

## COLORADO CULTURAL RESOURCE SURVEY

## Architectural Inventory Form

Page 1

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: 5LR.12755  
2. Temporary resource number: SHF-24  
3. County: Larimer  
4. City: Fort Collins  
5. Historic building name: Thomas and Harriet Napiecinski Residence  
6. Current building name: Heather and Robert Novak House  
7. Building address: 1005 Glenmoor Drive  
8. Owner name: Heather L. & Robert A. Novak  
Owner organization:  
Owner address: 1005 Glenmoor Drive  
Fort Collins, CO 80521

Parcel number: 97153-05-027

44. National Register eligibility field assessment: ☐ Individually eligible ☒ Not eligible ☐ Needs data ☐ Previously listed  
State Register eligibility field assessment: ☐ Individually eligible ☒ Not eligible ☐ Needs data ☐ Previously listed  
Local landmark eligibility field assessment: ☒ Individually eligible ☐ Not eligible ☐ Needs data ☐ Previously listed

Fort Collins Post-World War II Survey

HISTORITECTURE

## Architectural Inventory Form

Page 2

## II. GEOGRAPHIC INFORMATION

9. P.M.: **6th** Township: **7N** Range: **69W**  
**NE 1/4 NW 1/4 NW 1/4 SW 1/4** of section **15** Grid aligned on **northwest** corner of section.
10. UTM Reference Zone: **13**  
 Easting: **490412** Northing: **4491494**
11. USGS quad name: **Fort Collins** Scale: **7.5**  
 Year: **1984**
12. Lot(s): **Lot 27**  
 Addition: **Miller Brothers Foothills, 1st filing** Year of addition: **1954**
13. Boundary description and justification: **The boundary, as described above, contains but does not exceed the land historically associated with the property.**
- ☐ Metes and bounds exist

## III. ARCHITECTURAL DESCRIPTION

14. Building Plan (footprint, shape): **L-Shaped Plan**  
 Other building plan descriptions:
15. Dimensions in feet: **1200 square feet**
16. Number of stories: **One**
17. Primary external wall material(s): **Brick**  
 Other wall materials:
18. Roof configuration: **Gabled Roof/Front Gabled Roof**  
 Other roof configuration:
19. Primary external roof material: **Other Roof Material**  
 Other roof materials: **Built up rock**
20. Special features: **Garage/Attached Garage**  
**Fence**
21. General architectural description:  
**Oriented to the east, this Modern Movements home with strong Contemporary influences rests on a concrete foundation. The L-shaped house features white painted brick siding with weeping mortar and a shallow front gabled roof which features maroon wooden trim capped by an unpainted metal cornice. There is an attached single-car garage located at the southeast corner of the house; this wooden door is painted maroon and features three fixed pane rectangular windows. The primary entry, a wooden door painted maroon with a single diamond shaped window near the top and a metal storm door with inset windows, faces south. There is also a north-facing door in the garage, allowing residents to pass directly from the garage to the front door past the three fixed pane windows in the recessed central breezeway. A low brick wall extending from the garage, an inset of head-high brick near the front door, and the large house number also define this portion of the façade. The projecting bay of the home includes numerous large fixed pane windows, including a line of clerestory windows near the roofline on the northern portion of the façade and the corner window which faces the driveway; these windows, along with the house's roofline with metal cornice and overhanging**

Fort Collins Post-World War II Survey

HISTORITECTURE

**Architectural Inventory Form**

Page 3

eaves, give this house its Contemporary appearance. The northern elevation, mostly obscured by the wooden privacy fence, has at least one fixed pane window. Neither the south nor the west (rear) elevation is visible from the public right of way. According to Larimer County assessor records, the home has three bedrooms and two bathrooms. Character-defining features of this style evident at 1005 Glenmoor Drive include: horizontal orientation, single-car attached garage, and weeping mortar. This house can be labeled Contemporary based upon the appearance of large fixed pane and clerestory windows, shallow gable roof, and prominent metal cornice.

