transom light, leads from within the screened-in porch into the home's interior. A similar solid wood door with a transom light, and covered by a white metal storm door enters the western end of the façade from a concrete porch and handicap-accessible ramp with a black wrought iron railing. Between the two porches, the façade**

wall contains a one-over-one single hung sash window with a painted white wood frame and a sandstone lintel. Windows elsewhere are primarily one-over-one double-hung sash with painted white wood frames and surrounds, sandstone or wood lintels, and exterior metal storm windows. A painted white solid wood door, with one upper sash light and covered by a white metal storm door, enters the north wall of the enclosed rear porch from a 3-step concrete stoop with a black wrought iron railing. East of this door, the enclosed rear porch wall is penetrated by a band of one-beside-one horizontal sliding windows in metal frames. A single one-beside-one horizontal sliding window is at the west end of the rear north-facing wall.

22. Architectural style/building type: **Late Victorian**

23. Landscaping or special setting features:

**This well-maintained property is located on the north side of East 3rd Street, at the east end of the 500 block. The Loveland Civic Center parking lot is immediately to the west, while the Loveland Municipal Building (former Washington School) is across 3<sup>rd</sup> Street to the south. Historically, this location was at the northwest corner of East 3<sup>rd</sup> Street and Adams Avenue; however, Adams Avenue was vacated south of 4<sup>th</sup> Avenue to become part of the Civic Center parking lot. The property features planted grass front and back yards, nicely-landscaped with cedar trees and shrubs, and deciduous trees. Concrete public sidewalks flank the south and east sides of the property, paralleling 3<sup>rd</sup> Street on the south, and adjacent to the parking lot on the east.**

24. Associated buildings, features, or objects:

**Garage**

**A single-story, two-stall, garage that measures 21' B-S x 30' E-W is near the north end of the property. It has a poured concrete foundation and is supported by painted white low poured concrete perimeter foundation walls. Above the foundation, the garage's exterior walls are clad with painted white stucco over wood frame construction. The garage roof is a moderately-pitched front gable covered with brown asphalt composition shingles. Painted white rafter ends covered by a fascia board are exposed beneath the eaves. A white metal-paneled rollaway garage door in the east-facing wall opens onto a concrete driveway that extends to the parking lot to the east. A wood-paneled door with four upper sash lights enters the south wall. The north wall contains one 8-light window and one single-light window. The south wall contains one 8-light window and a set of paired 4-light windows. As stated in field 29 below, the property's real estate appraisal card indicates that the garage was erected in 1955.**

---

**IV. ARCHITECTURAL HISTORY**

25. Date of Construction: Estimate: **1905** Actual:
- Source of information: **Larimer County Real Estate Appraisal Card, Sanborn Insurance maps, Loveland city directories.**
26. Architect: **Unknown**
- Source of information: **N/A**
27. Builder/Contractor: **Unknown**
- Source of information: **N/A**
28. Original owner: **A. Lamar and Eva Waddell**
- Source of information: **Loveland city directories**
29. Construction history (include description and dates of major additions, alterations, or demolitions):  
**Larimer County Assessor records list 1905 as this house's year of construction. Sanborn Insurance maps provide corroborating documentation that it was built prior to March 1906, while Loveland city directories correspondingly indicate that it was built between 1904 and 1908. Sanborn maps indicate that a small garage was built north of the house between 1906 and 1911, and then removed between 1911 and 1918. The 1927 Sanborn maps depicts a long greenhouse structure extending from the house's north wall. The greenhouse is not depicted in prior or subsequent years, however. Information from the property's real estate appraisal card indicate that the extant garage was erected in 1955, and that the front porch was screened in sometime after 1976. The only building permit for the property on file with the City of Loveland relates to a re-roofing completed in 2016.**
30. Original Location: **Yes** Date of move(s): **N/A**

