

HISTORY COLORADO

COLORADO STATE REGISTER OF HISTORIC PROPERTIES NOMINATION FORM

SECTION I

Name of Property

Historic Name Stanley House

Other Names Rockside

Address of Property

[] address not for publication

Street Address 415 W. Wonderview Avenue

City Estes Park

County Larimer

Zip 80517

Present Owner of Property

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

Name Gary R. Brown and Kelly A. Brown

Address P. O. Box 778

Phone (970) 586-2021

City Estes Park

State CO

Zip 80517

Owner Consent for Nomination

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

Preparer of Nomination

Name Carl McWilliams

Date October 4, 2019

Organization Cultural Resource Historians

Address 1607 Dogwood Court

Phone (970) 493-5270

City Fort Collins

State CO

Zip 80525

FOR OFFICIAL USE:

Site Number 5LR.806

9/30/2019 Nomination Received

1/17/2020 Review Board Recommendation
 Approval Denial

1/22/2020 HC Board State Register Listing
 Approved Denied

Listing Criteria A B C D E

Dr. Shelly Kathryn Norton
Certification of Listing: Deputy State Historic Preservation Officer HISTORY COLORADO

1/22/20
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 Domestic / Single Dwelling

Current Domestic / Single Dwelling

Original Owner Flora J. R. Stanley

Source of Information Abstract of Title

Year of Construction 1903-04

Source of Information The (Fort Collins) Weekly Courier, September 30, 1903, p. 7; January 13, 1904, p. 8; March 30, 1904, p. 8; June 15, 1904, p. 8.

Architect, Builder, Engineer, Artist or Designer Freelan O. Stanley, (probably in collaboration with Franklin E. Kidder and T. Robert Wieger)

Source of Information The (Fort Collins) Weekly Courier, September 30, 1903, p. 7; January 13, 1904, p. 8; March 30, 1904, p. 8; June 15, 1904, p. 8.

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: Colonial Revival

Period of Significance: 1904, ca. 1930s

Level of Significance: Local State National

Multiple Property Submission: n/a

Acreage 4.44 acres

P.M. 6 Township 5N Range 73W Section 24 Quarter Sections SW1/4 SW1/4

UTM Reference: Zone 13 Easting 455086 Northing 4470207 NAD83

Site Elevation: 7729 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 Stanley House property is north of, or above, Wonderview Drive, between Big Horn Drive to the east and Far View Drive to the west, in the northwest quadrant of Estes Park. The town of Estes Park is located in a picturesque valley, in the shadows of Long's Peak and Mount Meeker, at the eastern edge of Rocky Mountain National Park. Platted in 1905 and incorporated in 1917, Estes Park lies at an elevation of 7,522' above sea level, and is currently home to approximately 6,400 citizens. Administratively, it is Larimer County's westernmost incorporated community, and serves as the eastern gateway to the national park. The city of Loveland is approximately 24 miles to the east via U. S. Highway 34, while the city of Longmont is approximately 33 miles to the southeast via U. S. Highway 36 and State Highway 66. Denver, the Colorado state capital, is approximately 65 road miles southeast of Estes Park.

The nominated property comprises 4.44 acres. In addition to the Stanley House, four other buildings are within the nominated boundaries: a former carriage house / secondary residence is approximately 40' southeast of the primary residence, a garage is approximately 50' northeast of the primary residence, and two sheds are between 140' and 170' west of the primary residence. The former carriage house / secondary residence has been substantially altered from its historic appearance, and therefore does not contribute to the property's architectural or historical significance. As a relatively modern building, erected in 2000, the garage also does not contribute to the property's architectural or historical significance. The two sheds are believed to date from the Stanleys period of ownership, and have not been notably altered in recent decades. As such, they are regarded as contributing to the property's significance.

A broad meadow with native grasses and ponderosa pines slopes gently southward, below the buildings toward Wonderview Drive. A horseshoe-shaped gravel lane loops through the meadow providing vehicular access from two points on Wonderview Drive. The gravel lane is behind a distinctive stone retaining wall south of the primary residence and east of the former carriage house / secondary residence. The gravel lane and stone retaining wall were constructed at the same time as the Stanley House, and contribute significantly to the property's strong integrity of setting. A gravel parking area is east of the primary residence and south of the garage. An undeveloped hillside with granite outcroppings is behind the buildings to the north.

Stanley House, constructed in 1904 (feature #1, contributing, photos 1-9, 22-27)

Also known as "Rockside," the original Stanley House is composed of a large two-story hipped-roof core, with a centered projecting front gable, and a nearly full-width one-story front porch. Other original building elements include a two-story hipped-roof extension at the east end of the north-facing (rear) wall, and a two-story flat-roofed section at the south end of the east-facing wall. A small second-story flat-roofed bathroom addition at the west end of the north-facing wall was erected in 1914. A one-story shed-roofed section that comprises the western portion of the north-facing wall was originally an open rear porch that was enclosed during the years between 1954 and 1978. The 1914 second-story bathroom addition is situated above the west end of the former shed-roofed rear porch that has been enclosed. The building's overall footprint measures 53' N-S x 57' E-W. A prominent regional example of Colonial Revival style architecture, the stately residence was completed in 1904 and was originally the home of Freelan O. and Flora Stanley. Similar in design and appearance, although at a smaller scale, the Stanley House served as the architectural prototype for the Stanley Hotel and Manor House (built 1907-12), located one mile east at 333 Wonderview Avenue (5LR.478; contributing to the National Register-listed Stanley Hotel Historic District, NRIS.77000380; listed 1977, amended 1985, 1998).

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The Stanley House is of wood-frame construction, supported by an original coursed stone foundation, and with its exterior walls primarily clad with white horizontal vinyl siding. The roof is moderately-pitched and is covered with red asphalt composition shingles. The eaves are boxed with painted white wood trim including a decorative dentil course. Two red brick chimneys are on the roof ridges, and a painted white concrete block fireplace chimney is at the rear northwest corner.

The symmetrical façade faces south overlooking a broad meadow that extends to Wonderview Avenue, and affording breathtaking views of Long's Peak, Mount Meeker, and other not far distant summits. A glassed-in front porch measures 10' N-S x 40' E-W with a slightly projecting center element directly below a projecting front gable with returns. With entries at its east and west ends, the porch features four sets of tripled painted white Tuscan columns, two single painted white Tuscan columns, and two engaged columns, along with an open wood balustrade with turned balusters and a flat roof that also serves as the floor of a second-story porch.

The south-facing porch glazing consists of a centered horizontal-sliding door, flanked on either side by expanses of fixed-pane windows, all topped by a series of transom lights. This horizontal-sliding door is behind the balustrade and is not accessible from the exterior. The porch floor is carpet over tongue-in-groove wood flooring. The foundation wall below the porch floor is penetrated by four basement-level four-light oculus windows with decorative stone voussoirs. A painted white wood-paneled door, with nine upper sash lights, and with transom and sidelights, enters the west end of the porch. A set of twelve concrete steps with stone knee walls and decorative urns leads to this entry door. A horizontal sliding glass bypass door enters the east end of the porch from a set of five concrete steps, flanked by black metal railings.

