

Staff Report
(with attachments)
Presented to the
Historic Preservation
Commission
October 19, 2022

STAFF REPORT

October 19, 2022

Historic Preservation Commission

PROJECT NAME

825 N. COLLEGE: APPEAL OF DETERMINATION OF ELIGIBILITY

STAFF

Jim Bertolini, Senior Historic Preservation Planner

PROJECT INFORMATION

DESCRIPTION:

This item is to consider the appeal of the determination for the commercial property at 825 North College Avenue as an “historic resource” under Land Use Code 3.4.7. On September 7, 2022, in fulfillment of a pre-submittal requirement for a development review application, staff determined that the property meets the requirements to be considered an “historic resource” under the City’s Land Use code based on evidence and conclusions presented by an independent historic survey contractor in an intensive-level survey form. When undergoing development review, historic resources (properties that meet the City’s standards to qualify as a City Landmark) are subject to the project approval requirements in Fort Collins Land Use Code Section 3.4.7. Staff decisions may be appealed to the Historic Preservation Commission.

APPELLANT:

Grem Armstrong, GARA LLC (Property Owner)

HPC’S ROLE:

Section 14-23 of the Fort Collins Municipal Code establishes that “any determination made by staff regarding eligibility may be appealed to the Commission by the applicant, any resident of the City, or owner of property in the City.” In this hearing, the Commission shall consider an appeal of the determination of eligibility for 825 N. College Avenue, based on the provided evidence from the initial determination (Colorado Cultural Resource Survey Architectural Inventory 1403 form) and any new evidence presented at the hearing. The Commission must use the standards for determining the eligibility of sites, structures, objects, and districts for designation as Fort Collins landmarks in Section 14-22 of the municipal code to make its own determination. Final decisions of the Commission shall be subject to the right of appeal to the Fort Collins City Council (Section 14-9).

BACKGROUND

The three buildings now addressed as 825 North College Avenue were built over the course of the 1920s and 1930s by Henry Michael “Mike” Kraxberer and his spouse, Jane. Historically, the filling & service station was addressed at 825, having replaced a residence formerly on that site. The residence that survives, built in 1931, was historically addressed at 829 N. College. The construction history is as follows:

- 1925 – filling station at 829 N. College constructed

- 1931 – residence (Building B; 829 N. College) constructed; 825 N College used to be a residence as well, presumably constructed around the same time. (corrected from 1922 via Coloradoan article from July 12, 1931).
- 1933 – improvements made to service station, likely meaning the construction of Building C (the spare garage, without the rear addition)
- 1937 – Building A, the main service station, is constructed. When first built, it has Mission Revival styling, including a curved, centered pediment on the façade and pilasters with decorative caps at the corners. The house at 825 N. College was demolished to construct this building.
 - o Based on city directory records from 1938, house at 825 was demolished in this year and the new service station built.
- 1950 – primary service station opens for business as a Standard Oil Station
- 1956 (circa) – by this year, the large addition onto the garage (Building C) was added.
- 1959 – North College Annexation, including this area, added to city limits
- 1960 – Building addition and Remodel on main garage (Building A) (City building permit); included replacement of gas pumps (*Coloradoan*, 1960)
 - o From photographs, this includes removal of the Mission Revival detailing on the building, addition of a garage opening, replacement of the swinging doors with overhead track doors, and addition of some window openings, bringing the building into its current Oblong Box form.

While the city directories did not include this section of North College Avenue, which was not annexed until 1959, until 1933, newspaper records confirm that the Kraxbergers built and began operating the first filling station here starting in 1925. The business history confirmed between 1933 (the first year this area was included in city directories) and the present is as follows:

- 1933 – M-K Service Station
- 1934-1950 – M-K Coal & Oil Co.
 - o In 1938, the Coal & Oil Co. is re-addressed to 825;
- 1951 – Bond’s Service Station
- 1952 – Sans Roy Oil Company
- 1954 – 1959 – North College Standard Service o 1954 also lists Gordon’s Truck Line based out of here (that may have been the impetus for the garage expansion on Building C)
- 1956 also lists Gordon’s Water Service based here
- 1957 – Brandenburg Water Service; Colorado Milk Transport, Inc. (North College Standard is not listed this year)
- 1960 – Brandenburg Water Service (property was also for lease by Standard Oil by this year, likely operating as a franchise).
- 1962-1968 – Pennock Standard Service
- 1969 – Gene’s Standard Service (owned by Eugene Vaughn and managed by Donald Vaughn)
- 1970 – vacant
- 1971 – Long’s Standard Service
- 1972-1980 – North College Service Station (Amoco franchisee)
- 1980-2002 – Professional Car Care Center
- 2002-present – Pennzoil Quick Lube

The first historic survey of the property was completed in January 2010 by the Colorado Department of Transportation (CDOT) as part of the planning for the redevelopment of North College Avenue, which was partially funded with federal monies. That required review of the project’s effects on historic resources under the National Historic Preservation Act (defined as any property that qualifies for the National Register of Historic Places). The 2010 survey form found the property eligible under National Register Criteria A and C for association with broad patterns of history, and for architectural significance. Under Criterion A, the CDOT historian noted the property was particularly reflective of the development of automobile-oriented commerce along North College Avenue in the mid-twentieth century and included the residence at 829 N. College (part of this property) in that assessment. Under Criterion C, the CDOT historian found the property significant for its 1960 remodel as an intact example of the oblong-box gas station property type, what became the standard for filling & service stations by the end of the 1960s. Research for this 2010 survey appears to have been based primarily on easily accessible sources, and did not include in-depth research in city directories, building permit records, or historic newspapers.

Following a conceptual development review meeting on August 18, staff conducted additional research to augment, refine, and qualify the CDOT research from 2010 for the purposes of Land Use Code 3.4.7, specifically to determine the accuracy of the research and analysis, and determine if the property met the City's definition of an "historic resource" and was subject to the responsibilities for development outlined in that code section. Those findings are Attachment 1 to this staff report.

Staff concluded the following regarding the property:

- The property, specifically the service station and accessory garage, is significant under Standard 1 (Events/Trends) for its reflection of a long-standing service station along North College Avenue.
- The property, specifically the former 829 N. College residence, is significant under Standard 2 (Persons/Groups) in the area of Social History for association with both Jane (Crist) Kraxberger and Leitha (Johnson) Kraxberger. Both were spouses of Mike Kraxberger at different times. Jane was an influential local thespian and women's fashion professional, and Leitha was influential in veteran's care and affairs, including being a local, state, and national officer in the American War Mothers organization.
- The property, specifically the service station, is significant under Standard 3 (Design/Construction) as an early example of the Oblong Box service station in north Fort Collins, a design that would become standard throughout the area and the nation.
- That an appropriate period of significance for the property based on the findings above is 1925-1969, corresponding with the major period of operation of the service station until North College was largely built out into the commercial corridor it reflects today.
- That the property retains integrity to the period of significance. According to available records, the service station appears to have changed little since the 1960 renovation, as has the house and accessory garage, being good reflections of how the property appeared in 1969.

Summary of Events

The following timeline elaborates the review process thus far that has led to the appeal.

August 18, 2022 – Conceptual Review: The property in question is part of a proposed redevelopment of this a property for a new carwash facility. At the conceptual review hearing with City staff on August 18, Preservation staff informed the developer of the 2010 findings and identified the need for an updated historic survey for the property since demolition of the existing buildings was proposed. Due to the existing survey, staff elected to waive the historic survey fee and complete the survey update.

September 7, 2022 – Survey Completed and Transmitted: On September 7, after City staff was able to complete additional research in city directories, permit records, and newspapers, staff transmitted the results of the survey both to the developer's representative (Luke Seeber, Baseline Engineering Corporation) and to the owner of record (Grem Armstrong, representing GARA LLC). Based on the research completed and available records, staff found the 825 N. College property qualified as an historic resource under LUC 3.4.7, having met three of the significance standards defined in Sec. 14-22 of Municipal Code, and having sufficient historic integrity related to the applicable significance standards, determining the property as Eligible under those Landmark standards, based on association with Commerce, Social History, and Architecture.

September 14, 2022 – Appeal Received – On September 14, 2022, staff received an appeal of the finding issued on September 7 from the owner of that property, Grem Armstrong of GARA, LLC. With the approval of the appellant, staff scheduled the hearing for the next available HPC agenda, October 19.

