

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

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- Date _____ Initials _____
- _____ Determined Eligible- NR
 - _____ Determined Not Eligible- NR
 - _____ Determined Eligible- SR
 - _____ Determined Not Eligible- SR
 - _____ Need Data
 - _____ Contributes to eligible NR District
 - _____ Noncontributing to eligible NR District



I. IDENTIFICATION

- 1. Resource number: **5LR.12737** Parcel number: **97241-10-063**
- 2. Temporary resource number: **SHF-3**
- 3. County: **Larimer**
- 4. City: **Fort Collins**
- 5. Historic building name: **Patrick and Edna Griffin Residence**
- 6. Current building name: **Barbara J. Mussil House**
- 7. Building address: **725 Cheyenne Drive**
- 8. Owner name: **Barbara J. Mussil Trust**
- Owner organization:
- Owner address: **725 Cheyenne Drive
Fort Collins, CO 80525-1563**

- | | | | | |
|-----------------------------------------------------|-----------------------------------------------------------|--------------------------------------------------|-------------------------------------|--------------------------------------------|
| 44. National Register eligibility field assessment: | <input type="checkbox"/> Individually eligible | <input checked="" type="checkbox"/> Not eligible | <input type="checkbox"/> Needs data | <input type="checkbox"/> Previously listed |
| State Register eligibility field assessment: | <input type="checkbox"/> Individually eligible | <input checked="" type="checkbox"/> Not eligible | <input type="checkbox"/> Needs data | <input type="checkbox"/> Previously listed |
| Local landmark eligibility field assessment: | <input checked="" type="checkbox"/> Individually eligible | <input type="checkbox"/> Not eligible | <input type="checkbox"/> Needs data | <input type="checkbox"/> Previously listed |

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II. GEOGRAPHIC INFORMATION

9. P.M.: **6th** Township: **7N** Range: **69W**
NW 1/4 SE 1/4 SW 1/4 NE 1/4 of section **24**
10. UTM Reference Zone: **13**
 Easting: **494544** Northing: **4490048**
11. USGS quad name: **Fort Collins** Scale: **7.5**
 Year: **1984**
12. Lot(s): **Lots 63 and 64**
 Addition: **Indian Hills, 3rd filing** Year of addition: **1960**
13. Boundary description and justification: **The boundary, as described above, contains but does not exceed the land historically associated with the property**
- Metes and bounds exist

III. ARCHITECTURAL DESCRIPTION

14. Building Plan (footprint, shape): **L-Shaped Plan**
 Other building plan descriptions:
15. Dimensions in feet: **3125 square feet**
16. Number of stories: **One**
17. Primary external wall material(s): **Wood/Vertical Siding**
Brick
 Other wall materials:
18. Roof configuration: **Gabled Roof/Cross Gabled Roof**
 Other roof configuration:
19. Primary external roof material: **Asphalt Roof/Composition Roof**
 Other roof materials:
20. Special features: **Garage/Attached Garage**
Chimney
21. General architectural description:
Oriented to the north, this large suburban Ranch type home rests on a concrete block foundation. The L-shaped house features tan painted vertical siding with light brown bricks appearing on the lower half of the facade and west elevation. The property possesses a wooden double-door primary entry with sidelights; there are horizontal fixed pane windows in the top of each door. The facade features several casement windows arranged in groups of three and four. Decorative shutters painted to match the siding flank these windows. There are no windows on the east elevation. The west elevation features larger fixed pane windows near the northwest corner of the home. All of the windows on this side are arranged in trios or singly and they too are flanked with painted shutters. A three-car attached garage comprises the southern portion of the west side of the home. The cross-gabled roof is covered in composition shingles and features overhanging eaves. There is a brick chimney located near where the two gables intersect. The rear of the property is not visible from the public right of way.

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According to Larimer County Assessor Records, the home has three bedrooms and three bathrooms.

22. Architectural style:

Other architectural style:

Building type: **Ranch Type**

23. Landscape or special setting features:

This home is on a corner lot (cross streets: Osage Street and Cheyenne Drive). It features a grass lawn and curving path to the front door.

This property is sited on a relatively level, large lot with an elevation of around 5,000 feet above mean sea level. The home is located within a postwar subdivision on a corner lot bordered by Cheyenne Drive to the north and Osage Street to the west. There is lush grass lawn, mature landscaping of both trees and flowers, and a curvilinear path leading from the corner of the property to the front entry door.

