



Community & Strategic Planning

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Loveland City Council Staff Report

From: Marc Cittone, Community and Strategic Planning
Meeting Date: April 13, 2009
Re: Application for Historic Landmark Property Designation

SITE DATA

Address: 501 W 4th Street, Loveland, Colorado

Request: Application for Historic Landmark Property Designation

Historic Name: Jeffery House

Architectural Style: American Foursquare

Current Building Sq. Ft.: 2648 Sq. Ft. including basement
(Source: Larimer County Assessor Property Information)

Construction Date: 1910

Legal Description: Lot 30, Block 1, Mountain View Addition, City of Loveland, County of Larimer, State of Colorado

Owner(s): Kenneth Allan Ward and Lori Hvizda Ward
501 W 4TH ST
LOVELAND, CO 80537

Applicant: Kenneth A. and Lori H. Ward

Application Summary:

On March 3, 2009 staff verified a completed nomination application for the landmark designation of the property at 501 W 4th Street, after receiving prior notice from the applicant. Staff has mailed a notification letter announcing the date of the public hearing to the property owners of 501 W 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*, and physically posted a sign at the property.

Larimer County Assessor records identify the property by the following address: 501 W 4th St., Loveland, Colorado.

History:

Carl McWilliams, Cultural Resource Historians

Winslow E. Jeffery purchased Lot 30 of Block 1 in the Mountain View Addition, where this house is located, from Henry Uhrich on January 18, 1910. Henry Uhrich and his wife Mary previously owned both this lot and the parcel directly across the alley to the north, on which they had built their own home at 504 West 5th Street. The Uhrich family's ownership of the land predates the establishment of the Mountain View Addition, which was platted in 1906. Henry Jacob Uhrich and Mary Katherine (Sitzman) Uhrich met and were married while in their native Russia, where they lived in the German Russian colony of Frank. The couple and their young family immigrated to America in the early 1890s, originally settling in McCook, Nebraska. Loveland's sugar beet factory opened in 1901, and the Uhrich family moved to Loveland that same year. By then, Henry and Katherine had eight children: sons Conrad, Jacob (Jake) and Henry, and daughters Mary, Kathryn, Leona, Lydia, and Esther. By 1904, the Uhrichs were residing in their home at 504 West 5th Street, which the family would own for the next eight decades.

In 1910, Henry Uhrich sold this parcel of land, at the northwest corner of West Fourth Street and Roosevelt Avenues, to Winslow Earl Jeffery (also known as "Early" Winslow Jeffery) and his wife, Hallie Jeffery. Platted as Lot 30, Block 1, Mountain View Addition, the property was soon assigned the address 501 W. 4th Street. Earl Jeffery, as he preferred to be called, was born in Bushnell, Illinois, on August 4, 1869, the second child of William Scott and Laura L. Jeffery. When Earl was still a toddler, his parents moved their family, first to Iowa, where his sister Leona was born, and then to Nebraska, where two more brothers joined the family. Earl's father was a farmer, and the Jeffery family worked land in both York and Gosper Counties in Nebraska.

Winslow Earl Jeffery and Mrs. Hallie Hull Kiman [sp?] were married circa 1895. Mr. Jeffery was educated as a pharmacist, and worked in this

capacity in Nebraska. In August 1898, Jeffery traveled to Loveland to visit with Homer Walt, proprietor of a drugstore. Three years later, in September 1901, W. E. Jeffery and J. V. Yoeman bought out Walt's Opera House Pharmacy at 142 4th Street. By 1906, Jeffery and his partner, Andrew Rose, were operating the Jeffery and Rose drug store located in the 400 block of Cleveland Avenue. Later, during the 1910s and early 1920s, Loveland city directories list Jeffery as a rancher; indeed, several newspaper accounts report him selling various tracts of land, and he appears in "Irrigated Farm Owners of Northern Colorado, 1915," as owner of a block of land in Section 2 of Township 5 North, Range 68 West. Mr. and Mrs. Jeffery raised two children, a son, Leslie, from Hallie's first marriage (who followed in his stepfather's footsteps and became a pharmacist), and a daughter, Amorita, who grew up to become an accomplished musician.

