

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.2652**
2. Temporary resource number: **SHF-29**
3. County: **Larimer**
4. City: **Fort Collins**
5. Historic building name: **Victor and Beth Scheffer Residence**
6. Current building name: **Jette Carlson Home**
7. Building address: **112 Kenroy Court**
8. Owner name: **Jette Carlson**
- Owner organization:
- Owner address: **112 Kenroy Court
Fort Collins, CO 80524**

Parcel number: **97131-23-010**

- | | | | | |
|---|--|--|-------------------------------------|--|
| 44. National Register eligibility field assessment: | <input type="checkbox"/> Individually eligible | <input checked="" type="checkbox"/> Not eligible | <input type="checkbox"/> Needs data | <input type="checkbox"/> Previously listed |
| State Register eligibility field assessment: | <input type="checkbox"/> Individually eligible | <input checked="" type="checkbox"/> Not eligible | <input 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 SW 1/4 SW 1/4 NW 1/4 of section **13** Grid aligned on **northeast** corner of section.
10. UTM Reference Zone: **13**
Easting: **494503** Northing: **4491696**
11. USGS quad name: **Fort Collins** Scale: **7.5**
Year: **1984**
12. Lot(s): **Lot 10**
Addition: **Roy West's** Year of addition: **1953**
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: **1411 square feet**
16. Number of stories: **One**
17. Primary external wall material(s): **Brick**
Wood/Weatherboard
Other wall materials:
18. Roof configuration: **Flat Roof**
Other roof configuration:
19. Primary external roof material: **Other Roof Material**
Other roof materials: **Built-up rock**
20. Special features: **None Applicable**
21. General architectural description:
Oriented to the south, the Ranch type home rests on a concrete foundation. The rectangular-shaped house features brick siding painted white on the western portion of the façade and weatherboard, also painted white, elsewhere. The home has a flat roof with overhanging eaves. The cornices are painted navy blue and the roof is covered in built-up rock. There is a brick wall at the southwest corner of the façade, attached to both the wooden privacy fence of the adjoining lot and the corner of this house. This corner of the house features three fixed pane rectangular windows with prominent wooden trim painted navy blue; the windows are stacked vertically. The primary entry of the home was open when fieldwork was completed and, therefore, not visible. This entry features a wooden storm door painted white with a large rectangular fixed pane window and is slightly recessed under the plane of the roof. There is a metal pole painted white supporting this roof and located just west of the door. A stylized 112 house number, painted navy blue, appears on the weatherboard portion of the house east of the entry. This part of the façade also features three windows with prominent trim painted navy blue; two of the windows appear to be sliders and the other appears to be fixed pane. Partially obscured by a juniper bush, it appears there may be an integrated white painted brick planter underneath the three of these

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windows closest to the front door. The slightly recessed southeastern portion of the façade appears to be an addition which may have replaced an original carport or attached garage. This area, also sided in white weatherboard, features a large tripartite picture window and a secondary entry near the southeast corner of the house. The storm door of this entry matches the primary entry. The east, west, and north (rear) elevations were not visible from the public right of way. According to Larimer County assessor records, the home has four bedrooms and two bathrooms. Character-defining features of this style evident at 112 Kenroy Court include: horizontal orientation and picture window. The flat roof, brick wall attached to the southwest corner of the house, prominent cornice, and storm doors with large glass pane all give this house a streamlined appearance.

22. Architectural style:

Other architectural style:

Building type: **Ranch Type**

23. Landscape or special setting features:

This house is located within a small cul-de-sac on a triangular shaped lot with an elevation of nearly 5000 feet above mean sea level. There is a grass lawn in the front. A walkway leads from the sidewalk to the primary entry stoop. There is a large concrete driveway in front of the southeast corner of the façade. There is a juniper bush planted along the façade closest to the front door. Mature deciduous trees appear in both the front and back yard.

