

HISTORY COLORADO

COLORADO STATE REGISTER OF HISTORIC PROPERTIES NOMINATION FORM

SECTION I

Name of Property

Historic Name Von Long/Slagle House

Other Names Annie Bailey Homestead

Address of Property

[] address not for publication

Street Address 330 North Taft Hill Road

City Fort Collins (vicinity) County Larimer Zip 80521

Present Owner of Property

(for multiple ownership, list the names and addresses of each owner on one or more continuation sheets)

Name Miranda Spindel

Address 330 North Taft Hill Road Phone (970) 217-6088

City Ft. Collins State CO Zip 80521

Owner Consent for Nomination

(attach signed consent from each owner of property - see attached form)


Preparer of Nomination

Name Miranda Spindel (property owner) Date 5/12/19

Organization n/a

Address 330 North Taft Hill Road Phone (970) 217-6088

City Fort Collins State CO Zip 80521

FOR OFFICIAL USE:		Site Number <u>5LR.14498</u>
<u>5/12/2019</u> Nomination Received		
<u>9/20/2019</u> Review Board Recommendation	<u>9/25/2019</u> HC Board State Register Listing	
<input checked="" type="checkbox"/> Approval <input type="checkbox"/> Denial	<input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied	
Listing Criteria <input type="checkbox"/> A <input type="checkbox"/> B <input checked="" type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E		
 Certification of Listing: Deputy State Historic Preservation Officer HISTORY COLORADO		<u>9/30/19</u> Date

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SECTION II

Local Historic Designation

Has the property received local historic designation?

no

yes --- individually designated designated as part of a historic district

Date designated _____

Designated by _____ (Name of municipality or county)

Use of Property

Historic Single dwelling/farmhouse

Current Single dwelling

Original Owner Frederick Von Long

Source of Information: Bond for Deed from Thomas W. Vollintine and James C. Evans to Fred Long, November 20, 1891. Quit Claim Deed Thomas W. Vollintine to Helen F. Vollintine October 14, 1893 Warranty Deed from James C. Evans, Helen F. Vollintine to Frederick Von Long, July 27, 1898.

Year of Construction ca. 1900

Source of Information:

1963 tax assessor record; historic newspapers indicating earlier home burned down in 1900.

Architect, Builder, Engineer, Artist or Designer Unknown

Source of Information:

Locational Status

Original location of resource(s)

Resource(s) moved to current location

Date of move _____

For Office Use Only

Property Type: building(s) district site structure object area

Architectural Style/Engineering Type: Late 19th and Early 20th Century American Movements

Period of Significance: ca. 1900-63

Level of Significance: Local State National

Multiple Property Submission: n/a

Acreage 3.06

P.M. _____ Township 7 Range 69 Section 10 Quarter Sections NW

UTM Reference: Zone 13 Easting 490306 Northing 4493462 NAD83

Site Elevation: 5073 feet

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SECTION III

DESCRIPTION AND ALTERATIONS

(describe the current and original appearance of the property followed by a discussion of all alterations)

Setting:

The Von Long/Slagle House is situated two miles west of downtown Fort Collins, approximately 1.5 miles south of the Cache la Poudre River and one block north of Grandview Cemetery (5LR.684) in unincorporated Larimer County. The 3.06-acre property is on the east side of North Taft Hill Road, directly north of the ca. 1942 Laporte Outreach Church and bordered on the north and east by Larimer Canal #2 (5LR.10819). Directly west of the home, separated by North Taft Hill Road, is a fourteen-acre property that is currently undergoing review for redevelopment. The historic home on this property was donated to the fire department and burned down in 2018 before the property was annexed by the City of Fort Collins. The surrounding neighborhood is largely single-family dwellings built in the mid- to late twentieth century with a few older buildings interspersed. The parcels directly surrounding the Von Long/Slagle property are larger parcels, two to sixteen acres in size. Most of the homes along North Taft Hill Road, however, sit on lots of less than one acre. Approximately, 0.7 miles north along North Taft Hill Road, just before crossing the Poudre River, the historic Taft House (5LR.787) is situated on the east side of the road.

The Von Long/Slagle House stands facing west toward North Taft Hill Road in the southwest corner of a three-acre rectangular parcel. Directly behind the home to the east is a barn that appears to date to the early to mid-1900s. Set back from rear of the home and slightly to the south is a large non-historic garage built in 1985. To the north is a small fruit orchard and garden area and beyond that a large L-shaped pasture, which extends north along North Taft Hill and wraps behind the barn and garage. A short gravel driveway runs south of the home to the garage and a three-rail wood fence that is at least sixty years old (likely older) separates the property from the church parking lot to the south. A wire-fence-panel gate attached to the southwest corner of the garage connects to the three-rail wood fence, effectively separating the driveway from the pasture behind the garage.

A small L-shaped hedge borders the west and north edges of the residential area. A central, non-historic wood gate in the west hedge opens from North Taft Hill Road to a stone walkway leading to the front porch. The front lawn is grassy, with four large deciduous trees shading the home and several raised flower beds. The south edge of the front lawn is bordered by a low, non-historic, wood-slat fence with a gate opening to the driveway. The backyard is enclosed by a non-historic 4' cedar fence. There are four gates present; one in each cardinal direction. The backyard has several areas planted with flower and herb gardens.

