



# FORM A

Owner of Proposed Landmark Property:	[REDACTED]
Applicant:	<p><i>Please check one</i></p> <p><input checked="" type="checkbox"/> <i>Property owner</i>      <input type="checkbox"/> <i>City Council (attach meeting minutes initiating action)</i></p> <p><input type="checkbox"/> <i>Commission Designees (pursuant to 15.56.169)</i>      <input type="checkbox"/> <i>Historic Presevation Commission (attach meeting minutes initating action)</i></p>
Address:	[REDACTED]
Telephone:	[REDACTED]

<b>PROPOSED LAND-MARK INFORMATION</b>	
Property Name:	Isaac J. Henderson House
Address:	315 East 7 <sup>th</sup> Street, Loveland, CO 80537
Historic Use:	Private residence
Current and Proposed Use	Human services center
Legal Description	<p><i>Please attach copy of officially recorded document containing a legal description.</i></p> <p><b>Attachment A – Larimer County Assessor's Report 1976</b></p>
Brief Description of Historical Qualities relating to Property	<p><i>Please attach additional sheets if necessary.</i></p> <p><b>The Henderson House is a highly visible historical landmark on East 7<sup>th</sup> Street near Lincoln Avenue in downtown Loveland. The original occupants, Isaac and Mary Henderson, were community leaders from 1904 until their deaths in 1938 and 1939. Isaac was a recognized leader in business and banking. Since 1991 Henderson House has been home to non-profit human service providers and United Way, its current owner.</b></p>

**FORM A**

<b>DETAILED PROPERTY INFORMATION</b>	
Historic Property Name:	<b>Isaac J. Henderson House</b>
Current Property Name:	<b>Isaac J. Henderson House/ United Way of Larimer County Human Services Center</b>
Address:	<b>315 East 7<sup>th</sup> Street, Loveland, CO 80537</b>
Legal Description	<i>Please attach copy of officially recorded document containing a legal description.</i> <b>Attachment A—2 documents</b>
Owner Name & Address:	<b>[REDACTED]</b>
Style:	<b>American Foursquare</b>
Building Materials:	<b>Brick veneer and masonry</b>
Additions to main structure(s), and year(s) built.	<b>The remodel of the back porch area in 1991 by the United Agency Facilities, Inc., a nonprofit organization which was owner at that time.</b>
Is the structure(s) on its original site?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> If No, Date Moved _____
What is the historic use of the property?	<b>Private residence</b>
What is the present use of the property?	<b>Human services center</b>
What is the date of construction?	Estimated: <b>1908</b> Actual: _____ Original: _____  Sources: 1. Clara Ball book has reference to "purchase of home in 1908 by Isaac J. Henderson at a cost of \$7,000". See <b>Attachment B</b> . 2. A photo on the Loveland Reporter on May 7, 1908, with caption reading "View of East Seventh Street Loveland Colorado" shows the Harter House and the Henderson House. See <b>Attachment C</b> . Also, <b>Attachment K</b> shows both houses. 3. Isaac and Mary Henderson occupy the home at 315 East 7 <sup>th</sup> Street in the 1910 federal census. See <b>Attachment D</b> . 4. Isaac and Mary Henderson are listed in 1910-11 Loveland City Directory at 315 East 7 <sup>th</sup> Street. See <b>Attachment E</b> .



# FORM A

<p>Describe the condition of the property.</p>	<p>There was damage to the ceiling of the northwest room on the main floor in February 2006 following a buildup of ice on the back addition roof after a valve in the boiler system failed and dumped excess water on to the roof. Below zero weather caused the water to freeze and build up. See Attachment F.</p> <p>The boiler system was repaired and is operational. Plumbing and electrical is functional. The structure is stable but has some settling issues.</p> <p>The house has had minimal alterations to the basic elements. Original exterior elements which remain are the roof and dormers, the chimney, exterior brick veneer, quarried stone lentils and sills, and foundation. Original interior elements in good condition are the windows, most of the glazing, the stained woodwork on the first floor, the painted woodwork on the second floor, all the wood floors, and original ceiling configuration. Changes to the exterior include painted brick, removal of a two-story sleeping porch on the rear, removal of a porch on the front, replacement of steps at front, side, and rear doors, addition of a cover over the front door, and addition of a handicapped accessible ramp at the rear. Changes to the interior elements include removal of the original staircase and relocation of the existing staircase, remodel of the back porch in order to provide two bathrooms on the first floor, including a handicapped accessible bathroom.</p>
<p>Who was the original architect?</p>	<p>Source: Unknown architect</p>
<p>Who was the original builder?</p>	<p>Source: Unknown builder</p>
<p>Who was the original owner?</p>	<p>Source: The likely original owners were the Hendersons but that is not supported with documentation.</p>
<p></p>	<p>Are there structures associated with the subject property not under the ownership of this applicant? Please describe.</p> <p>No</p>
<p>Detailed description of the architectural characteristics of the property.</p>	<p><i>Please attach additional sheets if necessary.</i></p> <p>This is an American Foursquare home. The house has a simple square plan, two-story height, a two-story hipped roof structure with dormers on all four sides and broad overhanging eaves. There is no architectural detail remaining on the eaves, if it was originally there. The Sanborn Fire Insurance Map of 1911 indicates that the structure is brick veneered and had a wrap-around porch on the front and the front part of the east side at that time. It also had a two-story sleeping porch on the back of the house.</p> <p>See <u>Attachment F</u>.</p>



