

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.12794**
2. Temporary resource number: **SHF-51.1**
3. County: **Larimer**
4. City: **Fort Collins**
5. Historic building name: **Leslie P. and Ruth A. Ware Residence**
6. Current building name: **Ralph and Cheryl Olson House**
7. Building address: **1801 Sheely Drive**
8. Owner name: **Ralph G. and Cheryl L. Olson**
Owner organization:
Owner address: **1801 Sheely Drive**
Fort Collins, CO 80526

Parcel number: **97232-42-022**

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: Range:
NE 1/4 SE 1/4 NW 1/4 NW 1/4 of section **23** Grid aligned on **northwest** corner of section.
10. UTM Reference Zone: **13**
Easting: **492260** Northing: **4490476**
11. USGS quad name: **Fort Collins** Scale:
Year: **1984**
12. Lot(s): **Lot 22**
Addition: **Peck Minor Subdivision** Year of addition: **1989**
13. Boundary description and justification: **The boundary, as described above, contains but does not exceed the land historically associated with the property.**
☐ Metes and bounds exist

III. ARCHITECTURAL DESCRIPTION

14. Building Plan (footprint, shape): **Rectangular Plan**
Other building plan descriptions:
15. Dimensions in feet: **1428 square feet**
16. Number of stories: **One**
17. Primary external wall material(s): **Concrete/Concrete Block**
Other wall materials:
18. Roof configuration: **Flat Roof**
Other roof configuration:
19. Primary external roof material: **Other Roof Material**
Other roof materials: **Built-up rock**
20. Special features: **Car Port**
Chimney
Garage/Attached Garage
21. General architectural description:
Oriented to the northeast, this early-1960s Modern Movements home rests on a concrete foundation. The rectangular-shaped house is constructed of concrete blocks painted white. The flat roof is covered in built-up rock and appears to float above the house as if supported by a series of glass globes that appear within the space of the clerestory windows. The overhanging eaves and wide cornice only serve to enhance this sense of a floating roof. The primary entry is centered on the façade. The lightly stained wooden door features a distinctive center doorknob and there is a sidelight window beside the door. On the other side of the door, mounted on the façade, there is a stylized mailbox of highly polished metal. A solid half-height wall extends from the northern corner of the façade, giving the house an even more expansive appearance. Along this wall and leading to the rear of the property there is an iron gate which features a series of circles; the pattern in this ironwork mimics the glass spheres along the façade and the large round stepping stones present in the front yard. There is a two-car carport at the southern corner of the

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façade. Inside the carport there is a decorative screen with two large diamonds featuring a breezeblock center and wide stylized outlines painted blue; this wall seems to separate the carport from the house and likely, although not visible from the public right of way, a secondary entrance from the carport is located just beyond the screen. More glass globes appear to support the roof of the carport. Between the front door and the carport, on the façade, there are three small metal extensions which appear to be either planters or lights. The southwest (rear) elevation was not visible from the public right of way, however, documentary evidence mentions the large floor-to-ceiling windows in the bedroom and living room plus an attached garage underneath the carport. According to Larimer County assessor records, this house has four bedrooms and three bathrooms. Character-defining features of this style evident at 1801 Sheely Drive include: the streamlined appearance achieved with the use of concrete painted white, clerestory windows, 'floating' flat roof with glass globe details, attached carport with decorative screen, and integration of the home within the landscape.

22. Architectural style: **Modern Movements**

Other architectural style:

Building type:

23. Landscape or special setting features:

This house is located on an irregularly shaped and extremely large corner lot at the intersection of Sheely and Wallenberg drives. It features a grass yard with large circular decorative stepping stones. There are also rock beds with ornamental grasses and other low plants. A large circular planter of concrete blocks painted white to match the house appears near the façade, between the carport and the front door. There are two evergreen trees trimmed into a corkscrew shape along the façade and a manicured juniper bush near the front door. The property is sited on a lot with an elevation of 5018 feet above mean sea level.