**V. HISTORICAL ASSOCIATIONS**

31. Original use(s): **Domestic / Single Dwelling**
32. Intermediate use(s): **Domestic / Single Dwelling**
33. Current use(s): **Vacant / Not in Use**
34. Site Type: **Building**
35. Historical background:  
**This residence was built in 1905, and was originally the home of A. Lamar and Eva Waddell. The son of Joseph and Margaret Waddell, Alonzo Lamar Waddell was born in Pawnee County, Nebraska on September 12, 1883. The Waddell family moved to Loveland shortly after the turn of the twentieth century, where they established the Home Bakery at 130 E. 4<sup>th</sup> Street. At that time, the Waddell family consisted of Joseph and Margaret, and three children who were then young adults – Ella (born 1878), Mattie (born 1881), and Lamar (born 1883) – all of whom were involved in running the bakery. The elder**

Waddells retired in due course, with Lamar taking over proprietorship of the bakery which by 1910 was known as the Waddell Bakery.

On March 7, 1907, Lamar Waddell was married to Miss Eva Stevens who had also been born in Nebraska, in 1888. A son, whom they named James Morrison, was born to the couple in 1909. The Waddell family lived in this house until the mid-1910s, and by the early 1920s they were living at 770 N. Washington Avenue. Mr. and Mrs. Waddell lived in Loveland for the remainder of their lives. Eva passed away on September 2, 1950, at the relatively young age of 61 or 62. Lamar died eleven years later, on December 27, 1961, at the age of 78. They are both interred in Loveland's Lakeside Cemetery.

Following the Waddell family, the residence at 541 E. 3<sup>rd</sup> Street was home to a series of relatively short-term residents, until the mid-1950s. Walter McNatt, an Engineer with the Great Western Sugar Company, and his wife, Mary, lived in the home during the late-1910s. They were followed during the early-to-mid-1920s by J. R. and Henrietta Seaman. They were proprietors of the Seaman Floral Company, and evidently erected a greenhouse on the property that appears on the 1927 Sanborn Insurance map. Mr. Seaman also served as Secretary-Manager of the Loveland Civic Association. Roy E. and Vida I. Ward were the home's next residents in the late-1920s. They continued the greenhouse business, which they renamed the Ward Floral Company. Subsequent residents include: Frank and Lydia Viall (circa 1930); Arthur W. and Emma Moon (early-to-mid-1930s); Gerald and G. and Gertrude A. Smith (mid-to-late-1930s); Charles C. and Carrie F. Johnston (late 1930s-mid-1940s); and Albert and Ida Lebsack (late 1940s – mid-1950s).

These individuals were engaged in a variety of occupations. Frank Viall was employed as a pipefitter. Emma Moon worked as a nurse. Gerald Smith was engaged with the Continental Oil Company. Charles Johnson worked as a "Sta. Fireman" (probably with the Great Western Railway), while wife Carrie worked as a janitor for a time during the war years of the early 1940s. Albert Lebsack was employed as a "Dryer Foreman" with the Great Western Sugar Company.

The residence at 541 E. 3<sup>rd</sup> Street was associated with the Harry and Ruth Brownlee family, from the late 1950s to the late 1980s. The son of Harry Stewart and Jennie Woods Brownlee, Harry James Brownlee was born in Page County, Iowa on June 26, 1904. The daughter of Fred L. and Mabel Houston Fisher, Ruth Brownlee (nee Fisher) was also born in Page County, Iowa on January 2, 1909. Harry and Ruth were married in Iowa on February 12, 1931. They farmed in Page County before moving to Larimer County in 1944. They farmed north of Loveland until they retired to this house in Loveland in September 1955. Mr. and Mrs. Brownlee were the parents of four sons – Roland, Fred, Lyle, and James. Harry Brownlee lived in this house for just under a decade, until his death in June 1965. Ruth continued to live in the home until her own death in December 1988. During her "retirement" years, Ruth worked for the Loveland Steam Laundry, the Loveland Memorial Hospital, and McKee Medical Center. At the time of her death, Ruth was survived by her four sons and their spouses, thirteen grandchildren, and four great-grandchildren.

