

Historic Preservation Office
P.O. Box 580
Fort Collins, CO 80522
(970) 221-6597

LOCAL HISTORIC LANDMARK DESIGNATION NOMINATION FORM

Date: January 24, 2000

Please type/print all entries

LOCATION: PARCEL NUMBER: Various

Address: 1600, 1601, 1604, 1605, 1608, 1609, 1612, 1613, 1617, 1645, and 1700 Sheely Drive

Legal Description: The lots, tracts and/or parcels of land located in the City of Fort Collins, Larimer County, Colorado, and particularly described on Exhibit "A" attached hereto, also known as 1600, 1601, 1604, 1605, 1608, 1609, 1612, 1613, 1617, 1645 and 1700 Sheely Drive

Property Name (Historic and/or common): Sheely Drive Neighborhood Local Landmark District

FORM PREPARED BY:

Name/Title: Debra Applin and Polly Puleston

Address: 1608 Sheely Drive and 1613 Sheely Drive, Fort Collins, CO 80525

Phone: (970) 495-0271 and (970) 482-0709

OWNER INFORMATION:

Property Address: 1600 Sheely Drive - Lot 11

Name: Robert and Jana Brandes Phone: (970) 221-3797

Address: 1600 Sheely Drive, Fort Collins, CO 80525

Property Address: 1601 Sheely Drive - (See legal)

Name: Per and Veda Hogstad Phone: (970) 484-5027

Address: 1601 Sheely Drive, Fort Collins, CO 80525

OWNER INFORMATION (Continued):

Property Address: 1604 Sheely Drive - Lot 10

Name: Thomas D. and Christopher D. Wickens

Phone: ()

Address: P.O. Box 3309, Santa Monica, CA 90403

Property Address: 1605 Sheely Drive - Lot 2

Name: Kenneth G. and Eleanor G. Diehl

Phone: (970) 493-6549

Address: 1605 Sheely Drive, Fort Collins, CO 80525

Property Address: 1608 Sheely Drive - Lot 9

Name: John and Debra Applin

Phone: (970) 495-0271

Address: 1608 Sheely Drive, Fort Collins, CO 80525

Property Address: 1609 Sheely Drive - Lot 3

Name: Pat and John Wilkins-Wells

Phone: (970) 498-0066

Address: 1609 Sheely Drive, Fort Collins, CO 80525

Property Address: 1612 Sheely Drive - Lot 8

Name: Reuel and Donna Rolston

Phone: (970) 482-4874

Address: 1612 Sheely Drive, Fort Collins, CO 80525

Property Address: 1613 Sheely Drive - Lot 4

Name: Polly Puleston

Phone: (970) 482-0700

Address: 1613 Sheely Drive, Fort Collins, CO 80525

OWNER INFORMATION (Continued):

Property Address: 1617 Sheely Drive - Lot 5

Name: Richard and Janice DeVore

Phone: (970) 493-3379

Address: 1617 Sheely Drive, Fort Collins, CO 80525

Property Address: 1645 Sheely Drive - Lot 6

Name: Frederick M. and Margaret I. and Teresa L. Stables

Phone: (970) 482-2674

Address: 1645 Sheely Drive, Fort Collins, CO 80525

Property Address: 1700 Sheely Drive - Lot 7

Name: Frank and Kimberly Moynihan

Phone: (970) 482-7408

Address: 1700 Sheely Drive, Fort Collins, CO 80525

BOUNDARIES/TYPE OF DESIGNATION

Landmark (improvement only) Landmark District (improvement + site/surrounding environment)

Further explanation of boundary determination:

The proposed Local Landmark district encompasses eleven properties in the first and portions of the second plats of the Sheely Drive Neighborhood. Built between 1952 and 1959, these homes are the first of their type to be constructed in Fort Collins. The contributing properties in the proposed district are 1600, 1601, 1604, 1605, 1608, 1609, 1612, 1613, 1617, 1645, and 1700 Sheely Drive.

In itself, each property is architecturally and historically significant, but when seen as part of an overall neighborhood displaying the same social, economic and design theories, the properties become part of a unique example of urban development and social attitude in post-WWII Fort Collins. Each of the properties contributes to the overall geographical, historical and architectural importance of the neighborhood by exhibiting the same philosophical design criteria and architectural vocabulary. As a whole, the district displays the social and design innovations of post-WWII prosperity, through a new architectural style, new building material technology, and new land planning principles.

CLASSIFICATION

Category:	Ownership:	Status:	Present Use:	
<input type="checkbox"/> Building	<input type="checkbox"/> Public	<input checked="" type="checkbox"/> Occupied	<input type="checkbox"/> Commercial	<input type="checkbox"/> Entertainment
<input type="checkbox"/> Structure	<input checked="" type="checkbox"/> Private	<input type="checkbox"/> Unoccupied	<input type="checkbox"/> Educational	<input type="checkbox"/> Government
<input type="checkbox"/> Site			<input type="checkbox"/> Religious	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Object			<input checked="" type="checkbox"/> Residential	_____
<input checked="" type="checkbox"/> District				

Existing Designation:
 Local Landmark: 1601 Sheely Drive is already a designated Local Landmark
 National Register
 State Register

SIGNIFICANCE

Architectural:

- Represents work of noteworthy architects
- Possesses high artistic value
- Represents a type, period, or method of construction

Historical:

- Associated with significant persons
- Associated with a significant event or historic trend
- Contributes to the significance of an historic district

Geographical:

- Related to or part of distinctive area
- Unique location

STATEMENT OF SIGNIFICANCE

(Justify the significance checked above):

The first of Fort Collins' post-World War II affluent neighborhoods, Sheely Drive is among Fort Collins' best representations of the suburban lifestyle emerging in the United States during the 1950s. Potentially eligible for designation on the National Register of Historic Places, the Sheely Drive Local Landmark District meets the criteria for local designation, for its historical, architectural, and geographical importance to Fort Collins. The district represents numerous innovations in architecture, including the use of new construction materials and techniques, as well as in land planning. The district is also significant for its historical associations with several prominent Fort Collins business and civic leaders, and for its portrayal of the socioeconomic and technological changes occurring in Fort Collins and Colorado following World War II. The neighborhood should be recognized as a district because of the continuity of the architectural styles in the homes, the overall neighborhood site planning and the notable business professionals associated with the neighborhood.

