

**Staff Presentation  
to the  
Historic Preservation  
Commission  
December 14, 2022**

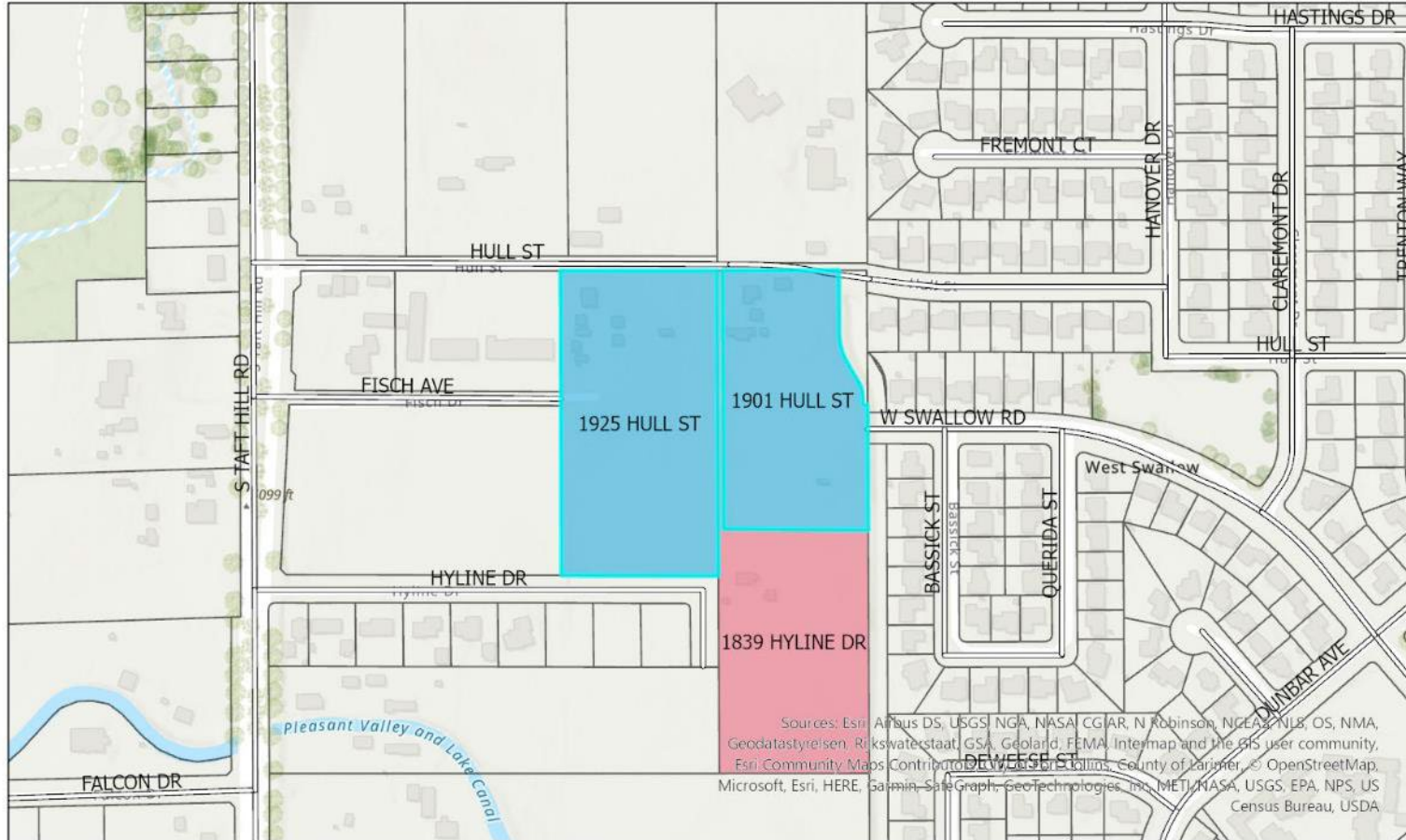


1901 & 1925 Hull Street – Appeal of Staff Determination of Eligibility

Jim Bertolini, Senior Historic Preservation Planner

December 14, 2022

### 1901 & 1925 Hull Street - Site Map Appeal to Historic Preservation Commission, December 2022

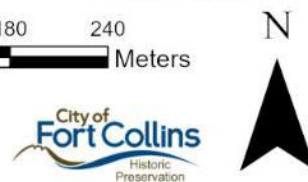


Fort Collins Historic Resource Survey

- Designated Historic Property
- Eligible to be Designated Historic
- Not Likely to be Designated Historic
- Unknown-Undetermined-Unevaluated
- Historic Districts



Datum & Projection: NAD 83, US State Plane, Colorado Central (Feet)  
Date: November 23, 2022



1901 & 1925 Hull St  
Aerial Site Map

2019 Aerial Imagery

Legend



Google Earth

400 ft



- De Novo hearing – HPC provides a new decision
  - Staff recommends separate motions regarding each property
- Consider evidence regarding **significance** and **integrity** of the properties addressed as 1901 & 1925 Hull Streets
  - 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)

- July 12, 2022 – Applicant contact for historic survey
  - July 22 – Staff confirmed survey scope; began search for available historian
  - August 17 – historian assigned (delay in finding an available historian and finalizing fee)
- July 27, 2022 – Preliminary Development Review Meeting
  - Staff notes need for updated historic survey to developer (in progress)
- October 14, 2022 – Survey Completed and Transmitted
  - Staff transmits findings for property (Eligible/is an historic resource) to both developer and owner
  - 1839 Hyline Dr – Not Eligible
  - 1901 & 1925 Hull St - Eligible
- October 28, 2022 – Appeal Received
  - The developer, represented by True Life Companies, files appeal of historic resource finding for 1901 & 1925 Hull St.

