

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.12784**
2. Temporary resource number: **SHF-48**
3. County: **Larimer**
4. City: **Fort Collins**
5. Historic building name: **Reuben and Beverly Miller Residence**
6. Current building name: **E. Pearl Vahrenwald House**
7. Building address: **1208 West Myrtle Street**
8. Owner name: **E. Pearl Vahrenwald House**
Owner organization:
Owner address: **1205 W. Mulberry Street**
Fort Collins, CO 80521-3520

Parcel number: **97151-07-003**

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 NW 1/4 NE 1/4 NE 1/4 of section **15** Grid aligned on **northeast** corner of section.
10. UTM Reference Zone: **13**
 Easting: **491635** Northing: **4492227**
11. USGS quad name: **Fort Collins** Scale: **7.5**
 Year: **1984**
12. Lot(s): **Lot 3 less 40 feet by 79 Feet in northeastern corner, Block 3**
 Addition: **City Park Heights** Year of addition: **1907**
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: **544 square feet**
16. Number of stories: **One**
17. Primary external wall material(s): **Stucco**
 Other wall materials:
18. Roof configuration: **Other Roof**
 Other roof configuration: **Intersecting flats**
19. Primary external roof material: **Other Roof Material**
 Other roof materials: **Built-up rock**
20. Special features: **Garage/Attached Garage**
Chimney
21. General architectural description:
Oriented to the south, this Modern Movement style house with Contemporary influences rests on a concrete foundation. The rectangularly shaped house features stucco siding painted tan. The irregular roof with overhanging eaves has two separate flat portions, one over the main portion of the house and a second over the garage. Both of these roof sections feature prominent cornices, likely metal, painted dark brown. The roof is covered in built-up rock. The primary entry is centered on the facade. There is a stained wooden door and a wooden storm door painted brown with decorative metal grillwork. Barely visible behind an overgrown juniper bush, there appears to be a picture window in the recessed southwest corner of the house. There is another obscured window behind a large tree trunk to the east of the primary entry. The projecting, single-car attached garage is located on the southeast corner of the façade. The west elevation features a stubby stucco chimney; a metal porch support, canted at an angle, is also visible. The east elevation appears to have a secondary entry into the garage. The north (rear) elevation was not visible from the public right of way. According to Larimer County assessor records, the home has one bedroom and one bathroom. Character-

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defining features of this style, particularly the Contemporary influences, evident at 1208 West Myrtle Street include: the flat roofs, with overhanging eaves and prominent cornice, and picture window.

22. Architectural style: **Modern Movements**

Other architectural style:

Building type:

23. Landscape or special setting features:

The lot has an elevation of over 5000 feet above mean sea level. There is a compact grass front lawn. There are several overgrown trees and bushes on the lot, many of them obscuring the details of the home. There is a driveway with divided pavement.

24. Associated building, features or objects:

None visible.

IV. ARCHITECTURAL HISTORY

25. Date of Construction: **1949** ☒ 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: **Reuben F. and Beverly Miller**

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

29. Construction history:

According to Larimer County assessor records, this building was constructed in 1949. An analysis of the style, building materials, and other historical records corroborate this date of construction. Neither the stucco siding nor the attached garage appear, from field observation, to be original. The garage may have replaced an original carport. Dates of changes are unknown.

According to City of Fort Collins staff, information on an assessor's card dating to c. 1961 describes the house and garage as both being thirteen years old. This card uses the word garage to describe the structure (rather than carport) and notes the garage as being wood frame. However, a 1950 photograph clearly shows the garage was not in existence at that time.

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): **Modified Modern Movements home.**

35. Historical background:

Over its history the home at 1208 West Myrtle Street has had a series of owners and residents. The original owners were Reuben F. and Beverly Miller. When they purchased the home in 1950, Reuben was studying at Colorado A & M and Beverly worked as a service rep at Mountain State Telephone and Telegraph; four years later she held an accounting job in the business office at the college. Other owners during the 1950s included widow Rachel E. Town and D.A. and Georgia A. Halford. Another widow, Mary Louise Lau, who, by coincidence, also worked at Mountain State Telephone and Telegraph, lived at the house in 1962. In the mid 1960s this property was home to Charles J. and Sheryl S. Helberg. Both Helbergs were affiliated with Colorado State University, he as a student and she as a part-time librarian. Yet another widow, Mary Anne Mitchell, lived at the house during the 1970s. Mary Anne was a guidance counselor at Blevins Junior High. The current owner, E. Pearl Vahrenwald, purchased the property in 1982, and records indicate she has always rented out the home.

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 2000.

Obituary: Reuben Miller. Larimer County Genealogical Society. <http://www.lcgsc.org/obits/millru90.jpg> Accessed 2 January 2011].

