

**Historic Preservation  
Commission Decision Letter  
1925 Hull Street  
Issued December 14, 2022**



## Historic Preservation Services

Community Development & Neighborhood Services  
281 North College Avenue  
P.O. Box 580  
Fort Collins, CO 80522-0580

970.416.4250  
[preservation@fcgov.com](mailto:preservation@fcgov.com)  
[fcgov.com/historicpreservation](http://fcgov.com/historicpreservation)

### OFFICIAL DETERMINATION: FORT COLLINS LANDMARK ELIGIBILITY

Resource Number: BB3203  
Historic Building Name: Shankula House  
Current Name: N/A  
Property Address: 1925 Hull Street  
**Determination: NOT ELIGIBLE**

Issued by the Historic Preservation Commission: December 14, 2022  
Expiration: December 14, 2027

ATTN: Zell Cantrell, The True Life Companies  
ATTN: John Hostetler  
Strategic Management, LLC  
1921 Hyline Drive  
Fort Collins, CO 80526

Dear Property Owner:

This letter provides you with the record of decision for the Historic Preservation Commission regarding your property at 1925 Hull Street. After your appeal of the October 14 staff finding of the property as eligible, received on October 28, this property has been evaluated for Fort Collins landmark eligibility, following the requirements in Chapter 14, Article II of the Fort Collins Municipal Code, and has been found not eligible for landmark designation.

The Historic Preservation Commission (HPC) relied on the information submitted and presented in its hearing on December 14, 2022, and a City staff-produced memorandum from October 14 with findings on eligibility. The HPC used this information as the basis for an evaluation of a property's historic and/or architectural significance and its integrity, both of which are required for Landmark eligibility as per Article II, Section 14-22.

The Historic Preservation Commission made the following findings regarding the information and evaluation of significance, integrity, and landmark eligibility provided by the consultant in the attached form.

#### Determination of Eligibility

The HPC found that the former farmhouse on the property did not meet the City's Landmark significance standards in Sec. 14-22, finding that the property:

- Did not meet any of the significance criteria in 14-22; and
- Does not retain historic integrity to support any potential significance.

Based on the evidence presented at the December 14, 2022 HPC meeting, the Commission finds that the property at 1925 Hull Street, the former Shankula House, is Not Eligible for designation as a Fort Collins Landmark under the Standards in Sec. 14-22.

Per Municipal Code Chapter 2, Article II, Division III, any determination made by a board or commission may be further appealed to City Council by the applicant, any resident of the City, or owner of property in the City. Such appeal shall be set forth in writing and filed with the City Clerk within fourteen (14) days of the date of the staff's determination. Information and forms are available from the City Clerk, here: <https://www.fcgov.com/cityclerk/appeals>

If you have any questions regarding this determination, or if City staff may be of any assistance, please do not hesitate to contact us at [preservation@fcgov.com](mailto:preservation@fcgov.com).

Sincerely,



Kurt Knierim  
Chair, Historic Preservation Commission

*Attachments:*

- *Staff finding of eligibility for 1925 Hull St, October 14, 2022 (note: this finding was successfully appealed/overturned as a result of the December 14, 2022 HPC hearing).*



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### OFFICIAL DETERMINATION: FORT COLLINS LANDMARK ELIGIBILITY

Resource Number: B3203

Historic Building Name: Shankula House

Property Address: 1925 Hull Street

**Determination: ELIGIBLE (Appealed & Overturned, HPC, 12-14-2022)**

Issued: October 14, 2022

Expiration: October 14, 2027

ATTN: John Hostetler  
Strategic Management, LLC  
1921 Hyline Drive  
Fort Collins, CO 80526

Dear Property Owner:

This letter provides you with confirmation that your property has been evaluated for Fort Collins landmark eligibility, following the requirements in Chapter 14, [Article II](#) of the Fort Collins Municipal Code, and has been found eligible for landmark designation.

An intensive-level Colorado Cultural Resource Survey Form was completed by a third-party historic preservation consultant in order to provide the information that serves as the basis for an evaluation of a property's historic and/or architectural significance and its integrity, both of which are required for landmark eligibility as per Article II, Section 14-22.

Staff has made the following findings regarding the information and evaluation of significance, integrity, and landmark eligibility provided by the consultant in the attached form.