24. Associated building, features or objects:

None visible.**IV. ARCHITECTURAL HISTORY**25. Date of Construction: **1956** ☒ Actual ☐ EstimateSource of Information: **Larimer County Assessor Records (online).**26. Architect: **Unknown**

Source of Information:

27. Builder: **Unknown**

Source of Information:

28. Original Owner: **Victor B. and Beth M. Scheffer Residence**Source of Information: **1956 Fort Collins City Directory.**

29. Construction history:

According to Larimer County assessor records, this building was constructed in 1956. An analysis of the style, building materials, and other historical records corroborate this date of construction. It appears the original carport or attached garage may have been converted to living space at the southeast corner of the home; date unknown. The proximity of the large paved driveway and the presence of four bedrooms and two bathrooms both support this supposition. Within this living space alteration, it appears there is a vinyl window and metal storm door, both different in materials to the windows and door elsewhere on the facade. In many areas, although evidence of such changes were not evident at the homes in this particular neighborhood, the conversion of garages and/or carports to living space represents a prevalent alteration to 1950s Ranch homes.

30. Location: **Original Location** Date of move(s):**V. HISTORICAL ASSOCIATIONS**

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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 Ranch

35. Historical background:

The original owners of the home at 112 Kenroy Court were Victor B. and Beth M. Scheffer. Victor was a biologist for the U.S. Fish and Wildlife Service and Beth worked as a social worker for Larimer County Public Welfare. The couple lived in the house for about four years. During the early 1960s the owners were Donald W. and Aileen H. Farnham. Donald not only served as secretary at the Water Supply and Storage Company but also owned the Don Farnham Agency, an insurance and loans firm with offices located at 112 East Oak Street. Donald Farnham also was an original bondholder at the Fort Collins County Club. W. Dwain and Doris Miller lived in the home with their three children—Mark, Blake, and Valerie—in the early 1970s; Miller was employed as an instructor at Colorado State University. From about 1977 to 1987 another CSU professor, James Henre, lived at this house. Also in residence at 112 Kenroy Court were his wife Barbara, a lab technician at CSU; his daughter Lea Ann, a student at CSU; and two more children: David and Janella. During the early 1990s the home may have been operated as a rental. In 1997 Doris R. and William D. Miller sold the home to Jette Carlson, the current owner of the house.

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 1956 through 2002.

Google Search: Donald Farnham.

Google Search: Victor B. Scheffer.

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: **1956**

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

42. Statement of Significance:

Architecturally, this home represents an example of a 1950s streamline Ranch. Character-defining features include horizontal orientation, picture window, flat roof, brick wall attached to the southwest corner of the house, prominent cornice, and storm doors with large glass pane. This house also features what is, in many communities, a common alteration to houses of this vintage: the conversion of original carport or attached garage for additional living space. Absent evidence this alteration was the original intention and/or part of the marketing of this Ranch, 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 1956, this residential building exhibits a low 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. Assuming this house was neither designed nor marketed to have the original carport/ attached garage converted to living space, these changes negatively impact design and workmanship. The windows and door within this alteration negatively impact the aspects of materials, design, and workmanship. This building does not retain sufficient physical integrity to convey its architectural significance for listing.

VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. National Register eligibility field assessment: ☐ Individually eligible ☒ Not eligible ☐ Needs data ☐ Previously listed

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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 listed45. 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. More survey is needed to determine if the Roy West's subdivision qualifies for listing in the National Register of Historic Places and/or as a Fort Collins landmark. If listed under Criterion C: Architecture, this resource would be considered contributing.**

If there is National Register district potential, is this building contributing: ☒ Yes ☐ No ☐ N/A46. 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): **kenroyct0112 - 1.tif through kenryct0112 - 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 80212-882253. Phone number(s): **(303) 390-1638**

