

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:        | <b>5LR.14735</b>  | Parcel number(s): |                   |
| 2. Temporary resource no.: | <b>N/A</b>  |                   | <b>9513361004</b> |
| 3. County:                 | <b>Larimer</b>  |                   |                   |
| 4. City:                   | <b>Loveland</b>   |                   |                   |
| 5. Historic building name: | <b>Waddell House, Stewart House</b>   |                   |                   |
| 6. Current building name:  | <b>Lopez House</b>  |                   |                   |
| 7. Building address:       | <b>770 N. Washington Avenue</b>   |                   |                   |
| 8. Owner name and address: | <b>Justin Lopez</b><br><b>770 N. Washington Avenue</b><br><b>Loveland, CO 80537</b> |                   |                   |



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

**Individually Eligible**  
**Individually Eligible**  
**Eligible**  
**Eligible**

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**II. GEOGRAPHIC INFORMATION**

9. P.M. **6th** Township **5N** Range **69W**  
**NW ¼ of NE ¼ of NE ¼ of SW ¼ of section 13**
10. UTM reference (NAD 27)  
Zone **13: 494090 mE 4471928 mN**
11. USGS quad name: **Loveland, Colorado**  
Year: **1962; Photorevised 1984** Map scale: **7.5**
12. Legal Description: **"LOTS 11 & 12 & N ½ LOT 10, BLK 53, FINLEYS 2<sup>ND</sup> ADDITION, LOV"**  
Addition: **Finley's 2nd** Year of Addition: **1882**
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): **Rectangular Plan**
15. Dimensions in feet: **1176 square feet**
16. Number of stories: **1½**
17. Primary external wall material(s): **Wood / Horizontal Siding**
18. Roof configuration: **Gabled Roof / Side Gabled Roof**
19. Primary external roof material: **Asphalt Roof / Composition Roof**
20. Special features: **Porch, Dormer, Chimney, Decorative Shingles, Fence**
21. General architectural description:  
**This dwelling features a basic rectangular-shaped core that measures 28' N-S x 42' E-W. The dwelling's footprint also includes: a gabled rear extension that measures 16½' N-S x 8' E-W an open front porch that measures 28' N-S x 8' E-W, and a low flat-roofed extension at the west end of the south-facing wall that measures 4½' N-S x 14' E-W, and that encloses a staircase that descends to the basement level. The house rests on a poured concrete foundation. The foundation wall above grade is faced with red brick, and is penetrated by single-light hopper windows with painted white wood frames and surrounds. The exterior walls are clad with painted blue, narrow, horizontal wood siding. The roof is a moderately-pitched side gable, with the front eave sweeping to cover the Craftsman style front porch. The roof is covered with black asphalt composition shingles, and painted white rafter ends are exposed beneath the eaves. Painted white decorative purlins and a ridge pole, with knee braces, along with painted white fish scale shingles, appear in the upper gable ends. A red brick chimney is on the north-facing roof slope. A gabled dormer, with a band of three ribbon-style four-over-one windows, overlooks the front porch on the west-facing roof slope.**

**The façade is symmetrical and faces west toward Jefferson Avenue. A painted yellow wood-paneled door with eight upper sash lights enters the center of the façade from the open front porch. The porch**

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is approached by four concrete steps with flanking brick knee walls with concrete capping. The porch itself features a tongue-in-groove wood floor, a closed knee wall clad with narrow painted blue horizontal wood siding, and painted white tapered wood piers that support the swept roof eave. A painted yellow 8-light glass-in-wood-frame door enters into the 4½' x 14' flat-roofed basement stairway enclosure at the south end of the façade. (This entry door and stairway historically led to the office of Dr. Magnus J. Stewart whose office was located in the basement during some years.) A painted yellow glass-in-wood-frame door enters the east-facing wall of the gabled rear extension. The home's windows predominantly feature painted white wood frames and surrounds, painted dark blue simple wood cornices, and painted yellow decorative exterior wood shutters. The front door is flanked on either side by a twelve-over-one double-hung sash window that overlook the front porch. The south-facing wall of the basement stairway enclosure is penetrated by four 3-light ribbon-style windows. The east-facing wall of the gabled rear extension contains a band of 8-light and 6-light windows.