#### Significance

Consultant's evaluation:

*This site has also been evaluated against the City of Fort Collins Significance Standards. Although the site is significant under Standard 1 for its association with agriculture in Fort Collins, it lacks sufficient integrity to convey this association. Specifically, the removal of cherry trees and outbuildings from the property has impacted the ability of the site to convey its connection to the historic fruit growing industry in Fort Collins. The site is not eligible for local landmark status under Standard 1. The site is not associated with a proprietor, founder, or significant employee of a local business or any other locally significant persons under Standard 2.*

*Under Standard 3, the site is significant as a rare remaining example of a 1920s vernacular residence in a semi-rural setting. Members of the working- and middle-classes in Fort Collins did*

*not construct many “high-style” examples of architectural trends. Although the residence cannot be defined by a specific architectural style, its design does convey an important aspect of Fort Collins history and the time period in which it was constructed. In addition, vernacular agricultural residences are exceedingly rare in southwest Fort Collins. Historic aerial images depict the encroachment of residential subdivisions on farm and ranch properties in this part of Fort Collins through the 1970s and 1980s; by 1999, residential suburbs and modern development surround the property to the north, south, east, and west. Although a few semi-rural properties are located immediately to the west, most now support 1950s/1960s ranch-style or modern residences. As noted by McWilliams and McWilliams, “During the last forty years, an astounding number of agricultural buildings have been removed, with only a small percentage remaining. Hence, each of those that do remain accrue additional significance.”*

*The site does not have archaeological significance and is not eligible for local landmark status under Standard 4.*

Staff agrees with the consultant’s conclusions regarding the property’s significance under Standard 1 Events/Trends in the area of Agriculture and Standard 3, Design/Construction in the area of Architecture. These conclusions are based on the following findings:

- The property’s statement of significance is supported by a discussion of historical context and a comparative analysis that is appropriate for the property. Relevant context reports have been referenced and cited. Staff would recommend additional research regarding the history and significance of orchards in this part of Larimer County and how significant this particular operation was (please note integrity discussion regarding this Standard below since the orchard for this and nearby farms is no longer present).
- Each significance criterion is addressed in the statement of significance, even if not applicable.
- For eligible properties, a period of significance is provided and justified based on the available records.

Staff would add the following contextual information to the record:

- The larger local context on agricultural development in this area is related to the North Fossil Creek area, which included farms along Taft Hill Road south of present-day Prospect Road to Horsetooth Road, and farms along present-day Shields Street from the New Mercer Ditch to Horsetooth Road. In a 1950 aerial photograph, staff identified at least 30 farms in this area that would reasonably be associated primarily with the uppers of Spring Creek. Of those that appeared in 1950, only thirteen (13) survive and based on available records, only 6 appear to retain enough historic integrity to be potentially eligible as examples of early agricultural development in the region. Those six properties appear to be:
  - 2825-2917 S. Taft Hill Road, 1889 house, 1926 barn, significant number of outbuildings
    - High integrity of agricultural complex and remaining agricultural fields in use.
  - 3226 S. Shields, Cunningham Farm 1939
    - High integrity of agricultural complex but agricultural fields no longer in use/partially sold off and redeveloped.
  - 1901 Hull Street, Hull House, c.1924
  - 1925 Hull Street, Shankula House, c.1924
  - 2010 Hull Street, 1933; appears only lightly altered
  - 2034 S. Taft Hill Road, 1889 – appears intact, although looks to be a c.1910-1920s build
- Other surviving farmhouses in the area that were considered as comparisons but staff classified as too altered to still convey any agricultural or architectural importance were:

- 2025 Hyline Drive, 1910; modifications unclear but likely significant; 9-28-2016 Demo/Alt as Not Eligible
- 1947 Kinnison Dr, 1935; appears modified (enclosed porch; window replacements; new entry)
- 2500 & 2512 S. Shields – Aylesworth-Hahn House and associated outbuildings – Determined Not Eligible 2018 (Intensive survey)
- 1836 S. Taft Hill Road, 1919 – modified, large rear addition;
- 2106 S. Taft Hill Road, 1944 – not sure this is a specifically agricultural dwelling; looks like early and architect-designed Modern infill

Staff has added a localized image of the 1950 aerial photograph series covering the context area as an attachment to this document.