RELEVANT CODES AND PROCESSES FOR HISTORIC REVIEW

Land Use Code

Sec. 3.4.7 (C)

- C. Determination of Eligibility for Designation as Fort Collins Landmark.

The review of proposed development pursuant to this Section may require the determination of the eligibility of buildings, sites, structures, and objects located both on the development site and in the

area of adjacency for designation as Fort Collins landmarks. The determination of eligibility for designation as a Fort Collins landmark shall be made pursuant to the standards and procedures set forth in Sections 14-22 and 14-23 of the Fort Collins Municipal Code except as varied in below Subsections (C)(1) and (2).

- (1) Buildings, Sites, Structure, and Objects on a Development Site. If any buildings, sites, structures, or objects on a development site are fifty (50) years of age or older and lack an official determination of eligibility for Fort Collins landmark designation made within the last five (5) years, the applicant must request an official eligibility determination for each such building, site, structure, or object pursuant to Sections 14-22 and 14-23 of the Fort Collins Municipal Code. A current intensive-level Colorado Cultural Resource Survey Form is required for each building, site, structure, and object and the applicant is responsible for reimbursing the City for the cost of having such a property survey generated by a third-party expert selected by the City.
- (2) Buildings, Sites, Structures, and Objects Within the Area of Adjacency. If any buildings, sites, structures, or objects outside of a development site but within the area of adjacency are fifty (50) years of age or older and lack an official determination of eligibility for Fort Collins landmark designation established within the last five (5) years, the applicant must request a non-binding determination of eligibility for each such building, site, structure, or object pursuant to Sections 14-22 and 14-23 of the Fort Collins Municipal Code. Notwithstanding Sections 14-22 and 14-23, any such eligibility determination shall not be appealable pursuant to Section 14-23 and shall not be valid for any purpose other than the evaluation of the proposed development pursuant to this Section. A current architectural-level property survey is required for each building, site, structure, and object and the applicant is responsible for reimbursing the City for the cost of having such a property survey generated by a third-party expert selected by the City. The Director, in consultation with historic preservation staff, may waive the required eligibility determination for any building, site, structure, or object if the Director determines that such eligibility determination would be unnecessarily duplicative of information provided by existing historic resources or would not provide relevant information.

Relevant Municipal Code Referenced in LUC 3.4.7

Staff note: The measurement of whether a property meets the definition of an historic resource under 3.4.7 is based upon if it meets the standards for Landmark eligibility established in Municipal Code 14-22. The process for appealing a staff finding on eligibility is established in 14-23, including for cases where that finding was issued in response to a development application (this case) as opposed to a request for Landmark designation.

Sec. 14-22. - Standards for determining the eligibility of sites, structures, objects and districts for designation as landmarks or landmark districts.

A determination of eligibility for landmark designation typically applies to the entire lot, lots, or area of property upon which the landmark is located and may include structures, objects, or landscape features not eligible for landmark designation located on such lot, lots, or area of property. In order for a district to be eligible for landmark district designation, at least fifty (50) percent of the properties contained within the proposed landmark district must qualify as contributing to the district. Resources eligible for landmark designation or eligible to contribute to a landmark district must possess both significance and integrity as follows:

- (a) Significance is the importance of a site, structure, object, or district to the history, architecture, archeology, engineering or culture of our community, State or Nation. Significance is achieved through meeting one (1) or more of four (4) standards recognized by the U.S. Department of Interior, National Park Service. These standards define how resources are significant for their association with events or persons, in design or construction, or for their information potential. The criteria for determining significance are as follows:
 - (1) Events. Resources may be determined to be significant if they are associated with events that have made a recognizable contribution to the broad patterns of the history of the community, State or Nation. A resource can be associated with either, or both, of two (2) types of events:

- a. A specific event marking an important moment in Fort Collins prehistory or history; and/or
 - b. A pattern of events or a historic trend that made a recognizable contribution to the development of the community, State or Nation.
- (2) Persons/Groups. Resources may be determined to be significant if they are associated with the lives of persons or groups of persons recognizable in the history of the community, State or Nation whose specific contributions to that history can be identified and documented.
 - (3) Design/Construction. Resources may be determined to be significant if they embody the identifiable characteristics of a type, period or method of construction; represent the work of a craftsman or architect whose work is distinguishable from others by its characteristic style and quality; possess high artistic values or design concepts; or are part of a recognizable and distinguishable group of resources. This standard applies to such disciplines as formal and vernacular architecture, landscape architecture, engineering and artwork, by either an individual or a group. A resource can be significant not only for the way it was originally constructed or crafted, but also for the way it was adapted at a later period, or for the way it illustrates changing tastes, attitudes, and/or uses over a period of time. Examples are residential buildings which represent the socioeconomic classes within a community, but which frequently are vernacular in nature and do not have high artistic values.
 - (4) Information potential. Resources may be determined to be significant if they have yielded, or may be likely to yield, information important in prehistory or history.
- (b) Integrity is the ability of a site, structure, object, or district to be able to convey its significance. The integrity of a resource is based on the degree to which it retains all or some of seven (7) aspects or qualities established by the U.S. Department of Interior, National Park Service: location, design, setting, materials, workmanship, feeling and association. All seven (7) qualities do not need to be present for a site, structure, object, or district to be eligible as long as the overall sense of past time and place is evident. The criteria for determining integrity are as follows:
- (1) Location is the place where the resource was constructed or the place where the historic or prehistoric event occurred.
 - (2) Design is the combination of elements that create the form, plan space, structure and style of a resource.
 - (3) Setting is the physical environment of a resource. Whereas location refers to the specific place where a resource was built or an event occurred, setting refers to the character of the place in which the resource played its historic or prehistoric role. It involves how, not just where, the resource is situated and its relationship to the surrounding features and open space.
 - (4) Materials are the physical elements that form a resource.
 - (5) Workmanship is the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory. It is the evidence of artisans' labor and skill in constructing or altering a building, structure or site.
 - (6) Feeling is a resource's expression of the aesthetic or historic sense of a particular period of time. It results from the presence of physical features that, taken together, convey the resource's historic or prehistoric character.
 - (7) Association is the direct link between an important event or person and a historic or prehistoric resource. A resource retains association if it is the place where the event or activity occurred and is sufficiently intact to convey that relationship to an observer. Like feeling, association requires the presence of physical features that convey a resource's historic or prehistoric character.

(Ord. No. [034, 2019](#), § 2, 3-5-19)

Sec. 14-23. - Process for determining the eligibility of sites, structures, objects and districts for designation as Fort Collins landmarks or landmark districts.

- (a) Application. [Omitted – this code section applies to applications for formal Landmark designation, and not to determinations of eligibility for development review purposes under Land Use Code 3.4.7].
- (b) Appeal of determination. Any determination made by staff regarding eligibility may be appealed to the Commission by the applicant, any resident of the City, or owner of property in the City. Such appeal shall be set forth in writing and filed with the Director within fourteen (14) days of the date of the staff's

determination. The appeal shall include an intensive-level Colorado Cultural Resource Survey Form for each resource that is subject to appeal, prepared by an expert in historic preservation acceptable to the Director and the appellant, with the completion cost of such intensive-level survey to be paid by the appellant. Such survey need not be filed with the appeal but must be filed at least fourteen (14) days prior to the hearing of the appeal. The Director shall schedule a date for hearing the appeal before the Commission as expeditiously as possible. Not less than fourteen (14) days prior to the date of the hearing, the Director shall: (1) Provide the appellant and any owner of any resource at issue with written notice of the date, time and place of the hearing of the appeal by first class mail; (2) Publish notice of the hearing in a newspaper of general circulation in the City; and (3) Cause a sign readable from a public point of access to be posted on or near the property containing the resource under review stating how additional information may be obtained.

