

**Staff Presentation  
to the  
Historic Preservation  
Commission  
October 19, 2022**



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825 North College  
Avenue: Appeal of  
Determination of  
Eligibility

Jim Bertolini, Senior Historic  
Preservation Planner



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
- 829 N College - Kraxberger Residence



- De Novo hearing – HPC provides a new decision
- Consider evidence regarding **significance** and **integrity** of the building addressed as 825 N College Avenue
  - Standards under Municipal Code 14, Article II (Sec. 14-22)
- Provide a **determination of eligibility** as an “historic resource” for the purposes of Land Use Code 3.4.7.
- Final decisions of the Commission shall be subject to the right of appeal to the Fort Collins City Council (Sec. 14-9)

- 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
- September 14, 2022 – Appeal Received
  - Property owner, Grem Armstrong/GARA, LLC, files appeal of historic resource finding

## 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

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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"];
```

### Significance

- **1. Events/Trends**
- **2. Persons/Groups**
- **3. Design/Construction**
- *4. Information Potential*

### Historic Integrity (7 Aspects)

- *Design*
- *Materials*
- *Workmanship*
- *Location*
- *Setting*
- *Feeling*
- *Association*





**1 – Events/Trends** – Service Station & Garage

**2- Persons/Groups** - Residence

**3- Architecture** – Service Station

- Commerce - Long-standing business on North College Ave (1925-1969)
- Social History – Contributions of Jane Kraxberger to local art and fashion; Leitha Kraxberger to veterans' welfare in American War Mothers organization.
- Architecture – Service station as a mid-20<sup>th</sup> century Oblong Box-type station



## 1 – Events/Trends

- Commerce - Long-standing and early business on North College Ave (1925-1969)
- Service Station (1960 form) & Garage (accessory structure)
- Note evolution of building in relation to integrity



**New Arrivals  
From the West Coast**

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**MRS. JANE KRAXBERGER**

**Jane Kraxberger Shop**  
136 West Mountain

**RECENT BRIDE — Mrs. Michael Kraxberger before her marriage last Sunday was Leitha Bell Johnson of Boise, Idaho. Mr. and Mrs. Kraxberger will be at home at 825 North College avenue after the middle of July.**

## 2- Persons/Groups

- Social History – Contributions of Jane Kraxberger to local art and fashion; Leitha Kraxberger to veterans' welfare in American War Mothers organization.
- Residence only
- Based on additional information from owner, integrity seems questionable



### Oblong Box

- Defined as a property type by History Colorado
- <https://www.historycolorado.org/oblong-box-gas-station>
- Minimalist design
- Rectangular plan
- Flat roof
- Corner office
- Two service bays

### 3- Architecture

- Architecture – Service station as a mid-20<sup>th</sup> century Oblong Box-type station
- Service Station only
- Exterior material is CMU with metal paneling (stucco on rear)



1420 N.  
College –  
comparison  
property

- 1925 - 1<sup>st</sup> service station constructed
- 1931 - Kraxberger residence built
- 1933 – accessory garage built (east portion)
- 1937 – 1<sup>st</sup> service station demolished; 2<sup>nd</sup> service station built
- 1956 – accessory garage addition (west wing)
- 1960 – service station remodeled



Top Left: 825 N. College, 1936, Coloradoan

Top Right: 825 N. College, 1937, Coloradoan

Bottom: 1977

**New Arrivals**  
**From the West Coast**

Newer than new . . . prophetic of fall . . . yet, here they are at a price that will make our reputation as bargain givers.



**Chic Frocks and Suits**  
In last minute styles.

**Ellanay Frocks**  
Grenadier, French design.

**Lampl Knit Suits**  
Hollyvogue new fall shades.

See the new **New Hats**  
Including berets, velvet tams, feather trims, lovely velours.  
Also Catalina Hats

**Helene of Hollywood Brassieres**

**Jane Kraxberger Shop**  
136 West Mountain



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H. M. KRAXBERGER, Prop.

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Phone 1400 829 No. College



**RECENT BRIDE — Mrs. Michael Kraxberger** before her marriage last Sunday was Leitha Bell Johnson of Boise, Idaho. Mr. and Mrs. Kraxberger will be at home at 825 North College avenue after the middle of July.

800 Block of N.  
College

- N. College Ave. &  
Alpine St.

Most infill in 1960s-  
1970s



Top: 825 N. College, 1937

Bottom: 825 N College, 2019



- Standard 2 evaluations; Is there a direct association with the house and is that important?
  - Loose connection with Jane Kraxberger; more direct connection with Leitha Kraxberger
  - City Landmark Standard 2 interpretation – typically allow residence of person while doing important work to qualify, regardless of whether they did that work at home or not
    - Integrity still matters
- Clarify 2010 CDOT finding vs. current finding
  - CDOT 2010 Survey – Service Station and Residence NRHP-eligible; Garage not historic (integrity)
  - HPS 2022 Survey – All 3 eligible; Oblong Box under 1 and 3 w/ garage as accessory; Residence under Standard 2
- Provide some context on Oblong Box - what is it, what are the typical features, etc.?
  - See above
- 3 different buildings and 3 different types of significance; clarify or provide graphic
  - See above
- Info about material on the service station; porcelain
  - Primarily concrete block with metal paneling on front and stucco on rear.
- Add some comparison on Shingle style architecture
  - While significance may be there, integrity appears significantly disrupted.



- 1 received by phone, today (10/19) at 4pm
  - John Mayea – resident of north Fort Collins
  - Opposed to Eligible finding
  - Concern about surprise when development applications come forward
  - Concern about inconsistency with finding from several years ago for gas station at 949 E. Prospect

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Appeal:

825 North College

Avenue

Historic Resource

Finding for Development

Review

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