22. Architectural style: **Modern Movements**

Other architectural style: **Contemporary**

Building type:

23. Landscape or special setting features:

This property is sited on a relatively level lot with an elevation of over 5000 feet above mean sea level. The front yard is xeriscaped with rocks and large tufts of decorative grasses. There are several mature evergreen and deciduous trees on the lot.

24. Associated building, features or objects:

None visible.

**IV. ARCHITECTURAL HISTORY**

25. Date of Construction: **1959** ☒ Actual ☐ Estimate

Source of Information: **Larimer County Assessor Records (online).**

26. Architect: **Unknown**

Source of Information:

27. Builder: **Unknown**

Source of Information:

28. Original Owner: **Thomas H. and Harriet Napiecinski**

Source of Information: **1959 Fort Collins City Directory.**

29. Construction history:

According to Larimer County assessor records, this building was constructed in 1959. An analysis of the style, building materials, and other historical records corroborate this date of construction.

City of Fort Collins staff discovered the following information about this resource:

The original building plan for this house shows the building as a one-story brick rectangle, measuring 24.5' x 50.5', connected to the 14' x 25.5' brick garage by a covered concrete breezeway, measuring 13.5' x the length of the garage. The current photos demonstrate the breezeway contains glass windows, but there is not sufficient information available to determine if these were part of the original construction or a later addition. In 1977, a building permit was issued for a 10' deep storage room added to the rear of the garage, and a 6'-8" x 13'-6" patio slab with a wood frame, also in the rear.

30. Location: **Original Location** Date of move(s):

**V. HISTORICAL ASSOCIATIONS**

31. Original use(s): **Domestic/Single Dwelling**

**Architectural Inventory Form**

Page 4

32. Intermediate uses(s): **Domestic/Single Dwelling**33. Current uses(s): **Domestic/Single Dwelling**34. Site type(s): **Suburban home**

35. Historical background:

The home at 1005 Glenmoor Drive, built in 1959, has been associated with Colorado State University; several residents over the years worked at the college. The original owners were Thomas H. and Harriet Napiecinski. He was employed as an Associate Professor of English as CSU and his wife worked as a high school English and Speech teacher. The couple lived in this house with their daughter Kassia until 1965. In 1966 another CSU English professor, Lawrence R. Dawson, and his wife Eleanor moved to this home; Eleanor worked at the campus library. In the early 1970s Paul and Marriane Abell and their young son Matthew owned the home. Abell, like the previous two homeowners, served on the faculty at CSU. In the mid-1980s Dr. Vincent Deubel and his wife Jacqueline lived in this house with their twins Cyril and Delthine. Dr. Deubel served as a Research Fellow in the Laboratory of Molecular Virology at the Centers for Disease Control in Fort Collins from 1985 to 1987; after leaving Fort Collins he has worked in numerous roles at the Pasteur Institute. During the 1990s the home had several residents, including Esequel Ramirez, owner of Ultrastar Satellite LLC, and Steve Kieffer, a self-employed painter. In 1996 Richard E. Hollenbeck Sr. and Jr. purchased the home. They sold the property to Esther L., Maura S., and Nathan I. Finkelstein just two years later. In 2001 Robert J., Susan L, and Kathryn M. Vohnout, a Social Work student at CSU, purchased the house. They sold it to Elizabeth J. and Thomas M. Schuetz in 2004. In 2007 the current owners, Heather L. and Robert A. Novak, took possession. Like so many of the owners and residents of this home over its history, Heather works at CSU; she is a statistical assessment coordinator.

36. Sources of information:

Larimer County tax assessor property records (online).

Fort Collins City Directory. Fort Collins: Mauer & Mauer; Omaha: R.L. Polk & Co.; Colorado Springs and Loveland: Rocky Mountain Directory Co.; Loveland: Johnson Publishing Co.; and others, consulted 1959 through 1995.

Google Search: Dr. Vincent Deubel.

Google Search: Kathryn M. Vohnout.

Google Search: Heather L. Novak.

U.S. Phone and Address Directories, 1993-2002: Esequel Ramirez.