Within the glassed-in front porch, the symmetrical south-facing first-story wall contains a wide, centered glass-in-painted white wood frame door with sidelights, flanked on either side by a window arrangement consisting of a large single-light fixed-pane window with flanking, narrow, six-over-one double-hung sash windows, all with painted white wood frames and surrounds.

The façade's second-story porch is enclosed by a painted white wood balustrade with turned balusters. A door that opens onto the porch from the second story is centered below the projecting front gable. This door is flanked on either side by a six-over-one double-hung sash window divided by engaged columns, topped by a painted white entablature and sunburst motif. These windows have painted white wood frames and surrounds, as do four additional six-over-one double-hung sash windows in the south facing second-story wall.

An open shed-roofed porch that measures approximately 5' N-S x 25' E-W is on the residence's east-facing side. This porch has a poured concrete floor, a black wrought iron balustrade and black wrought iron posts supporting the shed roof. A painted white wood storm door leads from this open porch into an enclosed porch of approximately the same dimensions that forms the north end of the first story's east-facing side. A painted white wood-paneled door with six upper sash lights leads from within the enclosed porch into the interior of the home. A second-story porch, with a painted white open wood balustrade with turned balusters, is above the enclosed porch. A painted white wood-paneled door, with six upper sash lights, and covered by a wood screen door, opens onto the porch from the second story.

The home's windows predominantly feature painted white wood frames and surrounds, and white-trimmed metal exterior storm windows. A prominent Palladian window arrangement is in the north-facing second-story wall, while canted hipped-roof bay windows are in the west-facing and north-facing walls. The wall of the enclosed porch on the east-facing side contains a band of four paired eight-light windows north of the door and one six-light window south of the door. South of the enclosed porch, the east-facing first-story wall contains four large twenty-light windows. Windows elsewhere are primarily symmetrically arranged six-over one, eight-over-one, and twelve-over-one double-hung sash.

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Interior

The main level of the interior consists of the following rooms: an entrance hall, parlor, dining room, kitchen, sunroom, sitting room, the glassed-in front porch on the south side, and the enclosed porch on the east side that leads into the kitchen. A hall and a half-bath are between the kitchen and the entrance hall. A grand central staircase in the entrance hall leads to the second story. The second story is also accessed by a small Sedgwick brass elevator adjacent to a utility closet at the west end of the kitchen.

Accessed through the glassed-in front porch, the entrance hall measures 23½' N-S x 14' E-W, and is in the center front part of the residence. Located west of the entrance hall, the parlor is in the front southwest portion of the residence, and measures 28' N-S x 15½' E-W. Located east of the entrance hall, the dining room is in the front southeast portion of the residence and measures 19' N-S x 15½' E-W. The kitchen and enclosed side porch form the rear northeast portion of the main level. The kitchen measures approximately 20' N-S x 15' E-W, while the enclosed porch on the kitchen's east side measures 24½' N-S x 4' E-W. Measuring 13' N-S x 9' E-W, the sun room is east of the dining room and south of the enclosed porch and open covered porch. Originally an open rear porch, the sitting room measures 8' N-S x 26' E-W. It is located west of the kitchen and north of the parlor and entrance hall, forming the rear northwest portion of the main level.

The entrance hall, parlor, and dining room are all minimally altered from when the Stanleys occupied the home and thus retain a high degree of integrity. Original features include the long grain fir flooring, plaster crown molding, wallpaper, and pocket doors between the three rooms. The wallpaper has a patent date of 1903, and is taken from works produced by Dutch painter Lawrence Alma-Tadema who lived between 1836 and 1912. The dining room features an original built-in breakfront buffet, and the Stanleys' ammonia-fumed oak table with seven leaves and eight chairs. The original fireplace in the parlor's east wall features fluted plaster columns and mantel with a dentil course, a brass front, and inlaid tile work. Early twentieth century light fixtures, with an 1890 Edison General Electric Company patent date, are located adjacent to the front entry doors in the entry hall and above the fireplace in the parlor. (The house originally had gas lighting, but was converted to electrical power in 1909 when the hydroelectric Stanley Power Plant (5LR.2164; contributing to the Stanley Hotel Historic District as amended April 1998; NRIS.98000321) was completed adjacent to Fall River. Stanley financed the power plant to bring power to his hotel and residence, as well as to Estes Park's other residences and businesses.) Furniture in the parlor includes an original secretary's desk believed to have been used primarily by Flora Stanley.

The second story contains a large central hall, a library, four bedrooms, two bathrooms, and a sitting room off one of the bedrooms. A large Palladian window in the north wall provides natural lighting for the central hall that is also lit by a chandelier that hangs over the staircase. The library (historically F. O. Stanley's office) is in the front center portion of the second story, with doors that lead onto the second-story porch. The bedroom that forms the rear northwest portion of the second story was used by Mr. Stanley because it was the coolest and quietest room in the house. A bathroom adjacent to this bedroom was added to the property in 1914. (Apart from water that was perhaps pumped into the kitchen, the house reportedly did not have indoor plumbing prior to that date.) The bedroom in the front southwest portion of the second story was reserved for guests because it afforded the best views of the spectacular peaks across the valley. The bedroom in the front southeast portion of the second story was used by Flora Stanley and is where she passed away in 1939. The sitting room is adjacent to this bedroom, directly above the sunroom. The fourth bedroom and second bathroom are in the rear northeast portion of the second story. Located above the kitchen, this bedroom was the maid's quarters.

The basement level, under the center front section of the house, contains an office and a large room that has served as a billiards room beginning in at least the 1950s.

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Former Carriage House / Secondary Residence, constructed in 1904 (feature #2, non-contributing, photos 10-13)

This L-shaped building is built into the hillslope approximately 40' southeast of the primary residence. It is composed of a historic hip-roof carriage house with a two-story gabled addition and a one-story gabled addition extending south and east from the original south wall. The building currently serves as a residence. The original carriage house section measures 20' N-S x 17½' E-W. The two-story addition is built onto the south wall of the original carriage house and measures 20' N-S x 17½' E-W. The one-story addition is built onto the east wall of the two-story addition and measures 20' N-S x 28' E-W. The overall building is supported by a poured concrete foundation faced with stone above grade on the south side. The exterior walls are clad with white horizontal vinyl siding, except for a section of the lower south-facing wall that is clad with white horizontal wood siding. The roof is covered with red asphalt composition shingles and the eaves are boxed with painted white wood trim including decorative dentils. A non-historic boxed chimney is on the original west-facing wall. A wood-paneled door, with nine upper sash lights, and covered by a white metal storm door, enters the upper level from a small uncovered concrete porch near the north end of the west-facing wall. A short set of concrete steps lead to another wood-paneled door, covered by a white metal storm door that enters lower level through the west-facing wall. A second-story porch with a painted white wood balustrade extends from the south wall of the two-story addition. This porch also serves as a carport or porte-cochere and is supported by painted white Tuscan columns on wood pedestals and a stone retaining wall. An L-shaped set of wood steps leads to an elevated recessed porch that forms the southeast corner of the one-story addition. This porch measures 6' x 8' and has a painted white open wood balustrade and twin Tuscan columns that support the corner of the roof eave. A painted white wood-paneled door enters the building from the porch. Windows are predominantly double-hung sash.