24. Associated building, features or objects:

None visible

IV. ARCHITECTURAL HISTORY

25. Date of Construction: **1964** Actual Estimate

Source of Information: **Larimer County Assessors Office (online)**

26. Architect: **Unknown**

Source of Information:

27. Builder: **Unknown**

Source of Information:

28. Original Owner: **Patrick N. and Edna R. Griffin**

Source of Information: **1964 Fort Collins City Directory**

29. Construction history:

According to Larimer County assessor records, this building was constructed in 1964. An analysis of the style, building materials, and other historical records corroborate a 1964 date of construction. It appears from field observation the garage doors may be replacements; date unknown.

30. Location: **Original Location** Date of move(s):

V. HISTORICAL ASSOCIATIONS

31. Original use(s): **Domestic/Single Dwelling**

32. Intermediate uses(s): **Domestic/Single Dwelling**

33. Current uses(s): **Domestic/Single Dwelling**

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34. Site type(s): Suburban ranch home

35. Historical background:

The house at 725 Cheyenne Drive was constructed in 1964 and the first owners were Pat and Edna Griffin. The Griffin family was associated with the property from 1964 to 2001.

Pat Griffin was born on February 1, 1913 in Granite, Oklahoma, to parents Allen and Nellie Griffin who operated a small cotton farm. Griffin attended Oklahoma State University for a single year before transferring to Southwestern State in Weatherford, Oklahoma, where he graduated with a degree in agriculture and education in 1935. Starting in 1932, while in school, Griffin worked at a local Phillips 66 station and by 1933 he was promoted to both station and bulk plant manager. He married Edna Rizley, a teacher in Weatherford, in 1936 and the couple moved to Fort Collins where Griffin managed a Phillips 66 station at 220 N. College Avenue and his wife assisted as a bookkeeper. In 1938 Griffin purchased his first tanker truck, using it to haul gas from New Mexico to Fort Collins. The couples' only child, Annette, was born in 1950. By 1952 Griffin owned six Phillips 66 stations.

Griffin is best-known for revolutionizing self-service gas sales. In 1959 he purchased the patent for coin-operated gas pumps from his Fort Collins-based friend Vern West. West had based his invention on Fort Collins self-service pioneer Lew Starkely's work in automating the old style glass bowl gas pumps. With West's patent in hand, Griffin started his Gas-a-mat stations where patrons could insert quarters, half dollars or dollars to purchase their own gas. His first Gas-a-mats were located in Greeley and Casper, Wyoming. Reliance upon automated pumps allowed Griffin to streamline the marketing and sale process and he was able to sell his gasoline for as much as eight to ten cents per gallon less than his competitors. For this reason Griffin faced opposition from oil company executives who accused him of trying to ruin the entire industry. He also encountered legal challenges based upon fire codes; in 1961 the Wyoming State Supreme Court ruled self-service gas stations like Gas-a-mat were legal as long as there was someone in attendance at all times. This decision introduced another Gas-a-mat hallmark: live-in attendants, usually retired couples, who made change and, after the switch to tokens, sold these markers for customers to purchase gas.

Despite the courts finding self-service gas stations legal, Gas-a-mat continued to face challenges with city fire codes. This issue led Griffin to establish his stations on the fringes of communities. Land in these areas was usually inexpensive and he routinely purchased as much as five acres for each new station and accommodation for the live-in attendants. Over the years, the value of the land on which the Gas-a-mats stood steadily increased and became a major portion of Griffin's business portfolio. Following the 1961 Wyoming court decision, Gas-a-mats started to appear throughout the west. During the 1960s the eye-catching red and white Gas-a-mat sign appeared at stations in New Mexico (1961), Utah (1962), Montana and Idaho (1963), Nevada (1964), Arizona (1965), Washington and Nebraska (1967), California (1968), and South Dakota (1969). Eventually the Gas-a-mat empire included 95 stations in twelve western states. In 1961 he also established a 6,000 square foot office space for the Pat Griffin Company at 330 W. Prospect Road in Fort Collins.

Griffin was planning to expand Gas-a-mat both to the south and the east when the 1973 energy crisis thwarted his plans. He then shifted his focus to other businesses. He purchased both Capital Savings, a chain of Wyoming savings and loans, and Pageco, an insurance company. He sold Gas-a-mat to Asamera Oil of Denver in 1978 for 7.5 million dollars. In 1980 the National Petroleum News magazine recognized Griffin's contributions to the industry by inducting him into their Hall of Fame. In an interview about the award, Griffin explained his involvement in all of his businesses, stating, "I do this two-thirds for the fun and one-third for work. It's like a football team—you play for the joy of socking somebody... If we had to make big payments every month or pay stockholders, it'd be for blood. I don't want that." (*Coloradoan*, August 8, 1979)

Beyond his gasoline business interests, Griffin served as President of the Fort Collins Chamber of Commerce from 1950 to 1951. Governor McNichols appointed him to the Colorado Game and Fisheries Commission, a role in which he served until 1963. In 1966 the Griffins were the first donors to the Fort Collins Art Museum. In 1967 Governor Love chose Griffin to serve as a member of the Colorado Commission of Higher Education. He filled this role for ten years, chairing the subcommittee on curriculum for some of that time.