The pasture is fenced for livestock with white, three-rail vinyl fencing and divided into three smaller paddocks and one larger turnout area to the north. Within the orchard, there are five historic apple trees, two apricot trees, one walnut, and multiple young grafted apple trees growing in this area, as well as a grove of mature juniper trees, and a garden. There is also a large ham radio tower located centrally on the south edge of the orchard. An agricultural irrigation well near the center of the orchard and has been filled in completely.¹

In the turnout area, an old livestock shed, present since at least the 1950s, has been remodeled for use as a chicken coop. A second historic agricultural irrigation well is also located in this area, covered by a non-historic well house. There is a large, old poplar tree behind the garage in the southwest paddock, and several smaller

¹ Only real property, not water rights (per 36 CFR 60.6), is the subject of this nomination. The well does not supply any other property.

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trees in the larger turnout area.

House, ca. 1900-63, contributing

The 1,440-square-foot Von Long/Slagle House is a one-story Late 19th and Early 20th Century American Movements house built in 1900 after the original home on the property was destroyed in a fire caused by the parlor stove that same year.² The home is rectangular in plan and sits on a concrete and stone foundation. The hip roof is covered by wood shakes and features a large front-gable dormer on its west-facing (front) slope, above the hip-roof front porch. The exterior of the home is clad with painted wood drop siding and wood cornerboards. A flat-roof addition constructed in 1963 extends along the full length of the home's north side.

West (Front) Side (Photos 1 & 2)

The house faces the picturesque foothills of the Rocky Mountains to the west and a front porch greets visitors as they arrive. Two concrete steps lead onto the front porch. The porch's hip roof is covered by wood shakes and supported by four wood turned posts. The two rear posts are engaged. The porch floor is 3-¼"-wide fir boards installed in 2006. The ceiling is historic painted beadboard. Above the porch, the face of the front-gable dormer is clad with wood fish-scale shingles and features a small, square, fixed-sash wood window, with a wood sill and wood trim. The dormer roof is covered by wood shakes.

Two large, one-over-one, single-hung wood windows flank the front entrance, which is set slightly off-center to the south. The windows have wood sills and wide wood trim and are covered by non-historic storm windows. The historic wood front door features a single square light, with one raised wood panel above and three raised wood panels below. The door retains its historic hardware and historic wood screen door. To the south of the door is a non-historic light fixture.

To the north of the main house is the west wall of the 1963 addition, which has a single double-hung wood window and painted wood drop siding that matches the ca. 1900 portion of the house.

North Side (Photos 2 & 3)

The north wall of the ca. 1900 home is covered almost entirely by the 1963 addition. Painted clapboard siding, as opposed to drop siding, covers the north wall of the addition. There are three double-hung wood windows on this side of the addition, with the central window slightly smaller in size. The windows have wood sills and narrow wood trim and are covered by non-historic storm windows.

East (Rear) Side (Photo 4)

To the north is the east wall of the 1963 addition, which has a single, one-over-one, double-hung wooden window. The window has a wood sill and narrow wood trim and is covered by a non-historic storm window. The east wall of the addition and the house to the south is clad with painted wood drop siding. A vertical wood board marks the point where the addition meets the house.

At the south end of the east side is the rear entry. The entry has a non-historic metal and glass storm door and a wood entry door with two small rectangular lights placed side by side at the top of the door and appears to be non-historic. The door opens into a small mudroom. To the north of the door is a large, one-by-one, non-historic metal slider window covered by storm windows that looks into the mudroom. The window's wood sills and wood trim match the historic windows. The kitchen is situated to the north of the mudroom and there is a group

² *Fort Collins Weekly Courier*, March 8, 1900.

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of three small rectangular windows that look into the kitchen. The outer two windows are historic single-light wood hopper windows with transom latches and chains on the interior and non-historic storm windows. The central window is a non-historic single-light fixed-sash wood window. The size of the historic window in this location was modified ca. 2003. All three windows have wood sills and wide wood trim.

South Side (Photo 5)

The south wall of the home is clad with painted wood drop siding. To the west is a one-over-one, single-hung wood window. Near the center of the wall is a group of three, narrow, one-over-one, single-hung wood windows. To the east is a small, square, four-light, fixed wood window. The windows have wood sills and wide wood trim and are covered by non-historic storm windows. Below the windows are two window wells with non-historic metal slider windows that open into the basement.

Interior (Photos 6 & 7)

The home is one-story with a basement and attic. The living and dining area, central room and west bedroom have historic 3-1/4" fir flooring with 7" wood baseboards. Historic window and door trim is largely intact and some historic doors with original hardware remain in place.

The home's ca. 1900 interior spatial configuration—rectangular living/dining area on the south side of the house, bedrooms to the north, kitchen and bathroom at the rear, remain distinguishable although a large portion of the wall between the west bedroom and the living/dining area has been removed. The 1963 addition retains its original spatial configuration, housing two bedrooms and a full bathroom.

The remodeled kitchen retains what appears to be one of the original exterior wood doors leading to the small mudroom to the south. This door has an antique knob, a single rectangular glass light in the top half, and six recessed square panels and three recessed rectangular panels in the bottom half. Stairs in the mudroom lead to the unfinished basement.