The neighborhood layout is designed to take advantage of the natural topography of the area. The winding streets in the area makes it one of the first neighborhoods in Fort Collins to have broken out of the traditional compass oriented grid for streets. Sheely Drive is a curved street that responds to the natural ridge in the area. This reduces traffic speed and flow. The street is fifty feet wide and has no curbs, gutters or sidewalks. Lawns flow together. The homes do not always sit parallel to the street. Although the free form street discourages traffic, the houses reflect the importance of the auto after World War II. Driveways are large and many are circular or curved. Garages or carports have moved forward becoming integral to the overall design.

The houses are designed to fit within the natural terrain of the area. The houses on the west side of Sheely Drive have walkout lower levels. They are long and low Ranch style homes that were built on top of the ridge rather than grading the site flat to accommodate the building. The homes are oriented to take advantage of the views. Many of the homes have decks and large windows. This is unlike traditional houses of the 1940's and 1950's where the windows are small and the houses orient on grids with no consideration of views. It is also the earliest known solar designed neighborhood in Fort Collins. Many of the homes are oriented for solar exposure and have sunscreen devices.

The home designs on Sheely Drive do not borrow from traditional revival styles, but instead are based on contemporary ideas. The world changed after World War II. Fort Collins was no longer unsophisticated. Returning World War II veterans brought back new ideas. Leisure travel broadens views and experiences. There were new social philosophies, such as Frank Lloyd Wright's philosophy that design is dictated by function and site considerations and his philosophy of the Usonian home which included low density communities, economic construction using new materials and energy efficiency. There was also a prevailing sense of optimism. The war was over. Technology will solve all problems.

The homes in the neighborhood are architect or owner designed and represent the true custom Ranch style. The Ranch style is defined as ground hugging, one story with a low roof and deep eaves. Building materials include the use of wood, stucco, brick, stone and glass. They are generally one room deep and shaped like an L or U to surround a patio or landscape features. Large expanses of glass are featured. They have gardens or yards in the back.

The development of the true Ranch house is based on design principles developed by architects of the International, Prairie and Usonian styles. The International Style is based on the expressions of structure and modern materials. Concrete, steel, glass and glass blocks are the most used materials. Decoration is not used. Design relies on the expression of material connections, finishes and relationships. Designs are asymmetrical rather than symmetrical. Bands of windows and solid planes create a horizontal feeling. Windows are often mitered together to create glass corners. Cantilever eaves and overhangs are commonly used. Superlative examples are the Glass House created by Philip Johnson in 1949 in New Cannon, Connecticut, and the Farnsworth House created by Mies van der Rohe in 1945-1950 in Plano, Illinois.

The Prairie Style is based on the satisfaction of the physical and psychological needs of the

inhabitants. The design uses an open floor plan rather than the traditional concept of a house as a box subdivided into smaller interior boxes. Designs are strongly influenced by the site. Hipped roofs have broad eaves and overhangs. Walls and terraces often extend from the main structure emphasizing a horizontal appearance. There may be rows of casement windows. Materials are regional. The design evokes a sense of restfulness. Examples are the Robie House designed by Frank Lloyd Wright in 1908-09 in Chicago, Illinois and Falling Water also designed by Wright in 1936 in Bear Run, Pennsylvania.

The Usonian Style is a basic residential style. The term "Usonian" is derived from United States of North America and means smaller and more economical homes constructed of natural materials such as wood, stone and concrete block. There may be simple, geometric ornaments. Roofs are low pitched with deep and cantilevered eaves. Designs may include balconies. Windows are geometric compositions. Examples are Frank Lloyd Wright's 1954 Bachman-Wilson House in Millstone, New Jersey and the 1940-41 Pope-Leighey House in Mount Vernon, Virginia.

Design elements of each of these styles were incorporated into the homes of the Sheely Drive neighborhood. These elements include:

1. The fireplace as a central organizational element is typical of Frank Lloyd Wright's concept of the hearth as the heart of the home.
2. Long, low, ground hugging design responding to and integrating into the natural surroundings.
3. Long and low partial height exterior walls extending from the house.
4. Large, overhanging eaves that emphasize horizontal lines and help control climate.
5. Sunscreens such as louvers or lattice control climate.
6. Decks reinforce the design theory of inside/outside. This is typical of Wright's designs that defined space whose perimeters are no longer absolute.
7. Interior planters - Inside/outside design elements are no longer confined to traditional locations. Reinforces Wright's theory of no absolute perimeters of space.
8. Large expanses of windows sometimes form entire walls and create a seamless flow from inside to outside. This responds to site orientation and is associated with solar energy.
9. Open floor plans. Master bedrooms and master baths appear. Spaces are more universal in use and become more entertainment oriented. People are more optimistic after the war and have more free time.

New materials that were developed by World War II technology were used in the construction of the homes. Some were used as design elements and take on decorative qualities. Tastes in design changed after the war to a more worldly view on design, color and materials. Trade and entertainment magazines broadened views and introduced new material applications to the general public. Commercial materials were adapted to residential construction. These new materials helped reduce costs and construction time.

One of the new materials was resin glue that made possible an exterior grade plywood and hardboard board sheets, suitable for siding and sheathing. Sheet paneling was used as interior decorative material, replacing traditional board paneling. Concrete block that had traditionally been used only in commercial applications became available in new patterns and was used as a structural and decorative material in residential construction. Glass block, previously used exclusively as a commercial material, was now used in decorative applications in bathrooms and room dividers. Cast artificial stone was used with natural stone to create site walls and veneer wainscot bases on many homes in the neighborhood.