**VI. SIGNIFICANCE**37. Local landmark designation: ☐ Yes ☒ No

Designation authority:

Date of designation:

38. Applicable National Register criteria:

☐ A. Associated with events that have made a significant contribution to the broad patterns 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 that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction.☐ D. Has yielded, or may be likely to yield, information important in prehistory or history.☐ Qualifies under Criteria Considerations A through G (see manual).☐ Does not meet any of the above National Register criteria.

Applicable Colorado State Register criteria:

Fort Collins Post-World War II Survey

**HISTORITECTURE**

**Architectural Inventory Form**

Page 5

- ☐ A. Associated with events that have made a significant contribution to history.
- ☐ B. Connected with persons significant in history.
- ☒ C. Has distinctive characteristics of a type, period, method of construction or artisan.
- ☐ D. Is of geographic importance.
- ☐ E. Contains the possibility of important discoveries related to prehistory or history.
- ☐ Does not meet any of the above Colorado State Register criteria.

Applicable City of Fort Collins landmark criteria:

- ☐ 1. The property is associated with events that have made a significant contribution to the broad patterns of history; or
- ☐ 2. The property is associated with the lives of persons significant in history; or
- ☒ 3. The property embodies the distinctive characteristics of a type, period, or method of construction, or that represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction; or
- ☐ 4. The property has yielded, or may be likely to yield, information important in prehistory or history.

39. Areas of significance: **Architecture**40. Period(s) of Significance: **1959**41. Level of Significance: ☐ National ☐ State ☒ Local ☐ Not Applicable

42. Statement of Significance:

The home, architecturally, represents an example of Modern Movements style home with Contemporary influences. Character-defining features include the large fixed pane and clerestory windows, shallow gable roof, and prominent metal cornice. According to the Colorado Office of Archaeology and Historic Preservation, this level of architectural significance is sufficient for this property to qualify for individual listing in the National Register of Historic Places or the Colorado State Register of Historic Properties. This resource also qualifies for listing as a Fort Collins Landmark.

43. Assessment of historic physical integrity related to significance:

Constructed in 1959, this residential building appears to exhibit a relatively high level of physical integrity relative to the seven aspects of integrity as defined by the National Park Service and the Colorado Historical Society: location, setting, design, materials, workmanship, association, and feeling. Changes to the building form have had a slight effect on the aspect of design. This home does not retain sufficient physical integrity to convey its architectural significance for listing on the National or State Registers. This building, however, retains sufficient physical integrity to convey its architectural significance for listing as a Fort Collins Landmark.

## Architectural Inventory Form

Page 6

## VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. National Register eligibility field assessment: ☐ Individually eligible ☒ Not eligible ☐ Needs data ☐ Previously listed  
State Register eligibility field assessment: ☐ Individually eligible ☒ Not eligible ☐ Needs data ☐ Previously listed  
Local landmark eligibility field assessment: ☒ Individually eligible ☐ Not eligible ☐ Needs data ☐ Previously listed

45. Is there National Register district potential: ☒ Yes ☐ No ☐ Needs Data

Discuss: **This inventory was conducted as an intensive-level selective survey and, therefore, lacks the continuity of resource data necessary to recommend the creation of an historic district. More survey is needed to determine if the Miller Brothers Foothills subdivision qualifies for listing in the National Register of Historic Places and/or as a Fort Collins landmark. If listed under Criterion C: Architecture, this resource would be considered contributing.**

If there is National Register district potential, is this building contributing: ☒ Yes ☐ No ☐ N/A

46. If the building is in existing National Register district, is it contributing: ☐ Yes ☐ No ☒ N/A

## VIII. RECORDING INFORMATION

47. Digital photograph file name(s): **glenmoordrive1005-1.tif through glenmoordrive1005- 3.tif**  
Digital photographs filed at: **Historic Preservation Program, City of Fort Collins**  
**281 N. College Avenue**  
**Fort Collins, CO 80522**
48. Report title: **Fort Collins Post-War Survey**
49. Date(s): **08/30/2010**
50. Recorder(s): **Mary Therese Anstey**
51. Organization: **Historitecture, LLC**
52. Address: **PO Box 181095**  
**Denver, CO 80218-8822**
53. Phone number(s): **(303) 390-1638**

