

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

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Date _____ Initials _____

- _____ Determined Eligible- NR
_____ Determined Not Eligible- NR
_____ Determined Eligible- SR
_____ Determined Not Eligible- SR
_____ Need Data
_____ Contributes to eligible NR District
_____ Noncontributing to eligible NR District



I. IDENTIFICATION

1. Resource number: 5LR.12780
2. Temporary resource number: SHF-45
3. County: Larimer
4. City: Fort Collins
5. Historic building name: Gene and Betty Rouse Residence
6. Current building name: Thomas Channing Arndt House
7. Building address: 1603 West Mulberry Street
8. Owner name: Thomas C. Arndt and Jennifer James
Owner organization:
Owner address: 1603 W. Mulberry Street
Fort Collins, CO 80521-3354

Parcel number: 97151-10-017

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

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II. GEOGRAPHIC INFORMATION

9. P.M.: **6th** Township: **7N** Range: **69W**
NE 1/4 NW 1/4 NW 1/4 NE 1/4 of section 15
10. UTM Reference Zone: 13
Easting: **491220** Northing: **4492255**
11. USGS quad name: **Fort Collins** Scale: **7.5**
Year: **1984**
12. Lot(s): **Lot 17, part of Lot 16**
Addition: **Lakeside Terrace** Year of addition: **1952**
13. Boundary description and justification: **The property, as described above, contains but does not exceed the land historically associated with the property.**
- ☐ Metes and bounds exist

III. ARCHITECTURAL DESCRIPTION

14. Building Plan (footprint, shape): **U-Shaped Plan**
Other building plan descriptions:
15. Dimensions in feet: **3127 square feet**
16. Number of stories: **One**
17. Primary external wall material(s): **Brick**

Other wall materials:
18. Roof configuration: **Gabled Roof/Side Gabled Roof**
Other roof configuration:
19. Primary external roof material: **Other Roof Material**
Other roof materials: **Built up rock**
20. Special features: **Garage/Attached Garage**
Chimney
Fence
21. General architectural description:
Oriented to the north and facing Sheldon Lake in City Park, this U-shaped Ranch type home rests on a concrete foundation. There are two projecting front gable wings on the facade. The one to the west contains a two-car garage with two separate garage doors painted gray. Each door features a decorative grid pattern of dimensional squares. The wing to the east possesses a large operable window flanked by non-functional shutters painted gray. The center portion of the home contains two prominent plate glass windows and the primary entry, a wooden door painted maroon with decorative squares similar to those featured on the garage doors and a sidelight. There is an iron railing with diamond patterns in front of the plate glass windows. The exterior walls of this home are white painted brick with weeping mortar. The house has a side gabled roof covered in built up rocks. There is gray vertical siding in all of the gable ends underneath the overhanging eaves. A wide, stone chimney runs along the roof's ridgeline; it is located nearer the western (garage) projecting bay of the home and seems, from its location, to

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indicate a dominant fireplace in the living room of the house.

The east side of the house has three fixed pane windows with narrow decorative shutters. The west side of the home is not visible from the public right of way. A tall wooden fence obscures much of the rear of the property, however, it appears there is a covered patio and, perhaps, an outdoor kitchen with large barbeque or smoker.

According to Larimer County Assessor Records, this home has four bedrooms and both a full and a three-quarter bathroom.

22. Architectural style:

Other architectural style:

Building type: **Ranch Type**

23. Landscape or special setting features:

This property is located on relatively level terrain, with an elevation of around 5000 feet above mean sea level. There is a large grass lawn in the front, offering an ample setback from the busy street. Other plantings include large deciduous trees and ornamental grasses in beds near the facade of the home. A circular drive leads from the two-car garage, allowing exit either east onto Lakeside Avenue or north onto West Mulberry Street.

