

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

Page 1

Date _____ Initials _____

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



I. IDENTIFICATION

1. Resource number: 5LR.12798
2. Temporary resource number: SHF-59
3. County: Larimer
4. City: Fort Collins
5. Historic building name: Olyn L. and Ann L. Price Residence
6. Current building name: Anne Colwell House
7. Building address: 1509 Westview Avenue
8. Owner name: Anne C. Colwell
Owner organization:
Owner address: 1509 Westview Avenue
Fort Collins, CO 80521

Parcel number: 97151-11-007

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

Fort Collins Post-World War II Survey

HISTORITECTURE

Architectural Inventory Form

Page 2

II. GEOGRAPHIC INFORMATION

9. P.M.: **6th** Township: **7N** Range: **69W**
NW 1/4 SE 1/4 NW 1/4 NE 1/4 of section **15** Grid aligned on **northeast** corner of section.
10. UTM Reference Zone: **13**
Easting: **491322** Northing: **4492133**
11. USGS quad name: **Fort Collins** Scale: **7.5**
Year: **1984**
12. Lot(s): **Lot 7**
Addition: **Miller Brothers** Year of addition: **1954**
13. Boundary description and justification: **The boundary, as described above, contains but does not exceed the land historically associated with the property.**
- ☐ Metes and bounds exist

III. ARCHITECTURAL DESCRIPTION

14. Building Plan (footprint, shape): **Square Plan**
Other building plan descriptions:
15. Dimensions in feet: **1252 square feet**
16. Number of stories: **One**
17. Primary external wall material(s): **Wood/Vertical Siding**

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: **Car Port**
Chimney

21. General architectural description:

Oriented to the north, this Modern Movements home rests on a concrete foundation. The square-shaped building features vertical siding painted light tan and a side gabled roof covered in built-up rock. The roof features overhanging eaves and there is a large stone chimney piercing the roof and dominating the east elevation of the house. Four large fixed pane windows create a window wall along approximately two-thirds of the façade running from the northeast corner of the house. A single-car attached carport comprises the remaining third of the façade and is located at the northwest corner of the building. The house number appears on the vertical siding portion of the carport. The east elevation has two windows: a large fixed pane window similar to those on the façade on the north side of the dominant chimney and a square four-lite (likely fixed pane) window on the south side of this feature. The length of the carport faced in vertical siding comprises the majority of the west elevation. At the southwest corner of the home there is a fixed-pane, two-lite, irregularly shaped window located high under the eaves. The south (rear) elevation was not visible from the public right of way. According to Larimer County assessor records, the building has three bedrooms and a

Architectural Inventory Form

Page 3

single bathroom. Character-defining features of the Modern Movements style evident at 1509 Westview Avenue include: horizontal orientation, dominant stone chimney, façade window wall, and single-car attached carport.

22. Architectural style: **Modern Movements**

Other architectural style:

Building type:

23. Landscape or special setting features:

This lot is located on a compact rectangular lot. It features a shallow grass front lawn and a minimal fence near the façade. Mature deciduous trees are visible in the rear yard/ behind the house. This property is sited on a lot with an elevation of 5045 feet above mean sea level. A wooden privacy fence encloses the rear yard.

24. Associated building, features or objects:

None visible.

IV. ARCHITECTURAL HISTORY

25. Date of Construction: **1955** ☒ Actual ☐ Estimate

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

26. Architect: **James Hunter & Associates - Olyn Price**

Source of Information: **Interview with Leslie Essellburn, June 2007. Available in files of Fort Collins Historic Preservation office.**

27. Builder: **John Rostack and Bill Layland**

Source of Information: **Interview with Leslie Essellburn, June 2007. Available in files of Fort Collins Historic Preservation office.**

28. Original Owner: **Olyn L. and Ann L. Price**

Source of Information: **1956 Fort Collins City Directory**

29. Construction history:

According to Larimer County assessor records, this building was constructed in 1955. An analysis of the style, building materials, and other historical records corroborate this date of construction. Shortly after the house was constructed, the kitchen was extended to the west to create a laundry area and a rear door was added, in 1958 or 1959.

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

V. HISTORICAL ASSOCIATIONS

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

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

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

34. Site type(s): **Modern Movements suburban home.**

Fort Collins Post-World War II Survey

HISTORITECTURE

Architectural Inventory Form

Page 4

35. Historical background:

The home at 1509 Westview Avenue has been associated with the Price family for nearly its entire fifty-six year history. The original owners were Olyn L. and Ann L. Price. The couple were married on April 29, 1945, in Terre Haute, Indiana, and moved to Fort Collins in 1953. The Prices had three children: Leslie, Steven, and Jon. Olyn Price was a partner with James M. Hunter & Associates, the architectural firm that created a master plan for the Colorado State University campus, and he supervised the construction of numerous Hunter buildings at CSU during the 1950s and 1960s. He died in 1970 in an industrial accident in Keystone, Colorado. Ann Price served as Residence Hall Secretary, a role her obituary described as "Dorm Mom," at Newsome Hall on the CSU campus from 1971 to 1987. Ann transferred ownership of the family home to her children in 2001 and passed away on December 17, 2009. The current owner of the house, Anne Colwell, purchased the home that same year. Colwell is an English teacher at Fort Collins High School.

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 1956 through 2001.

Obituary: Ann L. Price. <http://www.tributes.com/show/Ann-Price-87407299> - [Accessed 1 Feb 2011].

Google Search: Anne Colwell.

