



## City of Loveland

Community and Strategic Planning

Civic Center • 500 East 3<sup>rd</sup> Street • Loveland, Colorado 80537

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### Loveland City Council Staff Report

From: Marc Cittone, Community and Strategic Planning  
Meeting Date: September 19, 2006  
Re: Application for Historic Landmark Property Designation

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#### **SITE DATA**

**Address:** 315 E. 7<sup>th</sup> Street, Loveland, Colorado

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

**Historic Name:** Isaac J. Henderson House

**Architectural Style:** Foursquare – Late 19<sup>th</sup> Early 20<sup>th</sup> Century American Movements

**Current Building Sq. Ft.:** 2522 Sq. Ft.  
(Source: Larimer County Assessor Property Information)

**Construction Date:** circa 1908

**Legal Description:** E 221/2 Ft of Lot 4, all of Lot 5, W 1/2 of Lot 6, Block 49, Finley's 2<sup>nd</sup> Addition, City of Loveland, County of Larimer, State of Colorado

**Owner(s):** United Way of Larimer County  
424 Pine St., Suite 102  
Fort Collins, CO 80524

**Applicant:** United Way of Larimer County

**Application Summary:**

On July 26, 2006 staff verified a completed nomination application for the landmark designation of the property at 315 E. 7<sup>th</sup> Street. Staff mailed a notification letter announcing the date of the public hearing to the property owners of 315 E. 7<sup>th</sup> 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*, and physically posted a sign at the property as required by ordinance.

Larimer County Assessor records identifies the property by the following address: 315 E. 7<sup>th</sup> St., Loveland, Colorado.

**History:**

*Source: Statement of Significance prepared by Jean Grove, United Way of Larimer County (Applicant)*

The home was owned by one of Loveland's leading merchants and citizens in the early 20<sup>th</sup> century boom years of Loveland, Isaac J. Henderson and his wife, Mary. Isaac moved to Loveland from Missouri, where he had a successful mercantile business.<sup>1</sup> 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 Loveland from Missouri.<sup>2</sup> Despite his age and heart condition, Isaac Henderson 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 community and are shown in a 1911 photo of the "Current Events Club" posed on Fourth Street in their automobiles preparing for a drive to Estes Park.<sup>3</sup> Henderson's death in 1938 was on the front page of the *Loveland Reporter*, along with a photo of his wife Mary.<sup>4</sup> His funeral was attended by many recognized community leaders and the details were also in the *Reporter*.

Since 1991, the house has been owned by the United Way and also houses non-profit human services providers.

**Architectural Description:**

*Source: Colorado Historical Society Guide to Historic Architecture and Engineering, and Jean Grove, United Way of Larimer County*

The Colorado Historical Society Guide to Colorado's Historic Architecture and Engineering indicates the Foursquare structure was a common residential form found in Colorado after 1900, easily recognized by its square plan, two-story height and overall simplicity. "The typical Foursquare is a two-story hipped roof structure with central dormer, minimal decoration, broad overhanging eaves ... and a porch. Occasionally a foursquare will feature a shaped gable."<sup>5</sup> Many stylistic treatments may be found on a foursquare.

According to the Guide to Colorado's Historic Architecture and Engineering, common elements of the foursquare include:

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1 "Will be Greatly Missed." *Loveland Reporter*, Feb 5, 1904; article originally from the *North Missourian*, Gallatin, Missouri.

2 "The Ambrose Henderson Mercantile Company" *Loveland Reporter*, March 10, 1904.

3 Clara Ball, Editor. *Loveland Big Thompson Valley Centennial, 1877-1977*, p17.

4 "I.J. Henderson Dies Early Sunday." *Loveland Reporter*, March 7, 1938.

5 *Colorado Historical Society Guide to Historic Architecture and Engineering*, 2003.

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|------------------------|----------------------------|
| 1. residential         | 9. Doric or Tuscan columns |
| 2. square plan         | 10. brackets               |
| 3. front porch         | 11. square porch posts     |
| 4. two or more stories | 12. classical frieze       |
| 5. unadorned exterior  | 13. modillions             |
| 6. hipped roof         | 14. roof overhang          |
| 7. shaped gable        |                            |
| 8. side bays           |                            |

Examples of foursquare structures are provided in Photos #1, 2 and 3.