The Historic Preservation Commission and City Council will consider the following criteria when reviewing nominations of properties for designation.

Landmarks must be at least fifty (50) years old and meet one (1) or more of the following criteria for architectural, social/cultural, or geographic/environmental significance. A landmark may be less than fifty (50) years old if it is found to be exceptionally important in other criteria.

Age of Site is:   98   years

**1. Proposed Historic Landmarks. Please check all that apply:**

*For prehistoric or historic archaeological sites, please go to Form A Section 2, pg. 5.*

**A) Architectural:**

- 1) Exemplifies specific elements of an architectural style or period.
- 2) Is an example of the work of an architect or builder who is recognized for expertise nationally, state-wide, or locally.
- 3) Demonstrates superior craftsmanship, or high artistic value.
- 4) Represents innovation in construction, materials, or design.
- 5) Represents a built environment of a group of people in an era of history.
- 6) Exhibits a pattern or grouping of elements representing at least one of the above criteria.
- 7) Is a significant historic remodel.

**B) Social/Cultural**

- 1) Is a site of an historic event that had an effect upon society.
- 2) Exemplifies the cultural, political, economic, or social heritage of the community.
- 3) Is associated with a notable person(s) or the work of notable person(s).

**C) Geographical/Environmental**

- 1) Enhances sense of identity of the community.
- 2) Is an established and familiar natural setting or visual feature of the community.



3. Each property or site will also be evaluated based on physical integrity using the following criteria (*a property need not meet all the following criteria*):
- a) Shows character, interest, or value as part of the development, heritage or cultural characteristics of the community, region, state, or nation;
  - b) Retains original location or same historic context if it has been removed; or
  - c) Has been accurately reconstructed or restored based on documentation.

<p><b>Statement of Significance</b></p> <p>Please provide a brief statement summarizing the applicable criteria checked on previous pages.</p>	<p><i>Please attach additional sheets if necessary.</i></p> <p>The American Foursquare architecture exemplifies a predominant style of the era, particularly in the Midwest and which was being repeated in the building of a new community in Colorado. The materials used to build the Henderson Home were locally produced bricks from the Loveland brickyard, owned by E. M. Grubb, and quarried stone from the Masonville quarries. See <u>Attachment G</u>. This style varied from one locale to another by virtue of the local materials used in the construction.</p> <p>The social and cultural significance of the property is that it was a home owned by one of Loveland’s leading merchants and citizens in the early 20<sup>th</sup> century boom years of Loveland, known as the Gateway to Estes Park. Isaac J Henderson, and his wife, Mary. Isaac moved to Loveland from Missouri, where Henderson had a successful mercantile business. See <u>Attachment H</u>. Henderson came to Loveland to enter into a new mercantile business, Ambrose and Henderson, with his wife’s brothers, Richard and John Ambrose, who had also migrated to the area from Missouri. See <u>Attachment I</u>. Despite his age and heart problems, Isaac served as President of a new bank, First National Bank, and was a leader in the developing economy. Isaac and Mary were active in the social community and are shown in a 1911 photo of the “Current Events Club” posed on 4<sup>th</sup> Street in their automobiles preparing for a drive to Estes Park. See <u>Attachment J</u>. Henderson’s death in 1938 was on the front page of the Loveland Reporter, along with a photo with his wife Mary. See <u>Attachment L</u>. The details of his funeral were also reported in the Loveland Reporter and those who attended were named and were also recognized community leaders.</p>
<p>Photographs of property as it appears today</p>	<p><i>Include photos from all angles: front, rear, and side elevations</i></p> <p><u>Attachment M</u></p>



Please identify all references used during the research of the property. Include titles, author, publisher, publication date, ISBN# (when applicable), and location of source such as public library, etc.

*Please attach additional sheets if necessary.*

Colorado state business directory : with a complete classified directory of the entire state, including mines, reduction works, etc., 1911. Anonymous author. Denver, Colo.: Gazetteer Pub. Co., 1911, 1637 pgs.