22. Architectural style/building type: Late 19<sup>th</sup> and Early 20<sup>th</sup> Century American Movements / Craftsman

23. Landscaping or special setting features:

This property is located at the southeast corner of N. Washington Avenue and E. 8<sup>th</sup> Street, in the residential neighborhood northeast of downtown Loveland. A small planted grass front yard is unfenced, while the backyard between the house and garage, and the side yards, are enclosed by a wood privacy fence. The east end of the property (east of the garage) is unfenced, and is landscaped with several cedar trees and deciduous trees. Grass strips are between the public sidewalks and curbs along both Washington Avenue and 8<sup>th</sup> Street. A gravel alley is behind the property to the east.

24. Associated buildings, features, or objects:

Garage

A single-story, wood frame, garage that measures 20' N-S x 18' E-W is located east of the dwelling. It has a poured concrete slab foundation and floor, and its exterior walls are clad with narrow painted pale blue horizontal wood siding. The garage roof is a moderately-pitched front gable covered with grey asphalt composition shingles laid over 1x wood decking and 2x wood rafters. The rafter ends are painted white and are exposed beneath the eaves. Decorative painted white purlins and a ridge pole, with knee braces, appear in the upper gable ends. A white metal-paneled garage door in the north-facing wall opens onto a concrete driveway that extends to 8<sup>th</sup> Street. The east-facing wall contains a 6-light window with a painted white wood frame and surround.

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**IV. ARCHITECTURAL HISTORY**

25. Date of Construction: Estimate: Actual: 1920-1921  
Source of information: "Building Program in Loveland to Break Records," *Loveland Reporter*, February 25, 1920, p. 1; "Real Estate Transfers." *Loveland Reporter*, October 17, 1921, p. 2; "Neighborhood Party." *Loveland Reporter*, October 24, 1921, p. 3; Sanborn Insurance maps; Loveland city directories.
26. Architect: N/A  
Source of information: N/A
27. Builder/Contractor: Jacob Hoff  
Source of information: "Building Program in Loveland to Break Records," *Loveland Reporter*, February 25, 1920, p. 1; "Real Estate Transfers." *Loveland Reporter*, October 17, 1921, p. 2.
28. Original owner: A. L. and Eva Waddell  
Source of information: Real Estate Transfers." *Loveland Reporter*, October 17, 1921, p. 2; "Neighborhood Party." *Loveland Reporter*, October 24, 1921, p. 3.
29. Construction history (include description and dates of major additions, alterations, or demolitions):  
**This property was initially developed prior to 1906 with the construction of a small, L-shaped, one-story dwelling. As depicted on Sanborn Insurance maps, published in March 1906, May 1911, and April 1918, and as listed in early Loveland city directories, the small dwelling existed until shortly before the extant Craftsman style dwelling was erected in 1920-1921.**

The existing dwelling was constructed by Jacob Hoff, a Loveland carpenter who lived nearby at 921 N. Jefferson Avenue. Mr. Hoff began construction in 1920 and completed it the following year. Soon after the house was completed, he sold it to A. L. and Eva Lamar. On October 24, 1921, under the headline "Neighborhood Party," the *Loveland Reporter* carried this small item: "Mrs. F. W. Loomis gave a delightful informal party this afternoon in compliment to Mrs. A. L. Waddell who will move into her new home this week on East Eighth Street." Loveland city directories list A. L. and Eva Waddell at this address from 1922 to circa 1930.

The extant dwelling is depicted on Sanborn Insurance maps published in 1927 and 1937, and the Sanborn maps further indicate that the garage erected between 1927 and 1937. Circa 1940s, a covered stairway that led downstairs to the medical office of Dr. Magnus Stewart was erected on the dwelling's south side. There are no additions and no notable exterior alterations to the historic dwelling or garage. The only building permit located on file with the City of Loveland relates to a re-roofing completed by Montey Roofing Systems in 1998.

