

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

**NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM**

FOR NPS USE ONLY
RECEIVED MAY 7 1982
DATE ENTERED JUN 3 1982

SEE INSTRUCTIONS IN HOW TO COMPLETE NATIONAL REGISTER FORMS
TYPE ALL ENTRIES -- COMPLETE APPLICABLE SECTIONS

1 NAME

HISTORIC
I & M Building

AND/OR COMMON
I & M Building

LOCATION

STREET & NUMBER
223 Main Street

N/A NOT FOR PUBLICATION

CITY, TOWN
Sterling

N/A VICINITY OF

CONGRESSIONAL DISTRICT
3

STATE
Colorado

CODE
08

COUNTY
Logan

CODE
075

CLASSIFICATION

CATEGORY	OWNERSHIP	STATUS	PRESENT USE
N/A DISTRICT	N/A PUBLIC	X OCCUPIED	N/A AGRICULTURE
X BUILDING(S)	X PRIVATE	N/A UNOCCUPIED	X COMMERCIAL
N/A STRUCTURE	N/A BOTH	N/A WORK IN PROGRESS	N/A EDUCATIONAL
N/A SITE	PUBLIC ACQUISITION	ACCESSIBLE	N/A ENTERTAINMENT
N/A OBJECT	N/A IN PROCESS	X YES: RESTRICTED	N/A GOVERNMENT
	N/A BEING CONSIDERED	N/A YES: UNRESTRICTED	N/A INDUSTRIAL
		N/A NO	N/A MILITARY
			N/A MUSEUM
			N/A PARK
			N/A PRIVATE RESIDENCE
			N/A RELIGIOUS
			N/A SCIENTIFIC
			N/A TRANSPORTATION
			N/A OTHER:

OWNER OF PROPERTY

NAME Corbin Vandemoer, Marion Vandemoer, Craig Vandemoer, Christopher Vandemoer,

STREET & NUMBER
Henderson Co. Box 668

CITY, TOWN
Sterling

N/A VICINITY OF

STATE
Colorado 80751

LOCATION OF LEGAL DESCRIPTION

COURTHOUSE,
REGISTRY OF DEEDS, ETC. Logan County Courthouse County Clerk's Office

STREET & NUMBER
Box 150

CITY, TOWN
Sterling

STATE
Colorado

6 REPRESENTATION IN EXISTING SURVEYS

TITLE
Colorado Inventory of Historic Sites

DATE
Ongoing

N/A FEDERAL X STATE N/A COUNTY N/A LOCAL

DEPOSITORY FOR
SURVEY RECORDS
Colorado Historical Society, 1300 Broadway

CITY, TOWN
Denver

STATE
Colorado 80203

7 DESCRIPTION

CONDITION		CHECK ONE	CHECK ONE
<input checked="" type="checkbox"/> EXCELLENT	<input checked="" type="checkbox"/> DETERIORATED	<input checked="" type="checkbox"/> UNALTERED	<input checked="" type="checkbox"/> ORIGINAL SITE
<input checked="" type="checkbox"/> GOOD	<input checked="" type="checkbox"/> RUINS	<input checked="" type="checkbox"/> ALTERED	<input checked="" type="checkbox"/> MOVED DATE <u>NA</u>
<input checked="" type="checkbox"/> FAIR	<input checked="" type="checkbox"/> UNEXPOSED		

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

The I & M Building is a two-story brick and limestone commercial building with Georgian Revival detailing. The ground floor of the building is composed of native limestone with large plate glass windows. The upper story is composed of brick laid in common bond on the west facade and in header and mozaic patterns on the north facade. The west facade is divided into twelve bays with pilaster divisions on the ground floor. The north facade has three bays with a large square central bay and flanking arch windows.

A unique feature of the building are the decorative carved limestone panels on the NW and NE corners of the ground floor which include such unusual motifs as eagles, Indian heads, buffalo heads and sheafs of wheat.

The interior of the building features marble floors, oak door and window surrounds, and wainscotting along the stairway. The front corner office has the most elaborate interior details with an ornamental cast plaster ceiling and frieze moldings.

8 SIGNIFICANCE

PERIOD	AREAS OF SIGNIFICANCE -- CHECK AND JUSTIFY BELOW			
PREHISTORIC	<input checked="" type="checkbox"/> ARCHEOLOGY-PREHISTORIC	<input checked="" type="checkbox"/> COMMUNITY PLANNING	<input checked="" type="checkbox"/> LANDSCAPE ARCHITECTURE	<input checked="" type="checkbox"/> RELIGION
1400-1499	<input checked="" type="checkbox"/> ARCHEOLOGY-HISTORIC	<input checked="" type="checkbox"/> CONSERVATION	<input checked="" type="checkbox"/> LAW	<input checked="" type="checkbox"/> SCIENCE
1500-1599	<input checked="" type="checkbox"/> AGRICULTURE	<input checked="" type="checkbox"/> ECONOMICS	<input checked="" type="checkbox"/> LITERATURE	<input checked="" type="checkbox"/> SCULPTURE
1600-1699	<input checked="" type="checkbox"/> ARCHITECTURE	<input checked="" type="checkbox"/> EDUCATION	<input checked="" type="checkbox"/> MILITARY	<input checked="" type="checkbox"/> SOCIAL/HUMANITARIAN
1700-1799	<input checked="" type="checkbox"/> ART	<input checked="" type="checkbox"/> ENGINEERING	<input checked="" type="checkbox"/> MUSIC	<input checked="" type="checkbox"/> THEATER
1800-1899	<input checked="" type="checkbox"/> COMMERCE	<input checked="" type="checkbox"/> EXPLORATION/SETTLEMENT	<input checked="" type="checkbox"/> PHILOSOPHY	<input checked="" type="checkbox"/> TRANSPORTATION
X1900-	<input checked="" type="checkbox"/> COMMUNICATIONS	<input checked="" type="checkbox"/> INDUSTRY	<input checked="" type="checkbox"/> POLITICS/GOVERNMENT	<input checked="" type="checkbox"/> OTHER (SPECIFY)
		<input checked="" type="checkbox"/> INVENTION		