Commercial design steel frame casement and fixed windows, seen in the International Style, were now accepted in residential construction. This allowed for the use of large window and door openings. Traditional wood window sills were replaced with ceramic tile that introduced color and was easier to maintain. Built up ballasted roofs were now used to create flat residential roofs. Wood shakes, rather than wood shingles, were used to create texture. Gypsum wall board replaced plaster. Plastic laminate replaced wood and linoleum countertops. Pressed cork, used as a finished floor material, replaced traditional strip wood flooring. Cork was also employed as a wall finish. Stone was used on floor surfaces as a decorative material. New colors became available in wall tiles, with matching color bathroom fixtures. Neon lighting, once used strictly for signage, was now used as interior accent lighting.

HISTORY OF THE SHEELY NEIGHBORHOOD LOCAL LANDMARK DISTRICT PROPERTIES:

In 1951, Arthur C. Sheely bought 40 acres of farm land south of Prospect Road and east of Shields Street, from Carl W. and Pauline E. Birky. Sheely paid the Birkys approximately \$20,000 for the acreage and water rights. Two years later, Sheely sold this land to the Olds and Redd Construction Co., a co-partnership consisting of Ben Olds and B.G. Redd, for approximately \$27,000. On July 13, 1953, before the area was even subdivided and platted, Olds and Redd sold 4.901 acres to K.S. and Annette L. Mittry. The Olds and Redd Construction Co. then filed for the Arthur C. Sheely First Subdivision on August 26, 1953, creating six lots on the west side of Sheely Drive. A part of the remaining parcel was subdivided June 11, 1954 into an additional twelve lots, five large lots located on the east side of Sheely Drive, three on West Prospect Road, and four on Prospect Lane.

The Ben Olds House, 1600 Sheely Drive - The Ben Olds House, at 1600 Sheely Drive, is significant because it represents the Ranch style of residential housing, so popular in America during the 1950s and 1960s. Constructed in 1960, the layout, construction, materials, design, and stylistic features of the Ben Olds House all exemplify the Ranch style. The house has additional significance in that it was the personal residence of Ben Olds. A well-known Fort Collins developer, Mr. Olds was a co-owner of Olds & Redd Construction in Fort Collins. He was involved in the Circle Drive housing development for the Columbia Savings and Loan of Denver, and was the developer of the Mantz Addition. In addition to this home, the Olds & Redd Construction Company built many of the Sheely Addition homes.

The home is an elongated, single story structure built on a concrete slab. The very low pitched, intersecting gable roof, typical of the Ranch, is a ballasted roof, built up and finished with gravel.

The roof features exposed rafter tails and purlin construction, with wide overhanging eaves. There is neither an attic nor a basement. The walls are composed of white raked brick, with the stylistic addition of weeping mortar. The large plate glass windows, most noticeably the huge west-facing living room window, and the sliding glass doors are typical elements of Ranches. The Ranch style of architecture incorporated many elements of earlier architectural styles. This home's low roof line and centrally located fireplace echo the Prairie Style. The black shutters, storm door and lamppost all reflect Colonial design features. The Spanish Colonial influence, upon which the Ranch relied heavily, can be found in the covered concrete slab patio on the rear elevation. Its flat roof overhang is supported by single posts with simplistic capitals. The fascia was built in a contemporary design that suggests Usonian or Wright influences.

The interior retains many original elements, including slate stone floors in the entry and dining room, and an imposing, multi-sized sand granite fireplace running along the entire east wall of the living room, with a chimney of flagstone block. The house exemplifies the typical Ranch interior of an open floor plan in which rooms flow together. The ceiling in the communal living spaces is vaulted, with exposed beams and a composite sheet ceiling with detailed grooves approximately six inches apart.

Most Ranches place a tremendous amount of emphasis on the back yard, usually with leisure related features. The Ben Olds House has the distinction of being either the first or second home in Fort Collins to have had a swimming pool. The rectangular shaped, in-ground pool was built in the "Ester Williams" pattern. Students from Fort Collins High School are purported to have taken their swimming lessons here.

The property has undergone very few alterations. A garage, located on the northwest corner, has been converted into two additional bedrooms, with a board-and-batten wall where the garage door was once located. The containment wall around the back of the home, built at a later date according to the owners, mimics the original construction by using raked brick and weeping mortar.

The Mittry-Young House, 1601 Sheely Drive - The Mittry-Young House was constructed in 1953, as the first home in the Sheely subdivision. By Ordinance No. 125, dated July 24, 1998, the Fort Collins City Council designated this property as a Fort Collins Local Landmark for its architectural importance to Fort Collins, as an excellent example of Post World War II Contemporary design.

In March of 1951, Arthur C. Sheely bought 40 acres of land for approximately \$20,000. In 1953, Sheely sold the land to the Olds and Redd Construction Co., a co-partnership consisting of Ben Olds and B.G. Redd, for approximately \$27,000. On July 13, 1953, before the area was even subdivided and platted, Olds and Redd sold 4.901 acres to K.S. and Annette L. Mittry. Mittry owned and operated Mittry Construction and Transportation. He was the contractor who built the storm sewer for Colorado A & M in 1952, along with a portion of the Fort Collins storm sewer system for College Avenue. He also worked on the Big Thompson Project and the Carter Lake pressure tunnel. The Mittry's home, at 1601 Sheely Drive, was designed by Don Goff, who in 1953 was a home designer with Fred Harsch Lumber Company, but soon after began his own

business, Don Goff Designs. The home was constructed in a “Y” shaped plan. This design is basically unaltered, in spite of the addition of a study to the end of west wing of the Y, added in the later 1950’s.

The Mittry’s owned the home for just a short time, before selling to Lester and Inez Reeble in March 1958. Mr. Reeble was an investment salesman for Financial Industrial Funds. The property was then owned by Herbert and Jamia Riehl, between 1962 and 1971.

Robert Young purchased the property on July 13, 1971. The Youngs subdivided the property, then sold the parcel with the house to A.E. Hurst in 1994. The current owners, Per and Veda Hogestad, purchased the property from the Hursts in 1996.