(Ord. No. [034, 2019](#), § 2, 3-5-19)

ELIGIBILITY SUMMARY

From the memorandum issued by City staff on September 7, 2022 with findings for 825 N. College Avenue, Preservation staff found the property Eligible for designation as a Fort Collins Landmark and subject to the provisions for historic resources in Land Use Code 3.4.7. Staff made that finding based on staff's own research and the information documented in the 2010 historic survey form completed by CDOT. Those findings are attached to this staff report and are summarized here:

- Significance under Standard 1, Events/Trends in the area of Commerce for association with the early development of North College Avenue as a commercial corridor. This significance is limited to the main service station and associated service garage.
- Significance under Standard 2, Persons/Groups in the area of Social History for the artistic and cultural contributions of Jane Kraxberger and philanthropic/social organization contributions of Leitha Kraxberger. This significance is limited to the residence on the property.
- Significance under Standard 3, Design/Construction in the area of Architecture for the main service station as an early and locally significant reflection of the mid-20th century Oblong Box-type service station. This significance is limited to the main service station building.

PUBLIC COMMENTS SUMMARY

As of October 5, no public comments have been received. Staff will continue to report information about public comments received prior to the July 20 hearing to both the HPC and to the appellant and update this staff report as necessary.

SAMPLE MOTIONS

Eligible – Qualifies as an Historic Resource (Full Property)

If the Commission determines that the property meets the Fort Collins Landmark criteria and qualifies as an historic resource in compliance with Sections 14-22 & 14-23 of the Municipal Code, it may propose a motion based on the following:

"I move that the Historic Preservation Commission find the property at 825 North College Avenue meets the eligibility standards outlined in Section 14-22 of the Fort Collins Municipal Code, and is an historic resource for the purposes of project review under Land Use Code 3.4.7, based on the following findings of fact: [insert findings of significance] and [insert findings of integrity]."

Eligible – Qualifies as an Historic Resource (Only certain resources)

If the Commission determines that only certain resources on the property meet the Fort Collins Landmark criteria and qualify as historic resources in compliance with Sections 14-22 & 14-23 of the Municipal Code, it may propose a motion based on the following:

"I move that the Historic Preservation Commission find the [specify to which resources the finding of

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Eligible would apply] located on the property at 825 North College Avenue meet the eligibility standards outlined in Section 14-22 of the Fort Collins Municipal Code, and are historic resources for the purposes of project review under Land Use Code 3.4.7, based on the following findings of fact: [insert findings of significance] and [insert findings of integrity].

Not Eligible

If the Commission finds that a property, including all resources on the parcel, does not meet the Fort Collins Landmark criteria and does not qualify as an historic resource in compliance with Sections 14-22 & 14-23 of the Municipal Code, it may propose a motion based on the following:

“I move that the Historic Preservation Commission find 825 North College Avenue does not meet the eligibility standards outlined in Section 14-22 of the Fort Collins Municipal Code, and are not historic resources for the purposes of project review under Land Use Code 3.4.7, based on the following findings of fact [insert findings based on lack of significance and/or integrity].”

Note: The Commission may propose other wording for the motion based on its evaluation.

ATTACHMENTS

1. 825 N. College, Staff Finding of Eligibility completed September 7, 2022 (includes CDOT 2010 survey)
2. September 14, 2022 Appeal Email from Property Owner
3. Staff Presentation



Historic Preservation Services

Community Development & Neighborhood Services

281 North College Avenue
P.O. Box 580
Fort Collins, CO 80522.0580

970.416.4250

preservation@fcgov.com

fcgov.com/historicpreservation

OFFICIAL DETERMINATION: FORT COLLINS LANDMARK ELIGIBILITY

Resource Number: B3195 (City); 5LR.12231 (State)

Historic Building Name: M-K Service Station; M-K Coal & Oil Co.; North College Standard Service

Current Name: Quick Lube

Property Address: 825 N. College Ave

Determination: ELIGIBLE

Issued: September 7, 2022

Expiration: September 7, 2027

GARA, LLC
P.O. Box 7383
Loveland, CO 80537-0383

Dear Property Owner:

This letter provides you with confirmation that your property has been evaluated for Fort Collins landmark eligibility, following the requirements in Chapter 14, [Article II](#) of the Fort Collins Municipal Code, and has been found eligible for landmark designation.

Staff utilized an intensive-level Colorado Cultural Resource Survey Form completed for the Colorado Department of Transportation (CDOT) in 2010, as well as augmenting research and an updated conditions assessment, as the basis for an evaluation of a property's historic and/or architectural significance and its integrity, both of which are required for Landmark eligibility as per Article II, Section 14-22. The 2010 finding by CDOT was that the property, specifically the main service station building and the residence on the property, were eligible for the National Register of Historic Places (Building C, the secondary garage, was not given a clear determination).

Staff has made the following findings regarding the information and evaluation of significance, integrity, and landmark eligibility provided by the consultant in the attached form.

Significance

In 2010, Robert Autobee of the Colorado Department of Transportation (CDOT) determined this property, specifically the service station building fronting onto College Avenue and the reconvered residence at the northwest corner of the lot, as significant to local history under National Register of Historic Places (NRHP) Criterion A in the area of Commerce as a notable reflection of the post-1945 expansion of Fort Collins' commercial corridor north along College Avenue. CDOT further determined that the main building was eligible under NRHP Criterion C in the area of Architecture as a uniquely representative and comparatively well-preserved example of an oblong box gas station along the corridor. While detractions were noted on all three buildings on the property, CDOT determined that at the time (2010), both Buildings A (the main service station) and B (the reconvered house, formerly 829 N. College Ave) retained sufficient integrity to convey their importance to this area of Fort Collins. The form

is silent as to whether the c.1950 garage/warehouse building (Building C) contributed to this historical significance, but based on its context as what appears to be a secondary garage to the primary service station, it would be an accessory historic structure and appears to have sufficient integrity to convey that relationship.

Based on City staff research, the importance of this facility as an early fuel and service station, for both automobiles and household fuel (mostly coal) under the Kraxberger ownership is clear, especially in the context of Fort Collins expanding in the 1920s and beginning to develop north of the Poudre River. Although by 1933, Fort Collins already had twenty-four filling stations in town (the first year the directory includes businesses near town but outside city limits), it appears all of the urban stations were south of the Poudre River. Many of those stations have since been demolished. When Mike Kraxberger began operating the shop and filling station at 829 N. College, it was the first north of the river, supplying the small Riverside Park neighborhood, the farms to the north, and being the first filling station for anyone traveling on the highways from Laramie or Cheyenne in Wyoming. The operation proved significant enough that the Union Pacific Railroad constructed a dedicated spur off the Union Pacific Railroad to supply the Kraxberger station with both coal and oil. Beyond being an important filling station, the Kraxberger family, specifically Mike and his first and second wives, Jane (Crist) and Leitha (Johnson), were heavily involved in the local community.



M-K Filling Station at 829 N. College Ave, prior to construction of the new station in 1937 (Building A). It is not clear (advertisement, *Coloradoan*, September 27, 1936).



Image of the M-K Service Station after completion and opening, showing the Mission Revival style detailing (advertisement for the new service station's opening, *Coloradoan*, August 20, 1937).



1937 Aerial image of the 700-800 Blocks of North College Avenue, w/ 825 & 829 N. College properties outlined in red. The primary service station is clearly visible at the southeast corner of the site (City of Fort Collins GIS).



Advertisement in *Coloradoan*, May 3, 1942.



The property as an Amoco Service Station on April 21, 1977, following modifications made for Standard Oil leasing in 1960 (Fort Collins Museum of Discovery).