Garage, constructed in 2000 (feature #3, non-contributing, photos 14-17)

A 1½-story garage with an office or studio space in its upper half-story is built into the hillslope approximately 50' northeast of the Stanley House. Erected in 2000, the garage measures 36' N-S x 26' E-W and is supported by poured concrete perimeter foundation walls with a concrete slab floor. Sections of the foundation wall above grade are faced with stone. The exterior walls are clad with white horizontal vinyl siding over wood frame construction. The roof is a moderately-pitched front gable with red asphalt composition shingles and painted white boxed eaves. Painted white dentils appear under the eaves in the south-facing upper gable end. The south-facing wall contains two white metal rollaway garage doors, and an eight-over-one double-hung sash window is in the south-facing upper gable end. A similar window is in the north-facing upper gable end. A gray metal-paneled door enters near the south end of the west-facing wall. To the north of this door, the west-facing wall contains an eight-over-one double-hung sash window. On the garage's east side, eight concrete steps and six wood steps lead to a white metal door that enters the upper half story beneath a tall intersecting gable. The top part of the wood steps and the wood landing at the top of the steps are flanked by black wrought iron railings.

Shed 1, constructed ca. 1930s (feature #4, contributing, photo 18)

This shed is approximately 140' west and 10' north of the Stanley House's northwest corner. Measuring 6½' N-S x 25½' E-W, it is supported by poured concrete perimeter foundation walls, with a wood plank floor. The exterior walls are clad with painted beige or white square-cut wood shingles fastened to horizontal wood planks, in turn fastened to 2" x 4" wood framing members. The saltbox roof form has a longer north slope and shorter south slope and is covered with rolled asphalt roofing material over 1x wood decking and 2" x 4" wood rafters. The rafter ends are painted beige or white and are exposed beneath the eaves. The south-facing wall contains four narrow side-hinged wood-paneled doors. This shed's uses through the years are unknown, although based on its appearance it may have served as a chicken house.

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Shed 2, constructed ca. 1930s (feature #5, contributing, photo 19)

This small wood frame shed is approximately 23' west of Shed 1 (feature #4). Measuring 12' N-S x 10' E-W, it is supported by a wood timbers on stone piers foundation. The exterior walls are clad with painted beige or white square-cut wood shingles fastened to horizontal wood planks, in turn fastened to 2" x 4" wood framing members. The saltbox roof form has a longer north slope and shorter south slope, and is covered with rolled asphalt roofing material over 1x wood decking and 2" x 4" wood rafters. The rafter ends are painted beige or white and are exposed beneath the eaves. A plywood door, side-hinged with metal strap hinges, enters the south-facing wall. This shed's uses through the years are unknown.

Alterations¹

The Stanley House has had just three long-term owners and residents throughout its history. Freelan O. and Flora Stanley owned and lived in the house seasonally from 1904 until their respective deaths in 1939 and 1940. Leonard C. and Mildred E. Molander then owned and lived in the residence from 1954 to 1978, followed by Gary R. and Kelly A. Brown from 1978 to the present. Known improvements to the original house during the Stanleys' years of occupancy include the installation of electric lighting in 1909, and two bathrooms installed in the second story ca. 1914. One of these bathrooms, built off Mr. Stanley's bedroom, resulted in the small, flat-roofed, second-story addition at the west end of the north-facing wall.

The house underwent several alterations during the Molanders' years of ownership. These include glassing-in the front porch, enclosing the rear porch, installing a bay window in the kitchen's north wall, and replacing the windows in the sun room off the dining room, and the sitting room directly above. Those windows were in turn replaced by the Browns in 2013, with Renewal by Anderson windows, while not historic, are more in keeping with the home's original double-hung sash windows. The Molanders also enlarged and converted the carriage house into a secondary residence.²

The vinyl siding dates to the early 1980s, soon after the property was acquired by Gary and Kelly Brown. The white metal-trimmed exterior storm windows date from the same time period. Ca. 1996, the Browns completed an interior kitchen remodel in association with contractor Hal Wheatley. The former carriage house / secondary residence was expanded to the east during the 1980s, with Frank West as the contractor. The detached garage was erected in 2000. A building permit for its construction issued on March 30, 2000, lists Alpine Homes of Estes Park as the contractor. Historic photos indicate that the sunburst motif in the south-facing upper gable end was originally a fanlight. The date when the sunburst motif replaced the fanlight is unknown other than it predates 1980 when the Browns acquired the property.

INTEGRITY

The Stanley House displays a reasonably high standard of integrity relative to the seven aspects of integrity as defined by History Colorado and the National Park Service – Location, Setting, Design, Materials, Workmanship, Feeling, and Association. Some aspects of integrity are exceptionally strong (Location and Setting), some are reasonably strong (Design, Workmanship, Feeling and Association), and some have been diminished by non-historic alterations (Materials). Relatively modern alterations include the application of vinyl siding, glassing in the front porch, enclosing the rear porch, and installing a bay window in the kitchen's north-facing (rear) wall. Given the rarity of high-style Colonial Revival residence from this time period within the local

¹Information regarding alterations was obtained from current owners Gary and Kelly Brown, City of Estes Park building permits, and historic photographs. Building permits are only available from 1991 to the present as prior to that time the property was outside Estes Park's corporate limits. No permits or other building-related records for the property were located on file with the Larimer County Building Department or other County offices.

²Specific details pertaining to alterations during the Molanders' years of residency remain obscure. Mr. and Ms. Molander are both deceased, and efforts to contact other family members were unsuccessful.

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context, the care taken to limit the impact of modern alterations, and the high level of interior integrity, the overall integrity is sufficient for individual listing in the State Register.

Regarding the exterior, the Stanley House's Colonial Revival style remains clearly in evidence, with key elements of the style remaining wholly intact. Glassing in the front porch and the application of vinyl siding did not result in the removal of any historic material, rather only in the addition of newer materials. All components of the original front porch remain intact, as does the original horizontal wood siding that has been protected under the vinyl in recent decades. From an integrity viewpoint, the glassed-in front porch is quite well designed. The glazing is installed behind the porch columns and balustrade allowing those key historic elements to remain visually prominent. The glazing's thin framework, moreover, maximizes transparency and is compatible with the porch's original proportions. Considered from within, the thin framework and large expanse of glass also preserves the porch's spectacular views, a significant aspect of the house's original design. Similarly, the vinyl siding matches the profile and design characteristics of the original siding underneath, and its application did not alter or cover the existing wood window trim. The two other notable alterations – enclosing the rear porch and installing a bay window in the kitchen's north-facing wall – are also reasonably well-designed and are both minimally visible on the rear of the house. Although slightly wider, the bay otherwise matches the profile of the original bay window in the west-facing wall.

The Stanley House's interior displays an exceptionally high standard of integrity. The division of rooms and interior spaces remains nearly the same as when the Stanleys occupied the home, with only the kitchen having been renovated. Elsewhere, the original flooring and wall and ceiling finishes, including the wallpaper selected by the Stanleys remain intact. Built-in as well as free-standing furniture pieces owned by the Stanleys also remain in place, including a breakfront buffet, an ammonia-fumed oak dining room table, and a secretary's desk. Apart from the kitchen, no partition walls have been removed, added, or altered.