Garage, 1985-88, non-contributing (Photos 8-10, 17)

The 1,152-square-foot, one-story, two-car garage southeast of the house was built in 1985. A taller, side-gable addition was added to the south wall of the garage in 1988 to accommodate an RV. Rectangular in plan and covered by a side-gable asphalt shingle roof, the 1985 garage features two metal overhead garage doors on its main (south-facing) façade, the 1988 addition features a single metal overhead garage door of the same design. A metal personnel door sits north of the garage doors. The walls of the garage and addition are clad with what appears to be T1-11 siding. A shed-roof porch extends along the north wall of the 1985 garage. The porch roof is covered with asphalt shingles and supported by decorative wrought iron posts. A metal personnel door on the east side of the wall leads into the garage. A non-historic wood-frame loafing shed/stall extends from the north side of the garage's rear (east) wall. A second non-historic stall, constructed of metal, stands directly south of the wood loafing shed/stall and was added sometime after 1988. The metal shed has a sliding metal door. The south side of the 1988 addition has a single small metal slider window and a metal personnel door near the addition's southeast corner.

Barn, ca. 1900-30s, contributing (Photos 11-14, 17)

The exact date of the barn's construction is unknown; however, it was present when the Slagle family bought the property in 1956 and was reportedly old at that time. The barn can also be seen in a 1955 photo of the home (Figure 2) taken by Karen Lake. The materials, design and condition of the barn suggest it was likely built in the early 1900s-30s, perhaps earlier. The approximately 365-square-foot, two-story, rectangular-plan, side-gable, wood-frame barn stands on a stone foundation and is clad with weathered tongue-and-groove boards attached

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with wire nails. A corrugated metal roof replaced an earlier wood shingle roof ca. 1970. The entry is on the south wall and features wood-plank double doors. The east door has been modified to function like a Dutch door. There are no other openings on this side.

An approximately 175-square-foot three-sided run-in stall extends from the barn's east wall. Prior to 2008, this was a two-sided (north and east), lean-to shelter. The current owners constructed the half-height wall and half-door on the lean-to's south side and installed interior "kickboards" (plywood on the lower portion of the interior walls) to protect the walls. A metal livestock gate was also added to the east wall so the stall could be enclosed if needed. The wall that covers the north half of the lean-to's east side, and the wall that covers the full extent of its north side are clad with wood boards that are wider than the tongue-and-groove siding found on the barn, suggesting that the lean-to was a later addition.

Directly above lean-to's corrugated metal roof, on the barn's east wall, is an opening that is covered by a hinged plywood shutter installed in 2008. The north wall of the barn has a rectangular opening its east side, which is covered by a shutter hinged at the top and constructed of the same tongue-and-groove siding as the barn. There is a small square opening on the lower portion of the wall near its center that has been closed from the interior. Cuts in the siding suggest that the openings on this side of the barn may have been modified over time. The west side of the barn has an opening near the center of the wall, offset slightly to the south. The opening is covered by a hinged plywood shutter installed in 2008. None of the covered openings hold windows and it is unknown if they did in the past.

There is a small room in the northeast corner of the barn's interior that historically served as a feed room, and the south wall has built-in chicken nest boxes. There is a stone outside the barn with what appears to be a name and the year "1927" carved into it.

Chicken Coop, ca. early 1900s, non-contributing (Photos 15, 16, 18)

An approximately 200-square-foot historic livestock shelter in the larger pasture area was adapted for use as a chicken coop in 2009. According to John Slagle, this outbuilding historically provided shelter for cattle from the weather. Slagle remembers it having a small corral around it and wood cattle chute nearby. The building was in poor condition when the family acquired the property and Slagle's father made repairs over the years. In 2008, the exterior boards of the main outbuilding were disintegrating and were replaced with raw-milled pine in 2009. The interior walls were covered with plywood at this time. The metal roof appears to be historic. A two-sided shelter on the east side was enclosed with hardware cloth and boards in 2010. On the west side, a chain-link kennel is attached to the coop to provide a predator-proof chicken run.

Well House, ca. 2003-08, non-contributing (Photo 18)

Southwest of the chicken coop in the large turnout pasture is an agricultural irrigation well. The well still produces water, although an obstruction placed approximately 10' below ground level limits flow. This well is covered by a small, 10-square-foot, non-historic wood-frame well house clad with painted wood clapboard siding. The well house was built sometime between 2003 and 2008 by the property owner at the time, Rich Thornton. The well house was re-roofed with asphalt shingles and painted in 2009. Although it is likely that this well and the well within the orchard were dug in the early years of the property's settlement, the actual dates are unknown.