### Integrity

Consultant's evaluation:

*Integrity is the ability of a property to convey its significance and historic associations, if a property has been altered and is no longer able to convey its connections to the past, it cannot be eligible for listing on the NRHP. As a semi-rural, vernacular, and agricultural property, essential physical characteristics include the physical appearance of the residence, location within a semi-rural setting, and the presence of outbuildings.*

*Integrity is evaluated through seven aspects: location, design, setting, materials, workmanship, feeling, and association. The site retains integrity of location, design, workmanship, feeling, and association. Integrity of materials is impacted slightly by the addition of modern vinyl windows on the west elevation and a modern door on the south elevation; the original size and shape of the openings are retained as is the one-over-one lite configuration of their historic counterparts. Integrity of setting has been impacted by the demolition of several outbuildings, removal of historic cherry trees, and nearby modern residential development. The property's connection to Fort Collins' historic fruit growing industry has been severed by the removal of fruit-related outbuildings and cherry trees. Although the specific connection to the fruit growing industry has been impacted, the property is still able to clearly convey its early twentieth century semi-rural, vernacular construction through the residence's plain finishes, remaining outbuildings, and retention of the original 4.9-acre lot. The site retains sufficient integrity to convey its historic architectural associations.*

Staff agrees with the consultant's conclusions regarding the property's historic integrity. Staff has based these conclusions on the following findings.

- Essential physical features are identified in the integrity analysis and related to period of significance.
- Discussion of integrity relates to the property's most relevant aspects of integrity per its significance.
- Discussion of integrity focuses on the property's essential physical features, and relates to the period of significance.
- Discussion and conclusion responds directly to previous conclusions and assessments of the property, whether in opposition or in agreement.

### Statement of Eligibility:

This property is eligible for designation as a Fort Collins Landmark based on the eligibility standards in Municipal Code 14, Article II and is a "historic resource" under the City's Municipal and Land Use

Codes. Staff's determination is that the property qualifies under Standard 3, Design/Construction for its architectural importance as a surviving vernacular farmhouse in the North Fossil Creek/upper Spring Creek area.

Per Article II, Section 14-23 of the code, any determination made by staff regarding eligibility may be appealed to the Commission by the applicant, any resident of the City, or owner of property in the City. Such appeal shall be set forth in writing and filed with the Director within fourteen (14) days of the date of the staff's determination.

If you have any questions regarding this determination, or if I may be of any assistance, please do not hesitate to contact me. I may be reached at [jbertolini@fcgov.com](mailto:jbertolini@fcgov.com), or 970-416-4250.

Sincerely,

Jim Bertolini  
Senior Historic Preservation Planner

*Attachment: Colorado Cultural Resource Survey Architectural Inventory Form 1403, dated September 2022.*





1950 Aerial image; SW corner of Fort Collins showing Drake Rd (along north), Horsetooth Road, along south, Taft Hill Road, along west, and Shields St, along east)



Resource Number:  
Temporary Resource Number: MAC-FC-2 Address: 1925 Hull Street

OAHP1403  
Rev. 9/98

COLORADO CULTURAL RESOURCE SURVEY

## Architectural Inventory Form

Official eligibility determination  
(OAHP use only)

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

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### Field Evaluation of Fort Collins Landmark Eligibility

- Individually Eligible     Contributing to District     Not Eligible  
 Likely Eligible for State/National Register

General Recommendations: The site is recommended not eligible for inclusion on the National Register of Historic Places. The site is recommended eligible for local landmark status under Standard 3 as a rare remaining example of a 1920's vernacular residence.

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### I. Identification

1. Resource number:
2. Temporary resource number: MAC-FC-2
3. County: Larimer
4. City: Fort Collins
5. Historic building name: Shankula House
6. Current building name:
7. Building address: 1925 Hull Street
8. Owner name and address: Strategic Management, LLC. 1921 Hyline Drive, Fort Collins, CO 80526

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### II. Geographic Information

9. P.M. 6 Township 7N Range 69W  
SW ¼ of SE ¼ of NW ¼ of NW ¼ of section 27 and NW ¼ of NE ¼ of SW ¼ of NW ¼ of section 7
10. UTM reference  
Zone 13; 490473 mE 4488742 mN
11. USGS quad name: Fort Collins  
Year: 1960 Map scale: 7.5'  15'  Attach photo copy of appropriate map section.
12. Lot(s): 7 Block:  
Addition/Subdivision: South Taft Hill Seventh Annexation Year of Addition/Subdivision: 2003
13. Boundary Description and Justification: The site boundary does not exceed the property boundary, described by the Larimer County Assessor as Lot 7, Less S 3 Ac, Sub of PT of W ½ of NW 27-7-69, FTC.