The former carriage house / secondary residence and the garage do not currently contribute to the property's architectural or historic significance. The carriage house / secondary residence is substantially altered from its historic appearance, while the garage is a relatively modern building having been erected in 2000. The two small sheds west of the Stanley House are believed to date from the Stanley's period of occupancy, and appear minimally altered from their original construction. The two sheds, therefore, are regarded as contributing the property's integrity of setting and feeling.

Location: The Stanley House retains its integrity of location because it remains on the original parcel of land where it was constructed in 1903-04.

Setting: The Stanley House retains a remarkably strong sense of integrity of setting. The surrounding land owned by the Stanleys has remained with the property and has not been subdivided or developed. Consequently, no modern buildings have been erected between the house and Wonderview Drive, or in close proximity on neighboring properties. The property's historic natural vegetation remains unaltered. The historic stone retaining wall, a significant landscape feature, also remains intact. The nearest neighbor is a modern house on the hillside to the north that is minimally visible from the Stanley property.

Design: The Stanley House remains a reasonably strong sense of integrity of design. Its original Colonial Revival style form and symmetrical plan are unmistakably evident and intact. The home's Colonial Revival style details also remain intact, including its nearly full-width front porch, projecting center front gable, paired Tuscan porch columns, a prominent Palladian window, and symmetrical double-hung sash windows, with multiple upper sash lights.

Materials: Regarding the Stanley House's exterior, the original horizontal wood siding is no longer visible because it has been covered with vinyl siding, and elements of the original front porch are less readily visible because the porch has been glassed-in. However, the original siding and components of the original porch remain intact. The home's original materials remain clearly in evidence elsewhere on the exterior and

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especially throughout the interior. Intact original exterior elements include the coursed stone foundation, the dentil course beneath the eaves, the Tuscan porch columns and open wood balustrade, the Palladian window arrangement in the north-facing second-story wall, and two red brick chimneys on the roof ridge.

Workmanship: The fine workmanship that went into the Stanley House's construction remains evident in the home's overall form and functionality. It is also evident in the home's fine detailing such as found in the stonework, porch balusters and columns, and dentiled cornice that are representative of its Colonial Revival style of architecture. The fine workmanship and craftsmanship that went into the home's construction is also clearly visible throughout the interior in such features as the long grain fir flooring, plaster crown molding, the original wallpaper, a built-in breakfront buffet, and pocket doors between the entrance hall, dining room and parlor.

Feeling: The Stanley House continues to evoke an aesthetic or historic sense of when it was owned and lived in seasonally by Mr. and Mrs. Stanley between 1904 and 1940. If they could view it today, although they would recognize some changes, there can be no doubt that the Stanleys would recognize it as their home.

Association: As discussed above, that the Stanley House was built in the Colonial Revival style remains clearly evident. As such, the house represents a direct link to the style and to the early twentieth century time period when it was popular throughout America.

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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

The Stanley House is locally significant under Criterion C in the area of Architecture because it embodies the distinctive characteristics of the Colonial Revival style of architecture. It is Estes Park's most notable Colonial Revival style residence, and among the most notable examples of the style throughout northern Colorado. Most Colonial Revival-style houses in Colorado are simple side-gabled homes with common Colonial-era residential design elements such as broken pediments, eight-over-eight sash windows, fanlights, sidelights, and shutters.³ The Stanley House, though, is an excellent example of Colorado's more rare Colonial Revival style home that was designed and built in the tradition of Georgian and Federal style houses dating from the 1700s.⁴ With its symmetrical hipped-roof core, the Stanley House's form as well as its architectural details are representative of the Colonial Revival style. Brought directly to Estes Park from New England by its original owner, Freelan O. Stanley, the house represents the diaspora of the Colonial Revival style from the East Coast to the Rocky Mountain west. The Stanley House, therefore, is architecturally significant as a regionally rare high-style example of early twentieth century Colonial Revival style architecture. The house accrues additional significance because its plans were developed by Freelan O. Stanley, almost assuredly in association with the Denver architectural firm of Kidder and Wieger.

Franklin E. Kidder and Thielman Robert Wieger were in practice together from ca. 1900 until Kidder's death in October 1905. Mr. and Mrs. Stanley acquired the land, and began construction in September 1903; the Stanleys then returned to New England for the winter, however, presumably leaving Kidder and Wieger to oversee the construction. Completed in time for the Stanleys' return in June 1904, the house's design served as the prototype for the Stanley Hotel (5LR.4785; contributing to the National Register-listed Stanley Hotel Historic District, NRIS.77000380) built between 1908 and 1912, and also influenced the design of the Dutch Colonial Revival style Walter E. Baldrige House (5LR.498), also designed by Wieger in 1921.⁵ A review of History Colorado's COMPASS database uncovered fewer than twenty Colonial Revival style residences throughout Colorado that are individually listed in the National or State Registers, with nearly all of those in Denver, Colorado Springs or Pueblo. Apart from the Stanley Hotel, COMPASS lists only one other Colonial Revival style building in Larimer County – the Colorado Big Thompson Project Administration Building in Estes Park – that is individually listed (5LR.485; State Register listed June 10, 1998). No other Colonial Revival style houses with architectural distinction approaching that of the Stanley House are known to have been surveyed or to exist in the Estes Park vicinity.

The Stanley House is more specifically a "hipped roof with full-width porch" Colonial Revival style house, a subtype that nationwide represents about one-third of Colonial Revival style house built before 1915.⁶ The house's elements of the Colonial Revival style include: a symmetrical hipped-roof core with a nearly full-width front porch; a symmetrical façade with a large projecting centered front gable, with returns; paired Tuscan porch columns and engaged columns; a second-story porch below the centered front gable, with a door and flanking six-over-one double-hung sash windows, divided by engaged columns and topped by an entablature with a sunburst motif; a prominent Palladian window in the second-story's north wall; and symmetrical double-hung sash windows, typically with six, eight, or twelve upper sash lights.

The Stanley House's period of significance is 1904, the year of its completion. Other significant dates are 1909, when the house was wired for electricity, and 1914, when indoor bathrooms were installed.

³Sarah Pearce, *A Guide to Colorado's Architecture*, (Denver: Colorado Historical Society, 1983), p. 40

⁴*Ibid.*

⁵Walter Baldrige was Estes Park's earliest and best-known electrician. He is credited with wiring the Stanley Hotel in 1909, along with other residences and businesses, presumably including the Stanley House. Stanley and Baldrige were close friends and business associates.

⁶Virginia and Lee McAlester, *A Field Guide to American Houses*, (New York: Alfred A. Knopf, 2006), p. 321.