24. Associated building, features or objects:

Although not visible from the public right-of-way, Larimer County assessor records indicate the existence of an in-ground swimming pool and a poolside cabana in the rear yard.

IV. ARCHITECTURAL HISTORY

25. Date of Construction: **1961** ☒ Actual ☐ Estimate

Source of Information: **Larimer County Assessor Records (online).**

26. Architect: **Robert Bullock**

Source of Information: **Ware, Ruth A. Correspondence with City of Fort Collins Historic Preservation Program. 9 January 1987.**

27. Builder: **Ben Olds**

Source of Information: **Ware, Ruth A. Correspondence with City of Fort Collins Historic Preservation Program. 9 January 1987.**

28. Original Owner: **Leslie P. and Ruth A. Ware**

Source of Information: **1962 Fort Collins City Directory**

29. Construction history:

According to Larimer County assessor records, this building was constructed in 1961. An analysis of the style, building materials, and other historical records corroborate this date of construction. Historic images from both 1961 and 1968 illustrate how little this home has changed over time. Ruth Ware's 1987 correspondence with the City of Fort Collins provided a concise list of changes made to the home during her tenure. These alterations included converting the downstairs from three bedrooms to one bedroom plus a den/ office in 1968; replacement of all first level windows and a new garage door in 1986 (likely on the rear of the property); a new hot water heater, new backyard fence, and exterior painting in 1988; interior painting and humidifiers in 1989; two new furnaces in 1993; and a new sewer line in 1997. The Olsons have applied for three building permits for installation of a new in-ground swimming pool (December 2006), breezeway enclosure (December 2006), and construction of a poolside cabana (August 2007).

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

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V. HISTORICAL ASSOCIATIONS

31. Original use(s): Domestic/Single Dwelling
32. Intermediate uses(s): Domestic/Single Dwelling
33. Current uses(s): Domestic/Single Dwelling
34. Site type(s): Corner-lot, architect-designed suburban home

35. Historical background:

The home at 1801 Sheely Drive has been associated with two families during its fifty-year history. The original owners were Leslie P. and Ruth A. Ware. The Wares moved from St. Louis to Fort Collins when Leslie, owner of Ware Broadcasting, purchased local radio station KZIX. In 1958, when in town searching for a new home, the couple met with homebuilder Ben Olds and Valley Block Company partner Ormond Sherwood at the Charco Broiler restaurant to study house plans Colorado Springs architect Robert Bullock had prepared. The Wares were keen to move into a home of similar quality as their Missouri, architect-designed residence. Olds was interested in drawing more homeowners to the new Sheely Drive housing area and Sherwood wanted to demonstrate how concrete construction materials from his company could be used in upscale homes. In 1959 the Wares purchased the Bullock-designed house which the architect labeled as the "Silhouette of the Sixties" and agreed to allow Olds and Sherwood to use it temporarily as a show home. During the construction these promoters had to erect wooden sawhorse barricades to keep the interested public from interfering with the building work. The public continued to show a great deal of interest in the home, even after July 1961 when the Wares moved in and the property ceased to be an open attraction. Joanne Ditmer, in a *Denver Post* article about the home and the Wares, described the floor to ceiling windows in the rear of the house that afforded stunning views to the west, highlighted the sound and fireproof qualities of the construction materials, detailed the pieces from the Bowling Furniture Company that mixed with the Wares' belongings once they moved to Fort Collins, and mentioned the fact the home was built with a basement bomb shelter. Ditmer labeled the Wares' home the "House of the Sixties" and noted Valley Block Company "wanted to show future home owners, architects, and builders, and the bankers who finance home building, that concrete block houses were not always minimum housing." In 1995 the house transferred from Ruth Ware to the Ruth Koelzer Ware Trust and ten years later, in 2005, the current owners, Ralph G. and Cheryl L. Olson, took possession of the home. Both of the Olsons attended Colorado State University and the couple has lived in a total of six historic homes in Fort Collins. Colorado Preservation, Inc., awarded the couple a state preservation award in 1992. Cheryl has been active with the Poudre Landmarks home tour since 1986, opening her home for gala parties as part of past tours. The house at 1801 Sheely Drive was on the 2010 tour.