Staff would add the following information to the record that was either unclear, fragmented, or not included in the 2009 survey form:

Historical Background Notes

- The 829 N. College property, now Building B of 825, appears to have been the home and business of Henry Michael “Mike” and Jane Kraxberger between approximately 1931 when they built the house and 1948. Henry Michael (listed as either in city directories, depending on year) was married to Jane, a local school teacher. Prior to 1933, the couple lived at various addresses in town, but moved to the 829 N. College address by 1933.
 - o Henry Michael was born in Nebraska about 1895.
 - o Jane was born Jane Belle Crist in Missouri in about 1900.
 - o Henry Michael and Jane married in Denver on May 24, 1920.
- It appears that Henry Michael (noted as simply M. Kraxberger, 905 West Oak Street in a March 15, 1925 *Coloradoan* article) secured a permit to operate a gasoline tank wagon.
- On March 23, 1925, the *Coloradoan* reported that M. Kraxberger had been refused a permit to build a filling station at Oak Street & Washington Avenues.
- By September of 1925, the filling station at 829 North College was in operation, being referenced in a *Coloradoan* article that month as part of the new industrial district emerging around the Union Pacific Railway spur in that area, built, in part, to supply gasoline to the Kraxberger station.
- Jane was regular involved in stage and music performances around town during the 1920s. She was also appointed a Colorado delegate to the American Vocational Association, an organization supporting trade work since the 1910s (today, the Association for Career and Technical Education, or ACTE). She was elected President of the Larimer County Education Association on September 2, 1933. She was also an accomplished golfer, winning several local charity and fundraising events at the Country Club.
- By the early 1930s, M.K. Service Station was advertising as a Pennsylvania Oil distributor only (now Pennzoil). The station regularly advertised that it only sold Colorado-mined coal for household/business heating.
- Jane operated a women’s clothing shop out of 138 W. Mountain Ave from 1935 to her divorce from Mike in 1941 when she moved to Boise, ID. During that time, she was highly influential in local fashion, including sponsoring shows and student events at Colorado Agricultural College. Her shop was one of only four women’s clothing shops in Fort Collins listed in the 1936 city directory (and only six in the county, including Estes Park).
- Leitha Kraxberger’s activities in the American War Mothers organization during the 1940s and 1950s are well-documented in the *Coloradoan*, an organization in which Leitha eventually rose to a national leadership position. She was the founding president of this veteran support network (chartered by Congress in 1917) for the Cache la Poudre chapter.

Construction & Development History

- 1892 – Riverside Park Subdivision platted
- 1925 – filling station at 829 N. College constructed
- 1931 – residence (Building B; 829 N. College) constructed; 825 N College used to be a residence as well, presumably constructed around the same time. (corrected from 1922 via *Coloradoan* article from July 12, 1931).
- 1933 – improvements made to service station, likely meaning the construction of Building C (the spare garage, without the rear addition)
- 1937 –Building A, the main service station, is constructed. When first built, it has Mission Revival styling, including a curved, centered pediment on the façade and pilasters with decorative caps at the corners. The house at 825 N. College was demolished to construct this building.

- Based on city directory records from 1938, house at 825 was demolished in this year and the new service station built.
- 1950 – primary service station opens for business as a Standard Oil Station
- 1956 (circa) – by this year, the large addition onto the garage (Building C) was added.
- 1959 – North College Annexation, including this area, added to city limits
- 1960 – Building addition and Remodel on main garage (Building A) (City building permit); included replacement of gas pumps (*Coloradoan*, 1960)
 - From photographs, this includes removal of the Mission Revival detailing on the building, addition of a garage opening, replacement of the swinging doors with overhead track doors, and addition of some window openings, bringing the building into its current Oblong Box form.

Business History (confirmed to 1972) – Main Building (A) and Garage (C)

- 1933 – M-K Service Station
- 1934-1950 – M-K Coal & Oil Co.
 - In 1938, the Coal & Oil Co. is re-addressed to 825;
- 1951 – Bond’s Service Station
- 1952 – Sans Roy Oil Company
- 1954 – 1959 – North College Standard Service
 - 1954 also lists Gordon’s Truck Line based out of here (that may have been the impetus for the garage expansion on Building C)
 - 1956 also lists Gordon’s Water Service based here
 - 1957 – Brandenburg Water Service; Colorado Milk Transport, Inc. (North College Standard is not listed this year)
- 1960 – Brandenburg Water Service (property was also for lease by Standard Oil by this year, likely operating as a franchise).
- 1962-1968 – Pennock Standard Service
- 1969 – Gene’s Standard Service (owned by Eugene Vaughn and managed by Donald Vaughn)
- 1970 – vacant
- 1971 – Long’s Standard Service
- 1972-1980 – North College Service Station (Amoco franchisee)
- 1980-2002 – Professional Car Care Center
- 2002-present – Pennzoil Quick Lube

Occupant History to 1972 – Residence (Building B; 829 N. College Ave)

- Not available prior to 1933 (this section of Fort Collins was outside city limits until 1959 and not included in the Fort Collins City Directory series until 1933)
- 1933-1948 – H. Michael & Jane B. Kraxberger listed as running the M&K Service Station, with their residence and business at 829 N. College Ave.
 - The 825 N. College address is listed as a residence for a Mrs. Elizabeth Peterson 1933-1934. 825 is listed as vacant by 1936.
 - Jane Kraxberger ran a women’s apparel shop out of 136 W. Mountain Avenue for much of their time living at this address.
 - Some time between 1948-1950, the H. Michael and Jane appear to have sold the property and moved out of Fort Collins.
- 1952 – H.G. Gordon & J.P. Schlund
 - Harvey G. Gordon was the owner of Brick’s Plumbing & Heating at 179 N College; lived with wife Laveta N.

- John P. & Maxine Schlund; John was a truck driver for Standard Oil (local wholesale was 799 N. College w/ corporate/franchised service stations at 602 S. College & 505 Riverside).
- 1954-1957 – John & Maxine Schlund live in the primary house; by 1956, John is listed as a partner in Gordon’s Water Service at 825.
 - 1954 - Robert W. & Bernice Walters in 829 ½; Robert is a driver and salesman for Standard Oil
 - 1956-1959 – Mrs. Laura M. Gray in 829 ½;
- 1960-1966 – Burlyn & Nellie Richardson; Burlyn is a cement worker at Don Ward, a trucking company at 1295 N. College Ave; Nellie is an employee at Rest Home (possibly Rest Haven Boarding Home at 412 S. Howes)
 - 1964-1966 – Verlin D. & Carolyn Pennock in 829 ½; Verlin was a partner with Ivan Pennock running Pennock Standard Service at 825; Carolyn was a credit manager at Sears & Roebuck at 169 N. College Ave.
- 1968-1970 – Helen Brunmeier in 829;
 - 1969 – Shirley Ann Gunther in 829 ½; Shirley Ann was the manager at the General Finance Loan Co. at 261 S. College Ave.
- 1971 – No information
- 1972 – Bill Cluster in 829;

Staff Conclusion

Staff agrees with CDOT’s conclusions regarding the property’s significance under Criterion A for the National Register of Historic Places, subsequently considering the property significant under City Standard 1 (Events/Trends) in the area of Commerce. The filling station and service garage represented one of the first commercial businesses in Fort Collins to extend north of the Poudre River, paving the way for the area to become a more developed commercial strip by 1970. When opened in 1925, the first service station (now demolished) was one of the only commercial enterprises in the area. Kraxberger’s construction of the detached service station in 1935 was a significant local representation of the shift from the house-with-canopy or cottage-type gas stations of the early automobile era into a shift to year-round service stations for a broader spectrum of vehicles. By 1950, when Mike Kraxberger sold the station, that remained true. Standard Oil later acquired the property and began leasing it in 1960 after a significant renovation of the station that brought it to its current condition. However, by 1969, much of the College Avenue frontage from the Poudre River north to the Route 1/Terry Lake Road intersection was built up with a mix of industrial and commercial businesses, including motels, shops, and other businesses. Upon further research, the M-K Service Station remains significant as one of the earliest commercial enterprises in Fort Collins to be established in this area of town.

Staff would add that the Kraxberger family, specifically Jane and Leitha, appear to possess significance to the community in relation to social history, although Mike Kraxberger may possess some significance with more research into Fort Collins’ early coal and gasoline industries. Jane Kraxberger’s contributions to local education and fine arts during the 1920s and 1930s, specifically theater and women’s fashion, appear to be influential and significant to the cultural history of early-twentieth century Fort Collins, at the time that she was living in the house at 829 N. College. After Mike and Jane divorced and Mike remarried to Leitha Johnson, Leitha’s contributions to the community in social organizations like the American War Mothers appear significant. Leitha served as the founding president of the Cache la Poudre chapter, organized in 1944. She also served as the president of the Colorado chapter in the late 1940s and later chaplain for the national organization. The American War Mothers was a national organization chartered by Congress during the First World War by parents with children serving in the Armed Forces to both support active troops and wounded veterans. Based on the contributions of Jane (Crist) Kraxberger and Leitha (Johnson) Kraxberger, staff would consider the dwelling at 829 N. College significant under Standard 2 (Persons/Groups) in the area of Social History.