Alterations:

In 1958, Melvin and Dorothy Slagle purchased the home and moved in with their two young sons and daughter. At the time, the home was heated by a gas-fired heater in the main living room. There was an exhaust chimney

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made of bricks (some of the bricks are still on property) that exited the roof near the northeast corner of the house (see Figure 7). Early in their years at the house, the Slagles removed the heater and installed a hot water heater and gas furnace in the bathroom. The chimney was removed and an exhaust furnace pipe installed in its place. In 1963, Melvin Slagle completed a two-bedroom, one-bathroom addition on the north side of the house. According to his son, John Lee Slagle, he built the addition himself and almost entirely by hand.³ A 1961 Slagle family photo documents the east and north sides of the house prior to construction of the addition (Figure 7). A subsequent family photo from 1962 documents the addition under construction (Figure 8), and a 1963 tax assessor photo (Figure 1) shows the completed addition. In the mid-1970s, the Slagles had the dirt cellar dug out, lined the walls with concrete block and put in a cement floor. They also replaced the barn's wood shake roof with a corrugated metal roof ca. 1970; built a two-car garage south of the house in 1985; and constructed an addition to the south side of the garage in 1988 to house an RV. The historic one-car garage depicted south of the barn in Figure 2 was torn down in 1988 and the material salvaged to build a small carport/shed behind the garage.

In 2003, Mona and Rich Thornton bought the property. The house was connected to City of Fort Collins public sewer, a large portion of the wall between the west bedroom and the dining/living room removed, the kitchen remodeled, and the historic wood flooring refinished. The kitchen remodel involved modifying the size of the central window within the group of three windows on the east (rear) wall to accommodate installation of a kitchen sink below the windows (See Figure 7 and Photo 4). In August 2004, both bathrooms were updated and the exterior of the home painted. The porch floor and floor joists were replaced in 2006.

The current owner purchased the property in 2008. Barbed-wire field fencing was removed from the perimeter of the pasture and replaced with three-rail white vinyl fencing between 2008-09. The lean-to on the east (rear) side of the barn was modified to function as a three-sided run-in stall by adding a half wall and half door to the lean-to's south side and a livestock gate on its east side. Some of the tongue-and-groove boards on the east side of the barn were replaced and plywood kickboards installed on the interior walls. Around this time an outbuilding in the north pasture was re-sided and modified to function as a chicken coop and the non-historic carport on the east side of the 1985 garage remodeled for use as a loafing shed/stall. The garage was reroofed in 2010.

INTEGRITY

(discuss the property's historic integrity)

The Von Long/Slagle House maintains a high degree of integrity with regard to location, feeling, association, materials, design, and workmanship and continues to convey its significance as a good example of a modest farmhouse built in the Fort Collins area at the turn of the twentieth century. It retains integrity of location, standing on the site on which it was built in 1900. The landscape surrounding the three-acre property has changed considerably from the open farmland it once was. The fourteen-acre farm to the west recently sold to a developer who burned down a historic home similar to the Von Long/Slagle House that stood on that property. To the east, a solar panel farm was installed several years ago, and a church parking lot is adjacent to the property's southern border. However, the three-acre parcel immediately surrounding the home with its open pastureland, historic orchard, and agricultural outbuildings remains decidedly rural in character and much like the landscape early farmers found so appealing.

³ Interview with John Lee Slagle (son of Melvin and Dorothy Slagle), March 27, 2019.

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The 1963 addition is considering contributing to the historic significance of the property and is compatible in size, design, and materials with the home, which retains its original boxy form. Character-defining design features typical of late nineteenth and early twentieth century residential architecture including the hip roof, front porch, and front-facing gabled dormer remain unchanged. The Von Long/Slagle House maintains a high level of integrity of material and workmanship. The home retains nearly all of its historic materials, including its wood siding, wood shingle roof, wood windows and front entrance door. The aesthetics and craftsmanship typical at the turn of twentieth century are evident in the home's historic turned porch posts, wood shingle roof, wood drop siding, door hardware and interior woodwork and flooring. Animals continue to be raised on site and the property conveys the feeling of a historic rural homestead despite encroaching suburban development. The large garage constructed in 1985 and expanded in 1988, detracts somewhat from the home's historic setting and feeling, but overall the home retains sufficient integrity to convey its association with rural residential architecture at the turn of the twentieth century in the greater Fort Collins area.

SECTION IV

Significance of Property

Nomination Criteria

- A** - property is associated with events that have made a significant contribution to history
- B** - property is connected with persons significant in history
- C** - property has distinctive characteristics of a type, period, method of construction or artisan
- D** - property is of geographic importance
- E** - property contains the possibility of important discoveries related to prehistory or history

Areas of Significance

- | | | |
|---|---|--|
| <input type="checkbox"/> Agriculture | <input type="checkbox"/> Economics | <input type="checkbox"/> Landscape |
| <input checked="" type="checkbox"/> Architecture | <input type="checkbox"/> Education | Architecture |
| <input type="checkbox"/> Archaeology –
prehistoric | <input type="checkbox"/> Engineering | <input type="checkbox"/> Law |
| <input type="checkbox"/> Archaeology –
historic | <input type="checkbox"/> Entertainment/
Recreation | <input type="checkbox"/> Literature |
| <input type="checkbox"/> Art | <input type="checkbox"/> Ethnic Heritage | <input type="checkbox"/> Military |
| <input type="checkbox"/> Commerce | <input type="checkbox"/> Exploration/
Settlement | <input type="checkbox"/> Performing Arts |
| <input type="checkbox"/> Communications | <input type="checkbox"/> Geography/
Community Identity | <input type="checkbox"/> Politics/
Government |
| <input type="checkbox"/> Community
Planning and
Development | <input type="checkbox"/> Health/Medicine | <input type="checkbox"/> Religion |
| <input type="checkbox"/> Conservation | <input type="checkbox"/> Industry | <input type="checkbox"/> Science |
| | <input type="checkbox"/> Invention | <input type="checkbox"/> Social History |
| | | <input type="checkbox"/> Transportation |

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SIGNIFICANCE STATEMENT

(Provide a summary paragraph that includes level of significance, applicable criteria, areas of significance, and justification for the period of significance.)

