

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.2252**
2. Temporary resource number: **SHF-5**
3. County: **Larimer**
4. City: **Fort Collins**
5. Historic building name: **Keith D. Lee Residence**
6. Current building name: **Kayla Crowe and Ryan Stover House**
7. Building address: **330 Circle Drive**
8. Owner name: **Kayla R. Crowe and Ryan S. Stover**
- Owner organization:
- Owner address: **330 Circle Drive**
Fort Collins, CO 80524

Parcel number: **97133-27-045**

- | | | | | |
|---|--|--|--|--|
| 44. National Register eligibility field assessment: | <input type="checkbox"/> Individually eligible | <input type="checkbox"/> Not eligible | <input checked="" type="checkbox"/> Needs data | <input type="checkbox"/> Previously listed |
| State Register eligibility field assessment: | <input type="checkbox"/> Individually eligible | <input type="checkbox"/> Not eligible | <input checked="" type="checkbox"/> Needs data | <input type="checkbox"/> Previously listed |
| Local landmark eligibility field assessment: | <input type="checkbox"/> Individually eligible | <input checked="" type="checkbox"/> Not eligible | <input type="checkbox"/> Needs data | <input type="checkbox"/> Previously listed |

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II. GEOGRAPHIC INFORMATION

9. P.M.: **6th** Township: **7N** Range: **69W**
NE 1/4 SE 1/4 SE 1/4 SW 1/4 of section **13** Grid aligned on **northeast** corner of section.
10. UTM Reference Zone: **13**
 Easting: **494272** Northing: **4490885**
11. USGS quad name: **Fort Collins** Scale: **7.5**
 Year: **1984**
12. Lot(s): **Lot 45**
 Addition: **Circle Drive** Year of addition: **1945**
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: **980 square feet**
16. Number of stories: **One**
17. Primary external wall material(s): **Asbestos**
 Other wall materials:
18. Roof configuration: **Hipped Roof**
 Other roof configuration:
19. Primary external roof material: **Asphalt Roof/Composition Roof**
 Other roof materials:
20. Special features: **Garage/Attached Garage**
Fence
21. General architectural description:
Oriented to the west, this early Ranch type home rests on a concrete foundation. The rectangular-shaped house features blue-gray asbestos siding, a stone covering over the foundation and bottom half of the facade, and a hipped asphalt shingle roof. There is a non-original enclosed porch with a nearly flat roof centered on the front of the home. This portion of the home features four six-lite windows with white trim. The primary entry, a wooden door painted white with a large rectangular window and glass storm door, faces north. Three-lite, vertically oriented windows with white trim appear on either side of this door. The northern corner of the façade features a one-car attached garage. At the opposite (southern) corner there is a front-gabled roof bay with a large multi-lite window with white trim. At least two windows, one a near-corner window similar to the one on the façade and the other (perhaps fixed pane) closer to the rear of the home, are visible on the southern elevation. There is a single three-lite, vertically oriented window similar to those which are located near the primary entry located on the northern elevation/ in the wall of the garage. The east (rear) elevation was not visible from the public right of way. According to Larimer County Assessor

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Records, the home has three bedrooms and one bathroom. Character-defining features of this property type evident at 330 Circle Drive include: horizontal orientation, hipped roof, and a single-car attached garage.

22. Architectural style:

Other architectural style:

Building type: **Ranch Type**

23. Landscape or special setting features:

This home is located along the eastern portion of Circle Drive. It features a grass front lawn. This property is sited on a relatively level, compact lot with an elevation of nearly 5000 feet above mean sea level. The home is located within the Circle Drive subdivision, one of Fort Collins' earliest postwar developments. Pine trees flank both ends of the façade, a large deciduous bush is planted near the southwest corner of the home, and there are vines along the foundation. Mature pine trees are visible in the back yard. A wooden privacy fence encloses the rear yard.

24. Associated building, features or objects:

None visible.