Upon further review, staff would agree with the CDOT recommendation under Criterion C (City Standard 3 for Design/Construction) in the area of Architecture, that the property remains a significant representative of the Oblong Box service station property type in north Fort Collins. While the original Mission Revival features have been lost, the building still represents a significant example of a Modern-styled station in this property type following the 1960 rehabilitation. Fueling and service stations of this type began adopting more streamlined, Modern features indicative of the International style, which often meant stripping away decorative features and focusing on simple geometry. While there are several Oblong Box service stations surviving throughout Fort Collins, this station remains one of the earliest, and the earliest in its localized context.

Based on this research, staff would recommend a period of significance of 1925-1969, spanning both the period of operation by the Kraxbergers, as well as the continuing operation of the filling station as one of the first commercial enterprises north of the river. The closing date of 1969 is selected based on aerial imagery from that year that shows the College Avenue corridor north of the Poudre River mostly built out to Terry Lake following the commercial expansion trend begun by Kraxberger in the 1920s.

Integrity

CDOT's 2010 recommendation regarding historic integrity (a property's ability to still represent and convey its important story/stories) was that the main service station and house retained sufficient historic integrity, but that the accessory garage (Building C) was questionable due to reroofing with metal.

Staff would modify that assessment considering the three areas of significance (Commerce, Social History, and Architecture) that appear to apply to the property, as well as research in permit records and historic aerial imagery. Based on that, the existing structures appear to retain strong integrity to the period of significance (1925-1969), with the exception of the loss of the former Cottage-style filling station prior to 1999 (based on Google Earth imagery; exact date unknown). The main service station (Building A) appears generally unaltered since the 1960 renovations. The Kraxberger Residence (Building B) has had some modifications to adapt it into a duplex, but generally appears to represent the Shingle-style architecture as constructed by the Kraxbergers. The accessory garage (Building C), built in c.1933 and expanded in c.1956 has relatively minor alterations, mainly the replacement of the roof and garage doors, but otherwise appears intact enough to contribute to the M-K Service Station as an historic property.

Statement of Eligibility:

Based on the historical research and analysis, staff finds the property at 825 North College Avenue, the former M-K Service Station and Kraxberger Residence, including the accessory garage (Building C), as Eligible for designation as a Fort Collins Landmark under Standards 1, 2, and 3, in the areas of Commerce, Social History, and Architecture.

Per Article II, Section 14-23 of the code, any determination made by staff regarding eligibility may be appealed to the Commission by the applicant, any resident of the City, or owner of property in the City. Such appeal shall be set forth in writing and filed with the Director within fourteen (14) days of the date of the staff's determination.

If you have any questions regarding this determination, or if I may be of any assistance, please do not hesitate to contact me. I may be reached at jbertolini@fcgov.com, or 970-416-4250.

Sincerely,

Jim Bertolini
Senior Historic Preservation Planner

Attachments:

- 2022, August 30, Site photos
- Colorado Cultural Resource Survey Architectural Inventory Form 1403, dated January 7, 2010.
- Select clippings from the Fort Collins Coloradoan (see following pages).





Union Pacific Ry. Builds Industrial Spurs Thru Its Land

The Union Pacific has finished its railroad into the cement plant northwest of town and today is laying steel on its industrial track just north of Fort Collins. This new track, which is 750 feet long, leaves the main line just north of the Poudre bridge and extends north half a block west of College avenue. It will supply gasoline to the Kraxberger station just north of the river on College avenue and a gravity pipe line to Marshall and Neeley station on the south side of the river. The Union Pacific has completed a track about 1,000 feet long from its stockyards north of the river east to College avenue. This opens up a 29-acre track purchased there by the Union Pacific for the location of industries of various kinds needing trackage. Apparently the Union Pacific is of the impression that industries are coming to Fort Collins or it would not go to the heavy expense of purchasing valuable land and honeycombing it with branch lines. The industrial line from the stockyards east will probably be extended to the Great Western Sugar factory next year.

Kraxberger Makes Improvements in Service Station

H. M. Kraxberger, who for the past six years has owned and operated the M-K Service station on North College avenue is making several improvements in the station equipment, as well as in the land adjacent to the service station. A new grease pit with high pressure grease guns has been installed to make for greater speed and thoroughness in handling all makes of cars.

The service station has recently been raised approximately 18 inches to make it on the level with the pavement.

Following the recent sale of the Kraxberger home at 209 West Lake street to Claude Greve of Denver, Mr. and Mrs. Kraxberger have erected a new home adjacent to the station, and it is planned that in the immediate future the grounds will be landscaped so that they will add to the attractiveness of the north approach to Fort Collins.

Left: *Coloradoan*, September 28, 1925, p1; Right: *Coloradoan*, July 12, 1931, p12

One of Your Neighbors



MRS. JANE KRAXBERGER

An even balance between an "eagle" (two strokes under par) golf course and an airplane trip to Kansas City, Mo., as Colorado delegate to the convention of the American Vocational association, are held by Mrs. Jane Kraxberger as the most exciting experiences of her life. Born in Missouri in the part of the state made famous by the book, "The Shepherd of the Hills," Mrs. Kraxberger moved with her parents to Sterling, Colo., where they homesteaded. Further experi-

ences in homesteading was had by Mrs. Kraxberger following her marriage to H. M. Kraxberger, present owner of the service station by that name. Mrs. Kraxberger lived for one year on a 320-acre homestead ranch in the Craig, Colo., vicinity. A one-room shack and its inconveniences were part of the fun that Mrs. Kraxberger remembers for the year in the wilds of Craig. The present owner and manager of the Jane Kraxberger shop, Mrs. Kraxberger taught school for several years in Logan county, following attendance in the Sterling schools and graduation from the Sterling high school. She has studied at the University of Colorado and Colorado State college. During the last eight summers she has taken vocational education work at Colorado State college. Was married to Mr. Kraxberger in Denver and they have one son, Donald, who is 11 years old. Belongs to the Order of Eastern Star, Veteran of Foreign Wars and American Legion auxiliaries, Pro Musica, the Methodist church and the Fort Collins Country club. Was president of the County Education association two years ago. Loves to work hard at anything she begins and believes that everyone should work at something in order that everyone may have more leisure. Has an interest in politics and likes buying and selection of materials. Loves fishing, golf, good music, poetry, dramatics, dancing and is an admirer of the life and sayings of Benjamin Franklin.

Search For Coloradoan In Canadian Wilds

Colorado Springs, Colo.—(AP)—H. D. Harper, police chief, said he has asked Canadian Northwest mounted police to search for J. E. Mulholland of Colorado Springs, who may be

Bio on Mrs. Jane Kraxberger, *Coloradoan*, August 6, 1936, p3.



H. M. KRAXBERGER, Prop.

The Best for Less at M-K . . .

Quality products and fair prices go hand in hand at the M-K Coal and Oil company. Gasoline, oils, greases and other services required by motorists are available here at this efficient service station. For the convenience of farmers of Larimer county we also offer country delivery service. Come in and get acquainted—join the throng of satisfied customers who trade at the M-K.



C. H. TOWNSEND



ART THEULIN



LLOYD BOLSINGER

Quality Service Price

It's time to think of filling the coal bin preparatory to winter's cold days. When in need of coal remember us. We handle clean, hot coal mined in Northern Colorado. There is none better and the prices are right!



HERMAN MEYER



PAUL THEULIN



M-K

Coal and Oil Company

Phone 1400 829 No. College

Advertisement for M-K Coal and Oil, *Coloradoan*, September 27, 1936



H. M. "Mike" KRAXBERGER

An ANNOUNCEMENT

After several months of building and remodeling, during which time we have constructed one of the finest service stations to be found in Northern Colorado, we are pleased to announce the opening of this station on—

Saturday, August 21st

In building this modern service station, we have kept in mind the fact that the modern motorist likes to be served in a modern way. We have omitted nothing that might add to motoring comfort and pleasure. We shall endeavor to maintain an efficient station personnel, with experienced service attendants ready to serve you quickly and well. Our products will be the finest obtainable, purchased from an independent refiner, and retailed at considerable saving to you. As in the past, we will continue to operate as an independent firm, buying our gasoline, fuel oils, and lubricants from independent wholesalers.

Sovereign Service System

Our service plan is designed to meet the rigid requirements of the Sovereign Service System. Sovereign Service is a planned service—planned to please you. When you drive into this modern station expect to receive the best, both in service and products. Clean, sanitary rest rooms will be maintained for the comfort of patrons.