36. Sources of information:

Larimer County tax assessor property records (online).

Fort Collins City Directory. Fort Collins: Mauer & Mauer; Omaha: R.L. Polk & Co.; Colorado Springs and Loveland: Rocky Mountain Directory Co.; Loveland: Johnson Publishing Co.; and others, consulted 1962 through 1988.

Ware, Ruth A. Correspondence with City of Fort Collins Historic Preservation Program. 9 January 1987.

Google Search: Cheryl Olson.

VI. SIGNIFICANCE

37. Local landmark designation: ☐ Yes ☒ No
Designation authority:
Date of designation:
38. Applicable National Register criteria:

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- ☐ 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.

39. Areas of significance: **Architecture**40. Period(s) of Significance: **1961**41. Level of Significance: ☐ National ☐ State ☒ Local ☐ Not Applicable

42. Statement of Significance:

This home has been associated with only two owners, the Wares and the Olsons, over its fifty year history. Architecturally, it represents an early-1960s Modern Movements home. The sophisticated design of Colorado Springs architect Robert Bullock, which he labeled "The Silhouette of the Sixties,"

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utilized materials from the Valley Block Company. Local homebuilder Ben Olds and Valley Block Company partner (and owner of the home across the street at 1800 Sheely Drive) Ormond Sherwood used the house as a show home before the Wares took up residence. This process allowed them “to show future home owners, architects, and builders, and the bankers who finance home building, that concrete block houses were not always minimum housing.” Character-defining features include the streamlined appearance achieved with the use of concrete painted white, clerestory windows, ‘floating’ flat roof with decorative glass globes, attached carport with elaborate screen, and integration of the home within the landscape. While other houses in the development, most notably 1800 Sheely Drive, also were constructed of Valley Block Company concrete blocks, this resource seems far more effective in meeting the goal of showing how elaborate homes of this material could be. The house at 1801 Sheely Drive is eligible for listing in the National Register of Historic Places under Criterion C: Architecture for the use of concrete block construction using materials from the Valley Block Company. The property also qualifies for individual listing in the Colorado State Register of Historic Properties and as a Fort Collins Landmark.

43. Assessment of historic physical integrity related to significance:

Constructed in 1961, this Modern Movement home exhibits a high level of physical integrity relative to the seven aspects of integrity as defined by the National Park Service and the Colorado Historical Society: location, setting, design, materials, workmanship, association, and feeling. Most changes over time have occurred on the rear of the property and the current condition of the home is nearly identical to historic images from the 1960s. This building retains sufficient physical integrity to convey its architectural significance for listing on the National Register of Historic Places, the Colorado State Register of Historic Properties, and as a Fort Collins Landmark.

VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. National Register eligibility field assessment: ☒ Individually eligible ☐ Not eligible ☐ Needs data ☐ Previously listed
 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. However, based upon the findings in the historic context and the limited survey completed during this project, it appears the Sheely Drive area is a good candidate for listing as a National Register of Historic Places. If listed for Criterion C: Architecture, this resource would be a contributing resource. There is justification for a boundary expansion to the existing Sheely Drive Fort Collins historic district.**

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

46. If the building is in existing National Register district, is it contributing: ☐ Yes ☐ No ☒ N/A

VIII. RECORDING INFORMATION

47. Digital photograph file name(s): **sheelydr1801 - 1.tif through sheelydr1801 - 6.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): **11/19/2010**