Colorado state business directory : with Colorado mining directory department, 1906. Anonymous author. Denver, Colo.: Gazetteer Pub. Co., 1906, 1409 pgs.

Loveland-Big Thompson Valley Centennial 1877-1977. 1975, Clara Ball, Editor.

Loveland Publishers & Pioneers. 2005, Reporter-Herald: Lehman Communications Corp. Loveland Public Library. Page 81, photo of Harter home at 309 East 7<sup>th</sup> Street and Henderson home at 315 East 7<sup>th</sup> Street. Identified in the text by Pollyann Baird, photo owner, as the Harter home.

Loveland City Directory, years 1908, 1940, 1947, 1950, and 1951, compiled and published by The Loveland Reporter, Loveland Public Library

Loveland City Directory, years 1951, 1954, 1956, 1957, 1958, 1961, 1966, 1967-68, 1971, 1973, and 1974, published by Rocky Mountain Directory Co., Loveland Museum/Gallery

Loveland Reporter, February 25, 1904. "Will Be Greatly Missed", article from North Missourian, Gallatin, Missouri, reporting that "Isaac J. Henderson and his most estimable wife left Tuesday afternoon for Loveland, Colorado, where Mr. Henderson has formed a partnership with Joe and Dick Ambrose, under the firm name of The Ambrose Henderson Mercantile Company."

Loveland Reporter, May 7, 1908. page 1, photograph, with caption "view of East Seventh Street, Loveland, Colorado"

Loveland Reporter, March 7, 1938. "I. J. Henderson Dies Early Sunday," page 1.

Loveland Reporter, March 8, 1938. "Many Friends Pay Last Tribute to I. J. Henderson".

Sanborn Fire Insurance Maps, from HeritageQuest on-line, years 1890, 1906, 1911, 1918, more?

The History of Daviess County, Missouri : an encyclopedia of useful information, and a compendium of actual facts : it contains a condensed history of the state of Missouri and its chief cities, St. Louis, Kansas City, and St. Joseph, a reliable history of Daviess County, its pioneer record, war history, resources, biographical sketches and portraits of prominent citizens, general and local statistics of great value, and a large amount of miscellaneous matter, incidents, etc., etc. Anonymous author. Kansas City, Mo.: Birdsall & Dean, 1882, 872 pgs.



# Application for Designation of a Historic Landmark

Please type or print legibly.

FORM A completed by:

[Redacted]

Signature of Preparer:

[Redacted]

Date:

7-25-2006

Phone No.

[Redacted]

Address:

[Redacted]

Signature of Property/Site Owner(s) if different than Preparer:

[Redacted]

Date:

7-25-2006

List of Attachments – Henderson House Nomination

Attachment A	1) "LIEN AGREEMENT" between City of Loveland and United Agencies Facility, Inc. 2) Larimer County Assessor's Report 1976 – includes legal description
Attachment B	Pg 153, <u>Loveland and Big Thompson Valley Centennial 1877-1977</u> , reference to purchase of home in 1908 by I. J. Henderson for \$7,000
Attachment C	"View of East Seventh Street Loveland Colorado", <u>Loveland Reporter</u> , May 7, 1908
Attachment D	April 19 & 20, 1910 Federal Census, Isaac J. and Mary L. Henderson, 315 E. 7 <sup>th</sup> , E. D. 280, Precinct 14, Loveland Village
Attachment E	City Directories, 1910-11 Directory, Hendersons at 315 E. 7 <sup>th</sup> , 1908 Directory, Hendersons at 436 Grant
Attachment F	1911 Sanborn Fire Insurance Map, 315 E. Seventh Street
Attachment G	1908 Loveland Directory, "Brickyard", E. B. Grubb, end of West 1 <sup>st</sup> Street
Attachment H	<u>Loveland Reporter</u> , Feb. 5, 1904, article from North Missourian, Gallatin, Missouri, "WILL BE GREATLY MISSED"
Attachment I	The AMBROSE-HENDERSON MERCANTILE COMPANY ad, <u>Loveland Reporter</u> , March 10, 1904
Attachment J	1911 photo of Current Events Club, pg. 47, <u>Loveland and Big Thompson Valley Centennial 1877-1977</u>
Attachment K	Historical photo, page 81, <u>Loveland Publishers &amp; Pioneers</u> , Lehman Communication Corp., copyright 2005
Attachment L	<u>Loveland Reporter</u> , March 7, 1938 and March 8, 1938, two articles about death of I. J. Henderson
Attachment M	2006 Photos of Henderson House
Attachment N	First floor layout, plans for renovation in 1991

**ATTACHMENTS INTENTIONALLY LEFT OUT OF THIS EXAMPLE**