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

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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: **1949**

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

42. Statement of Significance:

Architecturally, this home represents an example of a modified Modern Movement style home with Contemporary influences. Character-defining features include the flat roofs, with overhanging eaves and prominent cornice, and a picture window. Compared to other Modern Movement houses with Contemporary influences, such as the similar property at 2012 Evergreen Court (5LR.12753), the level of architectural significance of this property is not sufficient for it 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 1949, 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. The stucco siding and possible garage alterations adversely affect the design, materials, and workmanship. The building does not retain sufficient physical integrity to convey its architectural significance for listing on the National Register, the State Register, or as a Fort Collins Landmark.

VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

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

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): **myrtlestw1208 - 1.tif through myrthlestw1208 - 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): **11/19/2010**
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



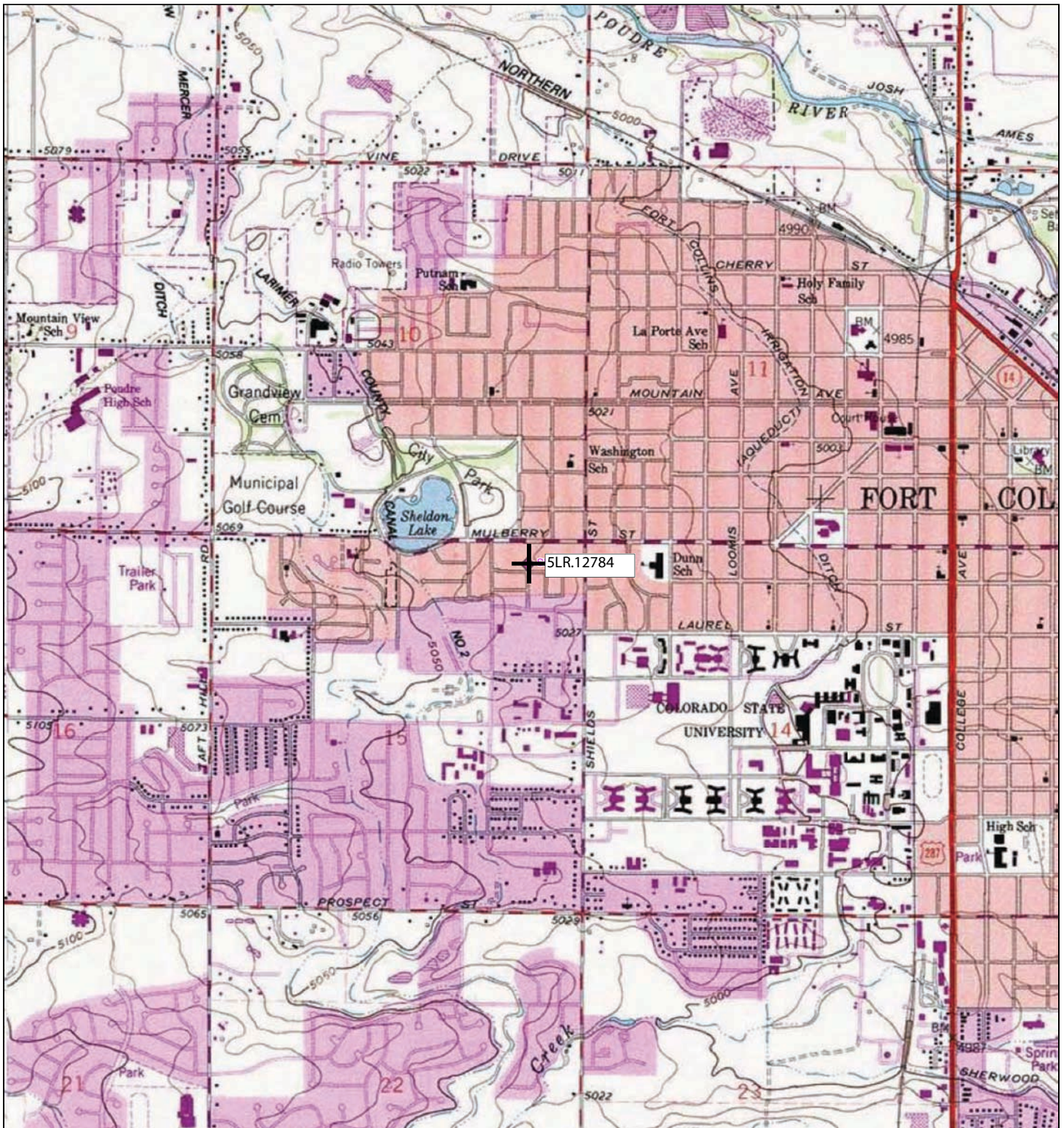
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LOCATION MAP



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

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