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DEVELOPMENTAL HISTORY / ADDITIONAL HISTORIC CONTEXT INFORMATION

Construction History:

The Stanley House was completed in 1904 as the summer residence of F. O. and Flora Stanley. A wealthy New England industrialist, Freelan Oscar Stanley and his twin brother, Francis Edgar Stanley, amassed sizable fortunes primarily by developing a dry-plate photographic process that they sold to George Eastman, and by inventing the Stanley Steamer automobile, marketed and sold through their Stanley Steamer Motor Carriage Company. After F. O. was diagnosed with tuberculosis, he and Flora came west to Colorado in hope that the region's cool mountain air would prove a cure-all for the disease. Arriving in Denver in June 1903, they spent the summer at the Elkhorn Lodge (5LR.476; NRIS.78000862) in Estes Park. Finding his health considerably improved, F. O. determined to build a permanent summer home in Estes Park. In September 1903, the Stanleys purchased 8.4 acres of land north of Fall River Road, from Frank W. Gove and Fannie G. Baldwin, and then arranged for the construction of a stately Colonial Revival style summer residence before returning to Massachusetts for the remainder of the winter.⁷

Four items related to the residence's construction appeared under the heading for "Estes Park" news in *The (Fort Collins) Weekly Courier* between September 1903 and June 1904. On September 30, 1903, *The Weekly Courier* reported: "F. O. Stanley of Denver is preparing to build a roomy summer home near Elkhorn lodge." The following item then appeared in the *Weekly Courier* on January 13, 1904:

F. O. Stanley, a wealthy automobile manufacturer of Boston, Mass., has purchased land here and has carpenters at work building a fine residence for his use during the summer months. It will cost about \$7,000.

On March 30, 1904, the paper reported: "The fine residence being built by the Stanleys is now ready for the plasterers." Finally, on June 15, 1904, the paper reported "F. O. Stanley's new house will soon be completed."⁸

The house's construction preceded that of the Stanley Hotel and related buildings (5LR.478; NRIS.77000380) which were built about a mile to the east between 1908 and 1912. The Stanley House and the Stanley Hotel were both built in the Colonial Revival style of architecture influenced by Georgian and Federal style antecedents. Oral tradition holds that Stanley personally designed the residence; however, he likely also engaged the services of Denver architects Franklin E. Kidder and Thielman Robert Wieger. Based in Denver, the architectural firm of Kidder and Wieger was in business from ca. 1900 until Kidder's death on October 27, 1905. Wieger subsequently remained in practice on his own for the next several years.

Numerous secondary sources credit Wieger, in collaboration with Stanley, as architect for the Stanley Hotel and Manor House. Based on its strong similarity, it seems probable that Wieger and Kidder, collaborated with Stanley on the Stanley House design in 1903-04.⁹

⁷James H. Pickering, *America's Switzerland Estes Park and Rocky Mountain National Park, the Growth Years*, (Boulder: University of Colorado Press, 2005), p. 26. See also (from abstract): Warranty Deed, September 23, 1903, Frank W. Gove and Fannie G. Baldwin, Grantors, Flora J. R. Stanley, Grantee, Larimer County Clerk and Recorder, Book 180, Page 483. The abstract indicates that the Stanleys sold off small sections of land during their early years of ownership reducing the property's acreage to 4.439 acres.

⁸*The (Fort Collins) Weekly Courier*, September 30, 1903, p. 7, January 13, 1904, p. 8, March 30, 1904, p. 8, June 15, 1904, p. 8.

⁹Efforts to definitively confirm Kidder (1859-1905) and Wieger (1878-1929) as architects for the Stanley House through primary sources or through contemporary newspaper articles was unsuccessful. The earliest newspaper article that was uncovered referencing Wieger as architect for the Stanley Hotel appeared following Wieger's death, in the *Estes Park Trail* on March 15, 1929. This article states, in part, that "Wieger... prepared specifications for the Stanley Hotel from plans prepared by Mr. Stanley." This article also credits Wieger as architect for the Estes Park school auditorium and gymnasium and for the Walter E. Baldrige home in Estes Park (5LR.498). Other known Colorado buildings designed by Wieger include: Temple Emmanuel at 1595 Pearl Street in Denver, in 1899 (5DV.715); the Wire Works Building at 1441 Wazee Street in Denver, in 1903 (5DV.47.51); the Flesher House at 1025 Humboldt Street in Denver, in 1908 (5DV.166.5); the First Baptist Church at 10th Avenue and 11th Street in Greeley, in 1911 (5WL.1251); the Lane House at 150 E. Park

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Mr. and Mrs. Stanley spent summers in their Estes Park home, and winters in Massachusetts, each year from 1904 until their respective deaths in 1939 and 1940. A small carriage house for their Stanley Steamer automobile was erected contemporaneously with the residence. It originally featured a turntable so that their Steamer could be rotated and driven from the garage without placing it in reverse gear. The modern garage was erected in 2000.¹⁰

Known improvements to the original house during the Stanleys' years of occupancy include electric lighting installed in 1909, and indoor plumbing, with two bathrooms installed in the second story ca. 1914. One of these bathrooms, built off Mr. Stanley's bedroom, resulted in a small second-story addition near the west end of the north-facing wall.

Following the Stanleys, the property has had two other long-term owners. Leonard C. and Mildred E. Molander owned and lived in the residence from 1954 to 1978, followed by Gary R. and Kelly A. Brown, from 1978 to the present. Alterations to the original house that occurred during the Molander and Brown families periods of ownership are described under the "Alterations" heading in Section 7.

Historical Background:

Early Settlement of the Estes Park Valley, 1859 - 1900

The town of Estes Park is named for Joel Estes who is acclaimed as the valley's first settler of European descent. After striking a profitable claim in the California gold rush of 1849, Estes returned home to Missouri before again coming west in the Pikes Peak gold rush of 1859. Rather than joining the frenzied mining activity, however, Joel, his wife Patsey, and other family members, instead established a small ranch near present-day Fort Lupton. In the fall of 1859, Joel and his eldest son Milton explored the St. Vrain and/or Big Thompson drainages to the west and came across the picturesque "park" or valley that would soon bear their name. The Estes family erected two cabins and made the valley their home for the next several years. They maintained a small herd of beef cattle, grew hay, and harvested deer and other game, the meat and hides from which they sold to miners and other early pioneers.¹¹

William N. Byers, founder and publisher of the *Rocky Mountain News*, visited the valley in August 1864, encountering and staying with the Estes family. Following an unsuccessful attempt to climb Long's Peak, Byers returned to Denver where he wrote about the scenic mountain valley referring to it for the first time as "Estes Park." The winter of 1864-65 was particularly severe, and in 1866, Joel and Patsey Estes departed the valley for warmer climates, never to return. Other early settlers followed the Estes family, among them Alonzo Allen, Griffith Evans, John Hupp, A. Q. MacGregor, and Abner Sprague.¹²

Publicized in the *Rocky Mountain News* and elsewhere, the picturesque valley gained renown and soon attracted the attention of others, including, notably, the Earl of Dunraven. Born in England in 1841, Lord Dunraven traced his lineage to third-century Irish nobility. Educated at Oxford, he became a war correspondent for a London newspaper, a vocation that allowed him the opportunity to pursue his passion of hunting wild game around the world. Lord Dunraven arrived in Denver in 1872, and learning of the abundant game in Estes Park, he undertook efforts to secure the entire valley as a private hunting preserve. Because he was not an American citizen, the Earl was unable to file any land claims under the Homestead Act. To thwart the citizenship requirement, he collaborated with Theodore Whyte, a fellow Englishman, to establish the Estes

Avenue in Durango, in 1914 (5LP.3752).