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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**  
**Health Care / Medical Office**
33. Current use(s): **Domestic / Single Dwelling**
34. Site Type: **Building**

35. Historical background:

**Sanborn Insurance maps and Loveland city directories reveal that this property was first developed prior to 1906 with the construction of a small, L-shaped, one-story dwelling. C. M. Osborn, a laborer, and his wife, Amy, are listed as the home's occupants in the 1908 Loveland city directory. The Osborns were followed by John H. and America Caldwell who lived in the small home during the 1910s. Mr. Caldwell also worked as a laborer.**

**The extant Craftsman style house was built in 1920-1921 and was originally owned and occupied by A. L. and Eva Waddell. The son of Joseph and Margaret Waddell, Alonzo Lamar "A. L." Waddell was born in Pawnee County, Nebraska on September 12, 1883. He moved to Loveland in 1902, and was married to Eva Mae Stevens, in Fort Collins, on March 13, 1907. Eva was born in Iowa in 1888; however, her exact date of birth and the names of her parents are unknown. A. L. Waddell owned and operated Waddell's Bakery in downtown Loveland for over fifty years, from shortly after the turn of the twentieth century until the mid-1950s. Waddell's Bakery, sellers of "quality bread," was located at 128 E. 4<sup>th</sup> Street in the early 1920s. The 1910 U. S. federal census lists the Waddell family as residing on East 3<sup>rd</sup> Street in Loveland. At that time the family consisted of A. L., age 26, Eva, age 23, and their infant son James, age ten months, and also A. L.'s sister, Mattie Waddell, age 29. A. L.'s occupation is listed as "Baker, Own Store." Mattie Waddell also worked at the bakery as her occupation is listed as "Saleswoman – Bakery."**

**A. L. and Eva Waddell moved from this house circa 1930; however, they remained Loveland residents throughout the remainder of their lives. Eva passed away on September 7, 1950 at the relatively young age of 61 or 62. Two years later, in September 1952, A. L. married his second wife, Helen Howarth. A. L. Waddell died on December 27, 1961 at the age of 78. He and Eva are interred together in Loveland's Lakeside Cemetery.**

**The property at 770 N. Washington Avenue was next owned and occupied by Dr. Magnus J. Stewart, from circa 1931 until his death in 1967. Maurita Stewart, his widow, then continued to occupy the home until shortly before her death in 1996. The son of Dr. M. F. and Nannie Stewart, Magnus Jackson "Bill" Stewart was born at Hurst, West Virginia on March 8, 1899. The family moved to Loveland in 1904 where**

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M. F. Stewart was a practicing physician until his death in 1933. Magnus Stewart followed in his father's footsteps. After graduating from Loveland High School, he earned an AB degree from the University of Colorado in 1921, followed by a medical degree in 1925. He then completed his medical internship at Fitzsimons Hospital in Denver, in 1926. Dr. Stewart began his medical practice in Loveland in 1927, initially with his office in the Loveland State Bank Building, and later in the basement of this home on Washington Avenue.

As a young man, Magnus had served in the armed forces during the last few months of World War I. He remained on reserved status, however, and was recalled to active duty as a medical officer during World War II. He attended the School of Aviation Medicine at Fort Bliss, Texas where he was certified as a flight surgeon. He served in the Pacific Theater as a medical officer and flight surgeon, and then as chief of medical services at Denver's Lowry Field. Dr. Stewart was discharged from the military in October 1946 with the rank of Lieutenant Colonel, and returned to Loveland to continue in private practice.

In November 1936, Dr. Stewart was married to Maurita Chance. The daughter of Andrew and Nellie Chance, Maurita was born in Saverton, Missouri on November 5, 1908. She moved to Loveland with her family in 1923, graduated from Loveland High School, and subsequently became a Licensed Practical Nurse. She worked as a nurse in association with her husband's medical practice, and at Loveland Memorial Hospital. Dr. Magnus J. Stewart died at Fitzsimons Hospital at age 68, on August 31, 1967 with the American flag at Fitzsimons flown at half-mast in his honor. Maurita Stewart continued to live in this house at 770 N. Washington Avenue for many years, and she also continued to work for a time as a nurse at the Loveland Memorial Hospital. She passed away on March 31, 1996 at the age of 87. Dr. and Mrs. Stewart are interred together in the Loveland Burial Park Cemetery.

