

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

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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.7453
2. Temporary resource number: SHF-25
3. County: Larimer
4. City: Fort Collins
5. Historic building name: Roy and Iris Case Residence
6. Current building name: One Vantage Property House
7. Building address: 523 South Grant Avenue
8. Owner name: One Vantage Properties, LLC
Owner organization:
Owner address: 1319 Paragon Place
Fort Collins, CO 80525

Parcel number: 97142-07-017

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

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II. GEOGRAPHIC INFORMATION

9. P.M.: **6th** Township: **7N** Range: **69W**
NW 1/4 NW 1/4 NE 1/4 NW 1/4 of section **14** Grid aligned on **northwest** corner of section.
10. UTM Reference Zone: **13**
 Easting: **492361** Northing: **4492221**
11. USGS quad name: **Fort Collins** Scale: **7.5**
 Year: **1984**
12. Lot(s): **Lot 17 and north five feet of Lot 6, Block 1**
 Addition: **Westlawn** Year of addition: **1920**
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): **Rectangular Plan**
 Other building plan descriptions:
15. Dimensions in feet: **1170 square feet**
16. Number of stories: **One**
17. Primary external wall material(s): **Wood/Vertical Siding**
 Other wall materials:
18. Roof configuration: **Gabled Roof/Front Gabled Roof**
 Other roof configuration:
19. Primary external roof material: **Asphalt Roof/Composition Roof**
 Other roof materials:
20. Special features: **Car Port**
Chimney
21. General architectural description:

Oriented to the east, this Modern Movements style home with Contemporary influences rests on a concrete foundation. The rectangular-shaped house features wide vertical siding (or perhaps weatherboard) painted a very light brown. The home has a somewhat shallow front-gabled roof with exposed rafter ends and it is covered in asphalt shingles; it also features a large television antenna. There is a single-car carport on the southeast corner of the façade. The primary entry—a wooden door painted maroon with a short rectangular, vertically oriented, frosted window—is reached via two stairs adjacent to the driveway. The entry stoop features a facing of white brick with weeping mortar. A dominant chimney, also of white brick with weeping mortar, is centered on the façade. This same brick treatment appears across the façade between the foundation and about one-third of the way up the front of the house. There is a tripartite picture window near the northeast corner of the façade. The south elevation, partially inside the carport, features at least two rectangular casement windows and what appears to be either a large picture window or a sliding glass door. There is a secondary wooden entry door; it is either stained or painted maroon and features three square windows. There

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is wide horizontal siding, painted the same color as the siding on the façade, from the foundation to approximately halfway up the surface of this wall. The northern elevation has similar siding and windows (at least two visible) the same as those evident on the south side of the home. The west (rear) elevation was not 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, particularly the Contemporary influences, evident at 523 South Grant Avenue include: the shallow gable roof with overhanging eaves, single-car attached carport, and use of weeping mortar as a decorative feature.

22. Architectural style: **Modern Movements**

Other architectural style: **Contemporary**

Building type:

23. Landscape or special setting features:

This house is located on a very narrow but deep lot. This lot seems to slope slightly toward the street and has an elevation of slightly over 5,000 feet above mean sea level. There is a grass lawn in the front and the home has a generous setback. There are juniper bushes underneath the picture window and deciduous trees elsewhere on the property.

24. Associated building, features or objects:

None visible.

IV. ARCHITECTURAL HISTORY

25. Date of Construction: **1956** ☒ Actual ☐ Estimate

Source of Information: **Fort Collins Coloradoan, May 27, 1956, page 2.**

26. Architect: **Unknown**

Source of Information:

27. Builder: **Roy B. Case**

Source of Information: **Fort Collins Coloradoan, May 27, 1956, page 2.**

28. Original Owner: **Roy B. and Iris M. Case**

Source of Information: **1957 Fort Collins City Directory.**

29. Construction history:

According to Larimer County assessor records, this building was constructed in 1956. An analysis of the style, building materials, and other historical records corroborate this date of construction. In addition, the Fort Collins Coloradoan included reference to a building permit for this home in the 27 May 1956 edition. Historic images from 1956, when it appears the house was recently completed, and a second photo dated 1969 show few changes over time. It looks like the front door was originally painted a lighter color and had a storm door; these features appear in both photographs. The earlier photo, without foundation plantings, shows a small slider window on the façade along the base of the home/ into the basement.

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

V. HISTORICAL ASSOCIATIONS

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

32. Intermediate uses(s): **Domestic/Single Dwelling**

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33. Current uses(s): Domestic/Single Dwelling

34. Site type(s): Infill postwar house

35. Historical background:

The home at 523 South Grant Avenue, built in 1956, has been associated with Colorado State University; several residents over the years worked at the college and it currently serves as a rental for CSU students. The original owners of the house were Roy B. and Iris M. Case. Roy was the owner of Fort Collins Equipment Company, a supplier of tractors and farm implements, at 416 Jefferson Street. He also was listed as the builder/contractor for the home on the building permit. Roy's wife served as the Registrar at CSU. The couple lived in the house for only two years. In 1960 James and Anna M. Guida and their child Kerry lived at the property. He was the owner and a carpet installer for Whaite Carpet Company. The Guidas were long-term residents, living here until the late 1970s. It appears, starting in the early 1980s, the home served as a rental for CSU students. In 1998 Christian and Michelle A. Ray sold the property to Rayline Development Corporation. The current owner of the property, Vantage Properties LLC/One Vantage Properties LLC, a firm which Chris Ray owns, specializes in renting housing to CSU students and has offices at 1113 Plum Street.