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

Architectural Inventory Form

Page 5

- ☐ 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: **1955**

41. Level of Significance: ☐ National ☐ State ☒ Local ☐ Not Applicable

42. Statement of Significance:

The home at 1509 Westview Avenue has been associated with the Price family for nearly its entire fifty-six year history. Olyn Price was a partner with James M. Hunter & Associates, the architectural firm which created a master plan for the Colorado State University campus, and he supervised the construction of numerous Hunter buildings at CSU during the 1950s and 1960s. It is interesting to note, unlike other confirmed Hunter-designed homes, this house faces north and, therefore, cannot take advantage of passive solar heating associated with his other domestic designs. Architecturally, this resource represents a mid-1950s Modern Movements home. Character-defining features include horizontal orientation, dominant stone chimney, façade window wall, and single-car attached carport. According to the Colorado Office of Archaeology and Historic Preservation, this house is eligible for individual listing in the National Register of Historic Places and the Colorado State Register of Historic Properties (Criterion C: Architecture). This resource also qualifies for listing as a Fort Collins Landmark.

43. Assessment of historic physical integrity related to significance:

Constructed in 1955, this Modern Movements 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. Additions of a laundry room and rear door have only a minimal impact upon overall integrity. This building retains sufficient physical integrity to convey its architectural significance for listing on the National Register, State Register, 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
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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 Miller Brothers 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

Fort Collins Post-World War II Survey

HISTORITECTURE

Architectural Inventory Form

Page 6

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): **westviewave1509 - 1.tif through westviewave1509 - 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): **11/19/2010**

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

51. Organization: **Historitecture, LLC**

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

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

Fort Collins Post-World War II Survey

HISTORITECTURE

Architectural Inventory Form

SKETCH MAP



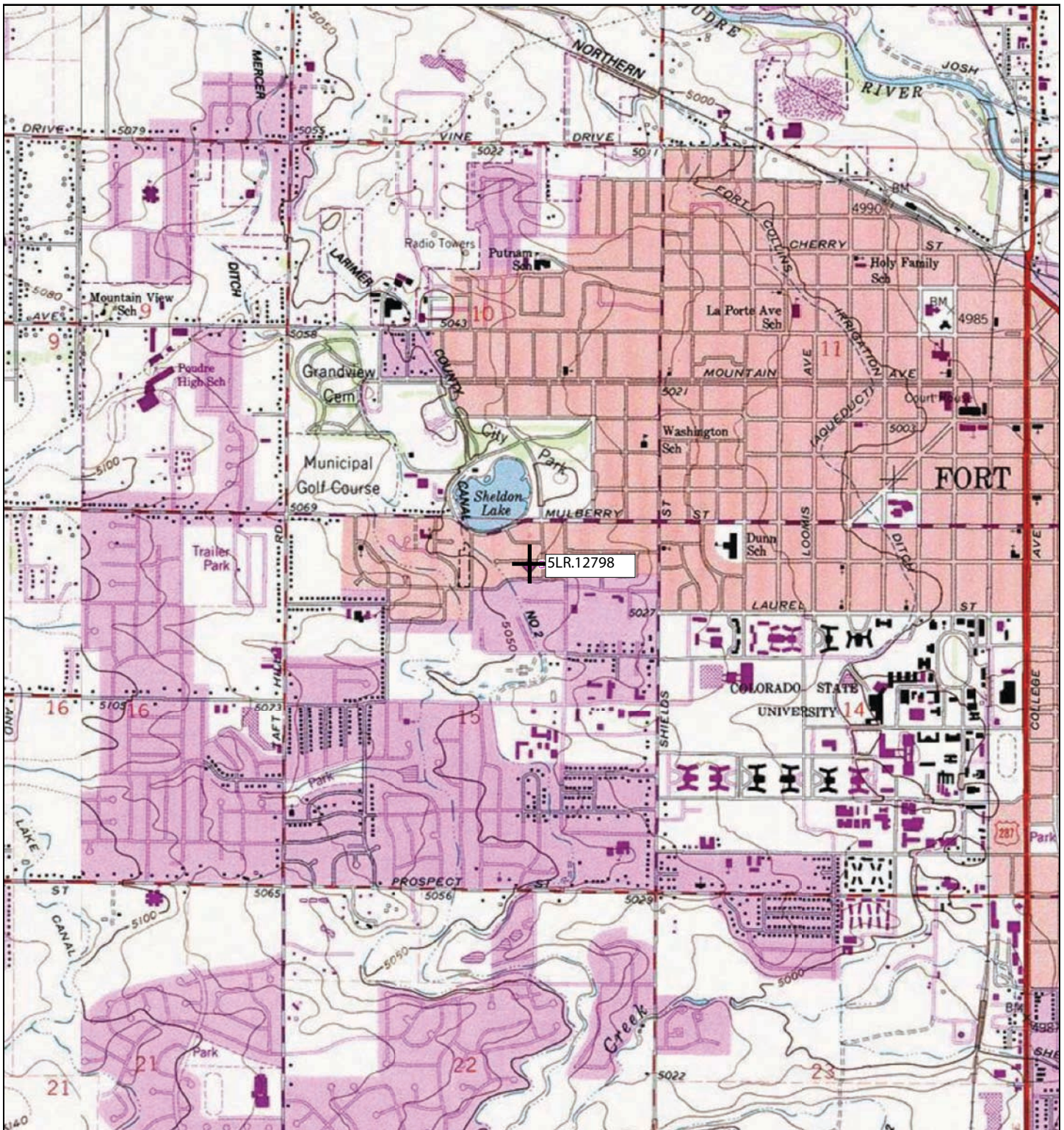
Fort Collins Post-World War II Survey

HISTORITECTURE

Architectural Inventory Form

Page 8

LOCATION MAP



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

Fort Collins Post-World War II Survey

HISTORITECTURE