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)

"Building Program in Loveland to Break Records," *Loveland Reporter*, February 25, 1920, p. 1.

"Real Estate Transfers." *Loveland Reporter*, October 17, 1921, p. 2;

"Neighborhood Party." *Loveland Reporter*, October 24, 1921, p. 3.

"Lamar Waddell Dies Suddenly." *Loveland Daily Reporter Herald*, December 28, 1961, p. 5.

"Dr. M. J. Stewart Dies at Fitzsimons." *Loveland Daily Reporter Herald*, September 1, 1967, p. 5.

"Dr. Stewart Funeral Here Tuesday." *Loveland Daily Reporter Herald*, September 2, 1967, p. 1.

“Dr. Stewart Rites Here This Morning.” *Loveland Daily Reporter Herald*, September 5, 1967, p. 5.

“Maurita Stewart.” (obituary) *Loveland Daily Reporter Herald*, April 1, 1996, p. A-8.

Sanborn Fire Insurance maps of Loveland, dated June 1886, December 1890, September 1893, November 1900, March, 1906, May 1911, April 1918, August 1927, and July 1937, and September 1946.

U. S. federal census records. Reference Waddell and Stewart families

## 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, Health / Medicine**  
40. Period of significance: **1921 - 1967**  
41. Level of significance: **Local**

42. Statement of significance:

**This house is architecturally notable for its Craftsman style of architecture, dating from 1921 when Bungalow and Craftsman style homes were at their peak of popularity throughout America. Notable Craftsman features include the full-width front porch beneath the swept roof eave, the porch pedestals and tapered piers, the decorative purlins and ridge pole with knee braces, the ribbon-style windows, and the low-profile gabled dormer overlooking the façade.**

**The property is also historically significant for its association with residential development in Loveland, and in particular for its association with A. L. and Eva Waddell, followed by Dr. Magnus Stewart. This property's original residents, Mr. and Mrs. Waddell made notable contributions to Loveland's history as owners of a bakery for more than half a century. Dr. Stewart also made notable contributions to Loveland's history, as a physician for many years, and he is also notable for having served as a medical officer and surgeon during World War II, including a time as chief of medical services at Lowry Field in Denver.**

**Displaying an overall high level of integrity, this property is evaluated as individually eligible for listing in the National and State Registers under Criteria A and C. It is considered eligible under Criterion A in the area of Health / Medicine due to its association with Dr. Stewart. It is considered eligible under Criterion C in the area of architecture because of its Craftsman style of architecture. The property also qualifies for local landmark designation by the City of Loveland, and it would qualify as a contributing resource within a National Register or locally-designated historic district.**

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. There are no additions and no adverse exterior alterations to the historic dwelling. The only notable alteration to the garage is that its rollaway garage door appears relatively new. A sense of time and place relative to how this property appeared through the end of the 1960s remains intact.**



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**VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT**

44. National Register eligibility assessment: **Individually Eligible**  
State Register eligibility assessment: **Individually Eligible**  
Local Landmark eligibility assessment: **Eligible**

45. Is there National Register district potential? **Yes**

Discuss: **Historic properties in this primarily residential neighborhood northeast of downtown Loveland have the potential to form a historic district. More broadly, Loveland's east side neighborhoods, lying west and southwest of the former Great Western Sugar Company property have the potential to form one or more historic districts. This area is generally bordered by Jefferson Street on the west, 4<sup>th</sup> Street on the south, 13<sup>th</sup> Street on the north, and Monroe and Pierce Avenues on the east.**

