



## AGENDA ITEM SUMMARY

City Council

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### STAFF

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Yani Jones, Historic Preservation Planner  
Brad Yatabe, Legal

### SUBJECT

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**First Reading of Ordinance No. 144, 2022, Designating the Leslie P. and Ruth A. Ware Property, 1801 Sheely Drive, Fort Collins, Colorado, as a Fort Collins Landmark Pursuant to Chapter 14 of the Code of the City of Fort Collins.**

### EXECUTIVE SUMMARY

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The purpose of this item is to request City Landmark designation for the Leslie P. and Ruth A. Ware Property at 1801 Sheely Drive. In cooperation with the property owner, City staff and the Historic Preservation Commission have determined the property to be eligible for designation under Standard 3, Design/Construction, for the property's embodiment of the Usonian style of architecture and for the public's interest in the property during the time of construction. The owner is requesting designation, which will provide protection of the property's exterior and access to financial incentives for historic property owners.

### STAFF RECOMMENDATION

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Staff recommends adoption of the Ordinance on First Reading.

### BACKGROUND / DISCUSSION

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The Leslie P. and Ruth A. Ware Property is significant under Standard 3 (Design/Construction) because it is a representative example of the Usonian style of architecture and because of the public interest it drew at the time of its construction. This 1961 house followed the design of Colorado Springs architect Robert Bullock and used materials from the Valley Block Company. The design was called "The Silhouette of the Sixties," and it served as a show home for builder Ben Olds and Valley Block Company's Ormond Sherwood. Olds and Sherwood intended "to show future homeowners, architects, and builders, and the bankers who finance home building, that concrete block houses were not always minimum housing" (Joanne Ditmer, 1961). During construction, the promoters had to erect wooden sawhorse barricades to keep the interested public from interfering with the building work, and curiosity about the house continued even after the Wares moved in later in 1961. Character-defining features include the streamlined appearance, achieved by the white-painted concrete, clerestory windows, "floating" roof with wide overhangs and plexiglass globe details, attached carport with decorative screen, the horizontality of the structure, the general absence of street-facing windows with significant glazing on the rear elevation, and the integration of the home within the landscape and through landscape features like the circular pavers.

## **CITY FINANCIAL IMPACTS**

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Designation as a Fort Collins Landmark qualifies property owners for certain financial incentives funded by the City, as well as allows private property owners to leverage State tax incentives for repairs and modifications that meet national preservation standards. These include a 0% interest revolving loan program and Design Assistance mini-grant program through the City and the Colorado State Historic Tax Credits.

## **BOARD / COMMISSION / COMMITTEE RECOMMENDATION**

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At its November 16, 2022, regular meeting, the Historic Preservation Commission (HPC) adopted a motion on a vote of 7-0 (2 absences) to recommend that Council designate the Leslie P. and Ruth A. Ware Property as a Fort Collins Landmark in accordance with City Code Chapter 14, based on the property's significance under Standard 3, Design/Construction, and its integrity under all seven aspects, and that designation of the property will advance the policies and purposes of City Code Chapter 14 set forth in City Code Sections 14-1 and 14-2 in a manner and extent sufficient to justify the designation.

## **PUBLIC OUTREACH**

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Because this Landmark nomination was owner-initiated, public outreach or notice described under Municipal Code Sec. 14-34 was not required. Outreach was limited to the property owners and included discussions of the eligibility of the property for designation, financial incentives for preservation, design review obligations for future exterior alterations, and the designation process in general.

## **ATTACHMENTS**

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1. Ordinance for Consideration
2. Historic Preservation Commission Resolution 1, 2022
3. Location Map
4. Landmark Nomination Form and Signed Acknowledgement
5. Presentation