The Mittry-Young House is an excellent example of the Ranch style of Post World War II contemporary design, exhibiting stylistic influences of both the International and Prairie Schools of design. Built to take advantage of the natural topography of the area, the house was constructed on a slope, so that the front of the house, facing toward Sheely Drive, is a single story, while the back of the house, with its walkout basement, is two stories tall. The influence of Frank Lloyd Wright’s Prairie Style can clearly be seen in the overall organization of the house. The home has a “Y” shaped floor plan, with a two-sided fireplace located at the intersection of the three wings, reflecting Wright’s concept of the “hearth as the heart of the home.” The low roof line and deep overhangs are also typical of the Prairie Style. Another Wright influence is the integration of indoor with outdoor materials, through the use of the stone employed for the exterior walks being repeated in the kitchen and dining area floors and in the interior stairway. The use of large expanses of windows in the living room, formal dining room, hallway and study was influenced by the cutting edge architecture of Mies van der Roe’s Farnsworth House of 1950 and Philip Johnson’s Glass House of 1949. Of architectural interest is the use of new materials in residential design, such as steel casement windows, stucco over concrete block, glazed ceramic window sills, neon accent lighting, and glass block, all elements derived from the International Movement. A significant aspect of this house’s design is the evident rapidity with which the cutting edge of architecture was translated into use in a small, conservative, western town. Mittry owned and operated Mittry Construction and Transportation. He was the contractor who built the storm sewer for Colorado A & M college in 1952, along with a portion of Fort Collins storm sewer system for College Ave. He also worked on the Big Thompson Project and the Carter Lake pressure tunnel.

The Sherwood House, 1604 Sheely Drive - Ormand and Margaret Sherwood purchased this lot on January 8, 1955, and they built their house later that same year. Mr. Sherwood was a Realtor with Rhoades Realty. In 1958, Irene and Kathryn Brown purchased the property. Mr. Brown was the son of A.F. Brown, an early county commissioner. From 1907- 1912, he attended Colorado A & M and was a member of the first forestry class. Following the Browns, the property was sold in 1962 to Marvin and Hazel White. William and Ruth Brown purchased the property on January 2, 1970. It is thought that this Dr. W.W. Brown, Jr. was the son of the Browns who owned the home between 1958-62. Dr. Brown was a C.S.U. veterinarian. Richard Potts then bought the property in February 1977, before selling it to Thema Phelps (a.k.a. Potts) on March 20, 1978. Delos Wickens purchased the house on August 2, 1983. Thomas D. and Christopher D. Wickens are the current owners. The house has been a rental for approximately

ten years.

1604 Sheely Drive is a single story slab on grade Ranch style house. The floor plan is in the form of an "L" shape. The structure is frame construction with wood lap siding. Vertical elements of nonstandard green tinted brick occur at the centered fireplace and at the north and south end wall extensions. The shallow sloped ballasted roof is pitched longitudinally toward a center ridge. A horizontal sun shading device runs above the window on the south half of the front elevation. The shading device continues above the entry to create a sheltered porch overhang. The south half of the front elevation contains a smaller casement window while the north portion is a full height glass wall. This wall has vertically framed divisions with horizontal transom framing. The carport is located on the south side of the house. It is open on two sides, with a low, horizontal lap siding panel running along the front elevation with the entry at the south. The carport's rear elevation is a full height wall with storage incorporated into the design. The carport roof is pitched longitudinally toward a centered ridge. Horizontal lap siding continues around to the rear elevation. Two full height glass and steel sliding doors and sidelights are present at the inside angle of the "L" shaped plan. Smaller steel casement windows are also used. An uncovered concrete patio is located at the inside angle of the "L" shaped plan. The overall massing of the house emphasizes horizontalness.

1604 Sheely Drive contributes to the overall historic importance of the neighborhood by exhibiting the same philosophical design criteria and architectural vocabulary typical of the neighborhood. The Sherwood House is representative of how the new social ideas and design elements were incorporated into all of the Ranch style homes in the Sheely subdivision. In itself, this house is highly significant for its architecture, but when seen as part of an overall neighborhood displaying the same social, economic and design theories, the house becomes part of a unique example of affluent development and social attitudes in post-WWII Fort Collins.

The Moyer House, 1605 Sheely Drive - Lot 2, Sheely First Addition, was sold to Gerald and LaVila Moyer on September 18, 1953. Dr. Moyer, a dentist, and his wife had their home built on this lot in 1953-54. The Moyers did not remain at this location for long. In 1957, the couple sold their property to Robert V. and Marilyn Parke. Dr. Parke was a botany professor at Colorado State University, and was associated with the development of Parkwood Estates. The Parkes resided here until approximately the mid 1960's. The current owners, Kenneth G. and Eleanor G. Diehl purchased the home on January 7, 1981.

The Moyer House, at 1605 Sheely Drive, is significant as an excellent example of high style Ranch architecture in Fort Collins. Built to take advantage of the natural topography of the area, the house was constructed on a slope, so that the front of the house, facing east toward Sheely Drive, is a single story, while the back of the house, with its "daylight basement," is two stories tall. One fascinating feature of the Moyer House is the remains of a bomb or fall out shelter, a highly significant 1950's attribute.

The Moyer House demonstrates many of the design elements associated with the Ranch architectural style. The home possesses a low-profile, low-pitched roof with wide overhanging eaves, boxed underneath with plywood. The southern third of the front of the house has a pink

sandstone-colored brick veneer on the lower half, with aluminum siding above. The middle third is brick veneer from grade to eave-line. The northern third has an aluminum sided garage addition that extends eastward along the facade. The minimalist entry, which is very much in keeping with the International Style, is inset under an overhang of the low-pitched roof and features multiple light fixtures along the roof eaves. The entry separates the two different brick veneered sections. The front door contains three vertical windows, and a large ringed brass plate around the handle. On the rear elevation, sliding glass doors open onto the large backyard, providing a spectacular view of the mountains. The original design featured a carport, since enclosed into a garage.

Other stylistic influences evident in the house include the Prairie Style low overhanging eaves and the louvers on the patio wall on the south side. The International Style can be seen in the large sliding glass doors, the use of glass block, the grooved and grid-patterned concrete, and the boxed fascia and eaves. The railing along the upper patio suggests western motifs, as does the large fireplace/chimney. The use of plywood, as with the boxed eaves, is significant as an example of the technological advances available to builders at the time. The small sight wall extending off of the southeast corner is often called a Wright Wall, as Frank Lloyd Wright inspired the design.