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

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

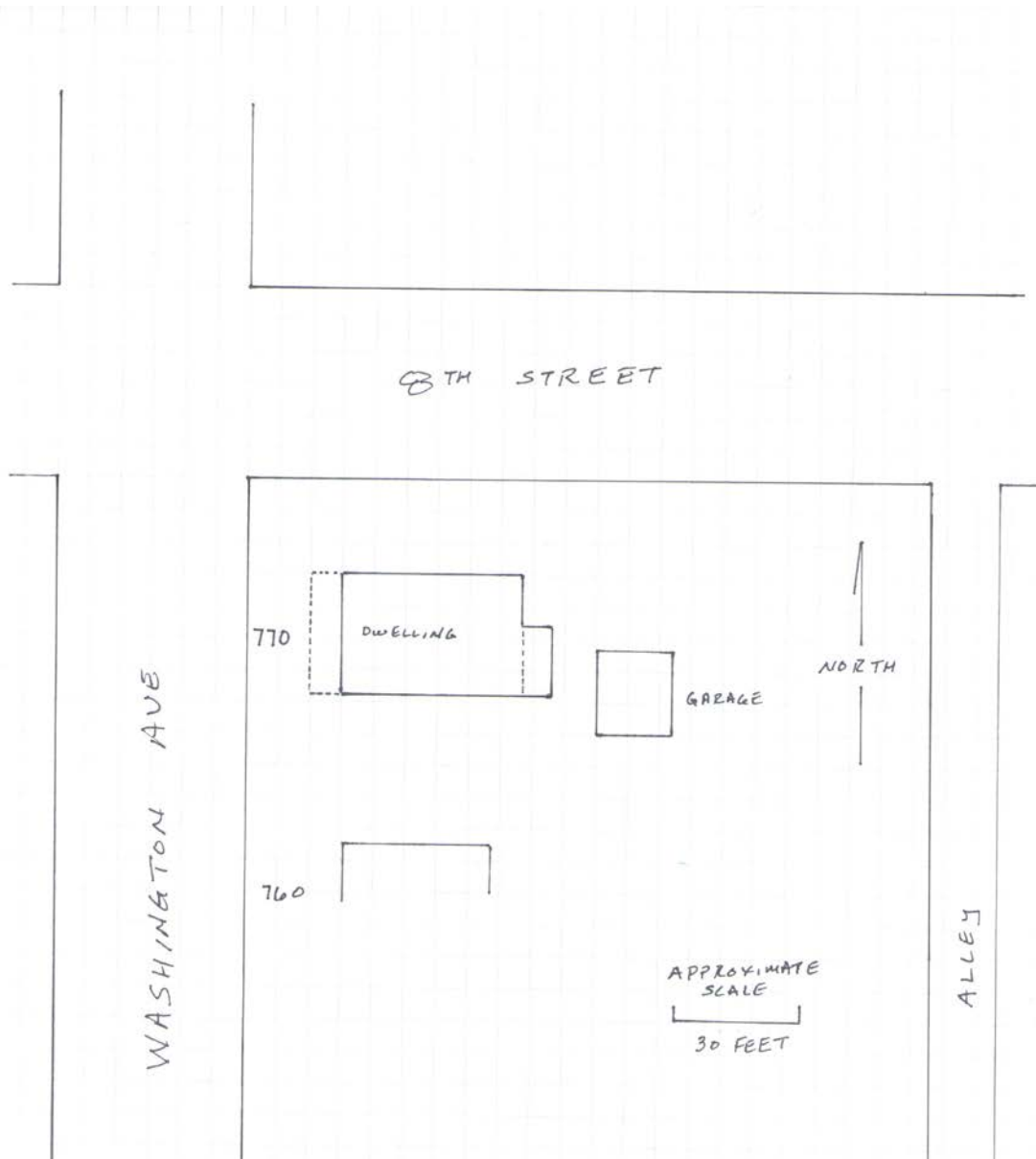
**VIII. RECORDING INFORMATION**

47. Photograph numbers: **CD #1; Images 160-165**

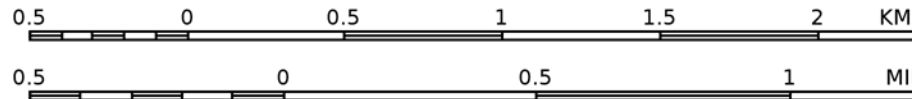
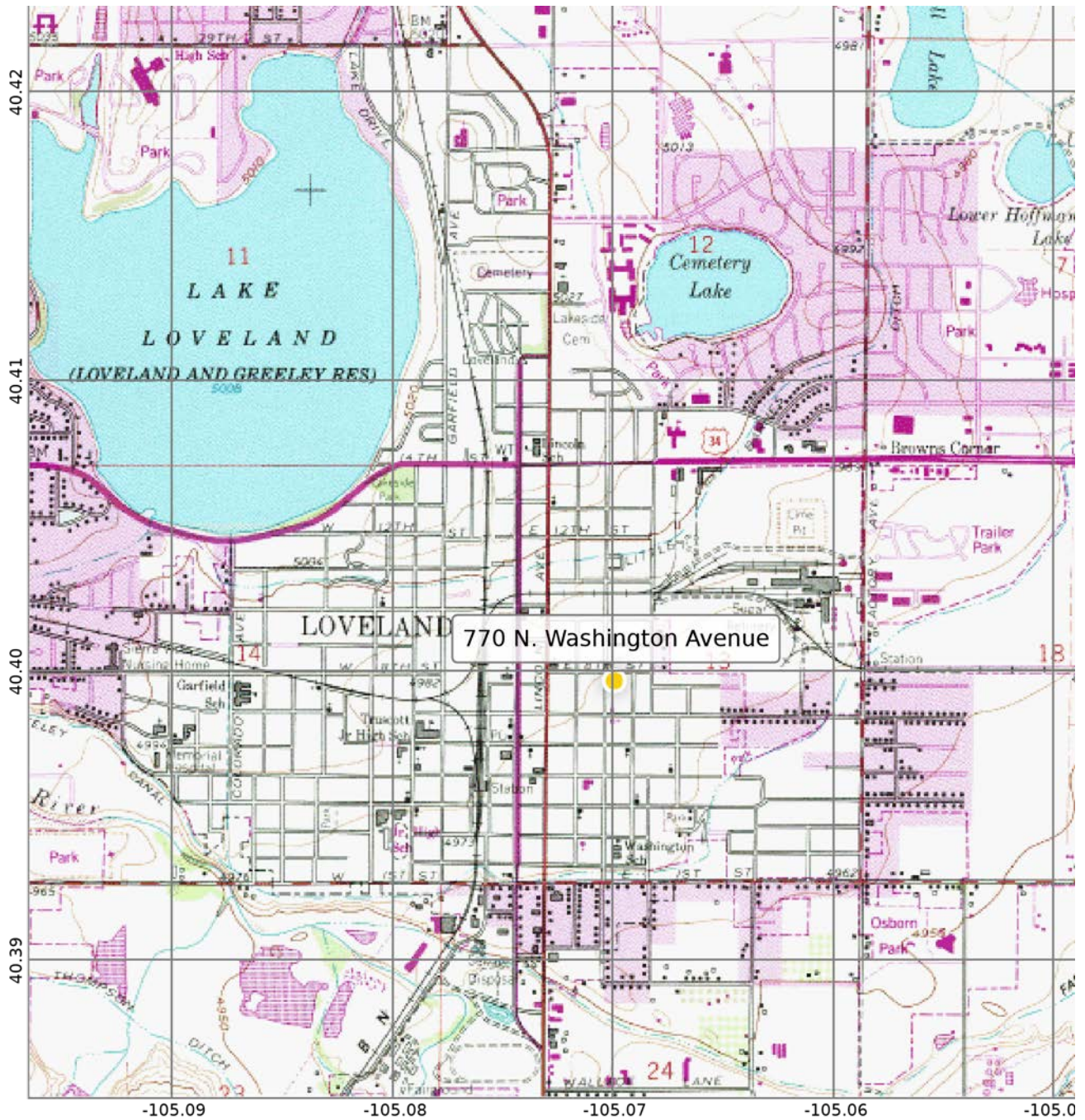
CD filed at: **City of Loveland  
Development Services Department  
410 E. 5<sup>th</sup> Street  
Loveland, CO 80537**

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 160, View to East, of the dwelling*



*CD 1, Image 161, View to Northeast, of the dwelling*



*CD 1, Image 162, View to Southeast, of the dwelling*



*CD 1, Image 163, View to Southwest, primarily of the dwelling*



*CD 1, Image 164, View to South, of the garage*



*CD 1, Image 165, View to Southwest, of the garage*