Resource Number:

Temporary Resource Number: MAC-FC-2    Address: 1925 Hull Street

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### III. Architectural Description

14. Building plan (footprint, shape): Rectangular Plan
15. Dimensions in feet: Length 38 x Width 31
16. Number of stories: 1
17. Primary external wall material(s): Horizontal Wood Siding
18. Roof configuration: Side Gable
19. Primary external roof material: Asphalt Shingle
20. Special features: Overhanging Eaves, Exposed Rafter Ends, Chimney

21. General architectural description:

The site consists of a residence and three outbuildings. The single-story residence is rectangular in plan and rests on a concrete foundation. The exterior is clad in horizontal wood siding with vertical corner boards. The roof is side gabled and the eaves of the south elevation extend into a shed-roof over the rear portion; the roof is clad in asphalt shingles. A brick chimney extends from the center roofline.

The façade faces north and supports a centered primary entrance. The entrance consists of a paneled wood door with three inset vertical lites and an exterior metal storm door set in a simple wood surround. Two concrete steps lead up to the entrance. On either side of the entrance are one-over-one lite wood windows set in simple wood surrounds.

The east elevation has two, one-over-one lite wood windows and a pair of four-lite wood windows; all are set in simple wood surrounds. A basement opening is visible along the foundation; it has been infilled with a wood panel.

The south elevation supports a pair of wood windows set in a simple wood surround; one window has four lites, the other has a single lite. At the west end of the elevation is an additional personnel entrance composed of a vinyl door with nine inset lites.

The west elevation has two, one-over-one lite vinyl windows and a pair of four-lite windows; all are set in simple wood surrounds. A basement window is visible along the foundation; the window has been infilled with a wood panel.

The residence is in good condition. Some exterior paint is chipped and peeling and the basement windows are all infilled with wood panels.

22. Architectural style/building type: No Style
23. Landscaping or special setting features:

Resource Number:

Temporary Resource Number: MAC-FC-2    **Address:** 1925 Hull Street

The site is located in a semi-rural setting within the City of Fort Collins. Hull Street, a gravel road, runs along the north elevation. A concrete pad, indicating the location of a former garage, is south of the residence.

24. Associated buildings, features, or objects:

Feature 2 is an outbuilding, south of the residence. The building is rectangular in plan, has no foundation, and is clad in vertical wood. The shed roof is clad in corrugated metal. The east elevation has a door composed of vertical wood and the south elevation has an opening cut into the exterior cladding. There is no other fenestration.

Feature 3 is a barn, southeast of the residence. The building is rectangular in plan, has no foundation, and is clad in vertical, half-log wood. The shed roof is clad in corrugated metal panels. The south elevation has a personnel entrance composed of vertical half-log wood, a window opening, and a large rectangular opening for animals. There is no other fenestration.

Feature 4 is an open-sided outbuilding located southeast of the primary residence. The building is rectangular in plan and has no foundation. The shed roof is clad in corrugated metal. The south and east elevations are open to the elements and the shed roof is supported by four rectangular wood posts. The west elevation is clad in corrugated metal and the north elevation is clad in particle board. There is no fenestration.

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#### IV. Architectural History

25. Date of Construction: Estimate: \_ Actual: 1924  
Source of information: Larimer County Assessor Office
26. Architect: Unknown  
Source of information: N/A
27. Builder/Contractor: Unknown  
Source of information: N/A
28. Original owner: John Shankula  
Source of information: "Agreement Sale & Purchase." Coloradoan, November 8, 1922
29. Construction history (include description and dates of major additions, alterations, or demolitions):  
Some modern windows and doors replaced original windows and doors at an unknown date. In 2022, multiple outbuildings were demolished, including several sheds and a garage.
30. Original location                       Moved     Date of move(s):

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#### V. Historical Associations

31. Original use(s): Domestic – Single Dwelling
32. Intermediate use(s):
33. Current use(s): Domestic – Single Dwelling
34. Site type(s): Residence

Resource Number:

Temporary Resource Number: MAC-FC-2    **Address:** 1925 Hull Street

35. Historical background:

Founded as a small frontier outpost in the 1860s, Fort Collins grew into a large town by the 1900s. A booming agricultural industry fueled by the arrival of the Colorado Central Railroad and the Agricultural College brought a large middle- and working-class population to the city. Agricultural activities, including farming, raising sheep and cattle, and growing fruit, not only provided food for the local population, they were also essential to the early industrial and commercial success of the city.

