

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.12777
2. Temporary resource number: City-11
3. County: Larimer
4. City: Fort Collins
5. Historic building name: Nelsen's 66 Service
6. Current building name: Alpine Tire Center
7. Building address: 367 East Mountain Avenue
8. Owner name: A & W Properties, LLC
Owner organization:
Owner address: 1631 W. Vine Drive
Fort Collins, CO 80521

Parcel number: 97123-16-026

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

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II. GEOGRAPHIC INFORMATION

9. P.M.: **6th** Township: **7N** Range: **69W**
NE 1/4 SE 1/4 NW 1/4 SW 1/4 of section **12** Grid aligned on **northwest** corner of section.
10. UTM Reference Zone: **13**
Easting: **493881** Northing: **4492880**
11. USGS quad name: **Fort Collins** Scale: **7.5**
Year: **1984**
12. Lot(s): **Parts of Block 1 and 2, Lot 141**
Addition: **Fort Collins Original Town** Year of addition: **1873**
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): **Rectangular Plan**
Other building plan descriptions:
15. Dimensions in feet: **1886 square feet**
16. Number of stories: **One**
17. Primary external wall material(s): **Stone**
Concrete/Concrete Block
Other wall materials:
18. Roof configuration: **Flat Roof**
Other roof configuration:
19. Primary external roof material: **Synthetic Roof**
Other roof materials:
20. Special features: **Garage/Attached Garage**
21. General architectural description:
With a corner entry oriented to the northeast, this Oblong Box form of gas station rests on a concrete foundation. The building is divided into two functions: the office to the northeast and the repair bays to the northwest. The office portion of the rectangular-shaped building is faced in stone with concrete block used for construction of the garage wing. Large, slightly canted plate glass windows define the three front-facing sides of the office building. The entry door is wooden painted forest green with a large fixed pane window in the center and a transom above. The roof is flat with overhanging eaves and cornices painted forest green. This part of the building is set at a slight angle to the garage bays. The service portion of the building has three bays, each with its own glass paned garage door. The front of this portion of the building is painted light green with forest green on the metal cornice. The west and south (rear) elevations are painted a lighter color. There appears to be a small window, perhaps a three-over-three, on the south side of the building. Character-defining features of the Oblong Box gas station evident at 367 E. Mountain Avenue include its rectangular form, flat roof, corner office with large display windows, and attached repair bays.

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22. Architectural style:

Other architectural style:

Building type: **Oblong Box Gas Station**

23. Landscape or special setting features:

This building is located on a rectangular corner lot at the intersection of E. Mountain Avenue and Peterson Street. Paved concrete and parking areas surround the former gas station building. The property is sited on a lot with an elevation of 4974 feet above mean sea level.

24. Associated building, features or objects:

None**IV. ARCHITECTURAL HISTORY**25. Date of Construction: **1959** ☒ Actual ☐ EstimateSource of Information: **Larimer County Assessor Records (online).**26. Architect: **Unknown**

Source of Information:

27. Builder: **Unknown**

Source of Information:

28. Original Owner: **Louis S. Nelsen**Source of Information: **1959 Fort Collins City Directory**

29. Construction history:

According to Larimer County assessor records, this building was constructed in 1959. An analysis of the style, building materials, and other historical records corroborate this date of construction. Two historic images, one from 1959 and another from 1969, show small changes to this building over time. Most evident is the removal of the gas pumps which once appeared in a small concrete island near the office portion of the station. The signage on the property also has changed, with the station losing its corporate affiliation and appearance some time after 1969. The station originally had only two repair bays. However, by 1969 the third had been added.

30. Location: **Original Location** Date of move(s):**V. HISTORICAL ASSOCIATIONS**31. Original use(s): **Commerce and Trade/Gas Station**32. Intermediate uses(s): **Commerce and Trade/Gas Station**33. Current uses(s): **Commerce and Trade/Specialty Store**34. Site type(s): **Oblong Box gas station**

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35. Historical background:

The Nelsen family has been associated with this property for over forty-eight of its fifty-two years. Louis S. Nelsen established Nelsen's 66 Service, a purveyor of Phillips 66 gasoline, at 367 E. Mountain Avenue in 1959. This business was one of two automotive-related businesses he owned; the other was Nelsen's Auto Electric (and later Nelsen's Auto Electric & Carburetion) located adjacent at 361 E. Mountain Avenue. By 1975, Louis' wife, Ora Marie, was also listed as a partner in these businesses. By 1985 the function of this building shifted, with Camco Welding, Rocky Mountain (later Alpine) Tire Center, and the Greyhound Bus Lines listed at this address. In 1997 this building transferred from the estate of Dale L. Nelsen to his wife Frances C. Nelsen. Dale was born June 29, 1923, in Fremont, Nebraska. He served in the U.S. Army Air Corps during World War II and married Frances Hudson on June 10, 1945, at Lowry Air Force Base in Denver. The couple moved to Fort Collins in 1947 and that same year Dale co-founded Nelsen's Auto Electric with his father Louis. It appears Frances, immediately after acquiring this building from her husband's estate, established the Nelsen Family Limited Partnership as the property's owner. In 2007 the current owner, A&W Properties, LLC, took possession of this former gas station. The current business, Alpine Tire, has been based here since 1990.

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 1959 through 1990.

Obituary: Dale L. Nelsen. Larimer County Genealogical Society. <http://www.lcgsc.org/obits/Nelsda96.jpg> [Accessed 28 Feb 2011].

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

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- ☐ 4. The property has yielded, or may be likely to yield, information important in prehistory or history.