24. Associated building, features or objects:

None visible

IV. ARCHITECTURAL HISTORY

25. Date of Construction: **ca. 1952** ☐ Actual ☒ Estimate

Source of Information: **1952 Fort Collins City Directory**

26. Architect: **Unknown**

Source of Information:

27. Builder: **Unknown**

Source of Information:

28. Original Owner: **Gene E. and Betty M. Rouse**

Source of Information: **1952 Fort Collins City Directory**

29. Construction history:

According to Larimer County assessor records, this house was constructed in 1960. However, there is a listing for 1603 W. Mulberry Street starting with the 1952 Fort Collins City Directory. There is a possibility the Rouses lived at this address starting in 1952, but had the existing house built later. Two historic images from the tax assessor, one dated 1959 and the other from 1968, indicate there have been few changes to the home since that time. There were no shutters flanking the operable window on the facade in the 1959 photo, but this feature is evident by 1969. The circle drive was added sometime after 1969.

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

V. HISTORICAL ASSOCIATIONS

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

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

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

34. Site type(s): **Suburban home**

35. Historical background:

This Ranch home was constructed sometime between 1952 and 1960. Gene and Betty Rouse were the owners of the property in 1952 and were present at this address until at least 1982.

Starting in the mid-1960s A.E. "Gene" Rouse was the owner of Fishback Camera Store in downtown Fort Collins, a family business where wife Betty served as bookkeeper. This firm took many of the portraits which appeared in yearbooks for Colorado A&M and, then, Colorado State University. The family's association with photography actually extended back at least two generations; Gene's mother Dorma P. Rouse recalled, in a 1975 Fort Collins Coloradoan article, traveling with her father through Kansas in a mobile home which also served as a photo studio. She moved to Fort Collins in 1941 and purchased Fishback Studios where she worked until retiring circa 1965 and transferring ownership of the photo shop to her son Gene. The Rouses were original bondholders at the Fort Collins Country Club and had two children: Betty and Steven.

Gene Rouse is best known for establishing the Aqua-Tec company, the original marketer of the Water Pik Oral Irrigator. Fort Collins dentist Jerry Moyer and inventor John Mattingly worked several years on a device for dentists to give their patients cleaner teeth and gums. In 1959 Rouse's own dentist suggested he contact these two gentlemen for a possible solution to his dental woes. By 1961 Rouse had recruited seventeen investors in order to build a manufacturing plant east of Fort Collins to produce the dental tool. In 1962 Moyer and Mattingly sold their patent to Rouse for 2,500 Aqua-Tec shares each. In the first year of production, Aqua-Tec made approximately \$30,000 in sales on the Water Pik Oral Irrigator. In 1967 the Teledyne Company purchased Aqua-Tec and continued producing and selling the Water Pik. Although originally marketed to dental offices, by the early 1970s the company established relationships with exclusive stores such as Saks Fifth Avenue and Neiman Marcus, selling the irrigator to the general public. As a subsidiary of Teledyne, in 1974 Water Pik introduced the Original Shower Massage pulsating showerhead; this device was based upon the earlier invention, combining the sprays of ten oral irrigators. The company changed its name to Teledyne Water Pik in 1975, the same year they started international distribution. By 1979 their products were available in sixty five countries. In 1980 Rouse announced his retirement as President of Teledyne, although he agreed to be retained as a company advisor.

The house at 1603 West Mulberry Street was home to Kay, Mary, and Editha Leonard in the mid-1980s and the family remained in the home until 1998. While both Mary and Editha were retired, Kay was a self-employed music teacher and organist who ran Leonard Music Studios out of this house. Kay was born in Fort Collins on June 18, 1933, to parents Warren H. and Editha. She attended the University of Texas at Austin for her undergraduate studies and earned a Masters in Music from Colorado State University in the late 1950s.

Champney Adams McNair, Jr.—born in North Carolina on August 5, 1950, to parents Champney and Catherine McNair—owned the home from 1998 to 2005. Craig Heacock and Elizabeth Harrison owned the property from 2005 to 2008. The couple were married on May 30, 1993, in Richland, Wisconsin. Heacock earned a B.A. in Biology from The Colorado College in 1989, a M.S. in Conservation Biology and Sustainable Development from the University of Wisconsin in 1993, and a M.D. from the University of New Mexico in 2001. He completed his residency at Brown University and is a practicing psychiatrist in Fort Collins.

The current owners of the home are Thomas Channing Arndt and Jennifer James. Dr. Arndt has taught in the Department of Economics at the University of Copenhagen since 2008. Previously he has held positions with the Ministry of Planning and Development in Mozambique, the Department of Agricultural Economics at Purdue University, the Center for Global Trade Analysis, the International Food Policy Research Institute, and the Directorate of Planning and Economic Affairs for the Ministry of Agriculture in Morocco.