The Von Long/Slagle House is locally significant under Criterion C for Architecture as a good example of a Late 19th and Early 20th Century American Movement, one-story, hip-roof farmhouse constructed in the greater Fort Collins area at the turn of the twentieth century. The home displays characteristics typical of this transitional period in American residential architecture, including a rectangular plan and boxy form; wood shake hip roof with front-facing dormer; hip-roof front porch with turned posts; wood drop siding; and one-over-one wood windows. The 1963 addition on the north side, built by property owner Slagle as a do-it-yourself project, represents a common method of expanding a small early-1900s hip-roof residence to accommodate a growing family. Slagle took care in selecting compatible materials and detailed the addition to complement the original house. The Von Long/Slagle House retains excellent integrity; no significant changes have been made to the home since the addition was completed in 1963.

DEVELOPMENTAL HISTORY / ADDITIONAL HISTORIC CONTEXT INFORMATION

In 1851, the Fort Laramie Treaty formally recognized the Cache la Poudre River valley as Cheyenne and Arapaho territory and included provisions for the safe passage of settlers and the building of roads and military posts on Native American land. Permanent settlement of the area began in earnest with the initiation of the Colorado gold rush in 1859. In 1861, the Treaty of Fort Wise greatly reduced the size of the Cheyenne and Arapaho territory in Colorado and effectively opened up thousands of acres to settlers. Larimer County was established the same year and the small community of Laporte (formerly Colona) named the county seat. In 1862, passage of the Homestead Act prompted a flood of settlers into the American West. To protect traffic along the Overland Trail, the United States Army established a military fort near Laporte that year, later named Camp Collins in honor of Lieutenant Colonel Williams O. Collins. Flooding of the Cache la Poudre River destroyed Camp Collins in 1864, and the fort relocated to higher ground four miles to the south. Renamed Fort Collins, the military post became an important transportation and commercial center for settlers in the surrounding area. The post was abandoned in 1867, but the small community that developed around Fort Collins continued to thrive. In 1868 it became the county seat of Larimer County and incorporated on February 3, 1873.

The property on which the Von Long/Slagle House sits is part of a homestead established in the Fort Collins area during the community's early development. Annie Bailey, widow of Joel D. Bailey, received patent to 160 acres in the northwest corner of Section 10, Township 7 North, Range 69 West, approximately two miles west of Fort Collins in 1873.⁴ A Michigan native, Annie was born in 1852.⁵ The details of Annie's early life and marriage to Iowan Joel Bailey are unclear, but they were together and living in Colorado by 1872 when their first child was born.

On June 29, 1874, Annie Bailey married Kintzing P. Pew, an early settler in the Cache la Poudre River valley. At the time she had two children from her previous marriage—Minnie M. Bailey and Ida E. Bailey (Sickler). Born September 5, 1847, in Mercer, Pennsylvania, Pew attended public school. He arrived in Laporte,

⁴ Ann Bailey, widow of Joel D. Bailey (Larimer County, Colorado) Homestead Patent No. 353, dated 12/15/1873. Bureau of Land Management, General Land Office Records, <https://gloreCORDS.blm.gov/default.aspx> accessed May 12, 2019.

⁵ 1880 U.S. Census Records.

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Colorado, at the age of 21 on April 1, 1868, traveling via stagecoach from Cheyenne, Wyoming.⁶ Annie and Kintzing Pew lived on the homestead with Ida and Minnie and had three additional children together—Mary, Roy, and Edna. For many years, “Kintz” Pew farmed, raised stock and ran a threshing machine on the property.⁷

In 1878, the farm was sold to F. C. Avery. Kintzing Pew went on to become Laporte’s deputy postmaster and a salesman in the town’s general store.⁸ Annie Bailey died in 1899. Surviving her was her husband and five children. Kintzing P. Pew passed away in 1926.⁹

Between 1878-98, the farm had a number of owners. Irish immigrant Richard Purcell acquired the 160-acre property on June 12, 1879. In 1890, he quit-claimed the parcel, minus the northeast ten acres, to his wife, Catherine Purcell. That same year, James C. Evans and “Free” Thoman, proprietors of a meat market on College Avenue, and their former partner, Thomas W. Vollintine, appear to have purchased the premises at a public sale. In 1891, Frederick Von Long is named on a Bond for Deed, and in 1898 he received a Warranty Deed from James C. Evans and Helen F. Vollintine for property in the southwest quarter of the northwest quarter of Section 10, Township 7 North, Range 69 West.¹⁰

Born in Germany in 1845, Frederick Von Long arrived in the United States in 1872 before making his way to Iowa. In 1879, he married English immigrant Sarah Lancaster.¹¹ The couple was living in Colorado in 1888 when their first son, Fred Jr., was born. A daughter, Harriet, had been born in Nebraska seven years prior. The same year that they acquired the Bailey homestead, the couple welcomed a third child, Henry.¹² In the 1900 Census, Frederick reported that he was a farmer, who owned a home with a mortgage. According to newspaper reports, the Von Long home and all of its contents burned down on February 27, 1900, due to a fire that started in the parlor.¹³ Luckily, no one was home at the time of the fire. Fred Von Long was at Camp Bettis, where he was employed at the time, and Sarah Von Long was in town attending a lecture. The home was insured by the Colorado Mutual Fire Insurance Company (Policy #1021) and several newspaper items cover how the adjustment was handled.¹⁴ It is assumed that the home was rebuilt shortly after the fire.