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SKETCH MAP



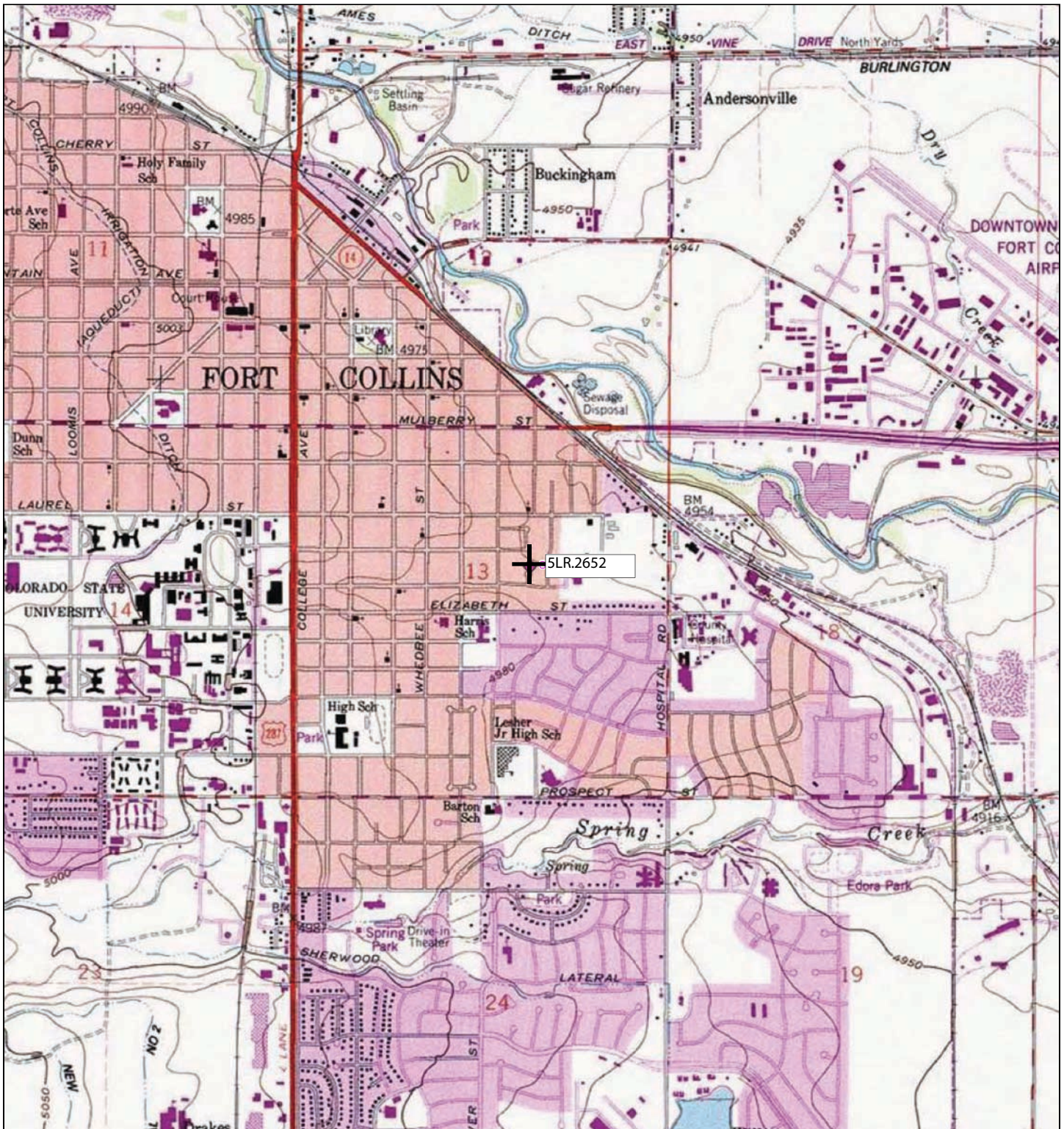
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LOCATION MAP



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

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