## 36. Sources of information:

*A Guide to Historic Loveland* (Loveland Museum and Gallery, 1996).

Larimer County Assessor Online Property Records: <https://www.larimer.org/assessor/search#/property/>  
(Larimer County) "Real Estate Appraisal Card." On file at the Loveland Museum Gallery.

City of Loveland building permit files, on file in the Development Services Department, Building  
Division, 410 E. 5<sup>th</sup> Street, Loveland, CO.

Loveland City Directories.

*Loveland's Historic Downtown: A Guide to the Buildings* (Loveland Museum and Gallery, 2001).

Newspaper Articles (arranged chronologically)

"Married – Waddell - Stevens." *Loveland Reporter*, March 14, 1907, p. 5.

"Brownlee Funeral Services Thursday." (Harry James Brownlee obituary) *Loveland Daily Reporter Herald*, June 29, 1965. 8.

"Ruth M. Brownlee." (obituary) *Loveland Daily Reporter Herald*, December 12, 1988. 10.

Sanborn Fire Insurance maps of Loveland, dated June 1886, December 1890, September 1893,

November 1900, March, 1906, May 1911, April 1918, August 1927, July 1937, and September 1946.

**VI. SIGNIFICANCE**

37. Local landmark designation: **No** Date of designation: **N/A**

Designating authority: **N/A**

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 possess high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction; or

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

## 38. A Loveland Standards for Designation

- |   |                          |  |
|---|--------------------------|--|
| ✓ | 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   |
| ✓ | 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)  |
|   | 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: **Architecture**

40. Period of significance: **1905**

41. Level of significance: **Local**

42. Statement of significance:

**This dwelling is architecturally significant for its brick construction, and for its representative Late Victorian architectural style. The dwelling is also historically significant for its early association with the Waddell family, owners of the Waddell Bakery, and for its association with other residents, some of whom were employed by the Great Western Sugar Company or the Great Western Railway. The property's level of historical and architectural significance is not to the extent that it qualifies for individual listing in the National Register of Historic Places or in the State Register of Historic Properties. The property, however, may be regarded as eligible for local landmark designation by the City of Loveland.**

43. Assessment of historic physical integrity related to significance:

**This property displays an overall 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. The front porch was screened in sometime after 1976. The property, otherwise, has not been notably altered in recent decades.**

---

**VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT**

44. National Register eligibility assessment: **Not Individually Eligible**

State Register eligibility assessment: **Not Individually Eligible**

Local Landmark eligibility assessment: **Eligible**

45. Is there National Register district potential? **No**

Discuss: **Historic residences in this area of East Third Street collectively lack the integrity and significance to form or be part of a National Register historic district.**

If there is N.R. district potential, is this building contributing or noncontributing? **N/A**

46. If the building is in an existing N.R. district, is it contributing or noncontributing? **N/A**

**VIII. RECORDING INFORMATION**

47. Photograph numbers: **CD #1; Images 15-20**

CD filed at: **City of Loveland  
Development Services Department  
410 E. 5<sup>th</sup> Street  
Loveland, CO 80537**

48. Report title: **Germans from Russia and the Great Western Sugar Company: A Survey of Historical Properties (Loveland CLG project CO-19-10006)**