The Sheely House, 1608 Sheely Drive - Constructed in 1955, the Sheely House at 1608 Sheely Drive is significant for its Ranch architecture, and embodies many of the distinctive characteristics of this style. The property also contributes to the significance of the Sheely Drive Local Landmark District due to its association with Arthur Sheely, for whom the neighborhood is named. The original owner of this residence, Sheely was a prominent businessman, as well as a local and state civic leader. Mr. Sheely was a partner in the Sheely-Andrews Motor Co. He was also active in the Republican party, serving as the Colorado Republican chairman from 1941-47. In 1952 he was a co-chairman for the Eisenhower for President campaign in Colorado, and was a national committeeman for the Republican party in 1956-1960. Sheely visited with Eisenhower frequently at the home of his mother-in-law in Denver.

1608 Sheely Drive is a one story structure, built on a concrete slab foundation, and constructed in an L-shaped plan. The low pitched shake roof has exposed rafters, and lap siding with scalloped bottom edges in the gable ends. The walls are red sandstone blocks, below lap siding. The nearly symmetrical facade features a prominent chimney, made of red sandstone blocks, and located in the center of the house. To the left of the chimney is the front entry door with an open concrete-slab porch extending beyond the overhanging eaves, with a red sandstone block planter immediately in front. To the right is a corner wall and the garage.

Typical of the Ranch style, this property incorporates Colonial decorative elements, in the use of shutters and diamond-shaped panes of glass in the front door. This motif is picked up again in the porch light fixture and in the bathroom window. The prominent garage, large plate windows, sliding glass door, and use of new technological advancements of the time, such as plywood, all make this home a good example of the Ranch style. A small non-functional red sandstone wall extends past the end of the house to the north. Often called a Wright Wall, its design was inspired by Frank Lloyd Wright. Scalloped siding in the gable ends is another typical feature of

the period and style, as are the very low pitched roof with widely overhanging eaves. The prominent entryways of previous architectural styles are now more subdued, with the emphasis on the rear yard as an extension of the living space. This is evidenced by the very open indoor-outdoor feel, achieved by the use of vaulted ceilings, large expanses of glass in the walls, and sliding glass doors. Many areas of the home have corner windows composed of a large, fixed pane window paired with a thinner casement. The Arthur Sheely House also features a number of pocket doors, allowing the use of the interior spaces as a more open plan. Naturally, the home has a spacious backyard. There is one storage outbuilding at the southeast corner of the lot. A well is located to the rear of the house. The well was original to the house, but is now used only for cold storage.

The interior plan is open, typical of the Ranch home. The southwest corner of the spacious dining/living area has large windows on both walls, providing unimpeded views to the outdoors. A track in the ceiling indicates where a divider was hung to separate the two areas when needed. The kitchen retains its original cabinetry and pulls, including push-through drawers that serve either the work or eating areas of the room. The original neon tube lighting continues to illuminate the counters. The bathrooms exhibit their original tile, with color schemes that reflect the tastes of the 1950s, and a number of the original light fixtures are extant throughout the house.

Since this home was constructed in 1955, it has undergone only a few alterations. On the interior, the fireplace was altered from the original rustic stone to an Italian marble mantle and surround. Two skylights have been added to the roof, visible only from the rear of the property. Solar panels have been added for hot water heating. A patio area on the back of the house was enclosed to create a den. This area is differentiated from the original construction through the use of double hung windows and plywood grooved siding.

The Wells House, 1609 Sheely Drive - On September 8, 1956, O. Rex and Dorothy Wells purchased Lot 3, Sheely First Addition, from W.D. and Jennie Holley. The Wells subsequently built their house here in 1957. Mr. Wells, an attorney, was prominent in water law. In 1955, he was appointed Special Counsel for the city, and codified the city ordinances. In 1957, he was appointed Special Deputy District Attorney in charge of mental health problems. He also helped establish the rural domestic water districts surrounding Fort Collins. Mrs. Wells was a professor in Home Economics at Colorado A & M. She also was an active volunteer for the Avery House and Fort Collins Museum. Following the death of Mrs. Wells in 1997, her daughter and son-in-law, Pat and John Wilkins-Wells, bought the house and are the current owners.

The Wells Residence at 1609 Sheely Drive is significant for its representation of the Ranch style of architecture, one of several significant Post World War II housing styles. The home's design was patterned after an architectural design found by Mrs. Wells in an issue of *Better Homes and Gardens* magazine. The only difference between the pattern and the actual residence was that the kitchen was reduced in size and the dining room was enlarged.

This asymmetrical Ranch residence is a rectangular one story structure with a side gabled wood shingled roof, with wide overhanging eaves. The building is clad with horizontal lap siding. The

rear of the house is clad with horizontal lap siding above, while the daylight basement level is clad in wood shakes. The facade, or east elevation, contains a central entrance with a partial width porch. The entry porch roof, created by an extension of the overhanging roof, is supported by three squared wooden posts and arched frieze. A massive exterior red brick chimney passes through the overhanging roof on the porch.

A two-car garage is prominently situated at the north end of the facade, a product of the Post World War II emphasis on the automobile. On the rear, or west elevation, picture windows lead from the main floor to a wood deck with horizontal wood railings of various thicknesses and spacing. The large deck is covered by a roof of wood framing and translucent corrugated polymer sheeting, designed to cast patterns of light and shadow. Below, a set of French doors leads from the daylight basement. Windows are predominately grouped casements. The interior features vertical wood timbering and two brick fireplaces. The original hardwood floors have been replaced with carpet and linoleum. Pocket doors separate the dining room from the kitchen. The kitchen features its original copper-clad state-of-the-art appliances and countertops.

The Ghent/Rolston House, 1612 Sheely - Lot 8 of the Sheely First Addition was purchased by Dwight and Amy Ghent on September 2, 1955. Mr. Ghent, a prominent local businessmen, was vice-president of the family-owned Ghent Motor Company. He was active in civic affairs, including the Chamber of Commerce, serving as Chairman of the Chamber's Roads Committee in 1953, and as Director in 1954. He was also elected president of the Fort Collins Automobile Dealers Association in 1953. The Ghents built this home at 1612 Sheely Drive in 1956. On May 30, 1973, the Ghents sold the home to Reuel and Donna Rolston, the current owners. Reuel Rolston works for Kodak.