IV. ARCHITECTURAL HISTORY

25. Date of Construction: **1948** ☒ Actual ☐ Estimate

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

26. Architect: **Unknown**

Source of Information:

27. Builder: **Unknown**

Source of Information:

28. Original Owner: **Keith D. Lee**

Source of Information: **1950 Fort Collins City Directory.**

29. Construction history:

According to Larimer County assessor records, this building was constructed in 1948. An analysis of the style, building materials, and other historical records corroborate a 1948 date of construction, although there appear to have been a number of alterations. From field observation, it seems likely the home originally possessed an L-shaped footprint with an integrated stone planter to form an open porch; other houses along Circle Drive possess such planters. At an undetermined date (no building permits or historic images have been located) it looks like an enclosed front porch, incorporating the planter and featuring a side entry, was created.

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**

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34. Site type(s): **Suburban home**

35. Historical background:

The original owner of the home, living here from 1950 to 1952, was Keith D. Lee; no details about him are available. In 1954 retired couple John O. and Marie Rich lived at 330 Circle Drive. Paul Samuel Pattengale and his wife Esther M. lived in the home from 1960 until at least 1979. They were married in Reno, Nevada, on December 2, 1934. Both of the Pattendales were employed at Colorado State University, Paul with the extension service and Esther with the health service. Paul passed away in Fort Collins in August 1978 and Esther died ten years later in Sunnyvale, California. During the 1980s Stephen J. and Barbara A. Deines lived at this home. According to the 1986 city directory, he was a self-employed contractor and she was a student, presumably at Colorado State University. The couple had two children, Sarah and Ben; the family later moved to Washington state. The house had a series of owners in the 1990s. In 1992 Ana M. Passini and Mark W. Sluss purchased the home from Tad D. Shupe. Passini and Sluss sold the property to Anne E. and Michael H. Hurtt in 1998 who owned the home for a little over a year; they sold it to Cynthia Prudhomme in 1999. Ms. Prudhomme also held the home for a short time, selling to Elizabeth M. and David E. Schump in 2000. The couple sold their home to their son Matthew and his wife Maggie in 2006 and moved to Windsor. On May 2, 2010, Elizabeth and David Schump died in a plane crash near Louisville, Kentucky. The current owners of the home are Kayla R. Crowe, an employee of the Poudre Valley School district, and Ryan S. Stover; they purchased the property in 2007.

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 1950 through 1986.

Obituary: Esther Pattengale. <http://www.lcgsc.org/obits/pattes88.jpg> [Accessed 2 December 2010].

Social Security Death Index: Paul S. Pattengale.

Obituary: Elizabeth M. Schump. Greeley Tribune. May 9, 2010 <http://www.greeleytribune.com/article/20100509/OBIT/100509703/-1/rss> [Accessed 2 December 2010].

Obituary: David E. Schump. Greeley Tribune. May 9, 2010 <http://www.greeleytribune.com/article/20100509/OBIT/100509703/-1/rss> [Accessed 2 December 2010].

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.

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- ☐ 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: **1948**

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

42. Statement of Significance:

The home, architecturally, represents an example of an early postwar Ranch with typical porch modifications. Character-defining features include the horizontal orientation, hipped roof, and single-car attached garage. This house is one of many similar Ranch homes within the Circle Drive subdivision. The level of architectural significance is not sufficient for this property to qualify for individual listing in the National Register of Historic Places, the Colorado State Register of Historic Properties or as a Fort Collins Landmark.

43. Assessment of historic physical integrity related to significance:

Constructed in 1948, this residential building exhibits a moderate 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. Erection of an enclosed porch negatively impacts design and workmanship, however, integration of the (likely original) planter into this design maintains the integrity of materials. According to the Colorado Office of Archaeology and Historic Preservation, this resource Needs Data regarding the dates of alteration to the porch before a determination of National and State Register eligibility can be made. This building does not retain 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

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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 Circle Drive subdivision may be a good candidate 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): **circledr0330 - 1.tif through circledr0330 - 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): **Mary Therese Anstey**
51. Organization: **Historitecture, LLC**
52. Address: **PO Box 181095**
Denver, CO 80218-8822
53. Phone number(s): **(303) 369-1638**