¹⁰Town of Estes Park Building Permit dated March 30, 2000; Gary and Kelly Brown, interview with Carl McWilliams, October 2018.

¹¹Mary Taylor Young, *Rocky Mountain National Park: The First 100 Years*, (Helena, MT: Farcountry Press, 2014), pp. 24-25.

¹²Kenneth Jessen, *Estes Park: A Quick History*, (Helena: First Light Publishing, 1996), pp. 1, 2.

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Park Land Company by which means the Earl gained title to several thousand acres. In a plan of questionable legality, the two men convinced a number of citizens to file claims that were soon relinquished to the Estes Park Land Company in return for nominal payment. The land grab soon became public knowledge, creating a storm of negative publicity that eventually resulted in a Grand Jury investigation. Lord Dunraven left the area in the late 1880s, and the Estes Park Land Company was ultimately forced to relinquish much of its land. From a tenuous claim to as much as 15,000 acres in the early 1880s, by the turn of the twentieth century, the company held title to a reduced but still sizable 6,600 acres.¹³

Brothers F. O. and F. E. Stanley 1849 - 1918

Freelan Oscar Stanley and his twin brother, Francis Edgar, were born in Kingfield, Franklin County, Maine, on June 1, 1849. Their parents were Solomon P. Stanley and Apphia Kezar Stanley, nee French. In 1876, F. O. Stanley married Flora J. R. Tileston. Also a native of Franklin County, Maine, Flora was born in April 1847. F. O. and Flora Stanley were residents of Poland, Androscoggin County, Maine in 1880, and residents of Newton in Middlesex County, Massachusetts in 1900.

With engineering backgrounds, the Stanley brothers displayed talent, ingenuity, and industriousness through various endeavors. In 1886, they founded the Stanley Dry Plate Company in Newton, Massachusetts, developing a dry-plate photographic process they later sold to George Eastman. The brothers are best known, however, for inventing and marketing the Stanley Steamer, an early steam-powered automobile. They developed a successful prototype in 1897 and went into production the following year, initially with the Locomobile Company also in Newton, Massachusetts. They continued to refine the car's design, and in 1899, began production as the Stanley Steamer Motor Carriage Company. The Stanley Steamer was essentially a steam locomotive designed to operate on roads rather than on rails. It used four tanks that contained kerosene, white gas, oil for lubrication, and water that was heated in a boiler. The fuel tanks were pressurized by means of a hand crank, and starting the car required applying an external flame to a pipe leading from the white gas tank. When the boiler was pressurized, which took about half an hour, the car was ready to be driven.¹⁴

During the early 1900s, steam-powered autos competed with those powered by internal combustion engines. Steam-powered cars were well suited to driving in Colorado's mountainous terrain because they could be geared down with sufficient torque to climb steep grades. Conversely, starting and driving a Stanley Steamer was far more complex and time-consuming than operating an auto with an internal combustion engine. With the development of starter motors in the 1920s, Stanley Steamers quickly fell out of favor, and their production ceased all together in 1927. In the interim, Francis Stanley died unexpectedly in 1918, and F. O. Stanley then ceded his interest in the company to Prescott Warren and others.

F. O. and Flora Stanley in Estes Park, 1903 - 1940

F. O. Stanley was diagnosed with tuberculosis in 1903, and on his physician's advice, he and his wife, Flora, came to Colorado to spend the summer in Estes Park. After staying as guests at the Elkhorn Lodge. Mr. Stanley found his health much improved, and taken with the area's sublime beauty, he and Flora determined to become permanent residents on a seasonal basis.

They acquired land north of Fall River, and arranged for the construction of their stately Colonial Revival style summer home. Although undocumented, Stanley probably collaborated with Denver architectural firm of Kidder and Wieger in the home's design. After returning to New England for the winter, Mr. and Mrs. Stanley first

¹³*Ibid.* pp. 13-16.

¹⁴*Ibid.* pp. 39-41.

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occupied their new home in Estes Park during the summer of 1904. They returned each year for the remainder of their lives, ranking among the community's leading and most influential citizens.

In 1905, Stanley partnered with Weld County pioneer Burton Sanborn to establish the Estes Park Development Company, and to buy out the remaining Estes Park Land Company acreage once controlled by Lord Dunraven.¹⁵ Stanley also assisted in the effort to file a town plat, and began making numerous other improvements, including construction of the Stanley Hotel and Manor House between 1908 and 1912 (5LR.478; NRIS.77000380). Other Stanley contributions to the advancement of Estes Park included construction of a hydroelectric power plant on Fall River (5LR.2164; NRIS.98000321), development of a public water system, donations of land for a sewage disposal plant, a high school, and a park.¹⁶ Stanley also endeavored to improve area roads and founded a transportation company to bring visitors to Estes Park. In collaboration with others, Stanley was also instrumental in the effort to create Rocky Mountain National Park which was established in 1915. Flora Stanley passed away on July 25, 1939, at the age of 92, followed by F. O. who died at age 91 on October 4, 1940. They are interred in the Stanley family plot, in Kingfield Maine's Riverside Cemetery.

Following the Stanleys, the property has been primarily owned by just two families, the Molander family who were the owners between 1954 and 1978, and Gary R. and Kelly A. Brown who have owned it from 1978 to the present. Leonard Molander worked as a building contractor and was involved in developing Estes Park's Koral Heights neighborhood, and in construction of the Greeley Mall in Greeley. Following the sale of this property to the Browns in 1978, the Molanders moved to Walnut Grove, California, where Mildred passed away in 1986. Leonard Molander subsequently moved back to the Greeley area where he passed away at an unknown date.

Gary and Kelly Brown have been prominent members of the Estes Park community for the past four decades, during which time Gary served as a Town Trustee and then as Estes Park's Municipal Judge between 1994 and 2018. They met in the late 1960s at Lewis and Clark College in Portland, Oregon where Gary earned a degree in International Affairs. They were married in May 1969, and had planned to go to Bologna, Italy, where Gary had received an offer to continue his studies through Johns Hopkins University. The Selective Service System during the Vietnam War intervened, however, and Gary instead joined the Air National Guard. He served at Fort Dix, New Jersey, and at Fort Devens in Massachusetts. Kelly, meanwhile, lived with Gary's parents in Wheatridge, Colorado, while working for an insurance agency.

Following his period of active military service, Gary remained in the Army and Air National Guard. Living in Denver in the early 1970s, he and Kelly resided at 1260 S. Bellaire Street and later at 1280 S. Monroe Street. Gary attended Denver University, earning a Juris Doctorate and passing the bar exam in October 1973. He was in private practice for a few years before serving for many years as a Judge Advocate General, ultimately accruing twenty-nine years of military service. Gary was first appointed Estes Park's Municipal Court Judge in 1994. He retired in 2018 after having been appointed to twelve consecutive two-year terms. He also served as a Judge Magistrate for the National Park Service with cases involving infractions that may have taken place in Rocky Mountain National Park.

Kelly, meanwhile, owned and operated a retail store named Common Scents, while she and Gary raised two children both of whom graduated from Estes Park High School. Born in 1979, daughter Julie holds a Ph.D. in Linguistics and is currently a professor at the University of Oregon. Born in 1982, son Phillip Ross, holds degrees in Philosophy and Religion and is a Presbyterian Minister.