Although the city's growth slowed in the first decade of the twentieth century, with no new subdivisions added to the city between 1910-1919, Fort Collins' population began to expand once again after the close of WWI. The central business core increased in size, displacing residential districts to the west and south fringes of the city, away from industrial areas at the northeast edge of town. Four hundred acres of platted land to were added to the city in the 1920s, most at the western boundary. In 1924, Gustav Pastor, a German immigrant, subdivided and platted the west half of the northwest quarter of Section 27, a portion of land southwest of the city, into 10 large lots.

Gustav Pastor, a local real estate dealer and farmer, sold this parcel to John Shankula (also known as Johann Schankula) in 1922. Gustav Pastor was born in Berlin, Germany in 1868 and immigrated to the United States with his wife Christine in 1900. The pair came to Colorado in 1901 and in 1918 were residing on a farm north of Fort Collins. Gustav and Christine were active in the Plymouth Congregational Church and had eight children together. Gustav passed in 1950 and Christine in 1956; they are buried together at Fort Collins' Grandview Cemetery.

John Shankula (or Johann Schankula) was born in Romania in 1888 and immigrated to the United States in 1906. He married Anna May Magee in Laramie in 1922 and the pair had three children together: James, Roy, and Robert. While living in Fort Collins, John worked as a fruit farmer, growing cherries on his property. Historic aerial imagery shows a concentration of trees to the east of the residence and at the south end of the property. Anna was an active member of the No. Sixteen Neighborhood Club and hosted many meetings at their residence. By 1938, the Shankulas were living in Arizona and seeking to rent or sell their property in Fort Collins. While in Arizona, John worked as a custodian for Phoenix City Schools. John passed in 1960 and Anna passed in 1967.

In 1946, the property sold to Lowell and Lillian Hodges. Lowell had been born in Iowa in 1904 and Lillian, the daughter of Danish immigrants, was born in Colorado in 1906. The pair married in Greeley in 1923 and had three children together: Shirley, Lucille, and Vernon. Lowell worked many jobs throughout his life; the 1930 census notes his occupation as a machinist, in 1940, a filling station attendant, and in 1950, a custodian at Colorado A & M (now Colorado State University). Although Lowell worked outside the home, he likely maintained the cherry orchard begun by John Shankula, historic aerial imagery indicates the cherry orchard remained intact through 1950. Lillian was a homemaker. Lowell passed in 1974 and Lillian in 1985; they are buried together at Fort Collins' Grandview Cemetery.

Resource Number:

Temporary Resource Number: MAC-FC-2    **Address:** 1925 Hull Street

The Hodges sold the property to Andy and Hazel (Frey) Anderson in 1950. Andy had been born in New Mexico in 1896. Hazel Frey was born in Fort Collins in 1904 and attended school at Stout, now covered by Horsetooth Reservoir. The pair married in 1921 in Fort Collins. Andy was a veteran of WWI, served as vice-commander for the local Disabled American Veterans post, and worked as a laborer and farmer. Both Andy and Hazel were members of the Seventh-Day Adventist Church. Hazel passed at their home in 1964. Andy continued to own the property until 1976, when he sold to Dwight and Velna Blood. Andy passed in 1978.

Dwight and Velna Blood owned the site through 1984, when they sold to Lloyd and Jeannie Thomas Jr. In 2013, the property was purchased by Hull Street 1925 LLC, who subsequently sold to Strategic Management LLC in 2021. Strategic Management LLC is the owner as of September 2022.

36. Sources of information:

Carl and Karen McWilliams, "Agriculture in the Fort Collins Urban Growth Area 1862-1993." Historic Context and Survey Report, 1995.

Historic Aerial Imagery, 1950. Fort Collins Historic Preservation Services Office, accessed 10/10/2022.

"Post World War I Urban Growth, 1919-1941." *Fort Collins History and Architecture*. Electronic resource. <https://history.fcgov.com/contexts/post>, accessed 8/24/2022.