By 1900, Fort Collins had developed into a thriving center of agriculture, commerce, transportation, and education. In 1870 the community had been chosen as the site of Colorado’s first land grant college—Colorado Agricultural College (later Colorado State University), which held its first classes in 1879. The Colorado Central Railroad had arrived in 1877, followed by the Greeley, Salt Lake & Pacific (GSL&P) in 1882. Grandview Cemetery, one block south of the Von Long house, had received its first burial in 1887.

When Von Long built his new house, the sugar beet industry was just taking hold and quickly transformed the area’s economy, ushering in a boom. Fort Collins expanded rapidly during the early 1900s, with the main

⁶ Watrous, Ansel. *History of Larimer County: 1835-1927*. Ft. Collins, CO: The Courier Printing & Pub. Co., 1911, 540, 598.

⁷ Watrous, 540, 598.

⁸ Ibid.

⁹ Ibid.

¹⁰ An item in the August 4, 1898, *Fort Collins Courier*, reported the transfer of the parcel from James C. Evans and Helen F. Vollintine to Fred Von Long for \$2,721.29.

¹¹ *Iowa, Select Marriages Index, 1758-1996*. Ancestry.com Accessed July 3, 2019.

¹² 1900 U.S. Census Records.

¹³ *Weekly Courier* (Fort Collins), March 8, 1900.

¹⁴ *Weekly Courier* (Fort Collins), March 8, 1900, March 20, 1900 and May 10, 1900.

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commercial core developing south of the Von Long house near the site where the military post once stood. Farmland was platted for residential neighborhoods and development expanded around the growing college campus south of downtown.

Frederick Von Long died at home at age fifty on February 14, 1906.¹⁵ After his passing, the west ten acres of the homestead was divided off and sold. South of the Von Long property, sixty-two acres of farmland originally settled by the Mercer Colony, an agricultural colony founded in 1869 by a group from Mercer County, Pennsylvania, and later used as grazing land, was purchased by the city in 1907 for a large public park adjacent to Grandview Cemetery.¹⁶ Despite the city's growth, the area north of cemetery remained unincorporated and retained its rural character.

The ten-acre parcel transferred ownership several times between 1906 and 1932, when Grace Hodges Wells is named on the deed. Married to Fred J. Wells, Grace was a member of a well-off family in early Fort Collins and is mentioned often in social news items of the time. In 1956, Wells bequeathed her ten-acre tract and irrigation water rights to her niece, Alice Widdows, and nephew, Harry Starks. Melvin and Dorothy Slagle purchased three acres of this property that included the Von Long house in 1958.

Melvin "Mel" LeRoy Slagle was born July 1, 1925, in Hebron, Nebraska, to Frank Slagle and Louise Fangmeier Slagle. Mel served in the Navy from 1944 to 1946 and then married Dorothy J. Nutsch on Aug. 24, 1948. Dorothy was born May 15, 1923, on her family's farm near Morrowville, Kansas. Melvin and Dorothy Slagle had three children; sons John Lee (1953) and James (Jim) Roy (1956) and daughter Mary Ann (1952). The Slagles farmed near Fairbury, Nebraska. In 1956, they came to Fort Collins to care for an ailing grandmother who was living in the area. Initially, the family lived in a motel on North College Avenue, before seeking a more permanent residence. The family rented until they found and purchased 330 North Taft Hill Road on July 1, 1958. Mel Slagle worked in manufacturing at Woodward Governor for over thirty years. Dorothy Slagle passed away August 29, 1998. Mel Slagle eventually went into assisted living and his children sold the 330 North Taft Hill home on May 2, 2003. Melvin Slagle died December 14, 2005. Both John and Jim Slagle still reside in Fort Collins. Mary Ann lives in Texas.

Richard and Mona Thornton acquired the home from the Slagle children in 2003. In 2008, the current owner, Miranda Spindel, purchased the property from the Thorntons. The parcel remains outside the Fort Collins city limits and retains its rural feeling, despite encroaching development as the city continues to grow.

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¹⁵ *Fort Collins Courier*, February 14, 1906.

¹⁶ Jessica MacMillan, "City Park has full history, good future," *The Coloradoan*, April 5, 2015.