The Jeffery family lived in this grand, two story red brick residence from 1910 until 1923 and again from circa 1931 until 1942. During much of the 1920s, the Jefferys resided in California, during which time Leslie Jeffery became established in the pharmacy business in that state. For much of the time they were away, the Jefferys leased their 5th Street home to the Robert J. Ball family. The owner and editor of the *Loveland Reporter-Herald*, Robert Ball was born in Gallatin, Missouri, on May 25, 1873, the youngest of Alonzo and Elizabeth Ball's nine children. He was united in marriage to Theo Welden on March 5, 1896. The couple had five children, Marjorie, Eleanor, Robert Welden, Conrad, and Mary Ellen. The three younger children lived with their parents in the Jeffery home, for a time in the 1920s.

A highly respected newsman, by 1903, Robert Ball had worked his way up from "printer's devil" to co-owner, editor and publisher of the *Gallatin Democrat*, in Gallatin, Missouri. According to an article on Conrad Ball written by Robert Clark and published in the July 2004 *Colorado Lawyer*, Robert Ball was prompted to move to Loveland due to a tragic incident in his hometown. In 1919, a reader, drunk and upset over an editorial Ball had written, burst into the *Gallatin Democrat's* office. Mistaking Ball's partner for Ball, the man shot and killed the newspaper's co-owner. Consumed with survivor's guilt, Robert Ball found himself unable to continue publishing the Gallatin paper. In 1922, he purchased the *Loveland Reporter Herald* newspaper and moved his family to Loveland, Colorado, and soon took up residency in this house at 501 W. 4th Street.

Robert Ball was a talented writer, and some of his editorials received national distribution. Under Ball's management, the *Reporter-Herald* was recognized as one of Colorado's finest newspapers, and Ball was elected president of the Colorado Press Association within just a few years of his moving to Colorado. His business partner in the newspaper was his son-in-law, Robert Etter, who had previously worked with Ball at the *Gallatin Democrat*. Ball's love of journalism was also transmitted to his son Welden, who join his father and brother-in-law in the newspaper business. Robert Ball published the *Loveland Reporter-Herald* until his death in November, 1938. Following Robert Ball's death, brothers-in-law Welden Ball and Robert Etter shared publisher and editor duties until the paper was sold in 1944.

Robert and Theo's second son, Conrad Lucky Ball, was born July 9, 1907, in Gallatin, Missouri. He graduated from Loveland High School in 1925, and later attended the University of Colorado School of Law, graduating in 1930. In August 1931, Conrad married Clara Vorreiter, the daughter of early Loveland residents W. C. and Hannah Vorreiter. A graduate of Colorado College and Simmons College in Boston, in 1977 Clara wrote and edited the *Loveland Centennial Book*, a history of the city of Loveland. In 1933, Conrad Ball was appointed Associate General Counsel to the Farm Credit Administration in Wichita, Kansas, where he worked for 13 years. In 1946, the family returned to Loveland, where Conrad continued his law practice. In addition to his outstanding legal reputation, Mr. Ball was noted for his community service. He served as Loveland's City Attorney for twenty years, and, in 1951, organized the Loveland Memorial Hospital Association. He also helped organize the Home State Bank. For twenty one years, Ball was associated with the Loveland school board, fourteen years as a board member and seven years as its legal counsel. In 1969, Conrad Ball was appointed to the Eighth Judicial District Court by Republican Governor John Love. His exceptional service to the community was recognized in October 1973, when Conrad Ball Middle School was named in his honor. Additionally, May 2, 1989 was officially proclaimed "Conrad Ball Day" in Loveland. After a lifetime of public service, Conrad Ball passed away on September 7, 1989.

Following the Ball family's residency during the 1920s, in 1931, Mr. and Mrs. Jeffery, and their daughter, Amorita, returned from California and again took up occupancy in the family's 4th Street home. Also

joining the family was Amorita's young son, Earl. Born at Elwood, Nebraska on December 30, 1899, Amorita Jeffery came with her family to Loveland in 1904. She attended local schools, and graduated from Loveland High School with the class of 1919. A talented musician, Amorita was active in the glee club and played a leading role in several school plays. Following her high school graduation, Amorita studied music at Northwestern University in Evanston, Illinois. She then returned to Colorado, before moving to California with her parents in 1923. Apparently while in California, Amorita was united in marriage to a Mr. Paul Fauver, with whom she had a son named Earl. Tragically, however, by 1931 Amorita had been widowed, and had returned with her parents and young son to Colorado. The circumstances of Paul Fauver's death are unknown.

