

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.12802**
2. Temporary resource number: **City-34**
3. County: **Larimer**
4. City: **Fort Collins**
5. Historic building name: **R.W. and Phyllis Scheller Residence**
6. Current building name: **Dennis and Martha Sue Hopkins House**
7. Building address: **226 Yale Way**
8. Owner name: **Dennis K. and Martha Sue Hopkins Living Trust**
Owner organization:
Owner address: **7995 N.E. 29th Street
Ankeny, IA 50021**

Parcel number: **97243-09-086**

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**
SW 1/4 SE 1/4 NW 1/4 SW 1/4 of section **24** Grid aligned on **southwest** corner of section.
10. UTM Reference Zone: **13**
 Easting: **493724** Northing: **4489574**
11. USGS quad name: **Fort Collins** Scale: **7.5**
 Year: **1984**
12. Lot(s): **Lot 86**
 Addition: **South College Heights, 3rd filing** Year of addition: **1957**
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: **1232 square feet**
16. Number of stories: **One**
17. Primary external wall material(s): **Wood/Horizontal Siding**
Brick
 Other wall materials:
18. Roof configuration: **Gabled Roof/Side Gabled Roof**
 Other roof configuration:
19. Primary external roof material: **Asphalt Roof/Composition Roof**
 Other roof materials:
20. Special features: **Chimney**
Garage/Attached Garage
Fence
21. General architectural description:
Oriented to the south, this late-1950s Ranch type home rests on a concrete foundation. The rectangular-shaped home features wide, white, horizontal siding. The building also has half-wall brick siding painted white with weeping mortar. The house has a side gabled roof with overhanging eaves and a scalloped bargeboards; it is covered in asphalt shingles. A wide cat-slide roof projection with even more pronounced scallops defines the area of the façade where both the primary entry and a tripartite, faux diamond-pattern, picture window are located. There are birdhouse holes in the gable peak. The front door, wooden and painted blue with decorative windows radiating out from the inside corner of the door in a sun-like pattern, is reached via two concrete steps. Black iron railings define the two sides of the stoop. The storm door is white, either metal or vinyl, and features a combination window with both glass and a screen. There is a two-car attached garage at the southwest corner of the façade. East of the front door there is another window; it appears to be either fixed pane or a slider. A large chimney pierces the roof

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near the center of the home. The west elevation features two double-hung windows on the garage wall. The east elevation has two windows (perhaps casement) equally spaced along this side of the home. There are also two slider windows into the basement. Large trees and a picket fence slightly obscure views of the north (rear) elevation. However, a covered patio near the northwest corner is visible; a picture window under this roofline looks out onto the back yard of the property. The secondary entry appears to be a stained wooden door with a metal storm door. There are at least three other square windows on this side of the home. According to Larimer County assessor records, this house has three bedrooms and one-and-three-quarters bathrooms. Character-defining features of this property type evident at 226 Yale Way include: horizontal orientation, minimal entry porch, two-car attached garage, dominant chimney, picture window. Key decorative features include the scalloped bargeboards and weeping mortar.

22. Architectural style:

Other architectural style:

Building type: **Ranch Type**

23. Landscape or special setting features:

This house is located on a spacious lot at the corner of Yale Way and Mathews Street. There are both mature deciduous trees and evergreen bushes on the lot. A curved concrete path leads from the driveway to the front door. There is a low wooden picket fence painted white enclosing the back yard. This property is sited on a lot with an elevation of 5010 feet above mean sea level.

24. Associated building, features or objects:

Detached Shed

This building, located in the back yard and oriented to the east, appears to be a rectangular building faced in white metal siding with a front gabled metal roof.

IV. ARCHITECTURAL HISTORY

25. Date of Construction: **1958** ☒ Actual ☐ EstimateSource of Information: **Larimer County Assessor Records (online)**26. Architect: **Unknown**

Source of Information:

27. Builder: **Unknown**

Source of Information:

28. Original Owner: **R.W. and Phyllis Scheller**Source of Information: **1958 Fort Collins City Directory**

29. Construction history:

According to Larimer County assessor records, this building was constructed in 1958. An analysis of the style, building materials, and other historical records corroborate this date of construction. The home originally had an address of 126 Yale Way, with the addresses along Yale Way skipping from the 100s to the 300s. In the mid- to late-1990s a 200-block of Yale Way was introduced and this home became 226 Yale Way.

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**

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

34. Site type(s): **Corner Ranch type home.**

35. Historical background:

This house, constructed in 1958, was originally addressed as 126 Yale Way. The first owners of the home were R.W. Scheller, owner of Scheller Building and Contracting, and his wife Phyllis. By the early-1960s the owners were Frank W. and Gladys L. Warfield. He was the vice president at local publishing/ printing company Robinson-Warfield (offices located at 218 W. Mountain Avenue). The couple was original bondholders at the Fort Collins Country Club and had one daughter, Susan. The next owners of the property, Richard D. and Marion B. Steade, lived in the house from the mid-1970s through the mid-1980s. Both Steades worked at Colorado State University, Richard as a professor in the College of Business (from 1969 to 1989) and Marion as an accounting technician. The couple had three children: Glenn, Susan, and Molly. In 1986 the Steades sold their home to Atha N. Cumings, a retiree who passed away in Missouri in 2007. Cumings sold the house to Dennis K. and Martha Sue Hopkins in 2002. The current owner of the home is the Dennis K. and Martha Sue Hopkins Living Trust.

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 1958 through 1974.

Email correspondence with Karen McWilliams, 12 April 2011.