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

51. Organization: **Historitecture, LLC**

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

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

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SKETCH MAP



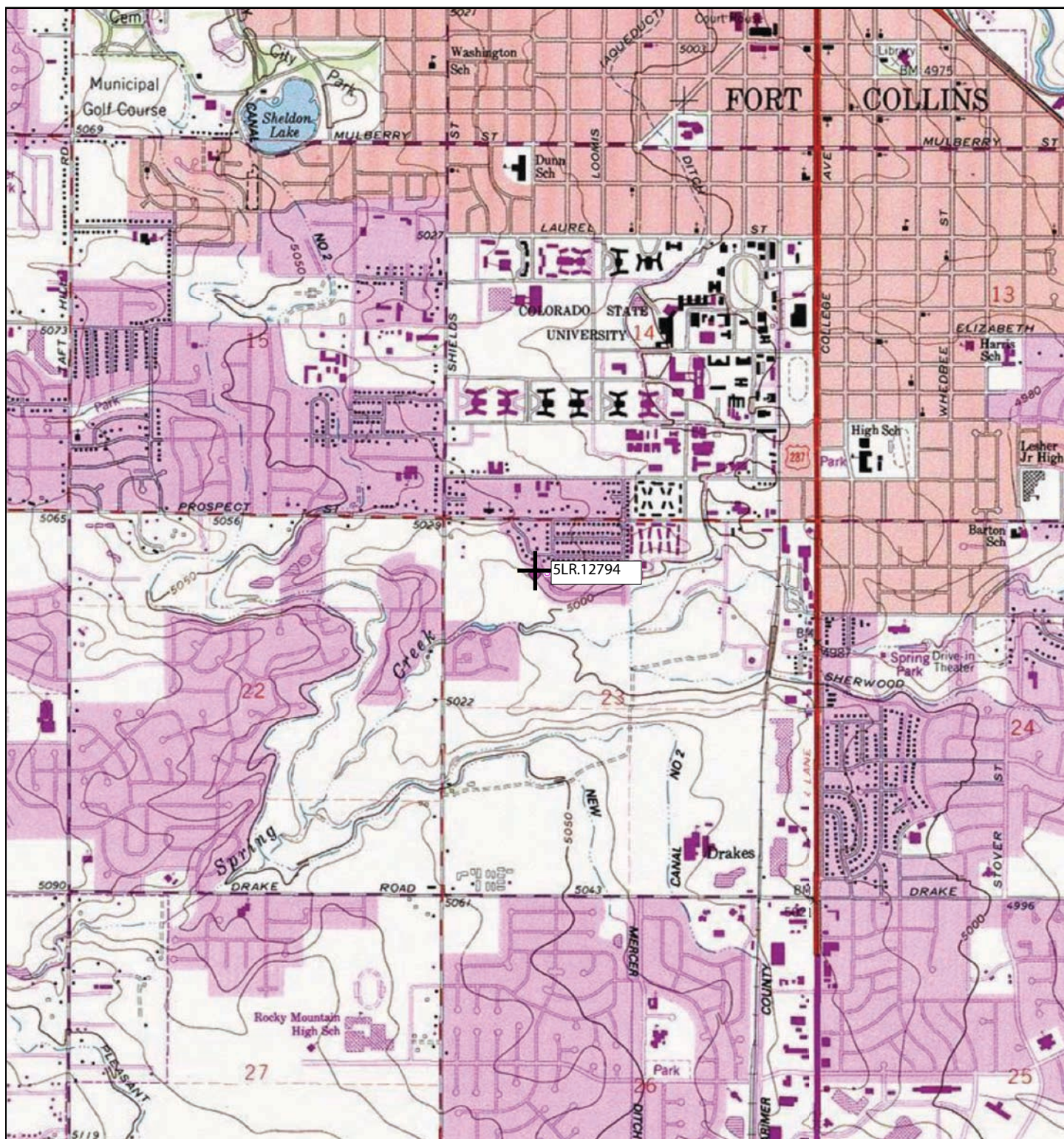
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LOCATION MAP



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

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