Pat Griffin died on July 31, 1993, in Fort Collins. Funding from his estate was used to establish the Griffin Foundation, a charitable organization based in Fort Collins which benefits higher education, health care, and the performing arts; between 1993 and 2007 the foundation made grants totaling nearly 8 million dollars. Griffin's wife retained ownership of the family home at 725 Cheyenne until 2001 when it was transferred to Barbara R. Mussil. The current owner of the property is the Barbara Mussil Trust which took possession on May 15, 2009.

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36. Sources of information:

Larimer County tax assessor property records (online).

Fort Collins City Directory. Fort Collins: Mauer & Mauer; Omaha: R.L. Polk & Co.; Colorado Springs and Loveland: Rocky Mountain Directory Co.; Loveland: Johnson Publishing Co.; and others, consulted 1966 through 1987.

Social Security Death Index for Patrick N. Griffin.

Ahlbrandt, Arlene (2000): 101 Memorable Men of Northern Colorado. Self-published.

"You bet he pumps his own gas." *Fort Collins Magazine*, Volume 1, Number 1. November 1977. Pages 12-13, 42-43.

Fort Collins Local History Archives clippings file for Pat and Edna Griffin.

VI. SIGNIFICANCE

37. Local landmark designation: Yes No

Designation authority:

Date of designation:

38. Applicable National Register criteria:

- A. Associated with events that have made a significant contribution to the broad patterns of our history.
- B. Associated with the lives of persons significant in our past.
- C. Embodies the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction.
- D. Has yielded, or may be likely to yield, information important in prehistory or history.
- Qualifies under Criteria Considerations A through G (see manual).
- Does not meet any of the above National Register criteria.

Applicable Colorado State Register criteria:

- A. Associated with events that have made a significant contribution to history.
- B. Connected with persons significant in history.
- C. Has distinctive characteristics of a type, period, method of construction or artisan.
- D. Is of geographic importance.
- E. Contains the possibility of important discoveries related to prehistory or history.
- Does not meet any of the above Colorado State Register criteria.

Applicable City of Fort Collins landmark criteria:

- 1. The property is associated with events that have made a significant contribution to the broad patterns of history; or
- 2. The property is associated with the lives of persons significant in history; or
- 3. The property embodies the distinctive characteristics of a type, period, or method of construction, or that represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction; or
- 4. The property has yielded, or may be likely to yield, information important in prehistory or history.

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39. Areas of significance: **Commerce**
Architecture
40. Period(s) of Significance: **Commerce: 1964-1973; Architecture: 1964**
41. Level of Significance: National State Local Not Applicable

42. Statement of Significance:

This property is historically significant for its association with Pat Griffin, founder of the Gas-a-mat gasoline stations and a pioneer in self-service sales. The home, architecturally, represents an example of a 1960s postwar Ranch. Character-defining features include the horizontal orientation, larger size, recessed double-door entry, and large (three-car) attached garage. The level of historical and architectural significance is not sufficient for this property to qualify for individual listing in the National Register of Historic Places or the Colorado State Register of Historic Properties. However, this resource does qualify for listing as a Fort Collins Landmark.

43. Assessment of historic physical integrity related to significance:

Constructed in 1964, this residential building exhibits a high level of physical integrity relative to six of the seven aspects of integrity as defined by the National Park Service and the Colorado Historical Society: location, setting, design, materials, workmanship, and feeling. However, the home exhibits a low level of integrity in terms of association. This home is not linked closely enough to the reasons why Pat Griffin is important, namely his development of the self-service Gas-a-mat gasoline stations; assuming they possess significance and retain integrity, either one of Griffin's Gas-a-mat gas stations or the Pat Griffin headquarters buildings would be better choices to represent his commercial significance. This building retains sufficient physical integrity to convey its historical significance for listing as a Fort Collins Landmark.

VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. National Register eligibility field assessment: Individually eligible Not eligible Needs data Previously listed
 State Register eligibility field assessment: Individually eligible Not eligible Needs data Previously listed
 Local landmark eligibility field assessment: Individually eligible Not eligible Needs data Previously listed

45. Is there National Register district potential: Yes No Needs Data

Discuss: **This inventory was conducted as an intensive-level selective survey and, therefore, lacks the continuity of resource data necessary to recommend the creation of an historic district. However, based upon the findings in the historic context and the limited survey completed during this project, it appears the at least some portions of the Indian Hills subdivision may be good candidates for listing as a National Register of Historic Places and/or Fort Collins historic district. If listed for Criterion C: Architecture, this resource would be a contributing resource.**