Social Security Death Index: Atha N. Cumings.

Google Search: Richard D. Steade.

Google Search: Frank W. Warfield.

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.

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- ☐ 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: **1958**41. Level of Significance: ☐ National ☐ State ☒ Local ☐ Not Applicable

42. Statement of Significance:

This building, architecturally, represents a late-1950s Ranch home with minimal Tudor influences. Character-defining features include horizontal orientation, minimal entry porch, two-car attached garage, dominant chimney, and picture window. The scalloped bargeboards and weeping mortar give this house its subtle Tudor cottage influences. This Ranch home is one of many within the South College Heights subdivision. The level of architectural significance is not sufficient for this property to qualify for individual listing in the National Register of Historic Places or the Colorado State Register of Historic Properties. However, this resource qualifies for listing as a Fort Collins Landmark.

43. Assessment of historic physical integrity related to significance:

Constructed in 1958, this Ranch 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. There are no known changes to this home. This building retains sufficient physical integrity to convey its architectural 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

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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 at least portions of the South College Heights subdivision may be good candidates for listing as a National Register of Historic Places and/or Fort Collins historic district. If listed for Criterion C: Architecture, this resource would be a contributing resource.

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): **yaleway0226 - 1.tif through yaleway0226 - 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): **12/14/2010**
50. Recorder(s): **MaryTherese Anstey**
51. Organization: **Historitecture, LLC**
52. Address: **PO Box 181095**
Denver, CO 80812-8822
53. Phone number(s): **(303) 390-1638**

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SKETCH MAP



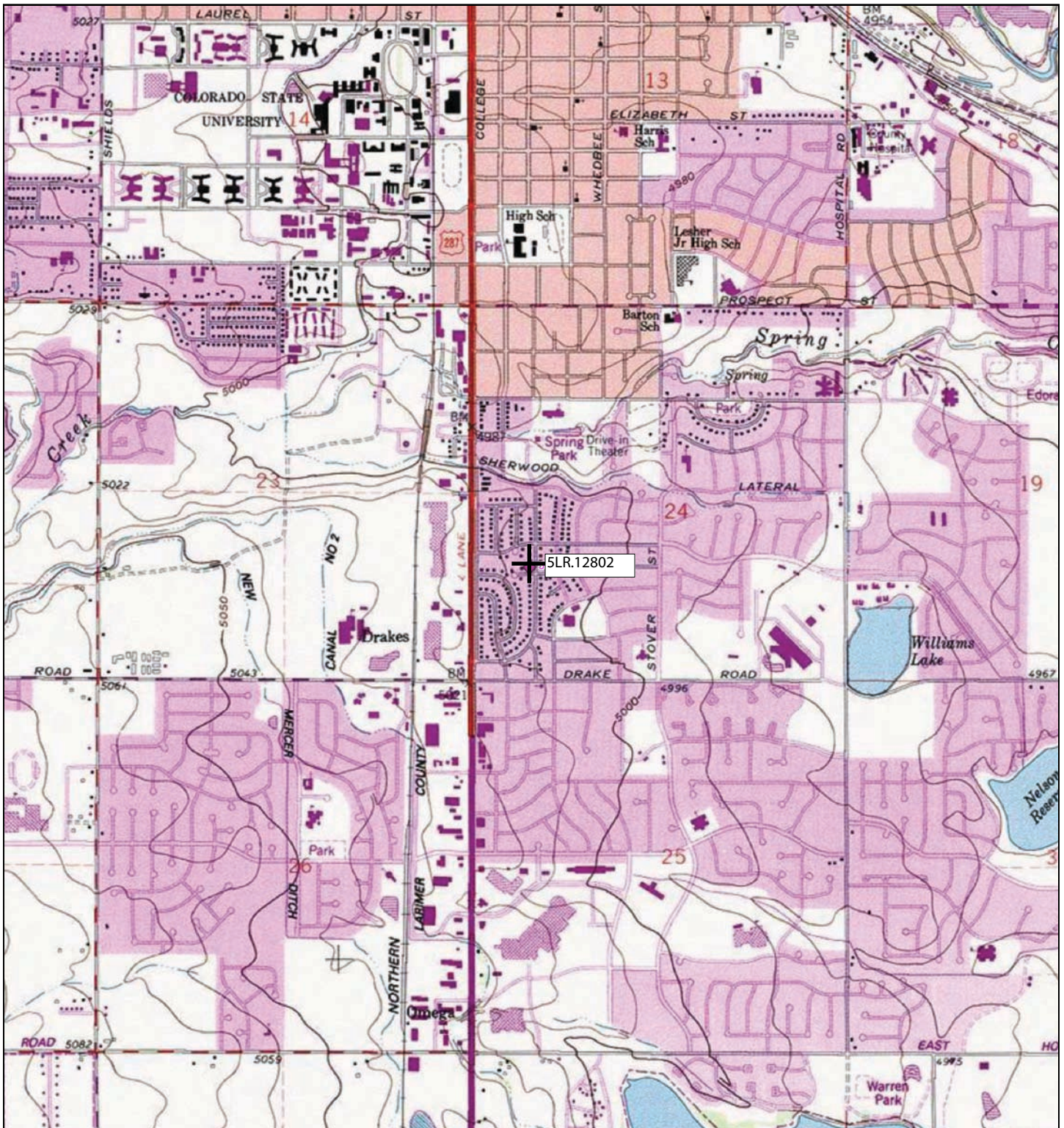
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LOCATION MAP



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

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