39. Areas of significance: **Architecture**

40. Period(s) of Significance: **1959**

41. Level of Significance: ☐ National ☐ State ☒ Local ☐ Not Applicable

42. Statement of Significance:

This building was originally Nelsen's 66 Service, and holds longtime associations with the Nelsen family. Architecturally, it represents an intact example of an Oblong Box type gas station. Character-defining features include the rectangular form, flat roof, corner office with large display windows, and attached repair bays. The Oblong Box type gas station emerged during the shift from gas to service stations. The corner office was designed to attract motorists passing by who could see into the well-lit interior, with its large plate glass windows, from the roadway. By 1959, when this building was constructed, this pattern was well-established and all of the gasoline companies had developed their own corporate designs. It is not clear whether the Nelsen's 66 was built according to a plan from Phillips 66 headquarters. This building qualifies for individual listing in the National Register of Historic Places under Criterion C: Architecture as an excellent example of a late-1950s Oblong Box gas station. This resource also is eligible for listing in the Colorado State Register of Historic Properties and as a Fort Collins Landmark.

43. Assessment of historic physical integrity related to significance:

Constructed in 1959, this Oblong Box gas station exhibits a high level of physical integrity relative to the seven aspects of integrity as defined by the National Park Service and the Colorado Historical Society: location, setting, design, materials, workmanship, association, and feeling. The aspect of location is particularly strong as this resource is located near US 14, one of the major routes in and out of Fort Collins in the late-1950s. Changes to the signage, gas pumps, and service bays have minimal impacts on design. This resource retains sufficient physical integrity to convey its significance for listing on the National and State Registers and 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
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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.**

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

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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): **mountainavee0367 - 1.tif through mountainavee0367 - 3.tif**
Digital photographs filed at: **Historic Preservation Program, City of Fort Collins**
281 N. College Ave
Fort Collins, CO 80522

48. Report title: **Fort Collins Post-War Survey**

49. Date(s): **11/19/2010**

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



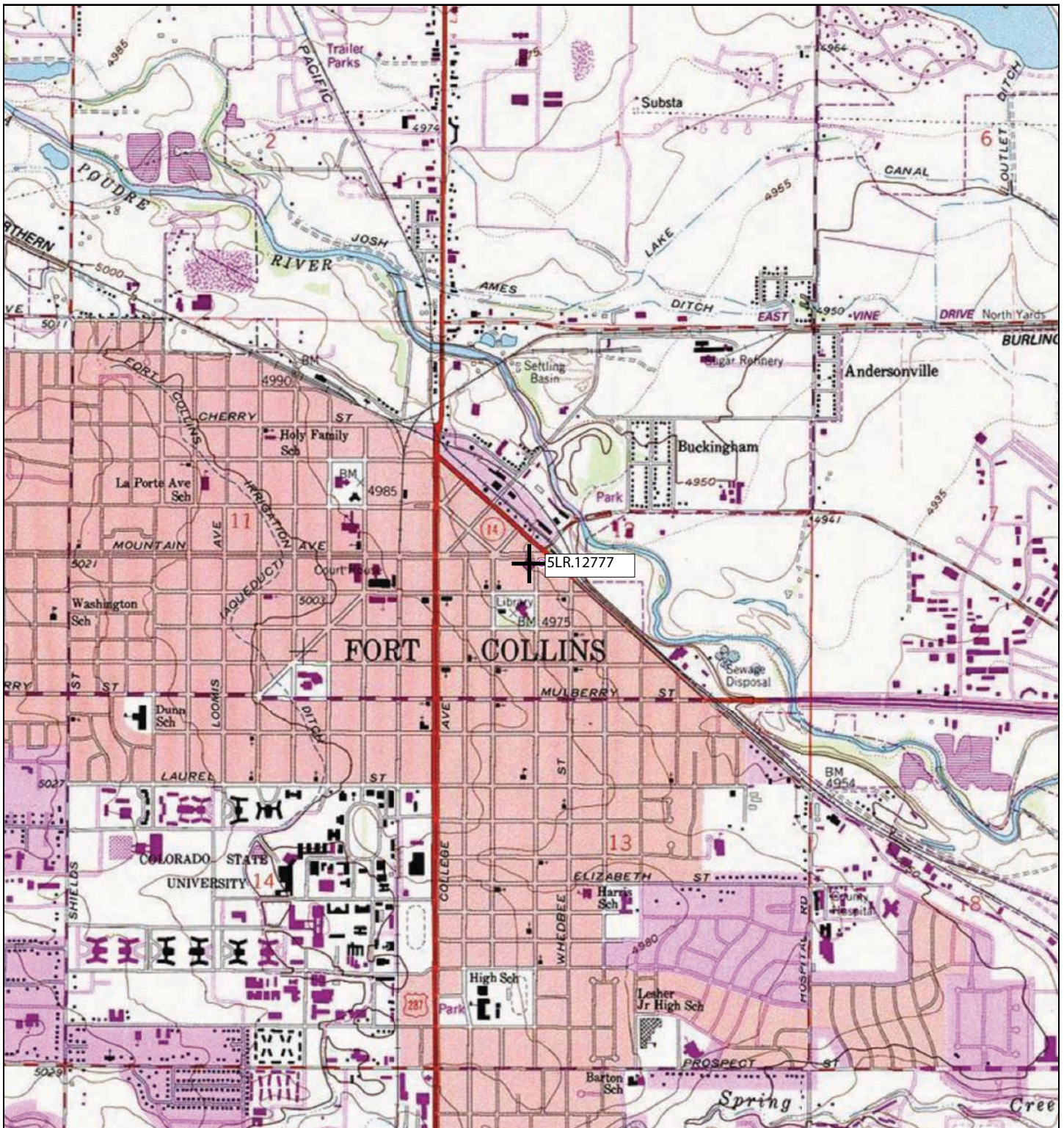
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LOCATION MAP



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

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