



## Appeal of 825 North College Avenue City Landmark Eligibility for Development Review

Paul Sizemore, Director, Community Development & Neighborhood Services

Maren Bzdek, Historic Preservation Services Manager

Jim Bertolini, Senior Historic Preservation Planner

December 20, 2022



825 N. College

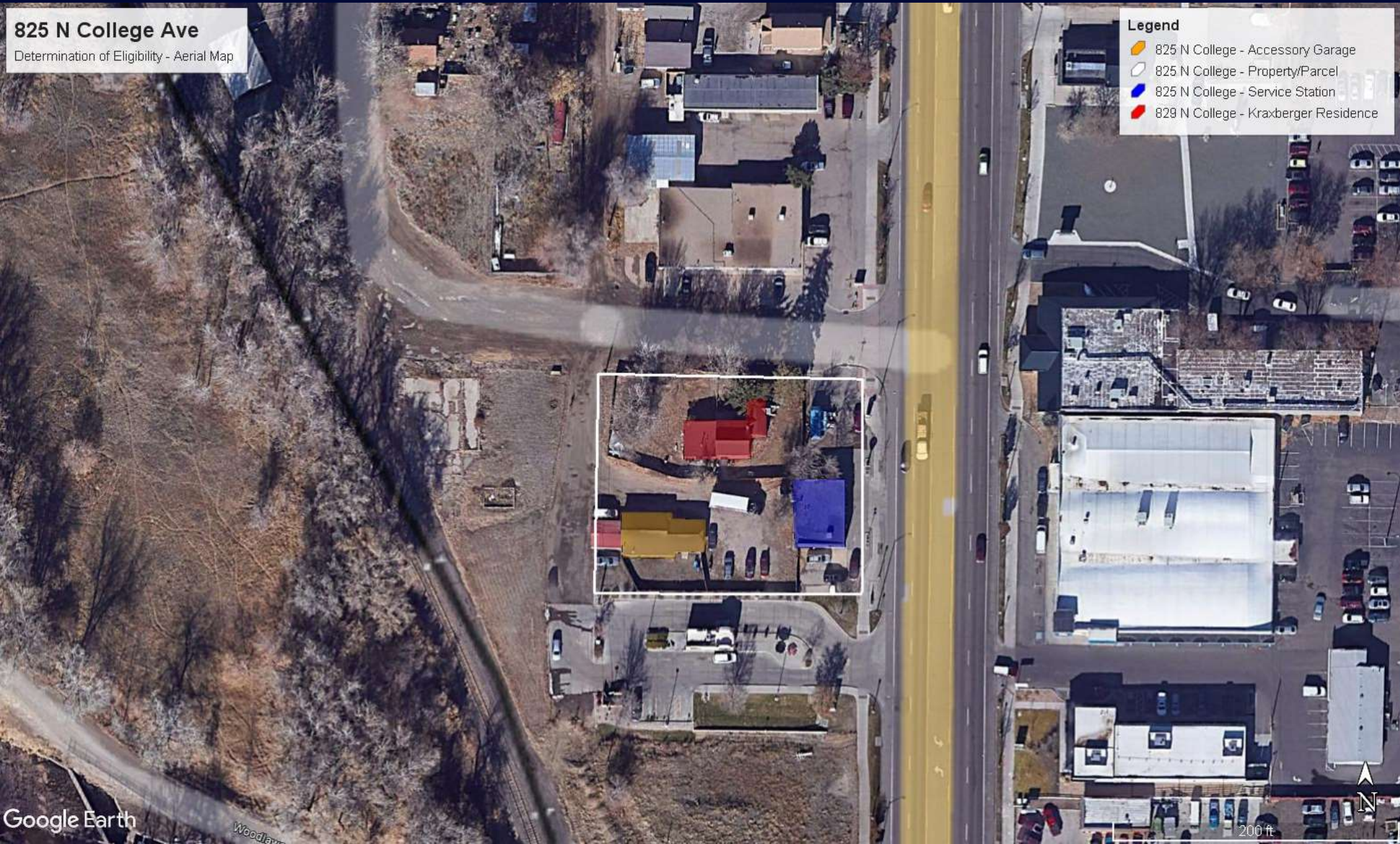


825 N College Ave

Determination of Eligibility - Aerial Map

**Legend**

- 825 N College - Accessory Garage
- 825 N College - Property/Parcel
- 825 N College - Service Station
- 825 N College - Kraxberger Residence