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 1957 through 1995.

Google Search: Vantage Properties LLC.

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:

- ☐ 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.

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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: **1956**41. Level of Significance: ☐ National ☐ State ☒ Local ☐ Not Applicable

42. Statement of Significance:

The home, architecturally, represents an example of a house classified as Modern Movements with Contemporary influences. Character-defining features include the shallow gable roof with overhanging eaves, single-car attached carport, and use of weeping mortar as a decorative feature. According to the Colorado Office of Archaeology and Historic Preservation, this home qualifies for individual listing in the National Register of Historic Places and the Colorado State Register of Historic Properties (Criterion C: Architecture). This resource also qualifies for listing as a Fort Collins Landmark.

43. Assessment of historic physical integrity related to significance:

Constructed in 1956, this residential building exhibits a 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. This building retains sufficient physical integrity to convey its architectural significance for listing on the National Register, State Register, and as a Fort Collins Landmark.

VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. National Register eligibility field assessment: ☒ Individually eligible ☐ Not eligible ☐ Needs data ☐ Previously listed
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- 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.**

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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): **grantaves0523-1.tif through grantaves0523-3.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**

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SKETCH MAP



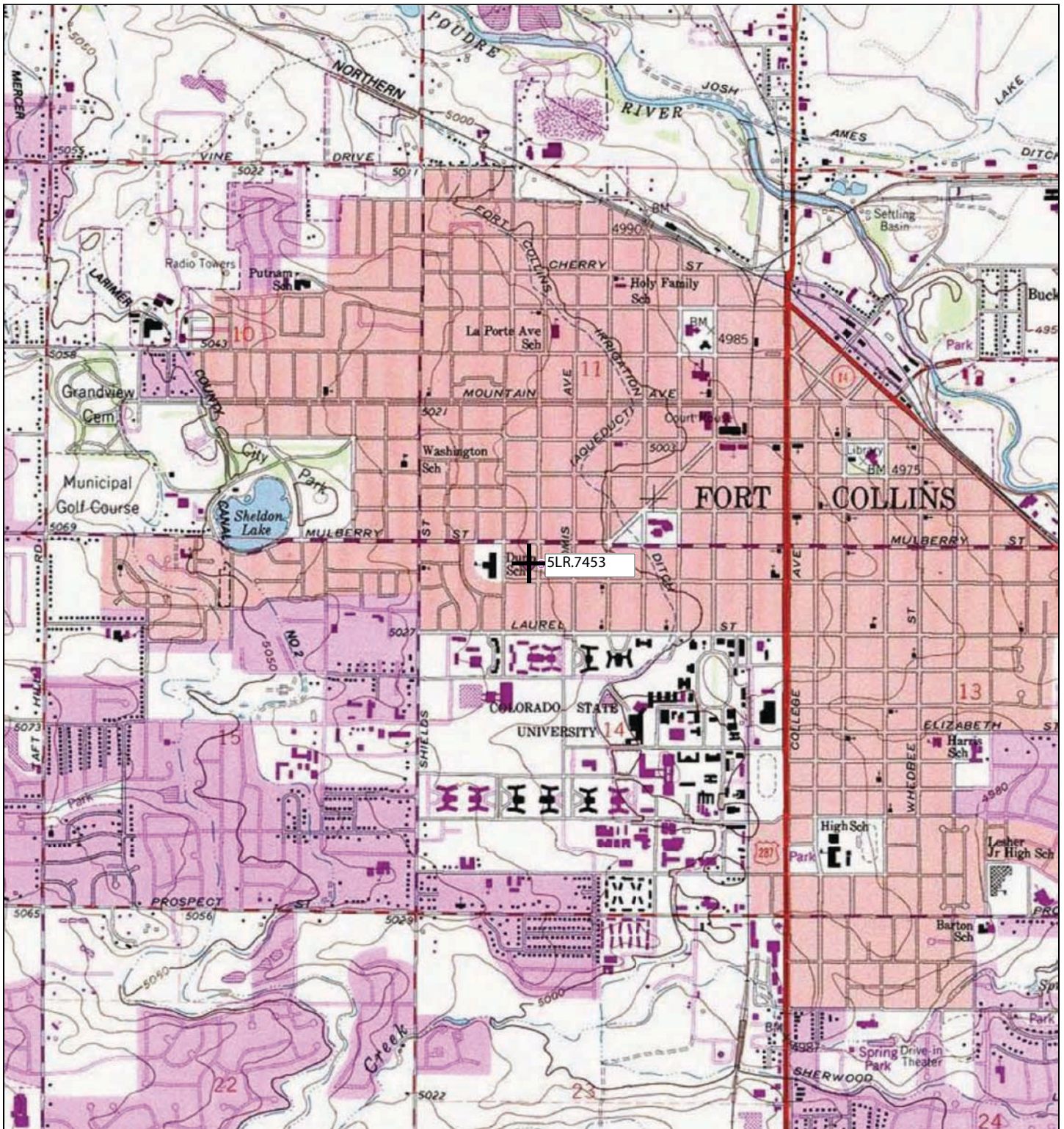
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LOCATION MAP



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

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