

**Determination of
Landmark Eligibility
Issued by Historic
Preservation Commission
October 19, 2022**



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

- Service Station Eligible
- Garage & Residence non-contributing

Issued by the Historic Preservation Commission: October 19, 2022

Expiration: October 19, 2027

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

Dear Property Owner:

This letter provides you with the record of decision for the Historic Preservation Commission regarding your property at 825 N. College Avenue. After your appeal of the September 7 staff finding of the property as eligible, received on September 14, this 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.

The Historic Preservation Commission (HPC) relied on the information submitted and presented in its hearing on October 19, 2022, and a City staff-produced memorandum from September 7 with findings on eligibility. The HPC used this information 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 Historic Preservation Commission made the following findings has made the following findings regarding the information and evaluation of significance, integrity, and landmark eligibility provided by the consultant in the attached form.

Determination of Eligibility

The HPC found that the service station on the property met the City's Landmark significance standards in Sec. 14-22, specifically Standards 1, Events/Trends, and Standard 3, Design/Construction, finding that the service station:

- Embodies important commercial evolution in north Fort Collins in the twentieth century; and
- Is a classic example of the utterly unornate Oblong Box style of architecture; and
- Has historic integrity to support both aspects of this significance.

The HPC further found that neither the accessory garage or the residence met the significance requirements, finding that:

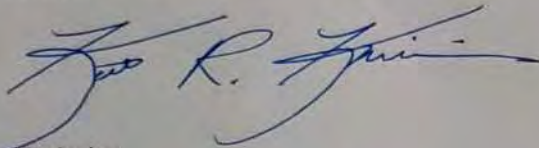
- Both resources lacked the level of significance and integrity that the Commission expects to see with historic resources.

Based on the evidence presented at the October 19, 2022 HPC meeting, the Commission finds that the property at 825 North College Avenue, specifically the remodeled M-K Service Station, is Eligible for designation as a Fort Collins Landmark under Standards 1 and 3, in the areas of Commerce and Architecture. The HPC finds that the garage and residence do 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.

Per Municipal Code Chapter 2, Article II, Division III, any determination made by a board or commission may be further appealed to City Council 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 City Clerk within fourteen (14) days of the date of the staff's determination. Information and forms are available from the City Clerk, here: <https://www.fcgov.com/cityclerk/appeals>

If you have any questions regarding this determination, or if City staff may be of any assistance, please do not hesitate to contact us at preservation@fcgov.com.

Sincerely,



Kurt Knierim
Chair, Historic Preservation Commission

Attachments:

- *Staff finding of eligibility for 825 N. College Ave, September 7, 2022*
- *Photographs submitted by the property owner, October 18, 2022 and presented at HPC hearing, October 19, 2022*



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 detractors 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-

ence 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



PAUL THEULIN

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

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 gasoline, 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.
Eight blocks north of stop light. Next to Port of Entry.

H. M. "Mike" Kraxberger, Prop.

PHONE: One Four Hundred

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.

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

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


Page 3 of 6

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)
		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.

2:	January 2010	Former residence and garage (Building C)
		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.

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

Page 4 of 6

-
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

Page 5 of 6

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; DSCO.4904; DSCO4912-DSCO4914; DSCO4918; DSCO** CDs filed at: **City of Fort Collins**