By the early 1930s, Amorita was a highly-acclaimed pianist and music teacher. In 1939, she moved into a new home at 437 N. Harrison Avenue, while her aging parents remained here at 501 W. 4th Street. The following year, on September 21, 1940, Amorita married with her second husband, Clarence Herrin. A native of Fort Collins, Clarence had previously resided in Alamosa before he moved to Loveland to become manager and projectionist of the Rialto Theater. In addition to his employment at the Rialto, Clarence was a member of the Loveland Fire Department, and was an active member in the local Elks Lodge.

Hallie Jeffery passed away in the family's home at 501 W. 4th Street on June 29, 1942. She was 78 years old. In October 1942, just four months after Hallie's death, Winslow Jeffery sold the property to Albert Meyer. Mr. Jeffery passed away two years later, in December 1944, at the age of 75. Following the deaths of her parents, Amorita continued to reside in her new home on Harrison Avenue, along with her husband Clarence, and son Earl. Clarence Herrin passed away in October of 1957, leaving Amorita once again a widow. She remained active as a musician throughout the remainder of her long and productive life, and was beloved as a piano and accordion teacher by countless families, from the 1930s through the 1980s. She was a member of the Loveland Cadman Music Club, the First Christian Church, and several other musical organizations. Amorita moved to Scottsdale, Arizona in the late 1980s, to live near her son and daughter-in-law, Earl and Leona Fauver. She passed away there in July of 1994 at the age of 94, but is interred with her parents in Loveland Burial Park Cemetery.

This property at 501 W. 4th Street saw its ownership change frequently during the 1940s and 1950s. Albert Meyer, who purchased the property from Mr. Jeffery in 1942, sold it to Vernon and Bernice Briggs in September 1945. Just five months later, the Briggs' in turn, deeded the property to George L. and Ena E. Richards, who would also own it for less than a year. Subsequent short-term owners included Albert and Minnie Wahl (1946-1949), Reuben and Erna Nuss (1949-1953), John B. and Edna S. Phillips (1953-1959), and Roger A. and Elizabeth A. Hunt (1959-1962). City directories indicate that in the late 1940s and early 1950s, the building was divided into apartments. The 1950 directory, for example, lists owners Reuben and Erna Nuss at this address, along with tenants William and Doris Kunard, and Ray Schunk, a meat cutter at Fred & Fred's Grocery.

Dena L. Wilkinson purchased the property from Mr. and Mrs. Hunt in October 1962, and then owned and lived here for the next ten years. The widow of Donald Wilkinson, Dena lived here with her three children, Donald (born circa 1949), Lyman (born circa 1951), and Michael (born circa 1952). Dena was employed at Hewlett Packard during the early 1960s, and in December 1962, she married her second husband, David Willey. The marriage would end in divorce, in 1972, and in December of that year, Dena sold this 4th Street home to Buddy J. and Elizabeth A. Tawater. Mr. and Mrs. Tawater owned and lived here until September 1977, when they sold the property to Edward F. and Lois B. Hill, and moved to Texas.

Mr. and Mrs. Hill lived here during their later retirement years. Edward passed away in 1985, followed by Lois, nine years later in May of 1994. Kenneth and Lori Hvizda Ward, the property's current owners, acquired it from the estate of Lois Hill in September of 1994. Having owned the property for more than fifteen years, the Wards have now held title longer than any previous owner except for the Jefferys. Interestingly, Mr. and Mrs. Ward also own the house at 437 Harrison Avenue which Lori purchased from Amorita Herrin in 1987.

Mr. and Mrs. Ward were married in 1989 and have continued to make Loveland their home to the present time. Ken Ward grew up in Manhattan, Kansas where his father was a professor at Kansas State University. He came to Loveland to work for Hewlett Packard in 1982, and has subsequently been employed by Agilent Technologies and Avago Technologies. Lori Hvizda Ward was raised in North Adams, Massachusetts. She moved to Denver to live near her father in the early 1980s, before moving to Fort Collins in 1982, and to Loveland in 1986. Lori worked for Flood and Peterson Insurance Company for a number of years, but is currently occupied fulltime as a mother to the couple's three children, ages four, eight and twelve. Mr. and Mrs. Ward had a spacious addition built onto the rear of the home in 2008. The addition was designed by Fort Collins architect Bud Frick; Doddridge Construction of Fort Collins served as the general contractor.