Architectural Inventory Form

SKETCH MAP



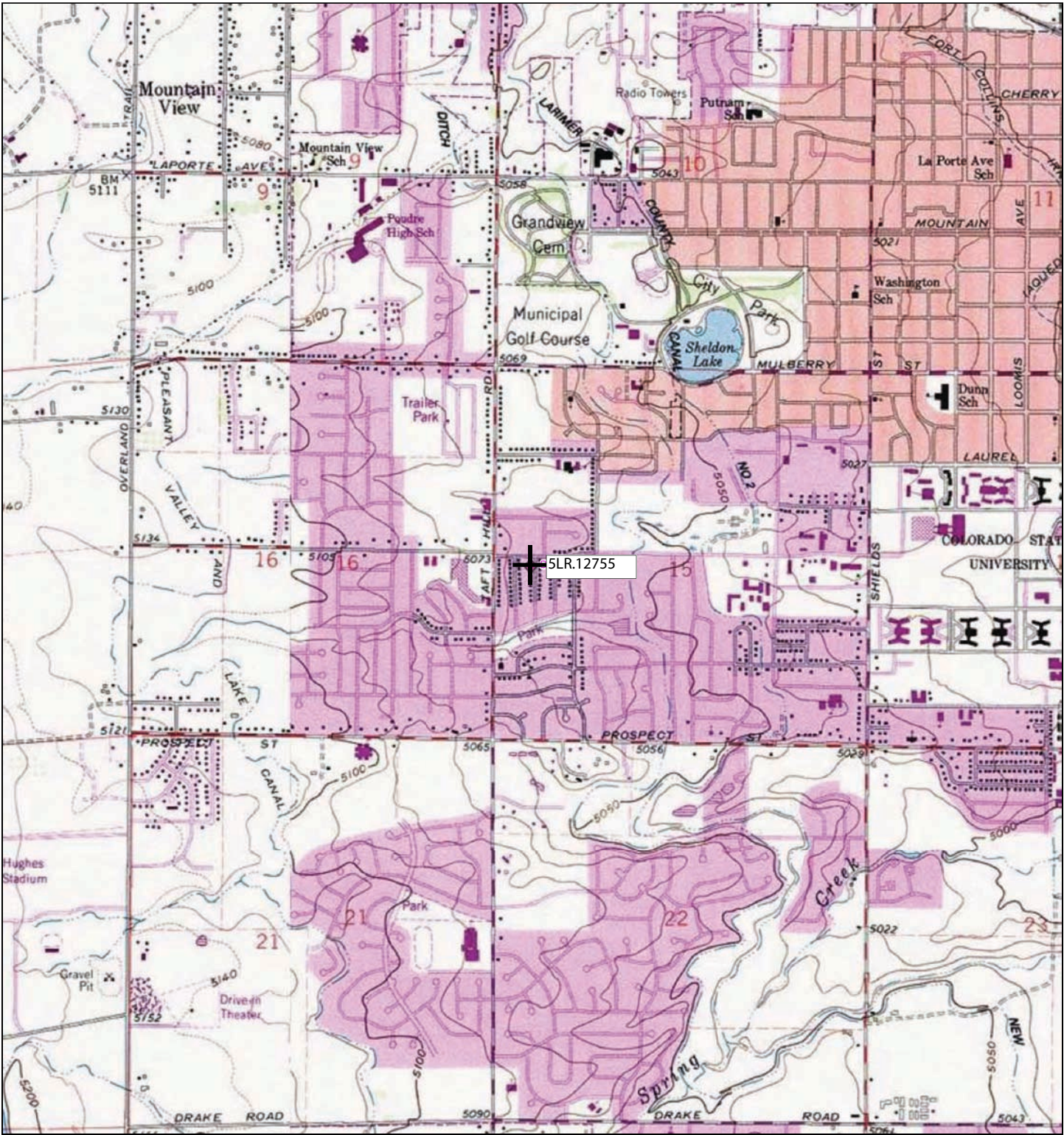
Fort Collins Post-World War II Survey

HISTORITECTURE



Architectural Inventory Form

LOCATION MAP



Source: U.S. Geological Survey 7.5' Fort Collins - 1984

Fort Collins Post-World War II Survey

