

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.2266** Parcel number: **97133-27-037**
 2. Temporary resource number: **SHF-6**
 3. County: **Larimer**
 4. City: **Fort Collins**
 5. Historic building name: **Murvin L. and Janice M. Van Camp Residence**
 6. Current building name: **Ivar Rennat House**
 7. Building address: **410 Circle Drive**
 8. Owner name: **Ivar J. Rennat**
 Owner organization:
 Owner address: **410 Circle Drive**
Fort Collins, CO 80524-4112

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**
NE 1/4 NE 1/4 SE 1/4 SW 1/4 of section **13** Grid aligned on **northeast** corner of section.
10. UTM Reference Zone: **13**
Easting: **494273** Northing: **4491036**
11. USGS quad name: **Fort Collins** Scale: **7.5**
Year: **1984**
12. Lot(s): **Lot 37**
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): **Square Plan**
Other building plan descriptions:
15. Dimensions in feet: **1061 square feet**
16. Number of stories: **One**
17. Primary external wall material(s): **Brick**

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**
21. General architectural description:
Oriented to the west, this early Ranch type home rests on a concrete foundation. The square-shaped house features white painted brick siding and a hipped asphalt shingle roof. There is an attached single-car garage with a wooden door painted sage green. The primary entry, a wooden door painted sage green with four square windows near the top, is located on the portion of the façade nearest the driveway. There are two double hung windows on the façade, each flanked with decorative shutters. The sills for these windows are unpainted brick. Mature vegetation obscures the details of the southern elevation of the house. Neither the north nor the east (rear) elevation is visible from the public right of way. According to Larimer County Assessor Records, the home has three bedrooms and one bathroom. Character-defining features of this property type evident at 410 Circle Drive include: horizontal orientation, compact form, decorative shutters, hipped roof, and single-car attached garage.
22. Architectural style:

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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. There are several deciduous trees and shrubs on the lot. Manicured juniper bushes appear in front of the two façade windows.

24. Associated building, features or objects:

None visible.

IV. ARCHITECTURAL HISTORY

25. Date of Construction: **1946**☒ Actual ☐ EstimateSource of Information: **Larimer County Assessor Records (online); Local History Archives - Building Permits (online).**26. Architect: **Unknown**

Source of Information:

27. Builder: **Harry G. Worsham Constructors**Source of Information: **Local History Archives - Building Permit (online).**28. Original Owner: **Murvin (or Marvin) L. and Janice M. Van Camp**Source of Information: **1948 Fort Collins City Directory.**

29. Construction history:

According to Larimer County assessor records, this building was constructed in 1946. An analysis of the style, building materials, and other historical records corroborate this date of construction. In addition, the building permit dated March 6, 1946, supports this information. There are no known alterations to this resource.

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): **Suburban home**

35. Historical background:

The first owners of the house at 410 Circle Drive were Murvin (or Marvin) L. and Janice M. Van Camp. According to the 1948 Polk directory, Mr. Van Camp was an engineer at Welsh Radio, Inc. located at 242 Linden Street. The next owners of the house James H. and Mabel Bird lived here in 1950.

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Mr. Bird was a service manager at Dreiling Motors, the Buick dealership located at 230 South College Avenue. The proximity of this home to the college (and later university) was a likely selling point for the next two owners, both of whom worked on campus. During the early 1950s Robert G. Hacker, a temporary instructor at Colorado A&M, and his wife Betty Lu lived in this house. The 1960 city directory listed the house as vacant. In 1966 it was the home of Reverend Robert E. Hunter and his wife Patsy. Reverend Hunter was the campus minister and Mrs. Hunter served as assistant director of Wesley Foundation, the Methodist student center located at 406 West Laurel Street. Reverend Hunter later served as the minister at University Park United Methodist Church in Denver. Widow Magda M. Millisifer lived at 410 Circle Drive from at least 1972 until 1986. For a portion of that time, Grete Sarap also lived at this address. Ms. Sarap fled Estonia in 1944, arriving in the United States in 1949 and in Fort Collins in 1967; she passed away in a Fort Collins nursing home in 1993. Various members of the Rennat family, relatives of Grete Sarap, lived in the home from the mid-1990s onward. Ivar Rennat, the current owner of the house, purchased the property in 1997.

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 1948 through 1995.

Obituary Grete Sarap. Larimer County Genealogical Society. <http://www.lcgsc.org/obits/saragr93.jpg> [Accessed 2 December 2010].

Social Security Death Index: Grete Sarap.