*The Coloradoan* [Fort Collins, Colorado]

"Agreement Sale & Purchase." *Coloradoan*, November 8, 1922.

"Anderson." *Coloradoan*, February 22, 1978.

"Cherries." *Coloradoan*, July 13, 1939.

"D. A. V. Convention News." *Coloradoan* May 8, 1929

"Gustav Pastor, 81, Called by Death." *Coloradoan*, March 20, 1950.

"Johann Shankula." *The Arizona Republic*, September 16, 1960.

"Lowell Hodges." *Coloradoan*, February 17, 1974.

"Mrs. C. Pastor, 81, Expires in Denver." *Coloradoan*, February 20, 1956.

"Mrs. Hazel Anderson Dies here at Age 59." *Coloradoan*, January 28, 1964.

"Shankula." *The Arizona Republic*, June 1, 1967.

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## VI. Significance

37. Local landmark designation: Yes  No  Date of designation: N/A

Designating authority: N/A

38. Applicable Eligibility Criteria:

National Register    Fort Collins Register

A.

1.

Associated with events that have made a significant contribution to the broad pattern of our history;

B.

2.

Associated with the lives of persons significant in our past;



Resource Number:

Temporary Resource Number: MAC-FC-2 Address: 1925 Hull Street

- C.       3.      Embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or that possess high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction; or
- D.       4.      Has yielded, or may be likely to yield, information important in history or prehistory.

Qualifies under Criteria Considerations A through G (see Manual)

Does not meet any of the above criteria

Needs additional research under standards:  A/1       B/2       C/3       D/4

39. Area(s) of significance: Architecture

40. Period of significance: 1922-1972

The site is recommended eligible as a rare remaining example of 1920s vernacular architecture, as such, the period of significance begins at its date of construction and extends through 1972, fifty years prior to this documentation.

41. Level of significance: National       State       Local

42. Statement of significance:

The site has been evaluated for eligibility against the National Register of Historic Places (NRHP) Criteria. The site is found to lack association with events that have made significant contribution to the broad patterns of our history under Criterion A. A deed search found no association with historically significant persons under Criterion B. The site does not represent significant characteristics of a type, period, or method of construction under Criterion C, and is unlikely to yield important information in reference to research questions under Criterion D. This site is recommended not eligible for inclusion on the NRHP.

This site has also been evaluated against the City of Fort Collins Significance Standards. Although the site is significant under Standard 1 for its association with agriculture in Fort Collins, it lacks sufficient integrity to convey this association. Specifically, the removal of cherry trees and outbuildings from the property has impacted the ability of the site to convey its connection to the historic fruit growing industry in Fort Collins. The site is not eligible for local landmark status under Standard 1. The site is not associated with a proprietor, founder, or significant employee of a local business or any other locally significant persons under Standard 2.

Under Standard 3, the site is significant as a rare remaining example of a 1920s vernacular residence in a semi-rural setting. Members of the working- and middle-classes in Fort Collins did not construct many "high-style" examples of architectural trends. Although the residence cannot be defined by a specific architectural style, its design does convey an important aspect of Fort Collins history and the time period in which it was constructed. In addition, vernacular agricultural residences are exceedingly rare in southwest Fort Collins. Historic aerial images depict the encroachment of residential subdivisions on farm and ranch properties in this part of Fort Collins through the 1970s and 1980s; by 1999, residential suburbs and modern development surround the property to the north, south, east, and west. Although a few semi-rural properties are located immediately to the west, most now support 1950s/1960s ranch-style or modern residences. As noted by McWilliams and

Resource Number:

Temporary Resource Number: MAC-FC-2 Address: 1925 Hull Street

McWilliams, "During the last forty years, an astounding number of agricultural buildings have been removed, with only a small percentage remaining. Hence, each of those that do remain accrue additional significance." The site does not have archaeological significance and is not eligible for local landmark status under Standard 4.

43. Assessment of historic physical integrity related to significance:

Integrity is the ability of a property to convey its significance and historic associations, if a property has been altered and is no longer able to convey its connections to the past, it cannot be eligible for listing on the NRHP. As a semi-rural, vernacular, and agricultural property, essential physical characteristics include the physical appearance of the residence, location within a semi-rural setting, and the presence of outbuildings.