## 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"];
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### Significance

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

### Historic Integrity (7 Aspects)

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





Left: Property looking southwest  
Center: East/front elevation of  
Farmhouse  
Right: W and S elevations, looking  
northeast

### 3- Architecture – Farm Residence

- Architecture – Significant, intact example of an agriculture-related farmhouse in North
- Note: Contracted historian recommended Standard 1 for Agriculture – staff disagreed with that in determination



### 3- Architecture – Farm Residence

- Architecture – Architecture – Significant, intact example of an agriculture-related farmhouse in North Fossil Creek/Upper Spring Creek area.



### **3 – Design/Construction**

Architecture - Significant, intact example of an agriculture-related farmhouse in North Fossil Creek/Upper Spring Creek area

- 1901 Hull St – by 1925, Ruth and John Hull live at and farm on the site; subsistence/urban agriculture
- 1925 Hull St – Shankula/Hodges Farm 1920s-1950s; Cherry orchard south of the house

1901 Hull Street  
 1925 *Coloradoan*  
 article on John Hull

John Hull Farm barn, c.1930, Fort Collins Museum of Discovery

**DISABLED VETERAN PROVES THAT FOUR ACRES IN LARIMER COUNTY MEAN PROSPERITY**

BY T. G. STEWART  
 Field Instructor, U. S. Veterans Bureau

"Four acres and plenty" is a term that might well be applied to farm land in Larimer county, while the Florida advertisement reads "Twenty acres and plenty." For proof that a good living can be made on four acres of Larimer county land, one needs only to visit the small land owned and operated by John E. Hull near Union southwest of Fort Collins.

Mr. Hull is a vocational student who has just completed his year of project training. A balance of his farm account book shows that even the disabled it is possible to make his living entirely on his four acres.

The principal source of income was from the sale of eggs produced by a flock of 140 White Leghorn pullets purchased last fall by obtaining well bred birds and feeding according to methods taught at the Colorado Agricultural college. Mr. Hull has been able to obtain an average production of 192 eggs per hen during the year ending Oct. 22.

The total income from the sale of eggs during the year was \$779.12 January being the month of greatest income: \$142 from 145 birds. Mr. Hull eliminated those hens which failed to do their duty in the nests by rigid culling every month in the year, thus maintaining a high egg production and holding his total food cost to \$232.26 for the year.

There are 112 hens that have escaped the ax which are to be used as a breeding flock. These hens with 400 pullets now in the laying house and which already are producing twenty three eggs daily, are expected to make a nice income this winter. The sale of cockerels from the young flock and cull hens brought \$126.62. This was supplemented by \$47.40 that Mr. Hull received for custom building for a neighbor.

Mr. Hull believes in carrying on several enterprises even the hill farm is small. This relieves the monotony of working continuously at the same job, is a safer method of farming and allows a change of crops on the land each year. One-third of an acre of Kyurberling strawberries has made a record in two weeks. The most interesting to Mr. Hull was the total income of \$247.25. Three one of Mr. Hull's customers some of these berries found their way into a fruit show in Kansas City, Mo., where they were given first premium of \$1.

Four-tenths of an acre of cucumbers grown under contract brought an income of \$129.80, one-fifth of an acre of tomatoes returned \$47.68. Besides the crops sold for cash there is one-third of an acre of corn and one-third of an acre of mangel beets to be used for feed, while mammoth sunflowers around fence rows furnished both shade and feed for chickens.

On this small farm it has been determined that the very best feed for poultry is skim milk and that the best way to obtain a continuous supply is to produce it, marketing butterfat as a by-product. With this idea in mind 1 1/2 acres of the tract was seeded to Morton's pasture grass mixture. The oats used as a nurse crop with the grass mixture were cut for hay, also a light cutting of hay was obtained from the grass and. According to experiments at the college this mixture of grass mixture is expected to carry three good cows for six months in summer.

It is Mr. Hull's opinion that cows and chickens furnish a safe method of farming that enables him to pay cash as he goes.

**Photographs Figure At the Elks' Home**





1901 & 1925 Hull  
Streets: Farming on  
Upper Fossil  
Creek/Spring Creek



1950 Aerial Imagery

- 4 properties mentioned in Notice of Appeal – add survey forms if available
  - 6824 S. College Avenue (Hamar Farm) – 2022 survey form added
  - 2500 S. Shields St. (Aylesworth-Hahn House) – 2018 survey form added
  - 1108-1114 and 1038 W. Vine Dr. – Demo/Alt Correspondence added
  - 2318 Laporte Avenue – Historic Survey added
  
- Clarify architectural significance of a farmhouse (Standard 3) vs. historical importance of the agricultural operations (Standard 1)
  - Have the 1994 context on agriculture to assist
  - Agricultural significance needs either intact complex or significance to history of producing goods
  - Also requires integrity via retaining historic farm landscape and outbuildings, etc.
  - Both properties appear to be strong examples of farmhouse architecture, but neither seems to be significant or intact enough to qualify for agricultural history.
  - Typically measure Landmark significance in a localized geographic area, not city-wide.

- None (11/23/2022)

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