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SECTION V

GEOGRAPHICAL DATA

Verbal Boundary Description of Nominated Property (describe the boundaries of the nominated property)

The nominated area is a rectangular parcel located within the southwest quarter of the northwest quarter of Section 10, Township 7 north, Range 69 west of the 6th principal meridian, County of Larimer, State of Colorado, identified as parcel number 9710200039 by the Larimer County assessor. The 3.06-acre parcel contains the surviving historic resources that historically served as the headquarters of a 160-acre farm acquired by Frederick Von Long in 1891. After Long's death in 1906, the west ten acres of the farm, which included the headquarters, was divided off and sold. The nominated 3.06-acre parcel was subsequently divided from the 10-acre parcel and sold to the Slagle family in 1958.

The boundary is described as follows: Beginning at Point A at the southwest corner of the parcel, the nomination boundary extends 418.2' north more or less along the west line of the northwest quarter of Section 10 to Point B; then east 329.8' along the north line of the southwest quarter of the northwest quarter of Section 10 to Point C; then south 420' feet along the east line of the west half of the west half of the southwest quarter of the northwest quarter of Section 10 to Point D; and then west 330.2' to the point of beginning.

Official Map (show location of property on map)



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SECTION VI

PHOTOGRAPH LOG

The following information pertains to photographs numbers 1- 18, except as noted:

Name of Property: Von Long/Slagle House
Location: 330 North Taft Hill Road, Fort Collins, CO 80521
Photographer: Miranda Spindel
Date of Photographs: 2018-19

Photo No.	Description of View and Direction of Camera
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- 1 of 18: West side of ca. 1900 house and 1963 addition, camera facing northeast.
- 2 of 18: North and west sides of ca. 1900 house and 1963 addition, camera facing southeast.
- 3 of 18: North side of 1963 addition, camera facing southeast. West side of ca. early-1900s barn in background.
- 4 of 18: East (rear) side of ca. 1900 house and east (rear) side of 1963 addition (at right), camera facing south.
- 5 of 18: South side of house, camera facing northeast
- 6 of 18: Interior dining room, camera facing east.
- 7 of 18: Interior, dining room, living room and front entry, camera facing southwest.
- 8 of 18: West side of 1985 garage and 1988 RV addition (right), camera facing east.
- 9 of 18: North side of 1985 garage, camera facing south.
- 10 of 18: East (rear) side of 1985 garage and 1988 RV addition (left), barn at right, camera facing northwest.
- 11 of 18: West side of ca. early-1900s-30s barn, camera facing east.
- 12 of 18: South side of ca. early-1900s-30s barn, camera facing north.
- 13 of 18: East (rear) side of ca. early-1900s-30s barn, camera facing northwest.
- 14 of 18: North side of ca. early-1900s-30s barn, camera facing south.
- 15 of 18: South side of chicken coop, camera facing north.
- 16 of 18: North side of chicken coop, camera facing south.
- 17 of 18: View of garage, barn, house, well house and chicken coop, camera facing southwest.
- 18 of 18: Historic orchard and pasture north of the house, camera facing southwest.

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HISTORIC PHOTOGRAPHS & FIGURES

(Insert available digital images of historic photographs and figures illustrating the property over time. Include captions with source information.)