If there is National Register district potential, is this building contributing: Yes No N/A

46. If the building is in existing National Register district, is it contributing: Yes No N/A

VIII. RECORDING INFORMATION

47. Digital photograph file name(s): **cheyennedr0725 - 1.tif through cheyennedr0725 - 4.tif**
 Digital photographs filed at: **Historic Preservation Program, City of Fort Collins**
281 N. College Avenue

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Fort Collins, CO 80522

48. Report title: **Fort Collins Post-War Survey**49. Date(s): **08/30/2010**50. Recorder(s): **Mary Therese Anstey**51. Organization: **Historitecture, LLC**52. Address: **PO Box 181095
Denver, CO 80218-8822**53. Phone number(s): **(303) 390-1638**

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SKETCH MAP

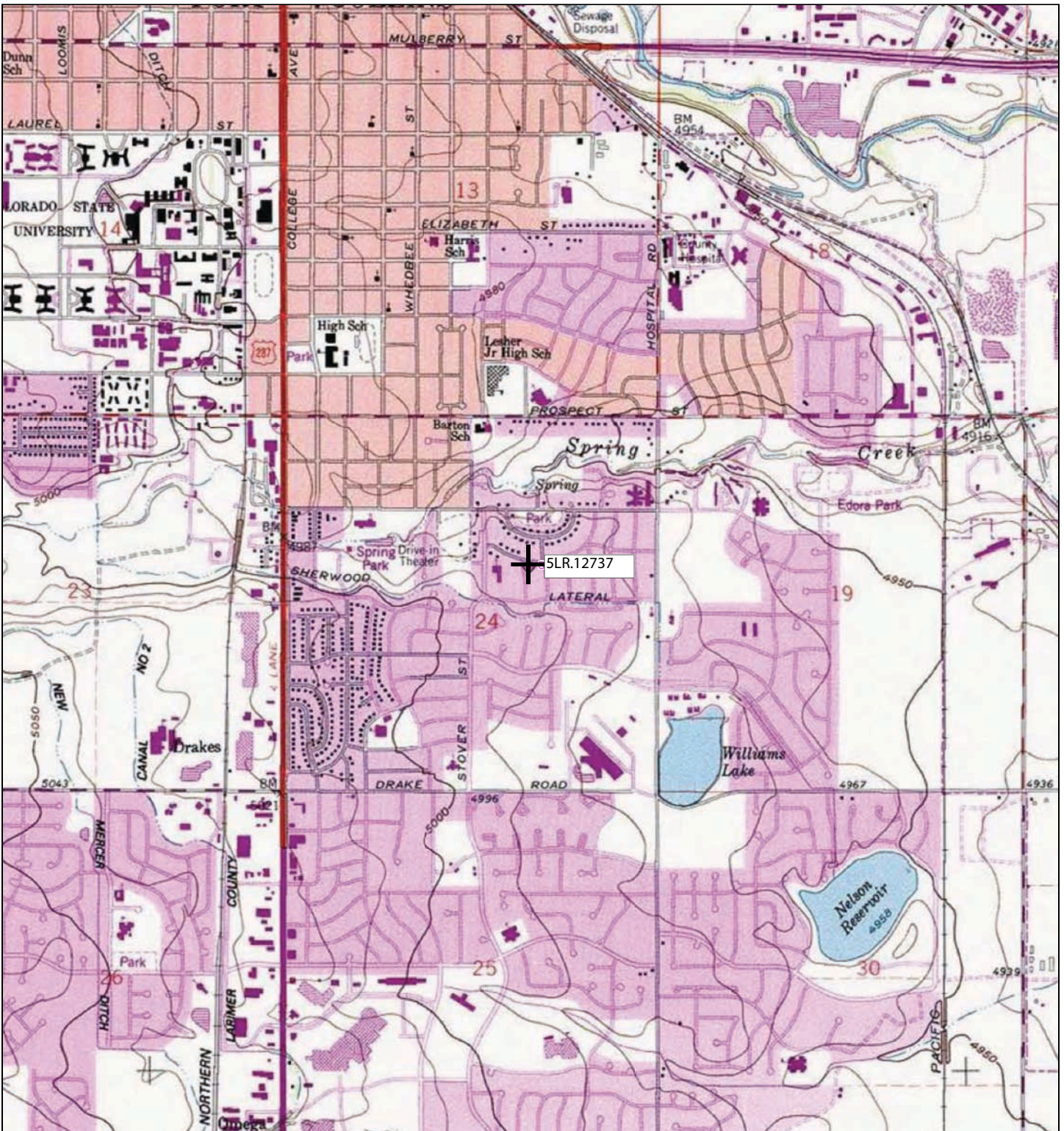


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LOCATION MAP



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

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