

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.10478** Parcel number: **97222-05-017**
- 2. Temporary resource number: **City-30**
- 3. County: **Larimer**
- 4. City: **Fort Collins**
- 5. Historic building name: **Roger and Alice Steele Residence**
- 6. Current building name: **Glenn Slanaker Rental**
- 7. Building address: **1810 South Taft Hill Road**
- 8. Owner name: **Glenn C. Slanaker**
- Owner organization:
- Owner address: **1420 Blue Spruce Drive, Unit L
Fort Collins, CO 80524**

| | | | | |
|---|---|--|-------------------------------------|--|
| 44. National Register eligibility field assessment: | <input type="checkbox"/> Individually eligible | <input checked="" type="checkbox"/> Not eligible | <input type="checkbox"/> Needs data | <input type="checkbox"/> Previously listed |
| State Register eligibility field assessment: | <input type="checkbox"/> Individually eligible | <input checked="" type="checkbox"/> Not eligible | <input type="checkbox"/> Needs data | <input type="checkbox"/> Previously listed |
| Local landmark eligibility field assessment: | <input checked="" type="checkbox"/> Individually eligible | <input type="checkbox"/> Not eligible | <input type="checkbox"/> Needs data | <input type="checkbox"/> 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**
SW 1/4 SW 1/4 NW 1/4 NW 1/4 of section **22** Grid aligned on **northwest** corner of section.
10. UTM Reference Zone: **13**
Easting: **490310** Northing: **4490376**
11. USGS quad name: **Fort Collins** Scale: **7.5**
Year: **1984**
12. Lot(s): **Lot 17**
Addition: **Sonoran View Estates** Year of addition: **1960**
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): **Square Plan**
Other building plan descriptions:
15. Dimensions in feet: **2784 square feet**
16. Number of stories: **Two**
17. Primary external wall material(s): **Concrete/Concrete Block**
Metal
Other wall materials:
18. Roof configuration: **Flat Roof**
Other roof configuration:
19. Primary external roof material: **Other Roof Material**
Other roof materials: **Built-up rock**
20. Special features: **None Applicable**
21. General architectural description:
Oriented to the west, this Modern Movements style home rests on a concrete foundation. The two-story, square-shaped house features concrete blocks (or stucco) painted dark gray on the first story and vertically oriented standing seam metal siding on the upper portion. The second story projects quite a distance from the first story, creating a recessed patio-like surface at the base of the house. The main body of the building is elevated on a series of basic round metal supports, painted dark gray, around the perimeter of the home. The upper edge of the walls is flared slightly, giving each side of the home the appearance of a crown-like shape. The flat roof is covered in built-up rock. The primary entry was not visible from the public right of way, but likely is located at the top of the flight of stairs near the northeast corner of the house. There appear to be two or three large rectangular window openings on each side of the house. These openings are slightly recessed within the metal facing and appear to be aluminum, either multi-lite fixed pane or sliders. According to Larimer County assessor records, this building contains five bedrooms and two-and-two-half bathrooms. Character-defining features of the Modern Movements style home at 1810 S. Taft Hill Road include the industrial materials, flat roof, unusual massing, and large windows.

Architectural Inventory Form

Page 3

22. Architectural style: **Modern Movements**

Other architectural style:

Building type:

23. Landscape or special setting features:

This house is located near the center of a massive rectangular lot with numerous trees, especially along the S. Taft Hill Road side of the property. The elevation is 4996 feet above mean sea level. There is a large grass lawn around three sides of the house. There is a curving driveway running from S. Taft Hill Road and the surface underneath and immediately surrounding the property is paved, providing surface parking area for numerous cars.

24. Associated building, features or objects:

None visible.**IV. ARCHITECTURAL HISTORY**25. Date of Construction: **1966** Actual EstimateSource of Information: **Larimer County Assessor Records (online).**26. Architect: **Unknown**

Source of Information:

27. Builder: **Unknown**

Source of Information:

28. Original Owner: **Roger L. and Alice J. Steele**Source of Information: **1966 Fort Collins City Directory**

29. Construction history:

According to Larimer County assessor records, this building was constructed in 1966. An analysis of the style, building materials, and other historical records corroborate this date of construction. At the time when fieldwork was completed, some sort of physical work on the property was underway. The metal siding on the upper story is a change to the original construction materials; completed 2010.

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**33. Current uses(s): **Domestic/Single Dwelling**34. Site type(s): **Modern Movements house**

Architectural Inventory Form

Page 4

35. Historical background:

The original owners of the unusual home at 1810 S. Taft Hill Road were Roger L. and Alice J. Steele. He was a professor at Colorado State University. The couple had three children: Tom, Richard, and Betsy. In the early-1970s, Robert S. and Jean M. Lamson, both graduates of CSU, bought the house. The Lamsons sold the home to current owner, Glenn Slanaker, in 2009. Slanaker is owner of Loveland Meter Service in Fort Collins, an industrial equipment company. His address is elsewhere in Fort Collins, so it seems likely he rents out this property to tenants.

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 1966 through 1972.

Google: Jean Lamson.

Google: Robert Lamson.

Google: Glenn Slanaker.

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.

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.

Architectural Inventory Form

Page 5

39. Areas of significance: **Architecture**40. Period(s) of Significance: **1966**41. Level of Significance: National State Local Not Applicable

42. Statement of Significance:

Architecturally, this house represents an unusual Modern Movements style building. Character-defining features of the home include the industrial materials, flat roof, unusual massing, and large windows. The level of architectural significance for this resource is not sufficient for this property to qualify for individual listing in the National Register of Historic Places or the Colorado State Register of Historic Properties. However, this resource qualifies for listing as a Fort Collins Landmark.