¹⁵Ansel Watrous, *History of Larimer County Colorado, 1911*. (Fort Collins: Courier Printing and Publishing Company, 1911), p. 397.

¹⁶Pickering, pp. 18, 20.

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Similar to F. O. and Flora Stanley many years before them, the Browns have also been active in numerous community affairs, including Rotary Club, the Presbyterian and Lutheran churches, the Montessori School, and the Creative Kids After School Childcare Program.¹⁷

Mr. and Mrs. Brown are currently in discussions to sell the property to the Historic Stanley Home Foundation. A non-profit organization, the Foundation is raising funds with the goal to acquire and accurately return the Stanley residence and carriage house to how they appeared during the Stanley's years of ownership, in accordance with the following mission statement:

The mission of the The Historic Stanley Home Foundation is to purchase, renovate, preserve and operate Rockside, the F. O. Stanley Home as a cultural center for local history education. The home will be an enduring reminder of the evolution and development of Estes Park and Rocky Mountain National Park.¹⁸

¹⁷Gary and Kelly Brown. Interview with Carl McWilliams, September 2018.

¹⁸*The Historic Stanley Home Foundation Honors the Father of Estes Park and Mrs. Stanley Through the Preservation of Their Historic Home*. Published by the Historic Family Home Foundation, 2017.

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"F. O. Stanley..." *The (Fort Collins) Weekly Courier*, January 13, 1904, p. 8.

"The fine residence being built..." *The (Fort Collins) Weekly Courier*, March 30, 1904, p. 8.

"F. O. Stanley's new house..." *The (Fort Collins) Weekly Courier*, June 15, 1904, p. 8.

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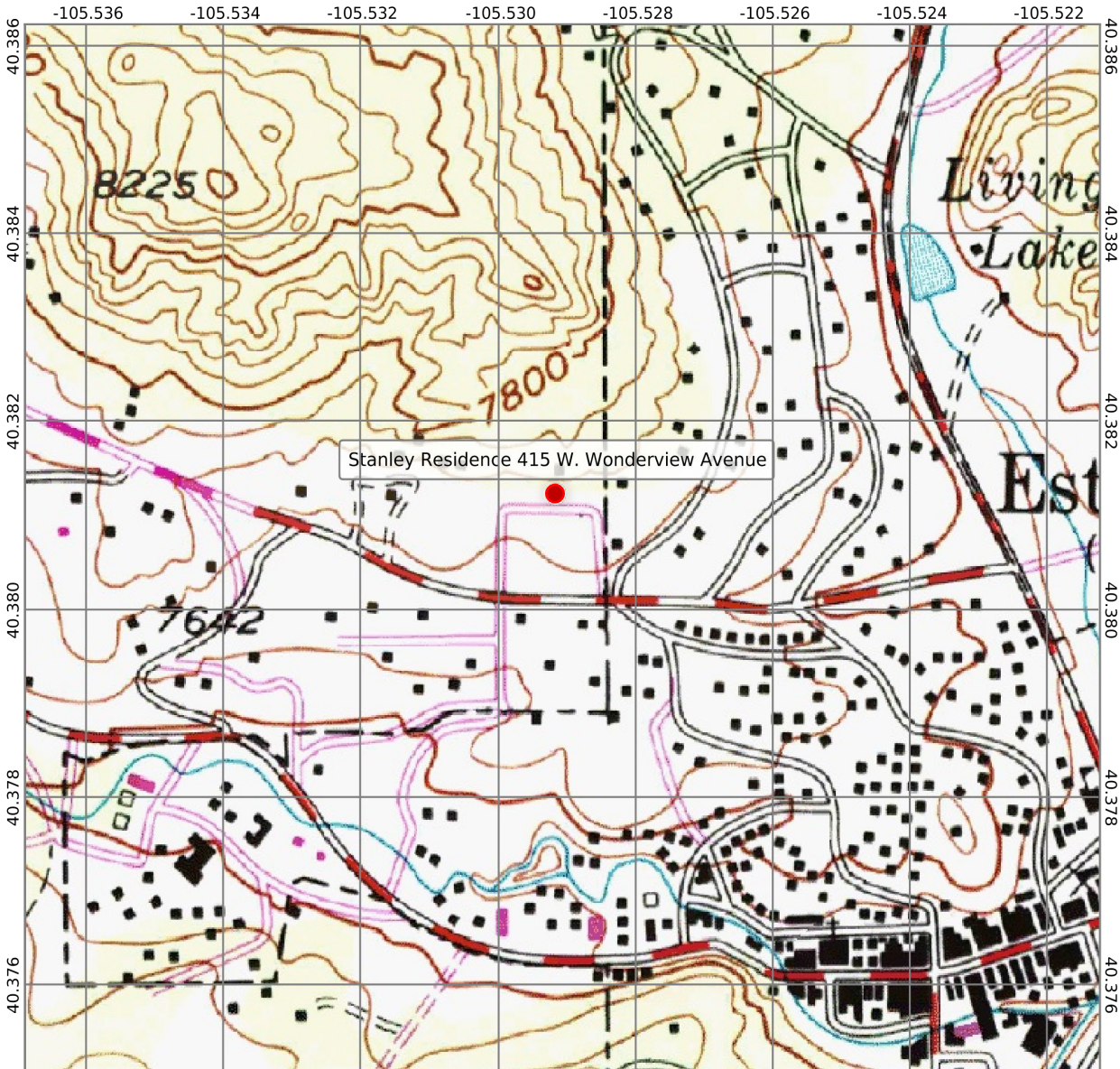
SECTION V

GEOGRAPHICAL DATA

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

The boundary description for the nominated property is its legal description: "Beg. At SW Cor. 24-5-73, E 924 Ft., N 678.4 Ft., E 204.8 Ft., TPOB, E 212.55 Ft. to W BDRY AL FRESCO, S) 25' 30" W ALG W LN AL FRESCO 228.59 Ft., N 84 46' 18" W 416.94 Ft., N 4.15 Ft., N 58 34' 54" E 239.99 Ft., N 61.34 Ft., M/L TPOB, Estes Park and also Com at SW Cor." The nominated parcel encompasses all of the land, buildings, and features that comprise the Stanley House property.