Obituary Erik Rennat. <http://www.tributes.com/show/Eerik-Rennat-86208363> [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.
- ☐ 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

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- ☐ 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: **1946**

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

42. Statement of Significance:

The home, architecturally, represents an example of an early postwar Ranch. Character-defining features include the compact form, horizontal orientation, hipped roof, decorative shutters, 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 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 1946, this residential building 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. As stated in the construction history, there are no known changes to the 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

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

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47. Digital photograph file name(s): **circledr0410 - 1.tif through circledr0410 - 3.tif**
Digital photographs filed at: **Historic Presevation 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) 390-1638**

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SKETCH MAP



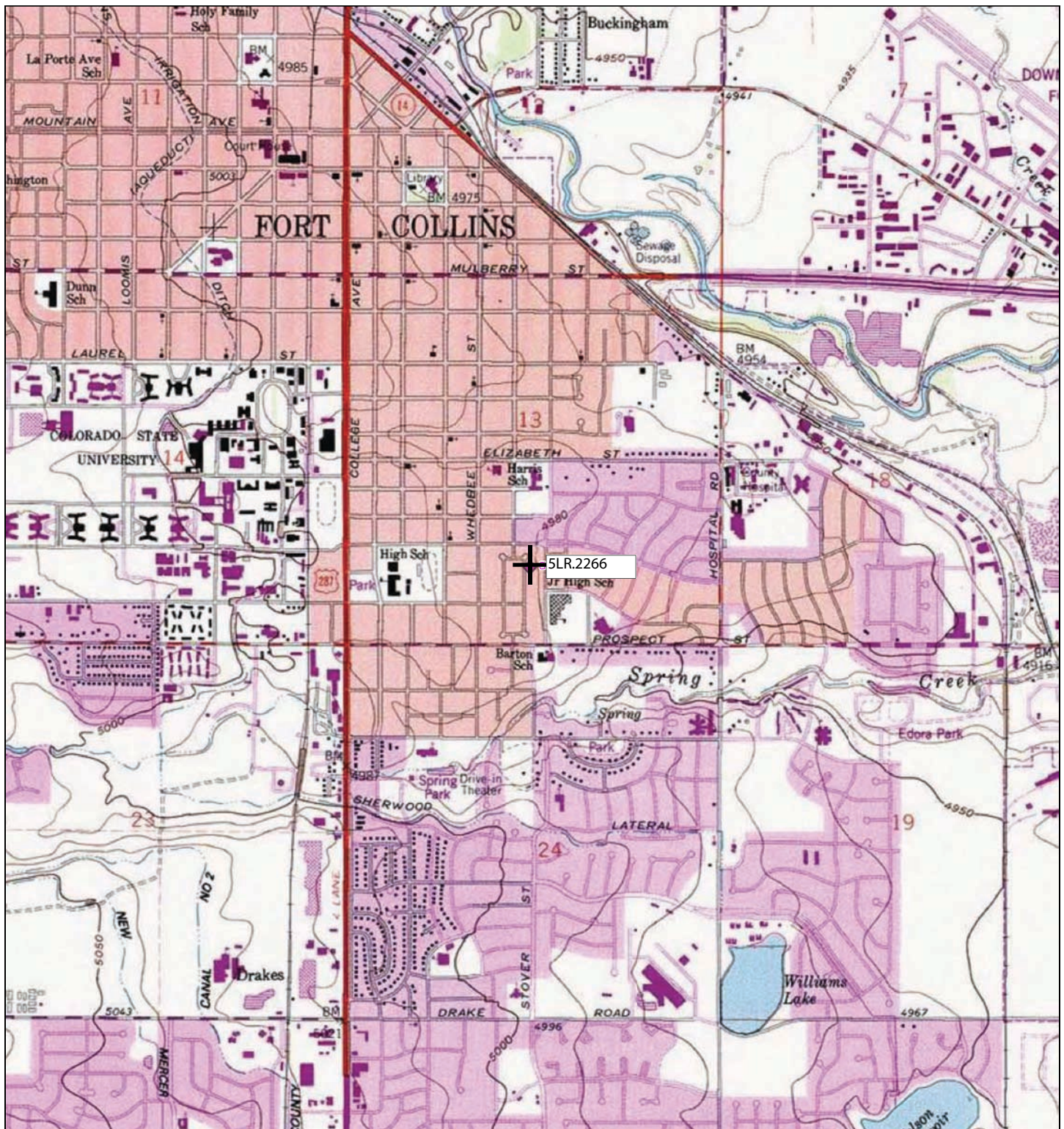
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LOCATION MAP



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

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