- August 18, 2022 – Conceptual Review
  - Staff identifies need for updated historic survey to developer
- September 7, 2022 – Survey Completed and Transmitted
  - Staff transmits findings for property (Eligible/is an historic resource) to both developer and owner
  - Used 2010 CDOT historic survey as reference for current determination
- September 14, 2022 – Appeal Received
  - Property owner, Grem Armstrong/GARA, LLC, files appeal of historic resource finding
- October 19, 2022 – HPC Determination
  - Determined House & Garage Not Eligible
  - **Determined Service Station building Eligible**
  - Eligible under Standards 1, Events/Trends & 3, Design/Construction; passed 6-3
- Owner Appeal to Council: November 1, 2022



1. Determine if allegations made by the appellant have merit
  
2. Based on determination:
  - Uphold HPC determination of eligibility;
  - Overturn HPC determination of eligibility; or
  - Modify HPC determination of eligibility

## Land Use Code (Development)

- 3.4.7
  - (B) Requires identification of historic resources on/near development site
  - (C) Determination of Eligibility
  - (D) Treatment of Historic Resources

## Municipal Code - Eligibility

### Chapter 14, Article II

- 14-22 – Standards for eligibility
- 14-23(b) – Process for appealing a staff decision

If found Eligible

```
graph TD; A["(C) Determination of Eligibility"] --> B["14-22 – Standards for eligibility"]; A --> C["14-23(b) – Process for appealing a staff decision"]; B --> D["If found Eligible"]; C --> D; D --> E["(D) Treatment of Historic Resources"];
```



### 1 – Events/Trends

### 3- Design/Construction

- Long-standing business on North College Ave (1937-1969)
- Important period of commercial development north of the Poudre River
- Classic example of oblong box style garage/service station architecture

- 1925 – first filling station
- 1931 – residence built
- 1933 – garage built (east wing)
- 1937 – new (current) service station built
- 1960 – service station remodeled to current form



Top: M-K Service Station, *Coloradoan*, August 20, 1937.



Bottom: The on April 21, 1977, following modifications made for Standard Oil leasing in 1960 (Fort Collins Museum of Discovery).



- HPC Determination:
- House and Garage (Accessory) – Not Eligible
- Main Service Station – Eligible under Standards 1, Events/Trends & 3, Design/Construction
  - passed 6-3
  - Public comments at hearing:
    - None
    - 1 comment against finding of Eligible received by phone prior to meeting
  - Key findings:
    1. House and Accessory Garage are Not Eligible
    2. Service Station is Eligible
      1. Significant under Standard 1 (Events/Trends) for association with expansion of Fort Collins commerce north of the Poudre River along College Avenue.
      2. Significant under Standard 3 (Design/Construction) as a classic example of the oblong box style of garage/service station architecture;
      3. Retains sufficient integrity to support both aspects of historic significance.

## Redevelopment

- Decision-maker: Planning & Zoning Commission
- Adaptive Reuse (same or other permitted use; required if landmark-eligible or for FC Landmarks)
- Demolition
  - If not landmark eligible;
  - If eligible, based on acceptable modification of standards proposal

## Recognition of Historic Resources

- Building preservation
  - May include landmark designation initiated by 3+ city residents, HPC by resolution, or a member of City Council in writing
- Signage or other interpretative storytelling tools
- Additional documentation of building and its history



- Considered evidence relevant to its findings which was substantially false or grossly misleading because:
  - HPC prejudiced by “Staff’s overuse and emphasis of the history of the property,” causing a lack of proper consideration of sufficient historic integrity.
- Failure to properly interpret and apply relevant provisions of the Municipal Code, Land Use Code, and Charter because:
  - The evidence does not show sufficient historic integrity to the historic period.
  - HPC focused on historic use of a building that no longer exists, rather than the integrity of the current building.

1. Determine if allegations made by the appellant have merit
  
2. Based on determination:
  - Uphold HPC determination of eligibility;
  - Overturn HPC determination of eligibility; or
  - Modify HPC determination of eligibility