Architectural Description:

Carl McWilliams, Resource Historians in 2007 for the City of Loveland

Setting

The Jeffery House is located at the northwest corner of West 4th Street and Roosevelt Avenue, in an established older residential neighborhood west of downtown Loveland. Westside Park occupies the block bordered by 3rd and 4th Streets between Harrison and Roosevelt Avenues, to the southeast of this property. The house, and its accompanying garage, are situated on a rectangular-shaped lot which measures 132 feet north-south by 52½ feet east-west. The house is set back some 27 feet from 4th Street where there is a planted grass front yard, and a narrow grass strip between the front sidewalk and the street curb. Narrow planted grass side yards flank the house on its east and west sides, while a concrete patio and the detached garage are located behind the house to the north. The front yard and the grass strip along 4th Street are landscaped with small deciduous trees, while low plants and shrubs flank the house's perimeter along the south, east and west elevations.

Original Dwelling

The extant house measures 54 feet north-south (deep) by 34 feet east-west (across). Included in these dimensions are the main two-story portion of the original brick masonry house, which measures 34 feet square, and a 2008 wood frame addition to the north (rear) elevation which overall measures 20 feet north-south by 28 feet east-west. The original house is supported by a poured concrete foundation, and the foundation walls above grade are incised to simulate cut stone blocks. Above the foundation, the house's walls are made of red bricks laid in running bond. Three belt courses provide architectural detail: a belt course of two projecting stretcher courses is at the level of the first story window sills; a belt course of four projecting stretcher courses is at the level of the first story window lintels; a belt course of two projecting stretcher courses is at the level of the second story window sills.

The original house is covered by a moderately-pitched, truncated, hipped roof, with grey asphalt composition shingles, and with painted white widely-overhanging eaves with modillions. Hipped-roof dormers, each with a set of paired windows with Queen Anne lights, are located on the south, east, and

west-facing roof slopes. A red brick chimney with a corbelled cap is located on the truncated roof ridge.

An open wrap-around front porch, which covers the east end of the south elevation (façade) and the south end of the east elevation, is a prominent architectural feature. The porch is approached at the home's southeast corner by four concrete steps, and features a concrete floor, red brick knee walls with painted white concrete capping, painted white Tuscan columns, and a painted white bead board ceiling beneath a low-pitched hipped roof. Two entry doors lead into the home from the porch, one on the façade and the other on the east elevation. Both of these are stained natural brown glass-in-wood-frame doors, with transom lights, and with decorative carvings in their upper and lower rails. Both of these doors also feature distinctive, ogee-shaped moldings between their glass panes and top rails. The entry door on the façade is covered by a painted white wood storm door, while the entry door on the east elevation is covered by a glass-in-wood frame storm door.

All of the home's original sash windows feature painted white sandstone lugsills and lintels, and painted white wood frames and surrounds. Facing toward 4th Street, the façade's first story is penetrated by two windows: a large 1/1 single-hung sash window with leaded glass upper sash lights and a hipped-roof hood, and a small fixed-pane diamond-shaped window with stained glass panes, which overlooks the front porch. The façade's second story is penetrated by two 1/1 double-hung sash windows. Facing toward Roosevelt Avenue, the east elevation's first story is penetrated by: a horizontally-oriented stained and leaded-glass window; a 1/1 single-hung sash window with leaded glass upper sash lights, with flanking narrow 1/1 double-hung sash windows; a slightly projecting hip-roofed oriel window with one 1/1 double-hung sash window. The east elevation's second story is penetrated by a horizontally-oriented window with latticed leaded glass lights, by a set of paired 1/1 double-hung sash windows, and by a single 1/1 double-hung sash window. The original west elevation is penetrated by two 1/1 double-hung sash first story windows and two 1/1 double-hung sash second story windows. A horizontally-oriented leaded and stained glass window penetrates the north end of the original west elevation, below the addition. The exposed west end of the original north (rear) elevation is penetrated by 1/1 double-hung sash first and second story windows.