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SKETCH MAP



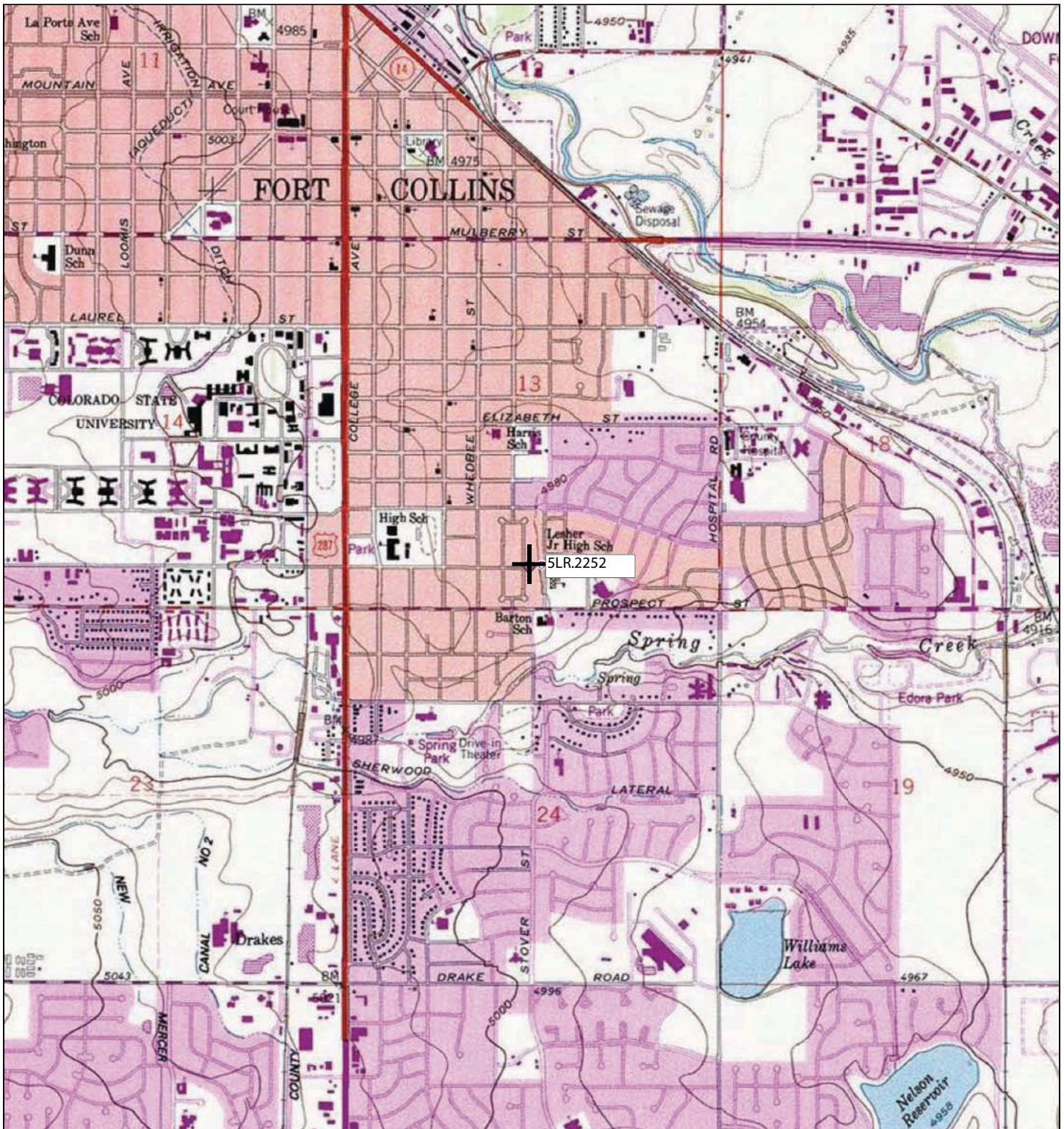
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LOCATION MAP



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

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