Car Lubrication--Tire Service

In our lubrication department we have installed a modern hydraulic lift which will enable us to do service work efficiently and with dispatch, using lubricants that have been carefully selected for safety, and that will maximum mileage between each periodic lubrication. We will have a large and complete stock of Hood tires, and will handle tire repair work quickly.

Tank Wagon Delivery

Farmers and others will find our tank wagon delivery service advantageous for delivery of gasolines, lubricants and fuel oils in bulk lots. A telephone call will assure prompt delivery. Remember—our policy of buying from an independent refinery means that you can make a substantial saving over a period by ordering any of the mentioned products from us.

M-K Coal...

Our service station office will be headquarters for receiving orders for M-K Coal. Just phone one four hundred and the delivery will be prompt. Care is exercised in delivery, and we retail a clean, full bodied fuel, free from slack, with maximum heat units in every ton.



OPENING SPECIAL

Saturday and Sunday. With every purchase of 5 gallons or more of gasoline at our new station, we will give you a ticket good for a complete lubrication job on your automobile for 35¢. Ticket good for 30 days.

M-K Coal & Oil Company

829 North College Ave. H. M. "Mike" Kraxberger, Prop. PHONE: One Four Hundred

Eight blocks north of stop light. Next to Post of Entry.

Advertisement, *Coloradoan*, August 20, 1937, p3.

Construction Permits Issued

Miscellaneous building permits were issued last week by the city building inspection department as follows:

Harold E. Busch, remodel gasoline station at 825 North College Avenue, \$3,500; C. E. Hiigel, addition at 317 South Shields Street, \$1,000; B. K. McIntire, two-car garage at 719 Laporte Avenue, \$1,000; E. J. Harvey, new porch at 614 Endicott Street, \$700; W. D. Morgan, repair front porch at 723 West Olive Street, \$150; Anna Morgan, repair porch at 938 West Oak Street, \$100.

Permits issued, including remodel of 825 N. College, *Coloradoan*, April 10, 1960, p2.

825 N College Ave

5LR12231

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

Page 1 of 6

Official Eligibility Determination
(OAHF use only)

OAHF1403
Rev. 9/98

- Date _____ Initials _____
- Determined Eligible – National Register
 - Determined Not Eligible – National Register
 - Determined Eligible – State Register
 - Determine Not Eligible – State Register
 - Need Data
 - Contributes to eligible National Register District
 - Noncontributing to eligible National Register District



Aug. 2009

I. IDENTIFICATION

- 1. Resource number: **5LR12231** Parcel number(s):
- 2. Temporary resource number: **N/A**
- 3. County: **Larimer**
- 4. City: **Fort Collins**
- 5. Historic Building Name: **North College Standard Service Station**
- 6. Current Building Name: **Roy's Quick Lube**
- 7. Building Address: **825 N College Ave, Fort Collins, CO 80524**
- 8. Owner Name and Address: **GARA, LLC, P.O. BOX 270114, Fort Collins, CO 80527**

| |
|--------------------------|
| 97024-24-011 |
| Schedule P8277648 |
| |
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| |

| | |
|---|--|
| 44. National Register eligibility field assessment: | Eligible under Criteria A and C |
| Local landmark eligibility field assessment: | N/A |

Architectural Inventory Form

Page 2 of 6

II. GEOGRAPHIC INFORMATION

9. P.M.: **6th** Township: **7N** Range: **69W**
SE ¼ of NE ¼ of SE ¼ of SE ¼ Section 2
10. UTM reference (Datum: NAD24)
 Zone: **13** **493493 mE** **4494261 mN**
11. USGS quad name: **Fort Collins**
 Year: **1960, Rev 1984** Map scale: **7.5'**
12. Lot(s): **N/A**
 Addition: **N/A** Year of addition: **N/A**
13. Boundary description and justification:
Legal Boundary.
 Metes and bounds: Describe: **N/A**

III. ARCHITECTURAL DESCRIPTION

14. Building plan (footprint, shape): **According to the Larimer County Assessor, the site consists of three buildings: (A): Service Garage/Roy's Quick Lube, (B): Converted House and (C): Storage Garage. During the last half of the 20th century, the County recognized the Service Garage (825 N. College Avenue) and the Converted House as separate addresses (829 N. College Avenue) with the Storage Garage serving as a out-building for the house. In 2002, the current owner – GARA LLC – purchased all three structures. The County currently gives the 825 address for all three properties. (A): Rectangular, (B): Irregular, and (C): Rectangular.**
15. Dimensions in feet: **(A): 30' x 48'; (B): 31' x 56', and (C): 24' x 56'**
16. Number of stories: **(A): Single, (B): Two, and (C): Single story.**
17. Primary external wall material(s): **(A): Metal, (B): Horizontal Wood Siding and (C): Concrete/Horizontal Wood Siding.**
18. Roof configuration: **(A): Flat, (B and C): Gabled.**
19. Primary external roof material: **(A): Metal, (B) Composition Shingle, (C): Asphalt Shingle and Metal.**
 Other roof materials: **N/A**
20. Special features: **Approximately 20 feet east of the Building A, the site has kept two concrete islands where the original gas pumps stood. The site has also retained the original station's sign. The sign stands approximately 12 feet above the ground.**
21. General architectural description:
Building A: The one-story, rectangular oblong box gas station is relatively unchanged since its construction in 1950. The eastern elevation features two bays near the elevation's northeast corner and the elevation's approximate center. A clear glass door located approximately five feet from approximate center is the main entry into the building from North College Avenue. A rectangular picture window is located to the south of the door and extends to the southeastern corner. There is another rectangular picture window of similar dimensions at the building's southeastern corner on the southern elevation. Approximately five feet from that window is a metal door with a glass pane above the doorknob. The western elevation features three multi-paned fenestrations. Metal bars cover these openings. The foundation is concrete.
22. Architectural style: **(A): Gas Station, (B): Late 19th and Early 20th Century Revivals, and (C): No Style**

Architectural Inventory Form

Building type: **(A): Oblong Box, (B): Irregular, and (C): Rectangular.**

23. Landscape or special setting features: **The owner planted tall grass in the abandoned concrete gas pump islands to the east of the gas station. The land separating the Building B and C is hard-packed dirt. Deciduous trees grow along the northern edge of Building B.**

24. Associated buildings, features or objects:

| | | |
|-----------|--|--|
| 1: | January 2010 | Residence (Building B) |
| |  | <p>This two story, irregular-shaped house features a front-gable roof with composition shingles. In the 1930s, this structure was a gas station owned by Michael Kraxberger. City directories first indicate the building was unoccupied in 1970. The house's western and eastern elevations feature additions. The eastern elevation features a composite door entry near the building's northeast corner. This addition displays a metal roof similar in design to the roof covering the extension on Building C. The original building features wood frame, multi-pane windows on each elevation. Both elevations' display metal frame 1/1 windows. The western elevation entry is a composite door/metal screen door combination and faces south. Gram Armstrong of Fort Collins stated in February 2010 that he owns this property as a rental.</p> |

| | | |
|-----------|---|---|
| 2: | January 2010 | Former residence and garage (Building C) |
| |  | <p>The Larimer County Assessor gives a date of 1950 for this building, but interviews with previous owners indicate that the building was standing as early as 1943. The exterior of the original structure is stucco. The eastern and northern elevations feature a pair of multi-pane windows. A metal roof has replaced the original clipped-hip covering. There is no information of the original roofing material or when the original material was replaced. Attached to the original structure's western elevation is a three-bay garage. This addition features a gable roof and a horizontal wood siding exterior. There is no date for the construction of this addition.</p> |

IV. ARCHITECTURAL HISTORY

25. Date of construction: Estimate: Actual: **(A): 1950 (B): 1922 (C): 1950**

Source of information: **Larimer County, Colorado, Assessor Property Information, Real Estate Property Records Database; City directories and Assessor Cards at the Fort Collins Local History Center, Fort Collins, CO.**