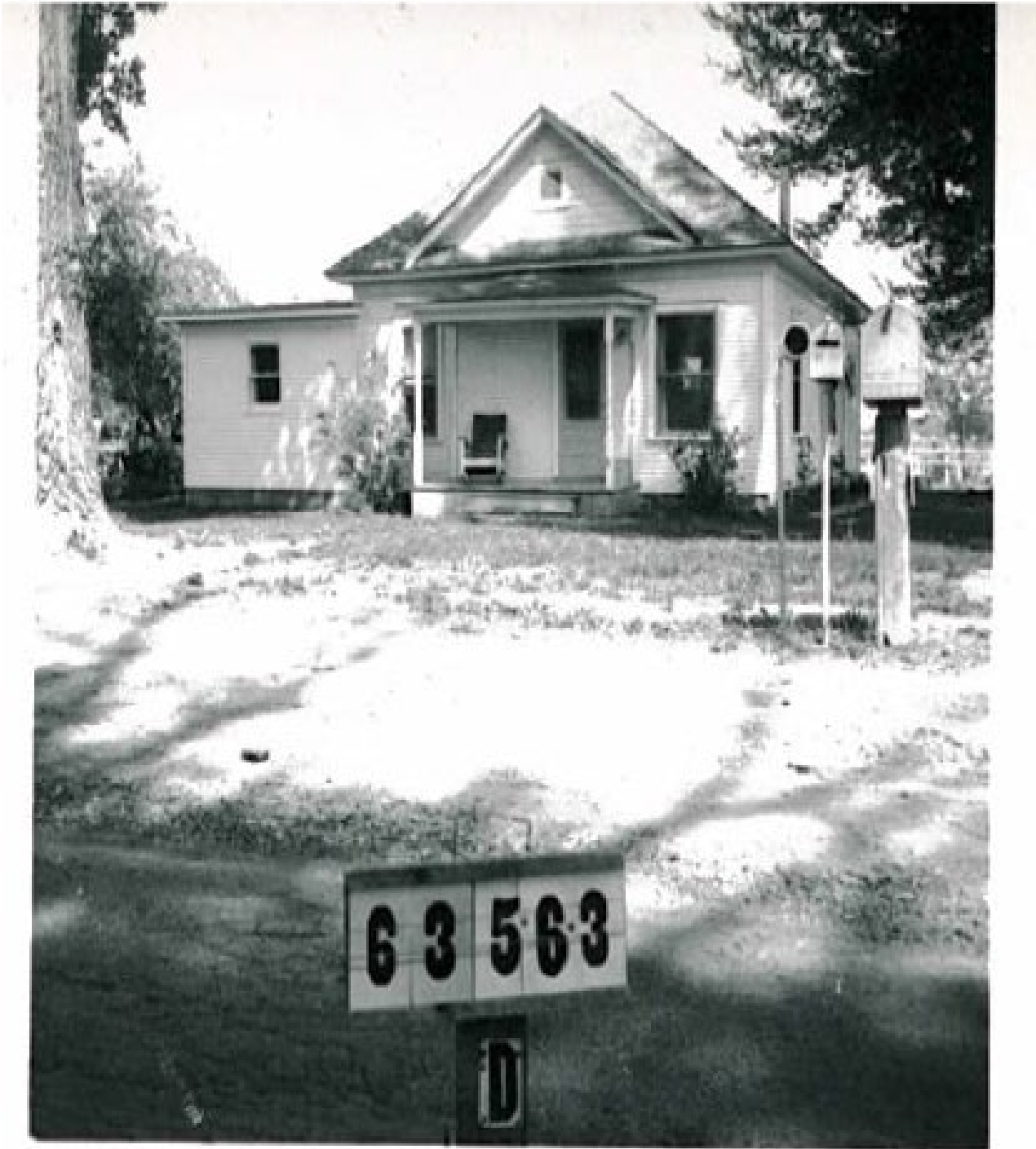


Figure 1: Tax assessor photo of 330 N. Taft Hill Road in 1963. Source Fort Collins Museum of Discovery archives.

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Figure 2: View of 330 N Taft Hill Road property from across the street in 1955. Source Karen Lake.

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Figure 3: View of 330 N Taft Hill Road in 1952. Source Karen Lake.



Figure 4: Garages at 330 N Taft Hill Road unknown date ca. 1950's. Source Karen Lake.

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Figure 5: Kintzing Pew. Source Fort Collins History Connection.

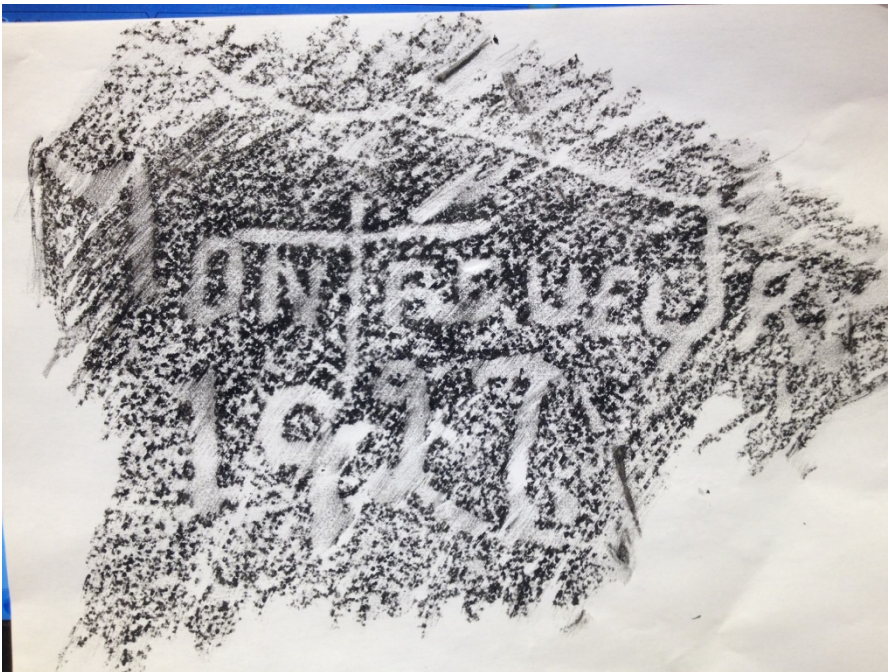


Figure 6: Rubbing and photo by current owner of stone outside barn dated 1927. Significance unknown.

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Figure 7: Photo courtesy of John Lee Slagle from his mother, Dorothy Slagle's, photo album. Handwriting, including date, is hers. View is of the south and east sides of the house in 1961 prior to construction of the 1963 addition.



Figure 8: Photo courtesy of John Lee Slagle, dated March, 1962. View is of the east side of the house with framing of the addition visible. John is pictured on the left and his brother on the right.

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SECTION VII

ADDITIONAL MATERIALS TO ACCOMPANY NOMINATION

Sketch Map(s)

Digital Images (separate files)

PDF of Current photos (see check-off list)

Owner Consent Form (Section VIII)

Use of Nomination Materials

Upon submission to the Office of Archaeology and Historic Preservation, all nomination forms and supporting materials become public records pursuant to CRS Title 24, and may be accessed, copied, and used for personal or commercial purposes in accordance with state law unless otherwise specifically exempted. History Colorado may reproduce, publish, display, perform, prepare derivative works or otherwise use the nomination materials for History Colorado and/or State Register purposes.