49. Date(s): **May 12, 2020**

50. Recorder(s): **Carl McWilliams**

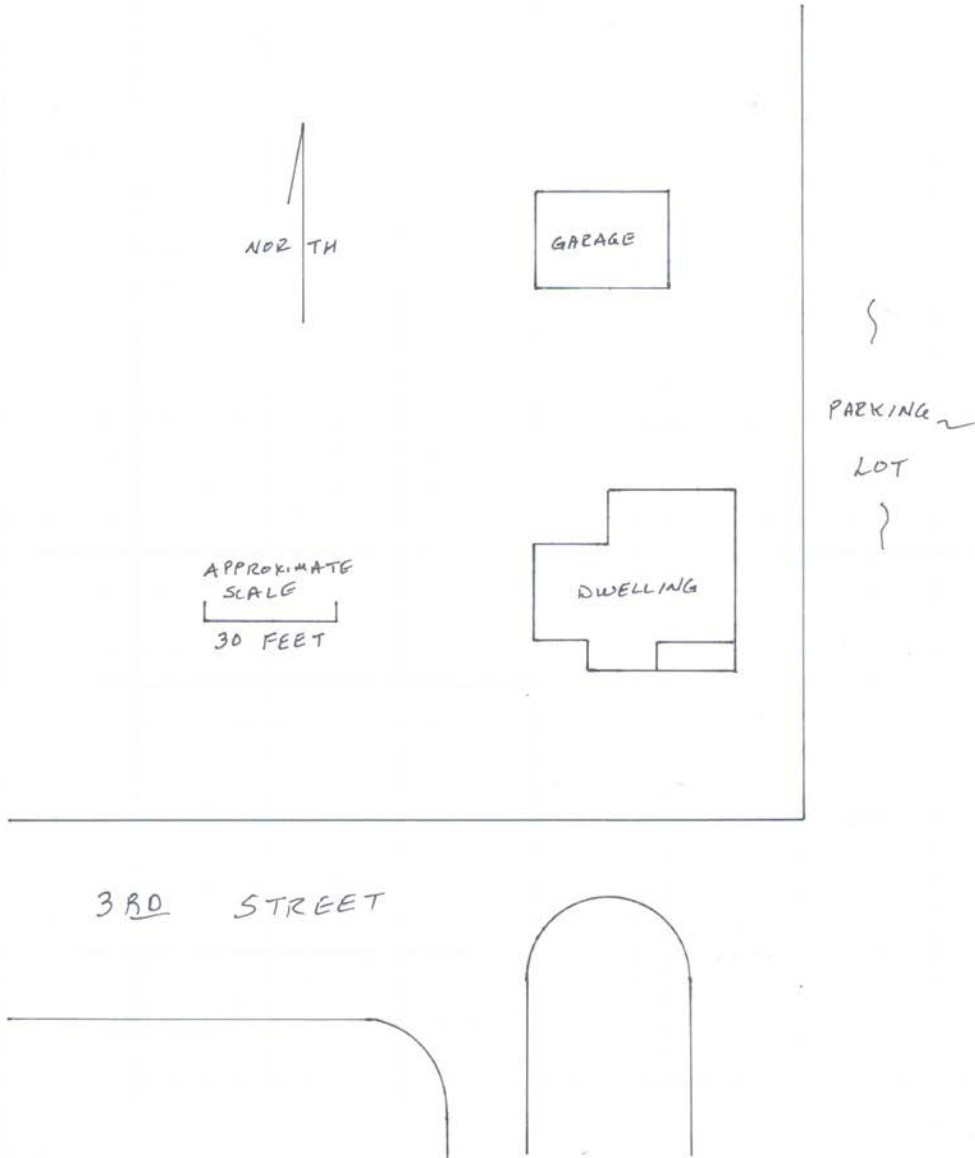
51. Organization: **Cultural Resource Historians**