Integrity is evaluated through seven aspects: location, design, setting, materials, workmanship, feeling, and association. The site retains integrity of location, design, workmanship, feeling, and association. Integrity of materials is impacted slightly by the addition of modern vinyl windows on the west elevation and a modern door on the south elevation; the original size and shape of the openings are retained as is the one-over-one lite configuration of their historic counterparts. Integrity of setting has been impacted by the demolition of several outbuildings, removal of historic cherry trees, and nearby modern residential development. The property's connection to Fort Collins' historic fruit growing industry has been severed by the removal of fruit-related outbuildings and cherry trees. Although the specific connection to the fruit growing industry has been impacted, the property is still able to clearly convey its early twentieth century semi-rural, vernacular construction through the residence's plain finishes, remaining outbuildings, and retention of the original 4.9-acre lot. The site retains sufficient integrity to convey its historic architectural associations.

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## VII. National and Fort Collins Register Eligibility Assessment

44. Eligibility field assessment:

National:

Eligible

Not Eligible

Need Data

Fort Collins:

Eligible

Not Eligible

Need Data

45. Is there district potential? Yes

No

Discuss: A historic district has not been predefined and cannot be readily identified due to surrounding modern development.

If there is district potential, is this building: Contributing

Non-contributing

46. If the building is in existing district, is it: Contributing

Noncontributing

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## VIII. Recording Information

47. Photograph numbers: 635-657

Negatives filed at: Metcalfe Lakewood Office

Resource Number:

Temporary Resource Number: MAC-FC-2    **Address:** 1925 Hull Street

48. Report title: N/A
49. Date(s): September 2022
50. Recorder(s): Rebekah Schields
51. Organization: Metcalf Archaeological Consultants, Inc.
52. Address: 11495 West 8<sup>th</sup> Avenue, Suite 104, Lakewood, CO 80215
53. Phone number(s): 303-425-4507

NOTE: Please include a sketch map, a photocopy of the USGS quad map indicating resource location, and photographs.

History Colorado - Office of Archaeology & Historic Preservation  
1200 Broadway, Denver, CO 80203    (303) 866-3395