SPECIFIC DATES 1920 BUILDER/ARCHITECT Eugene G. Groves

STATEMENT OF SIGNIFICANCE

The I & M Building is significant because of its fine architectural design and its association with two prominent Colorado businessmen, W.C. Harris and George Henderson.

W.C. Harris was born May 22, 1870 and came to Sterling with his parents in a covered wagon in 1875. He was in the first graduating class of Logan County High School in 1890. He first taught school; clerked in a store; bought and sold produce; gathered and sold bones for fertilizer; and then entered the cattle business in 1906. His fortunes grew and by 1914 he entered a partnership with Ora Haley of Denver and formed the Haley-Harris Co., a business of farming, ranching, and cattle feeding. It was a merger of extensive ranch and farm holdings in Colorado and Wyoming primarily and was recognized as one of the largest feeding operations in the United States. This partnership period lasted until 1920 and was dissolved due to the death of Ora Haley in December 1919. New companies were formed in the name of W.C. Harris Grain Company and W.C. Harris Cattle Company with holdings of grain elevators in Colorado, Nebraska, Illinois, Montana, Idaho, and California.

During this time of great prosperity, W.C. Harris began a building on May 20, 1919 on the corner of 3rd and Main Street. It was a two story structure with the possibility of adding more stories. The architect was Eugene Groves of Denver, Colorado, and was to be earthquake and fireproof. With the many business ventures that W.C. Harris had undertaken it was necessary for him to borrow considerable amounts of money from the bank of Mr. George A. Henderson. It was thru a transfer of accounts that Mr. Henderson purchased the partially constructed building on November 11, 1920 (Armistice Day). He named the building the I. & M. Building for his two daughters, Isabel and Mildred. Mr. Henderson finished the construction of the building and located his investment business in the corner office, where it remains today and is managed by his grandson, Herbert Henderson Vandemoer.

Mr. Henderson was born in Delaware County, New York in 1850 and came to Sterling from Iowa in 1887 and founded a general store (1887-1928). He prospered in this business and became internationally known as an alfalfa seed exporter. During this period he founded the First National Bank of Sterling (1900-1920) and became president of the Sterling Lumber and Investment Company. The latter company consisted of thirty-four lumber yards in five states. Mr. Henderson served as a city council member for many years and was town treasurer from 1890-1892 with an honorary salary. He served as Mayor in 1895 and again in 1900.

The I & M Building remains one of the outstanding buildings in Sterling because of its superb construction, and has been unaltered from its original appearance. It merits nomination both on its architectural quality and its association with two of Colorado's well known pioneers.

9 MAJOR BIBLIOGRAPHICAL REFERENCES

- Krakel, Dean South Platte County; History of Old Weld County (Laramie, Wyoming, Powder River Publisher, 1954)
- Logan County Advocate
- Wells, Dale - Logan County Ledger (Logan County Historical Society, 1976)
- Conklin, Erma Burke - A Brief History of Logan County, Colorado (Denver: Welch-Hoffner Hoffner Printing Co. 1928)

10 GEOGRAPHICAL DATA

ACREAGE OF NOMINATED PROPERTY less than 1

QUADRANGLE NAME Sterling South

QUADRANGLE SCALE 1:24000

UTM REFERENCES

A	1 3	6 5 1 6 0 0	4 4 9 8 3 0 0
	ZONE	EASTING	NORTHING

B			
	ZONE	EASTING	NORTHING

C			
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D			
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E			
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F			
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G			
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H			
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VERBAL BOUNDARY DESCRIPTION

Block 11 Lot 10 K & S Original City of Sterling

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE	CODE	COUNTY	CODE
	N/A		
STATE	CODE	COUNTY	CODE
	N/A		

11 FORM PREPARED BY

NAME/TITLE Lydia F. Vandemoer and Langdon Morris A.I.A.

ORGANIZATION

N/A

DATE

April 1980

STREET & NUMBER

Rt. 1,225 County Club Drive

TELEPHONE

411-2271

CITY OR TOWN

Sterling

STATE

Colorado 80751

12 STATE HISTORIC PRESERVATION OFFICER CERTIFICATION

THE EVALUATED SIGNIFICANCE OF THIS PROPERTY WITHIN THE STATE IS:

NATIONAL NA

STATE NA

LOCAL X

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

STATE HISTORIC PRESERVATION OFFICER SIGNATURE

William C. Janssen

TITLE

State Historic Preservation officer

DATE

3.27.82

FOR NPS USE ONLY

I HEREBY CERTIFY THAT THIS PROPERTY IS INCLUDED IN THE NATIONAL REGISTER

Entered in the
National Register

DATE

6/3/82

KEEPER OF THE NATIONAL REGISTER

ATTEST:

DATE

CHIEF OF REGISTRATION