Architectural Inventory Form

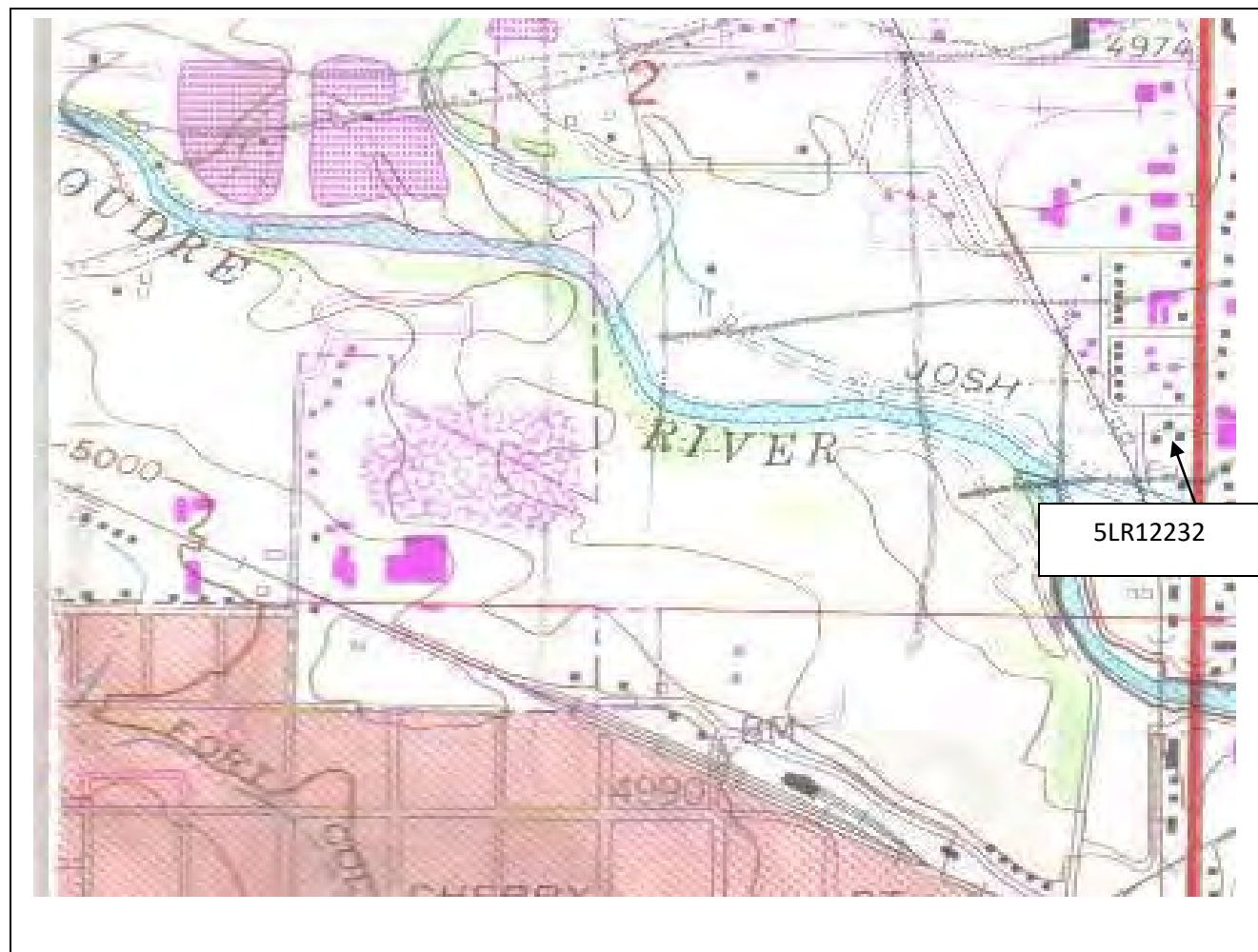
Page 6 of 6

4920 and Electronic Images

138, 202, 204-205.