Situated on a corner lot, this Post World War II Ranch style residence is an "L" shaped, cross-gable, single story structure. The wood shingle roof is very low pitched, a characteristic of the Ranch style. The home is built on a concrete slab foundation. The walls are of red brick, with board and batten detailing above the bay window, in gable ends, and in the pent roof gable. The south elevation contains a centrally located entrance door, with a stunning art glass side light. This entry is covered by an extension of the gable roof line to create a covered porch, supported by a decorative, detailed iron post. A large canted bay window, flanked on each side by pairs of narrow, vertical side lights, is located on the facade.

Windows are generally six light casements, many with white-painted fixed shutters. There is also an interesting window with five lights set in a diamond shape. Two red brick fireplaces lend ambiance to the home's interior. One chimney is located on the west elevation, and the second is situated along the center ridge line of the north wing of the "L." At the rear of the home, comprising the inner corner of the "L," is a four-post porch with a concrete deck. There are two large sliding glass doors entering each wing of the home from this porch area. A prominently located two-car garage is situated at the north end of the facade.

The home exhibits several examples of the use of new materials and design in residential architecture. These include a ground-to-ceiling glass block window, the use of a vertical panel of decorative art glass as a sidelight, picture windows and steel casement windows, and the sliding

glass doors. Additional characteristics of the Ranch style are the house's two-car attached garage, displayed prominently on the facade, and the emphasis on the rear yard as the focus of entertainment and leisure, displacing the "front parlor" of past years.

The Galyardt-Puleston House, 1613 Sheely Drive - Lot 4 of the Sheely First Addition was purchased by William J. and Roberta S. Galyardt in October of 1953. Mr. Galyardt was co-founder and partner in the Galyardt and Harvey Insurance Agency. In 1953, he became the president of the Chamber of Commerce; in 1954, he served on the Poudre Valley Memorial Hospital Board. That same year, he was appointed to the advisory council of Valparaiso University in Indiana. He also served as the president and as Colorado district official for St. John's Lutheran Church. Fifteen years later, the Galyardts sold their house to Harry and Polly Puleston. Dr. Puleston was a professor of chemistry at Colorado State University, from 1950 to 1989. Mrs. Puleston still lives in the house.

This one-story, with a daylight basement walkout, was designed by Architect William Robb and built by Victor Deines in 1954. The Galyardt-Puleston House is an excellent example of high style Ranch residential architecture in Fort Collins. The large lot upon which the house is built slopes down to the low lying meadow of Spring Creek. The house with its daylight basement, rambling roof line, and use of local materials, is a fine example of the care taken by the architect and builder to fit the residence into the surrounding terrain.

1613 Sheely features a wood shingled hip roof, with wide overhanging boxed eaves. The single chimney is made of red brick, topped with a metal cap with three different-height cylindrical stove chimney pots. Save for the two car attached garage, the symmetrical facade is constructed of red brick on the lower half, with vertical channel wood siding above. The remainder of the walls are clad with horizontal wood lapped siding, detailed with red brick window ledges. On the south elevation, an outside stairway, built of the same red brick, leads from the street level down to the patio. The concrete foundation, which, with the daylight basement, extends nearly six feet high in the rear, is covered with stucco. The windows are largely steel casements. Sliding glass doors lead from the daylight basement to the back yard patio, constructed of poured concrete and scored to look like flagstones. Covering this patio is a wooden deck, supported by nine simple posts, and accessed from the main living area.

The interior features numerous built-in solid wood cabinets, in the living room, dining room, kitchen, laundry and den. The bathrooms are carpeted, and their walls are covered with gold colored tile, wallpaper, and countertops. There are two fireplaces, one on each level. The upstairs fireplace is made of brick, with a wood surround, and is painted white. It faces a large picture window along the west wall. The downstairs fireplace is built entirely of red brick. The rooms are all spacious, with an open floor plan. A large expanse of plate glass in the living room overlooks an extensive garden area, and offers a spectacular view of the mountains.

The house was originally constructed with only two very spacious bedrooms and two baths. In the summer of 1999, an 800 square foot addition was built onto the northwest portion of the rear elevation, in order to accommodate an additional two bedrooms and two baths. The roofline and siding of the addition are compatible with the original, and the addition is not visible from the

facade.

The McCluskey House, 1617 Sheely Drive - Lot 5 of the Sheely First Filing was purchased on May 11, 1954, by Robert and Margaret McCluskey. The McCluskeys, who owned Poudre Valley Creamery, began constructing their house at 1617 Sheely Drive later that year. A decade later, the McCluskeys sold the property to Herman J. and Zoeanna R. Koloseus. In the early to mid 1980s, the house was a rental. The current owners, Richard and Janice DeVore, have lived in the home since purchased it on November 5, 1986.

This Ranch style house features ground-hugging designs that respond to and are integrated into the natural surroundings. Large expanses of windows create a seamless flow from inside to outside. New materials, and materials that were once found only in commercial design, now appear in the more progressive residential design of 1617 Sheely Drive and throughout the Sheely neighborhood. In itself, this house is architecturally significant, but when seen as part of an overall neighborhood displaying the same social, economic, and design theories, the house becomes part of a unique example of affluent development and social attitude in post World War II Fort Collins.

The McCluskey House is constructed of pale gray, non-standard dimension stone face brick. The brick detailing is kept to a minimum, with row lock coursing at sills and wall caps. Several brick site walls are present, at both the front and rear elevations. A brick and wood beam carport is located at the north side of the house. The house's shallow pitched roof is covered with rolled roofing material. The eaves are typical of the Ranch style, with broad overhangs. The house is sited on the top of the ridge that runs along the southwest side of Sheely Drive. The overall massing of the house emphasizes horizontalness, and takes advantage of the natural site conditions. The front elevation is a single story, while the rear elevation is in the form of a full walkout design. The upper floor level opens to a raised deck, with asymmetrically spaced horizontal railings. The windows are steel casement throughout.