26. Architect: **Unknown**

Source of information: **N/A**

Architectural Inventory Form

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-
27. Builder: **Unknown**
Source of information: **N/A**
28. Original owner: **(A): Standard Oil Company, (B): Unknown and (C): Unknown.**
Source of information: **1922-1950 City Directory for Fort Collins, Ft. Collins Local History Center**
29. Construction history:
Larimer County Assessor's records state this service station was completed in 1950. Building B was constructed in 1922 with Building C completed in 1950. From the 1920s to the 1950s, Building B (829 North College Avenue) was the offices of the M-K Coal and Oil Company. By 1948, the structure was converted to a private residence. By the 1990s, the County Assessor listed all three structures at the 825 North College Avenue address. Both Buildings B and C have undergone extensive alterations and additions, but there appears to have been no alternations to the exterior of Building A (Roy's Quick Lube). It is likely that at some point after 1980, the then current owner removed the gas pumps. The original Standard Oil sign on the northern most island appears to have been cut down to a smaller height.
30. Original location: Moved: _____ Date of move(s): _____
-

V. HISTORICAL ASSOCIATIONS

31. Original use(s): **(A and B): Commerce/Trade/Gas Station and (C): Garage**
32. Intermediate use(s): **(A): Commerce/Trade/Gas Station, (B): Domestic-Residence and (C): Garage**
33. Current use(s): **(A): Commerce/Trade/Specialty Store, (B): Domestic-Residence and (C): Garage**
34. Site type(s): **Commercial Style/Automobile**
35. Historical background: **The property at 825 North College opened for business as a Standard Oil station in 1950. By 1956, the name had changed to reflect the station's location – North College Standard Service. By 1970, the station was vacant, but returned as the North College Service Station in 1972 under the ownership of Robert W. Walters. By 1980, Standard no longer franchised at this location as the Professional Car Care Center occupied this address. Mr. Walters sold the property to the GARA group in May 2002 and GARA remains the current owners.**
This area along North College Avenue and U.S. 287 saw a growth of auto related businesses at the turn of the twentieth century. In the 1930s, the city limits were extended from the 300 block to the 900 block with a number of auto businesses and early auto or motor courts along North College Avenue. The Colorado Department of Highways built the concrete, I-beam structure in 1930. The Department upgraded and widened North College in 1955. 5LR12231 reflects the post-war growth along North College Avenue related to greater numbers of automobile owners and tourists. Restaurants, motor lodges, auto businesses, and oil distributors opened. The Avenue appeared robust until the 1960s, when Fort Collins experienced another wave of growth south of downtown. North College's major auto sales centers moved south with the suburban growth. The old sales centers became used car sales center and mobile home sales. Today the area around 825 North College is in a state of decline punctuated with vacant businesses and small business operators.
36. Sources of information: **City Directories (1938-2005), Atlases and Assessor Cards of Fort Collins available at the Ft. Collins Local History Center; Larimer County Assessor Property Information available online; "North College Avenue Historical Research," by Carol Tunner for the Fort Collins Planning Department, December 1993; "The History of Larimer County, Colorado," Andrew Morris, editor (Fort Collins: Curtis Media Corp., 1985) and interview with Gram Armstrong, owner of 825 North College, February 2, 2010.**
-

VI. SIGNIFICANCE

37. Local landmark designation: Yes No Date of designation: _____

Architectural Inventory Form

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Designating authority:

38. Applicable National Register criteria:

- A. Associated with events that have made a significant contribution to the broad pattern 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 represents the work of a master, or that possesses high artistic values, or represents a significant and distinguished entity whose components may lack individual distinction;
- D. Has yielded, or may be likely to yield, information important in history or prehistory.
- Qualifies under Criteria Considerations A through G (see Manual).
- Does not meet any of the above National Register criteria.

39. Area(s) of significance: **Transportation/Road-Related**

40. Period of significance: **1950-2010**

41. Level of significance: National: State: Local:

42. Statement of significance: **This oblong-box gas stations shows no alternations or wear for a commercial structure 60 years old. It represents an era when the automobile directed the economic development of the northern neighborhoods surrounding downtown Fort Collins. This gas station over its existence has retained an association with automobile-related commerce. This structure is eligible to the National Register of Historic Places under Criterion A for its role in the mid-20th century car culture that developed along North College Avenue in Fort Collins and under Criterion C as an excellent example of an oblong-box gas station. The reconverted house (Building B) has an association with the local oil and gas industry and also contributes to the overall historic significance of this property. Building C has been a garage during its existence. The structure has undergone alterations (notably metal replacing wood shingles) that detract from its physical integrity.**

43. Assessment of historic physical integrity related to significance: **There appears to have been no alterations to the physical integrity of the gas station. An eight-foot high wooden fence extending behind the gas station has been added within the past 30 years, but the building conveys enough setting, feeling and historic association for eligibility to the National Register. Previous owners built additions on to Buildings B and C. These structures have both lost their original setting, feeling and historic integrity.**

VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. National Register eligibility field assessment: **Eligible under Criteria A and C.**

Local landmark eligibility field assessment: **Eligible**

45. Is there National Register district potential? Yes No

Discuss: **There is no evidence that this resource is located in a potential historic district. The North College Avenue corridor has lost many of the early-to-mid century buildings has been impacted by razing of early commercial buildings and modern development.**

If there is National Register district potential, is this building: Contributing Noncontributing N/A:

46. If the building is in existing National Register district, is it: Contributing Noncontributing N/A:

RECORDING INFORMATION

47. Photograph number(s): **Digital DSCO.4933;** CDs filed at: **City of Fort Collins**
DSCO.4904; DSCO4912-
DSCO4914; DSCO4918; DSCO

Architectural Inventory Form

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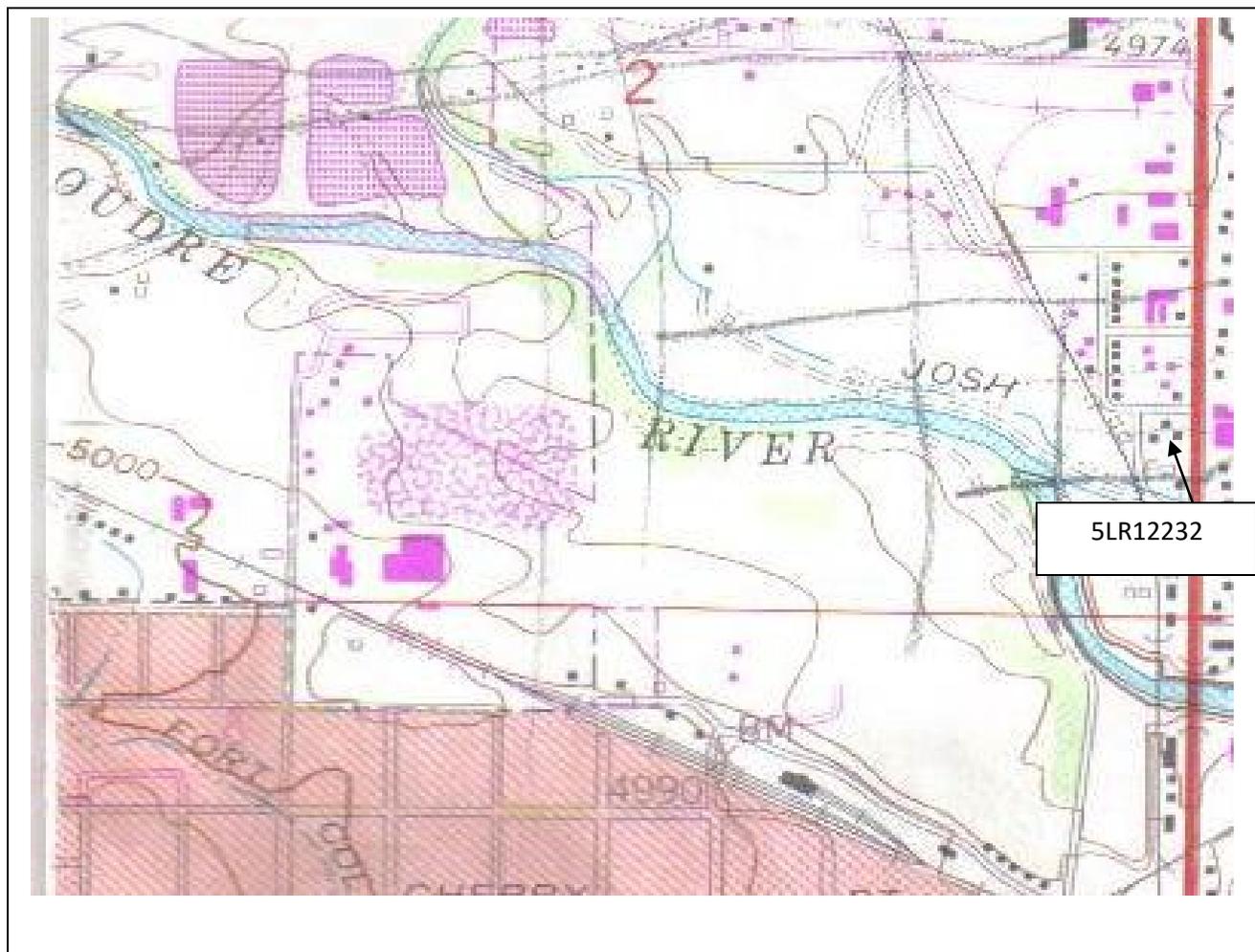
4920 and Electronic Images

138, 202, 204-205.