**Photo # 1, 2 & 3.** Examples of foursquare structures. Source: Colorado Historical Society Guide to Colorado's Historic Architecture and Engineering, Second Edition 2003.

The house has a simple square plan, two-stories high, with a hipped roof with dormers (off-center) on all four sides and broad overhanging eaves characteristic of a foursquare. A blank frieze wraps around below the roof, also characteristic of foursquare homes. 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, although at some point it was replaced and the front door is now accessed by circular concrete steps. There was also a two-story sleeping porch on the back of the home.

The house's exterior has been painted white, and in the rear (north) a small addition, which is of wood, appears to cover a former second-floor sleeping porch. The house has a wrap-around stone features as well as stone treatments above and below the windows. Most windows are original to the house.

The roof has been damaged and the applicant plans to repair it with 30-year asphalt composite shingles in a weathered wood color. Further, the rear of the site contains a post-war era cinderblock garage that is in disrepair. The applicant plans to remove this non-significant structure, which detracts from the historic character of the site. The Secretary of the Interior's guidelines for rehabilitation encourage removal of such structures. An additional anticipated repair is the replacement of the circular stairs with stairs of a different design. The current stairs detract from the historic character of the building and are not particularly functional. The applicant would like to let the Commission know of these intended repairs and hear comments on and any obstacles that may arise to receiving an alteration certificate.

## Exterior Detail



**Northeast elevation**



**Northwest elevation**

There is evidence of a stone lintel in the east side (below the former sleeping porch) which could be the location of a former opening, probably a window since there is an existing window on the opposite side.

## Exterior Detail



**East elevation**



Southeast elevation – note front and side doors and planter made from original materials,

Isaac J. Henderson House

Roof and ceiling damage – February 2006



North elevation



Interior ceiling damage



Roof covered with tarp – Summer 2006

Isaac J. Henderson House

West and north elevations of Henderson House



Isaac J. Henderson House

## Current Interior of Henderson House



Front room fireplace & doors to room with bay window



## Isaac J. Henderson House

### **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 Henderson House is significant for its link to the historical context of the “Commerce/Industry” and to “The Built Environment” context as defined in the Historical Contexts (1997) document by Jennifer H. Strand, Ph.D. for the Loveland Museum Gallery.

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 in a previous section of this staff report, the Henderson House is 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 Henderson House has maintained a good amount of its integrity, and is clearly distinguishable

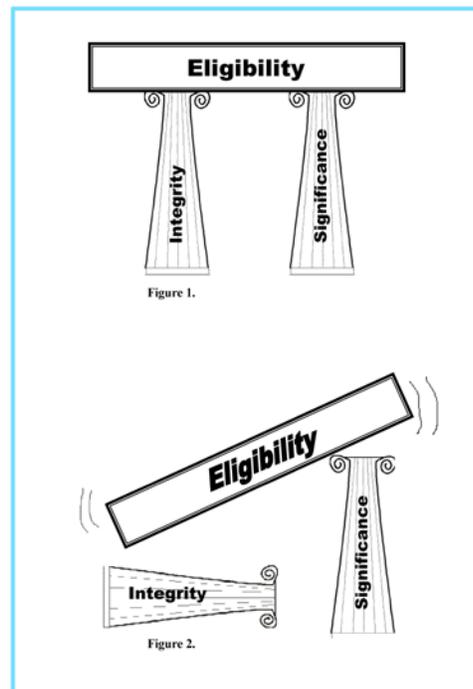
as an example of an American Foursquare structure.

### 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 Henderson 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.
- b) Social/Cultural
  - 1. Exemplifies the cultural, political, economic or social heritage of the community.
  - 2. Is associated with a notable person(s) or the work of notable person(s).
- d) 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 or its same historic context if it has been moved.

Given available information for the property at 315 E. 7<sup>th</sup> Street, staff has determined that the Henderson 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 Figure 1 and Figure 2, below). Staff recommends the Historic Preservation Commission recommend approval by the City Council of this request for designation of the Henderson House, located at 315 E. 7<sup>th</sup> Street, as a Loveland Historic Register landmark property.



**Attachments:**

- A. Location Map, prepared by staff
- B. Nomination Application submitted by applicant



**Attachment A: Location Map**