A new shed-roofed workshop has been built in front of the house, creating a breezeway between the two. While unfortunately obscuring the view of the facade from Sheely Drive, the workshop is a separate building, not attached to the original structure. The house, readily visible from Wallenberg Drive, has been unaltered, and retains a high level of integrity.

The Shawver House, 1645 Sheely Drive - Lot 6 was purchased on June 8, 1954 by C.D. and Ella Shawver, who began construction of this home the same year. The Shawvers owned and operated the Collinado Drugstore, and were very prominent in local and state politics. In 1992, the property was sold to the Peterson family. The current owners, Frederick, Margaret and Teresa Stables, purchased the home in 1994. The house exhibits a symmetrical massing design. A single cross gable is placed in the center of the house. Buff colored ashlar sandstone is used below the centered gable. At either side of the sandstone, lap siding is used, which continues around the entire structure. The cross gable and end gables are finished with vertical siding. Although the overall massing is symmetrical, many smaller elements contribute to a sense of asymmetry. At the front elevation, a bay window is placed on the north half of the elevation. Originally, two large windows were situated on the south half of the front elevation. These have

since been replaced with two small windows, and the original openings reduced in size. The entry is placed at the north side of the center gable creating a large, open area, with one side of the gable cantilevering over the entry. A stone fireplace is located on the north side of the house. Louvered shutters are incorporated into the center window. The house has been somewhat modified. Prior to 1994, the rear deck was enclosed to create a sun room, and in 1995, the current owners enlarged the master bedroom by slightly extending the walls to the east.

Of special interest, the garage was designed to be incorporated directly into the lower level of the walkout basement level. This interior garage is a new design element whereby, for the first time, cars are actually being brought inside the house, as opposed to the more common attached and detached garages.

The Lincoln Mueller House, 1700 Sheely Drive - Lincoln A. and Dorothy Mueller purchased this property in October, 1954. During his long career with the U.S. Forest Service, Mr. Mueller played a significant role in formulating forestry policies, and helped to establish the current Forestry Department at Colorado State University. Mr. Mueller is also credited with much of the developments in wood technology that led to the development of plywood. Following Linc Mueller's death, the property was sold in November 1999 to Frank and Kimberly Moynihan.

The asymmetrical single story Ranch house at 1700 Sheely Drive is constructed of modular red brick. Horizontal 10" wood lap siding covers the gable ends. The roof takes the form of two cross gables at the extreme ends of the house, one over the garage and the other over the living room area. The roof eaves project past each side of the cross gables, creating deep overhangs. Wood shakes are used on the 4 in 12 sloped roof. A large horizontal fixed window with operable steel casement windows at each side is centered on the front elevation. Double steel casement windows are used elsewhere. At the rear elevation, large full height fixed windows and one sliding door is used. The brick fireplace is centered on the rear elevation. A post and beam canopy protects the concrete rear patio.

In itself, the Mueller House is architecturally significant, but when seen as part of an overall neighborhood displaying the same social, economic, and design theories, the house becomes part of a unique example of affluent development and social attitudes in post World War II Fort Collins. 1700 Sheely Drive contributes to the overall historic importance of the Sheely Drive neighborhood by exhibiting the same philosophical design criteria and architectural vocabulary typical of the neighborhood. As a whole, the neighborhood displays the design innovations of post World War II prosperity and new building material technology.

Exhibit A
Legal Description of the Sheely Drive Neighborhood Local Landmark District

The lots, tracts and/or parcels of land located in the City of Fort Collins, Larimer County, Colorado, and particularly described as follows:

THAT PORTION OF LOT 1, OF THE ARTHUR C. SHEELY FIRST SUBDIVISION, CITY OF FORT COLLINS, COUNTY OF LARIMER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE NORTH LINE OF SAID LOT 1, WHICH BEARS SOUTH 90 DEGREES 00'00" EAST 112.04 FEET FROM THE NORTHWEST CORNER OF SAID LOT 1; THENCE SOUTH 27 DEGREES 16'01" EAST 100.35 FEET; THENCE SOUTH 04 DEGREES 37'47" WEST 186.00 FEET; THENCE SOUTH 88 DEGREES 11'01" EAST 203.74 FEET; THENCE NORTH 00 DEGREES 20'00" WEST 61.06 FEET; THENCE NORTH 43 DEGREES 41'01" EAST 79.65 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF SHEELY DRIVE; THENCE ALONG SAID RIGHT OF WAY LINE NORTH 60 DEGREES 00'00" WEST 65.00 FEET; THENCE CONTINUING ALONG SAID RIGHT OF WAY LINE 157.08 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 150.00 FEET, A CENTRAL ANGLE OF 30 DEGREES 00'00" AND A LONG CHORD WHICH BEARS NORTH 30 DEGREES 00'00" WEST 150.00 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF PROSPECT ROAD; THENCE ALONG SAID RIGHT OF WAY LINE NORTH 90 DEGREES 00'00" WEST 157.96 FEET TO THE POINT OF BEGINNING; ALSO KNOWN AS 1601 SHEELY DRIVE;

LOT 2, ARTHUR C. SHEELY FIRST SUBDIVISION, ALSO KNOWN AS 1605 SHEELY DRIVE;

LOT 3, ARTHUR C. SHEELY FIRST SUBDIVISION, ALSO KNOWN AS 1609 SHEELY DRIVE;

LOT 4, ARTHUR C. SHEELY FIRST SUBDIVISION, ALSO KNOWN AS 1613 SHEELY DRIVE;

LOT 5, ARTHUR C. SHEELY FIRST SUBDIVISION, ALSO KNOWN AS 1617 SHEELY DRIVE;

LOT 6, ARTHUR C. SHEELY FIRST SUBDIVISION, ALSO KNOWN AS 1645 SHEELY DRIVE;