Resource Number:  
Temporary Resource Number: MAC-FC-2 Address: 1925 Hull Street

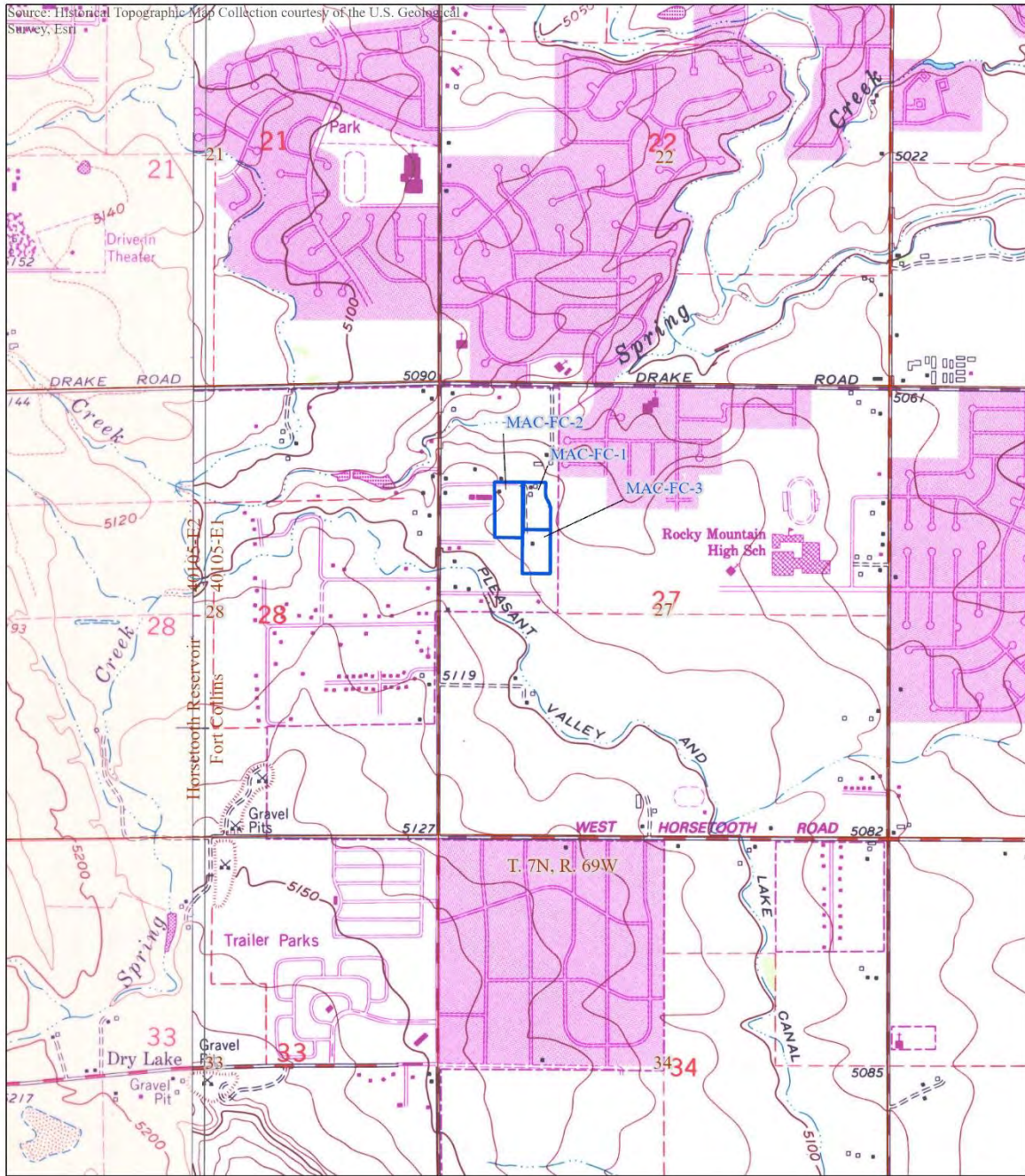
### Site Photos and Maps





Resource Number:

Temporary Resource Number: MAC-FC-2 Address: 1925 Hull Street



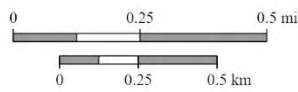
City of Fort Collins  
Farm Property Survey  
Larimer County, CO

7.5' Quad. Index

Horsetooth Reservoir 1962 PI 1975 PR 1971	Fort Collins 1960 PR 1984
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1:24,000



New or Revisited Resource  
Noncontributing,  
Nonsupporting, or  
Not Eligible

NAD 1983 UTM Zone 13N



Resource Number:  
Temporary Resource Number: MAC-FC-2    Address: 1925 Hull Street

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**Figure 1:** Site overview, view southeast (Image #657, RLS 8/23/2022).



**Figure 2:** Feature 1, north elevation, view south (Image #635, RLS 8/23/2022).



Resource Number:  
Temporary Resource Number: MAC-FC-2    Address: 1925 Hull Street

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**Figure 3:** Feature 1, east and north elevations, view southwest (Image #636, RLS 8/23/2022).



**Figure 4:** Feature 1, south and east elevations, view northwest (Image #637, RLS 8/23/2022).





**Figure 5:** Feature 1, west and south elevations, view northeast (Image #638, RLS 8/23/2022).



**Figure 6:** Feature 1, west elevation, view east (Image #639, RLS 8/23/2022).



Resource Number:  
Temporary Resource Number: MAC-FC-2    Address: 1925 Hull Street

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**Figure 7:** Feature 2, south and east elevations, view northwest (Image #634, RLS 8/23/2022).



**Figure 8:** Feature 2, north and west elevations, view southeast (Image #345, RLS 8/23/2022).





**Figure 9:** Feature 3, south elevation, view north (Image #647, RLS 8/23/2022).



**Figure 10:** Feature 3, east and north elevations, view southwest (Image #649, RLS 8/23/2022).





**Figure 11:** Feature 3, west and south elevations, view northeast (Image #651, RLS 8/23/2022).



**Figure 12:** Feature 4, south and east elevations, view northwest (Image #652, RLS 8/23/2022).



Resource Number:  
Temporary Resource Number: MAC-FC-2    Address: 1925 Hull Street



**Figure 13:** Feature 4, west and south elevations, view northeast (Image #654, RLS 8/23/2022).



**Figure 14:** Feature 4, east and north elevations, view southwest (Image #653, RLS 8/23/2022).