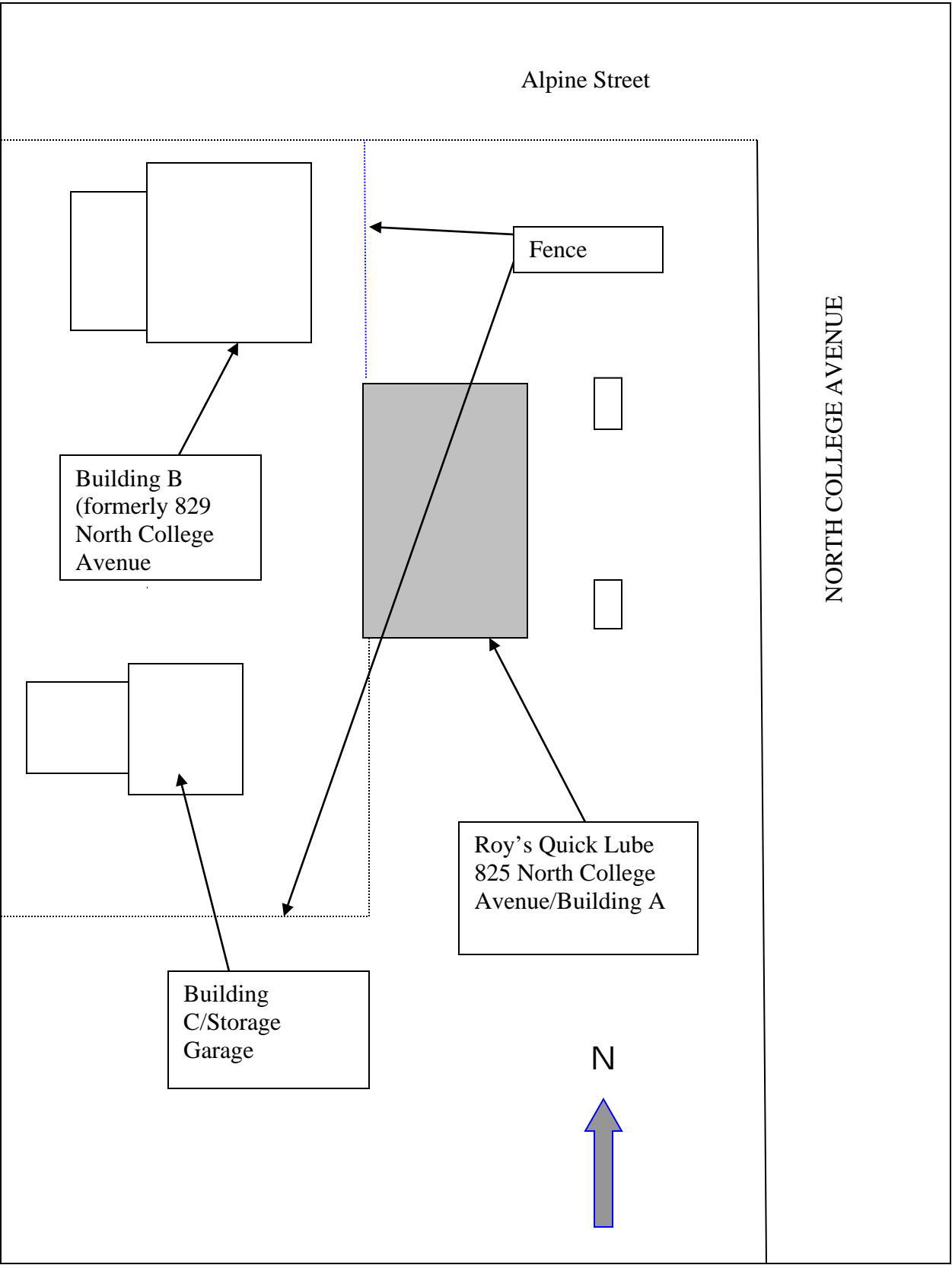
48. Report title: **North College Avenue Streetscape Improvements,
Project CHS#55514/CDOT AQC M455-079**
49. Date(s): **1/07/10**
50. Recorder(s): **Robert Autobee**
51. Organization: **Colorado Department of Transportation-Region 4
970.350-2204**

Architectural Inventory Form



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





House Front Yard



House, north



House, back door



House & Apartment (SW corner)



Apartment



Apartment - 2



Both units, north side



Alley view



Garage



Garage - 2



Garage - 3



Garage & apartment



Rear of Service Station