Addition

The 2008 wood frame addition to the north elevation is supported by a concrete foundation, and its exterior walls are clad with painted white horizontal wood siding with 1" by 4" corner boards. A painted white 1x board with a water table separates the concrete foundation from the horizontal wood siding. The addition is covered by a moderately-pitched hipped roof, with grey asphalt composition shingles, and with painted white widely-overhanging eaves with modillions. A painted white wood-paneled door with one upper sash light, and covered by a hipped-roof hood with knee brace supports, enters the addition near the west end of the north elevation. A painted white glass-in-wood-frame door, with flanking 1/1 double-hung sash windows, opens from the addition's second story onto a second story porch, on the east elevation. The addition primarily features 1/1 double-hung sash windows, as well as a band of three second story, single-light, awning windows on the north elevation.

Interior

The home's original first story contains an entry hall, with a staircase to the second story, a parlor, a dining room, a bathroom, a room with a fireplace, and a family room, which was used historically as a bedroom and music room. A modern kitchen occupies the first story of the addition in the north end of the extant house. The home's second story contains three original bedrooms, a historic bathroom, and a new master bedroom, with a bathroom, above the kitchen, in the addition. The original house features tongue-in-

groove yellow pine wood flooring on the main level, and tongue-in-groove fir flooring upstairs. The original interior walls and ceilings are primarily painted lath and plaster.

Garage

A single-stall garage, which measures 14 feet north-south by 20 feet east-west, is located north of the house, adjacent to the alley. The garage features a poured concrete foundation and floor, solid red brick walls laid in running bond, and a shed roof. Parapet walls, with corbelled brick courses, extend above the roof line on the east and west elevations. The shed roof is covered with grey asphalt composition shingles, laid over 1x wood decking and 2x wood rafters. The unpainted rafter ends are exposed on the north elevation, facing the alley. A painted white wood-paneled door, with a segmental brick arch, is located at the west end of the south elevation. A single-light fixed-pane window, also with a segmental brick arch, and with a painted white wood frame, also penetrates the south elevation. An older, but non-original, painted white, wood-paneled, overhead garage door is located on the east elevation. This door opens onto a short concrete driveway which extends to Roosevelt Avenue.

Determination of Significance and Integrity

General Discussion: *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 Jeffery House is significant for its link to the historical context of the “Architecture” context as defined in the Historical Preservation Plan 2002 document by South Mountain Associates for the City of Loveland.

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 Jeffery 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.

Jeffery House: The Jeffery House possesses both architectural and historical significance. The house is architecturally significant because it is an excellent local example of the American Foursquare style of architecture, and because it displays superior craftsmanship and high artistic value. Notable architectural elements include the decoratively carved entry doors, with ogee-shaped moldings, stained and leaded glass windows, the oriel window on the east elevation, three brick belt courses, and the decorative modillions beneath the eaves. The house is historically significant for its association with residential development in Loveland's historic Westside neighborhood, and more specifically for its associations with the Winslow Jeffery and Robert Ball families. As a prominent residence located across the street from the Westside Park, this property enhances the community's sense of identity.

The house's physical integrity has been impacted by the construction of an addition to the north (rear) elevation, n 2008. The addition is quite well executed, however. It covers only the rear addition, its roof line follows that of the original house, and its window patterns, cornice line, and other architectural elements generally complement those of the original house.

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 Jeffery 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.
 - 3. Demonstrates superior craftsmanship, or high artistic value.
- b) Social/Cultural
 - 2. Exemplifies the cultural, political, economic, or social heritage of the community
- c) Geographic/Environmental
 - 1. Enhances sense of identity of the community.
- 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.

Given available information for the property at 501 W 4th Street, staff has determined that the Jeffery House exhibits both adequate *integrity* and *significance* to support its eligibility for designation as a Loveland historic landmark.

Attachments:

- A. Location Map**
- B. Photographs**

Attachment A: Location Map, prepared by staff



Attachment B: Photos



From Southeast



East Elevation



From Southwest



From Northeast (showing addition)



Garage: East Elevation



Garage: South Elevation



Garage: West Elevation



Garage: North Elevation