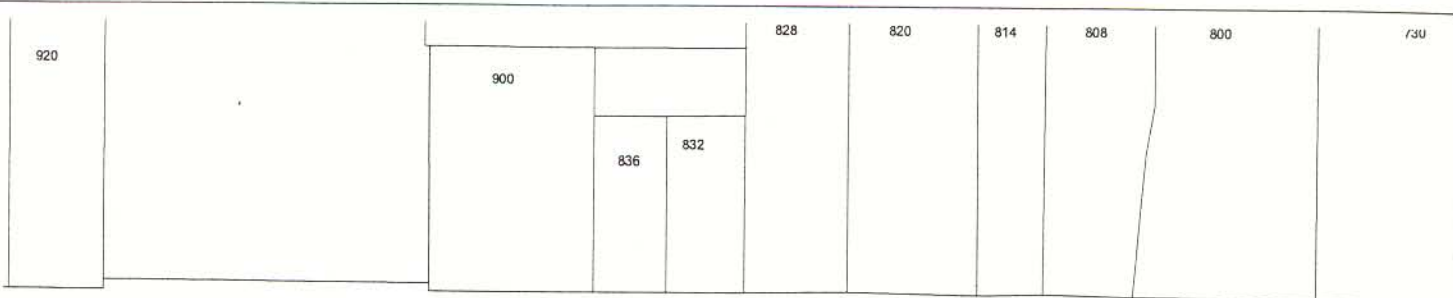
LOT 7, ARTHUR C. SHEELY SECOND SUBDIVISION, ALSO KNOWN AS 1700 SHEELY DRIVE;

LOT 8, ARTHUR C. SHEELY SECOND SUBDIVISION, ALSO KNOWN AS 1612 SHEELY DRIVE;

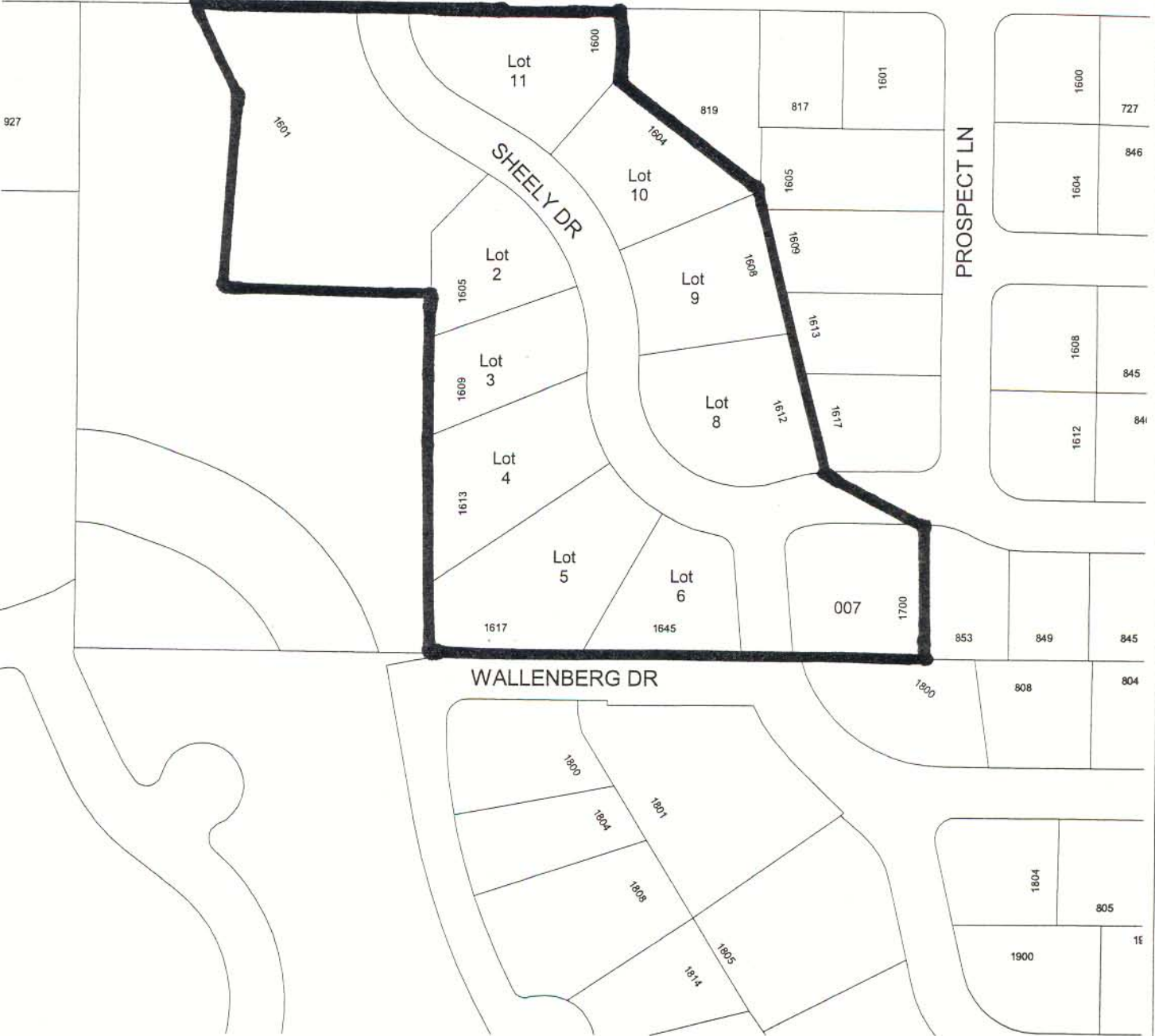
LOT 9, ARTHUR C. SHEELY SECOND SUBDIVISION, ALSO KNOWN AS 1608 SHEELY DRIVE;

LOT 10, ARTHUR C. SHEELY SECOND SUBDIVISION, ALSO KNOWN AS 1604 SHEELY DRIVE;
AND

LOT 11, ARTHUR C. SHEELY SECOND SUBDIVISION, ALSO KNOWN AS 1600 SHEELY DRIVE,
CITY OF FORT COLLINS, COUNTY OF LARIMER, STATE OF COLORADO.



W PROSPECT RD



WALLENBERG DR

PROSPECT LN

Proposed Sheely Drive Local Landmark District

 Parcels