36. Sources of information:

Larimer County tax assessor records (online).

Fort Collins City Directory. Fort Collins: Maurer & Maurer; Omaha: R.L. Polk & Co.; Colorado Springs and Loveland: Rocky Mountain Directory Co.;

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Loveland: Johnson Publishing Co.; and others, consulted 1952 through 1990.

US Public Record Index, Vol. I for Kay S. Leonard.

California Passenger and Crew Lists, 1893-1957 for Kay S. Leonard.

North Carolina Birth Index, 1800-2000 for Champney Adams McNair, Jr.

Wisconsin Marriages, 1973-1997 for Elizabeth Harrison.

"Local resident recalls life in mobile home-photo studio," *Fort Collins Coloradoan*, October 29, 1975. Page 2B.

Teledyne official announces retirement," *Fort Collins Coloradoan*, August 5, 1980. Page 1.

Google search for Gene and Betty Rouse: <http://www.fcgolf.org/Members/Documents/News/50th%20Anniversary.pdf> [Accessed 5 September 2010].

Google search for Craig Heacock: http://bms.brown.edu/DPHB/training/psychiatry_general/html/resident_pic_pages/2005.html [Accessed 12 September 2010].

Google search for Thomas Channing Arndt: http://www.econ.ku.dk/Channing/Files/ARndt_CV_Jan09.pdf [Accessed 12 September 2010].

VI. SIGNIFICANCE

37. Local landmark designation: ☐ Yes ☒ No

Designation authority:

Date of designation:

38. Applicable National Register criteria:

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

Applicable Colorado State Register criteria:

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

Applicable City of Fort Collins landmark criteria:

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

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39. Areas of significance: **Commerce****Architecture**40. Period(s) of Significance: **1961-1980; ca 1952-1960**41. Level of Significance: ☒ National ☐ State ☐ Local ☐ Not Applicable

42. Statement of Significance:

This property is historically significant for its association with A.E. "Gene" Rouse, founder of Aqua-Tec in 1961. This company later became Teledyne Water Pik and is recognized as the distributor of the Water Pik Oral Irrigator, the first pulsating showerhead, and various other hygiene products. The company was one of Fort Collins's more prominent postwar employers. Rouse resigned as President of Teledyne Water Pik in 1980. The home, architecturally, represents an example of a 1950s-1960s postwar Ranch; more research may indicate the exact date of construction and whether the home was architect-designed. Character-defining features include the horizontal orientation, integration of interior and exterior spaces with use of plate glass windows and a spacious rear patio, an attached garage, and the distinctive weeping mortar. While the level of historical significance seems sufficient for this property to qualify for individual listing in the National Register of Historic Places or the Colorado State Register of Historic Properties, this home is not associated closely enough with Rouse's commercial history (see aspects of integrity—association—below). However, this resource qualifies for listing as a Fort Collins Landmark.

43. Assessment of historic physical integrity related to significance:

Constructed sometime between 1952 and 1960, this residential building exhibits a high level of physical integrity relative to six of the seven aspects of integrity as defined by the National Park Service and the Colorado Historical Society: location, setting, design, materials, workmanship, and feeling. However, the home exhibits a low level of integrity in terms of association. This home is not linked closely enough to the reasons why Gene Rouse is important, namely his establishment of Aqua-Tec and leadership of both this company and Teledyne Water Pik. If it retains integrity, the Aqua-Tec factory at 1730 East Prospect Road would be a better choice to represent his commercial significance. This building retains sufficient physical integrity to convey its historical significance for listing as a Fort Collins Landmark.

VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

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

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

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

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

46. If the building is in existing National Register district, is it contributing:

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☐ Yes ☐ No ☒ N/A**VIII. RECORDING INFORMATION**

47. Digital photograph file name(s): **mulberrystw1603 - 1.tif through mulberrystw1603 - 3.tif**
Digital photographs filed at: **Historic Preservation Program, City of Fort Collins**
281 N. College Avenue
Fort Collins, CO 80522
48. Report title: **Fort Collins Post-War Survey**
49. Date(s): **08/26/2010**
50. Recorder(s): **Mary Therese Anstey**
51. Organization: **Historitecture, LLC**
52. Address: **PO Box 181095**
Denver, CO 80218-8822
53. Phone number(s): **(303) 690-1638**

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SKETCH MAP



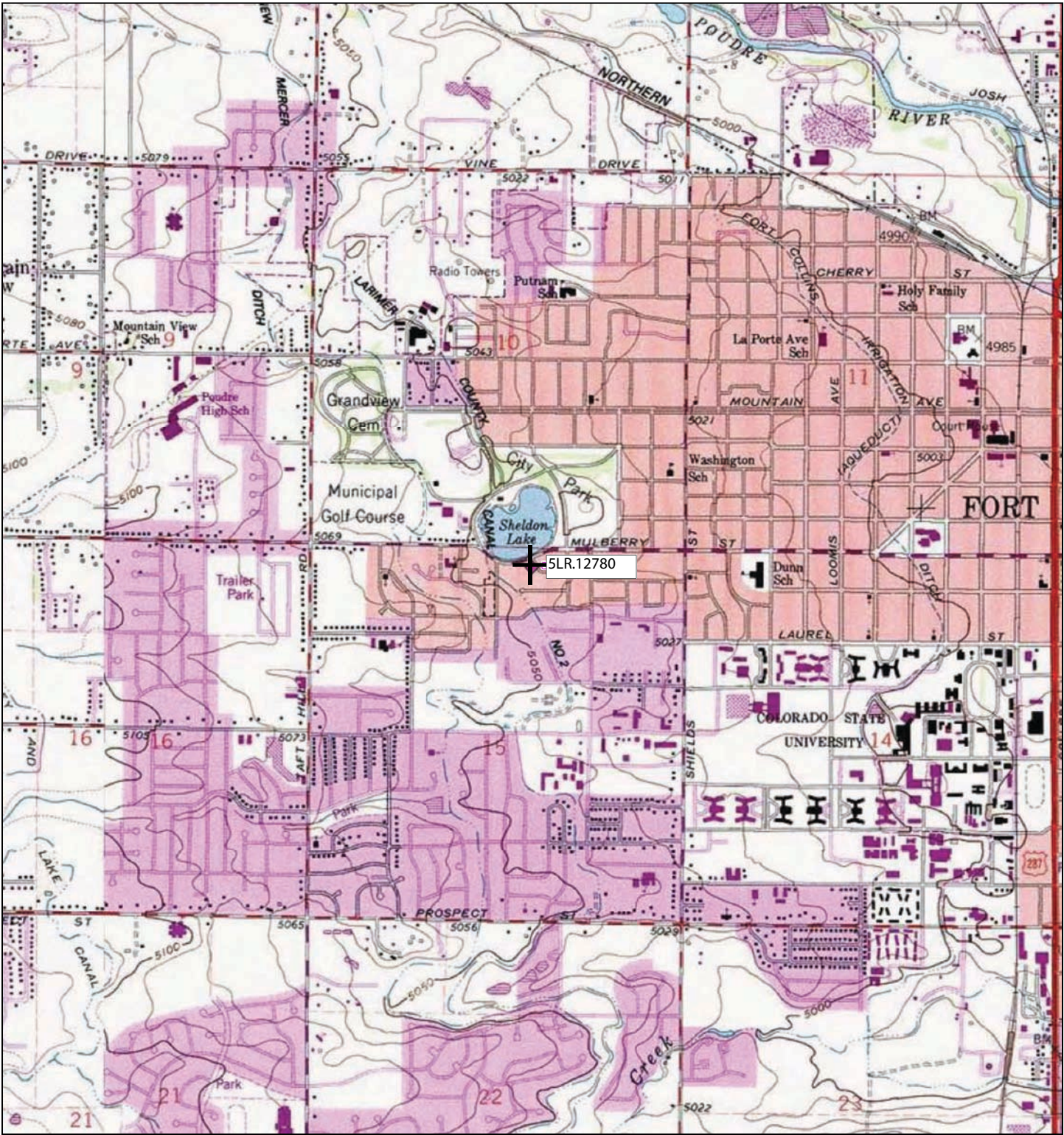
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LOCATION MAP



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

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