43. Assessment of historic physical integrity related to significance:

Constructed in 1966, this Modern Movements style house exhibits a moderate 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 siding, replacement with metal in 2010, negatively impacts design, materials, and workmanship. The building retains sufficient physical integrity to convey its architectural significance for listing as a Fort Collins Landmark.

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 Sonoran View Estates subdivision qualifies for listing in the National Register of Historic Places and/or as a Fort Collins historic district. 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): **tafthillrds1810 - 1.tif through tafthillrds1810 - 3.tif**
 Digital photographs filed at: **Historic Preservation Program, City of Fort Collins**
281 N. College Avenue
Fort Collins, CO 80522

Fort Collins Post-World War II Survey

HISTORITECTURE

Architectural Inventory Form

Page 6

48. Report title: **Fort Collins Post-War Survey**

49. Date(s): **11/19/2010**

50. Recorder(s): **Mary Therese Anstey**

51. Organization: **Historitecture, LLC**

52. Address: **PO Box 181095
Denver, CO 80212-8822**

53. Phone number(s): **(303) 390-1638**

Fort Collins Post-World War II Survey

HISTORITECTURE

Architectural Inventory Form

SKETCH MAP

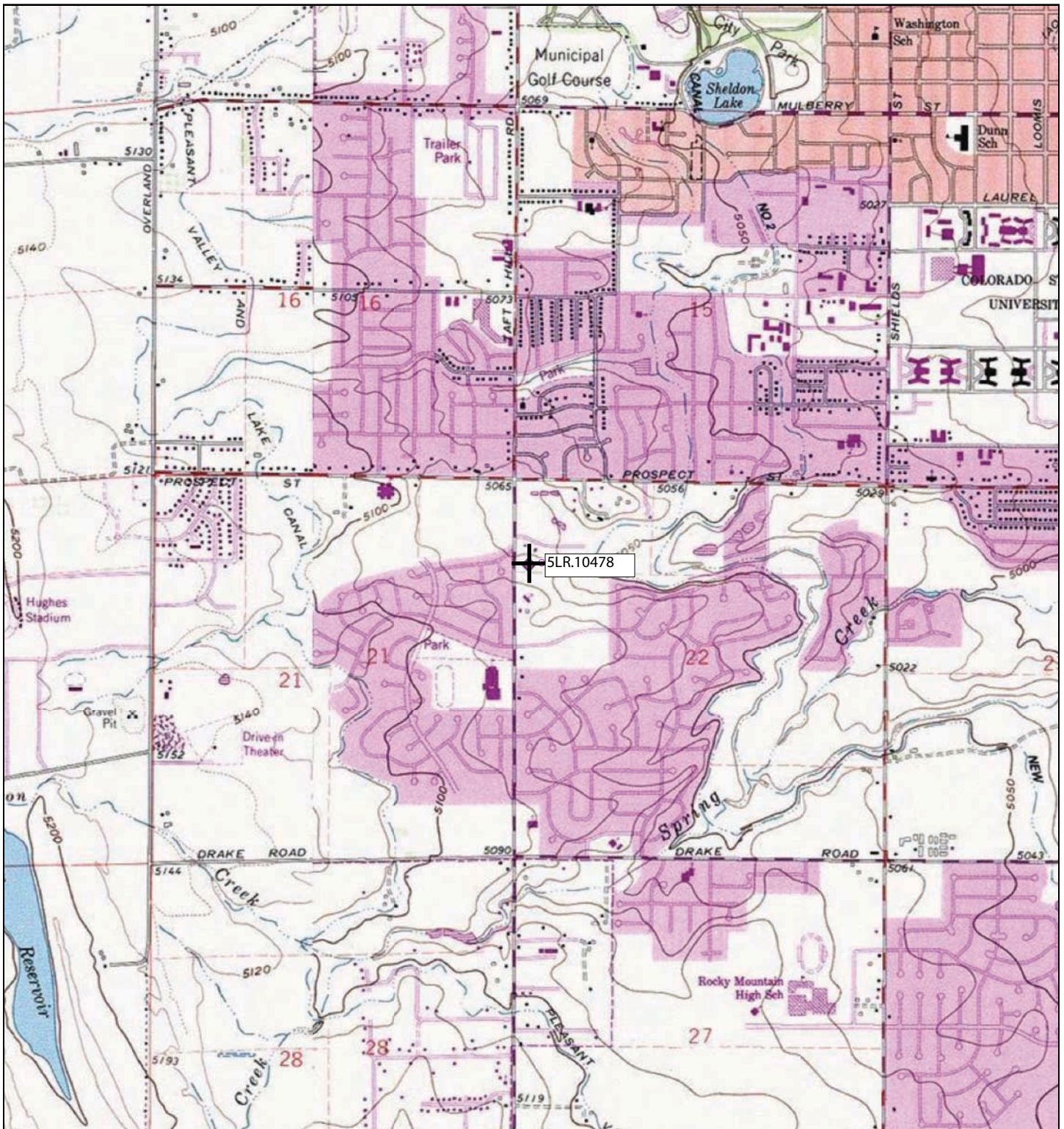


Fort Collins Post-World War II Survey

HISTORITECTURE

Architectural Inventory Form

LOCATION MAP



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

Fort Collins Post-World War II Survey

HISTORITECTURE