48. Report title: **North College Avenue Streetscape Improvements,
Project CHS#55514/CDOT AQC M455-079**
49. Date(s): **1/07/10**
50. Recorder(s): **Robert Autobee**
51. Organization: **Colorado Department of Transportation-Region 4
970.350-2204**

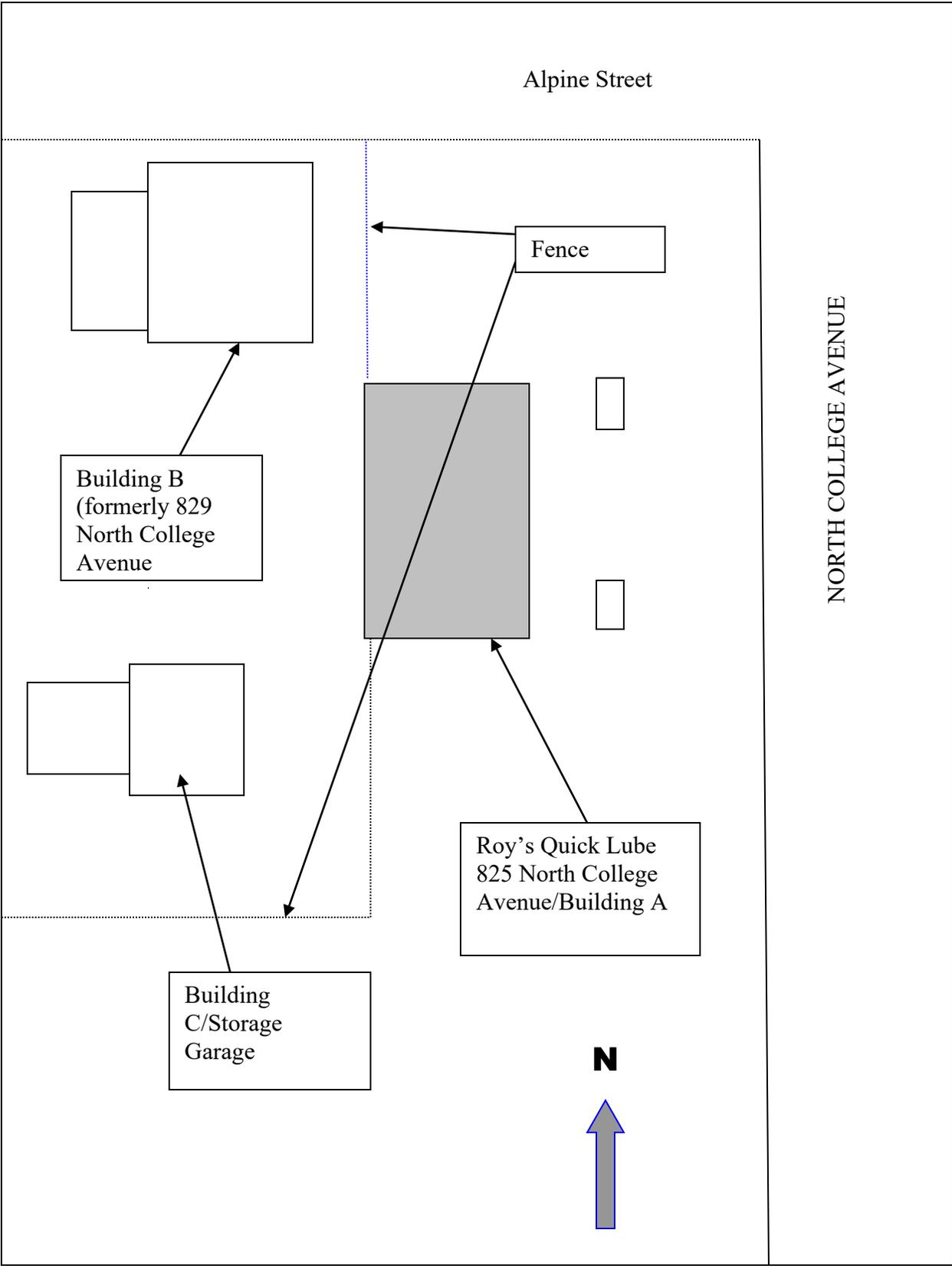
Architectural Inventory Form

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825 North College Avenue
North College Avenue Streetscape Improvements, Project CHS#55514/CDOT AQC M455-079
Site No. 5LR12232
6th P.M., T7N, R69W, SE ¼ of NE ¼ of SE ¼ of SE ¼ of Section 2
Fort Collins (1960, rev. 1984), 7.5' USGS topo map
Larimer County

UTM reference A. Zone 1 3; 4 9 3 4 9 3 mE 4 4 9 4 2 6 1 mN



Jim Bertolini

From: Grem Armstrong <gremarmstrongrealty@gmail.com>
Sent: Wednesday, September 14, 2022 5:40 PM
To: Jim Bertolini
Cc: Luke Seeber; Todd Sullivan; Clark Mapes
Subject: [EXTERNAL] Re: 825 N College Avenue - Historic Survey complete

We would like to appeal the decision of eligibility for 825 and 829 North College. As stated, we only have 14 days. Who is the Director that is referenced in the second to last paragraph in your letter?

Grem and Robin Armstrong

On Wed, Sep 7, 2022 at 5:25 PM Jim Bertolini <jbertolini@fcgov.com> wrote:

Luke,

Attached please find the results of the historic survey for the property at 825 N. College Avenue, completing the requirements in Land Use Code [3.4.7\(C\)](#) to identify historic resources on a proposed development site. I've copied Mr. Armstrong, the property owner, as well for his information – thank you for providing his contact information for a faster transmittal.

Based on the Colorado Department of Transportation historic survey form from 2009, as well as additional research completed by City staff, staff's finding is that the property, including all three existing structures, is Eligible as a City Landmark. We did make some additional findings and modifications based on the more in-depth research we were able to complete. These are documented in the attached memorandum for your information. The finding added a new historic significance in the area of Social History (Standard 2, Persons/Groups), and determined the garage to be contributing as well as the service station and residence.

Please note the following:

- Under Land Use Code 3.4.7(D), historic resources on the development site are expected to be incorporated into a development plan and treated according to the City's adopted [historic preservation standards](#) to the maximum extent feasible. Deviation from those Standards can be approved through a Modification of Standards request under [Land Use Code 2.8](#), if grounds can be established. While Historic Preservation (either staff or the Commission) are not the decision-makers for the development proposal, a recommendation from Historic Preservation is required for the decision hearing.
- Per Article II, Section [14-23](#) of the code, any determination made by staff regarding eligibility may be appealed to the [Historic Preservation] Commission by the applicant, any resident of the City, or owner of property in the City. Such appeal shall be set forth in writing and filed with the Director within fourteen (14) days of the date of the staff's determination.

If you or Mr. Armstrong have further questions regarding this finding, please don't hesitate to contact me. Thanks!

JIM BERTOLINI

Senior Historic Preservation Planner

Community Development & Neighborhood Services

281 North College Avenue

970-416-4250 office

jbertolini@fcgov.com

[Visit our website!](#)



"The City of Fort Collins is an organization that supports equity for all, leading with race. We acknowledge the role of local government in helping create systems of oppression and racism and are committed to dismantling those same systems in pursuit of racial justice. [Learn more.](#)"

--

Grem Armstrong
Armstrong Realty, LLC
(970) 388-7888