Official Map (show location of property on map)



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Nomination Boundary



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SECTION VI

PHOTOGRAPH LOG

The following information pertains to photographs numbers 1-36, except as noted:

Name of Property: Stanley House

Location: Estes Park, Larimer County, Colorado

Photographer: Carl McWilliams

Date: May 17, 2019

Photo No.	Description	View to:
1	View of the south façade	North
2	View of the west and south facades	Northeast
3	View of the west facade	East
4	View of the north and west facades	Southeast
5	View of the north facade	Southeast
6	View of the north facade	South-southwest
7	View of the east facade	West
8	View primarily of the east facade	Southwest
9	View primarily of the south facade	Northwest
10	View of the north façade of the former carriage house	South
11	View of the west and south facades of the former carriage house / secondary residence	Northeast
12	View of the south and east facades of the former carriage house / secondary residence	Northwest
13	View primarily of the east façade of the former carriage house / secondary residence	West
14	View of the west and south facades of the garage	Northeast
15	View of the south and east facades of the garage	Northwest
16	View of the north and east facades of the garage	Southwest
17	View of the north and west facades of the garage	Southeast
18	View of shed (feature #3)	Northwest
19	View of shed (feature #4)	Northeast
20	Site Overview	Northeast
21	View from front porch of Mt. Meeker, Long's Peak and other Peaks in Rocky Mountain National Park	South
22	Interior view of the staircase leading to the second story from the entrance hall	Northwest
23	Interior view of the backlit Palladian window from the central hall in the second story	North
24	Interior view of the library in the second story (originally F. O. Stanley's office)	South
25	Interior view of the parlor	Northwest
26	Interior view of the dining room	Southwest
27	Interior view of the gate for the Sedgwick Elevator in the kitchen	Southwest
28.	Interior view of the southeast bedroom and sitting room in the second story	East

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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: Ca. 1912 historic photo depicting the Stanley House. Copied from *Over Hill and Vale*, Vol. II, p. 321.



Figure 2: Undated historic photo (currently displayed in the residence), depicting the Stanley House and the Carriage House

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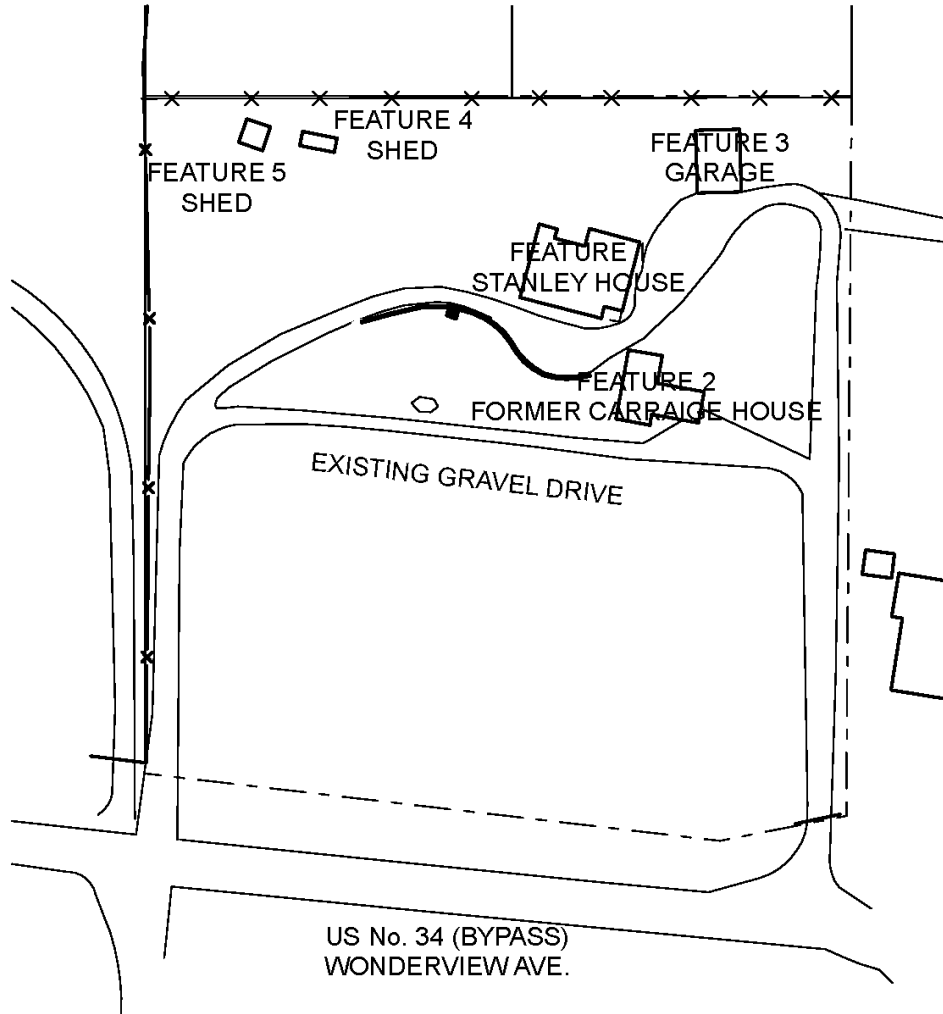
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SECTION VII

ADDITIONAL MATERIALS TO ACCOMPANY NOMINATION

Sketch Map



 Sketch Map

1" = 100'

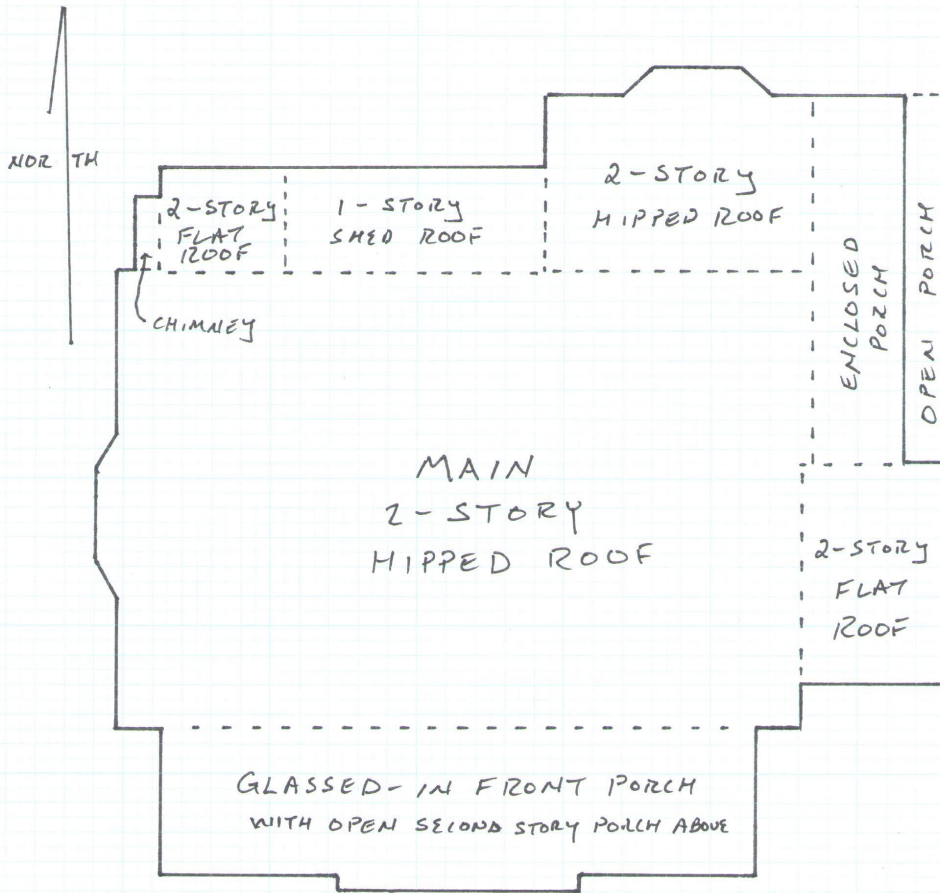


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Stanley House Building Floorplan



10 FEET

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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.