52. Address: **1607 Dogwood Court, Fort Collins, CO 80525**

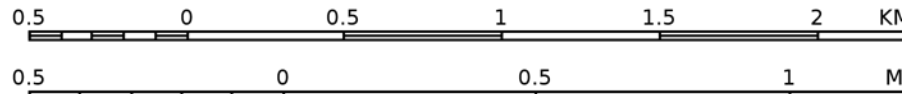
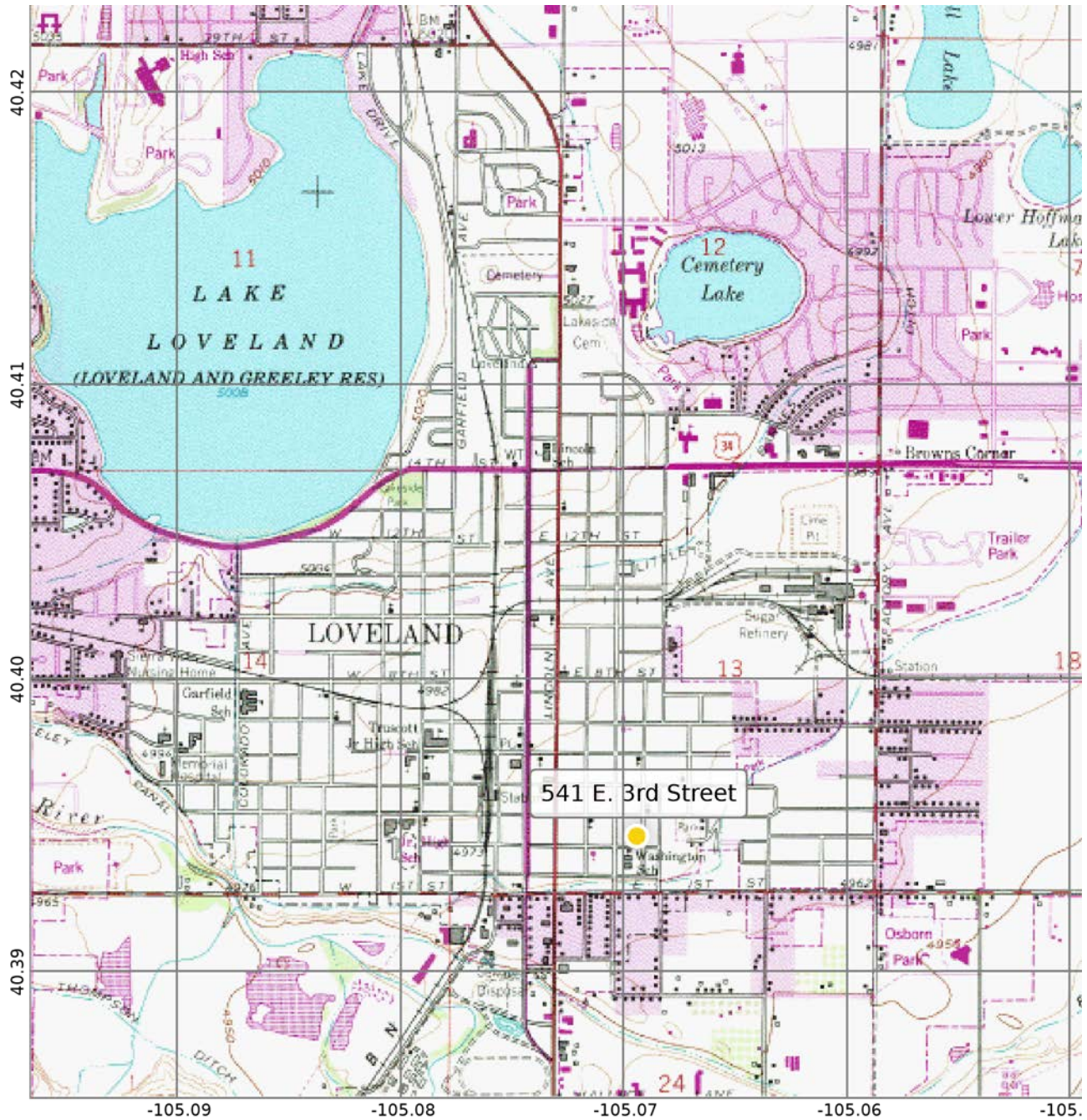
53. Phone number(s): **(970) 493-5270**



### Sketch Map



### Location Map



Scale 1:24000 Datum WGS84



*CD 1, Image 15, View to North*



*CD 1, Image 16, View to Northeast*



*CD 1, Image 17, View to Northwest*



*CD 1, Image 18, View to Southwest*



*CD 1, Image 19, View to Northwest, of the Garage*



*CD 1, Image 20, View to Southwest, of the Garage*