

**Historic Preservation  
Commission Decision Letter  
1901 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: BB3202  
Historic Building Name: Hull House  
Current Name: N/A  
Property Address: 1901 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 1901 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:

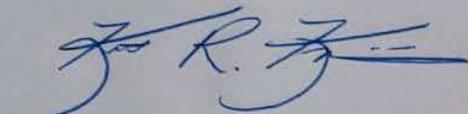
- Did not meet any of the significance criteria in 14-22; and
- Does not retain historic integrity to support any potential significance due to apparent modifications with no firm date of modification.

Based on the evidence presented at the December 14, 2022 HPC meeting, the Commission finds that the property at 1901 Hull Street, the former Hull 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 1901 Hull St, October 14, 2022 (note: this finding was successfully appealed/overturned as a result of the December 14, 2022 HPC hearing).*



## Historic Preservation Services

### Community Development & Neighborhood Services

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## OFFICIAL DETERMINATION: FORT COLLINS LANDMARK ELIGIBILITY

Resource Number: B3202

Historic Building Name: Hull House

Property Address: 1901 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. The site is significant under Standard 1 for its association with Fort Collins agriculture. Although the site is not directly described by any of the specific historic contexts in McWilliams and McWilliams' "Agriculture in the Fort Collins Urban Growth Area," it represents a significant aspect of Fort Collins agriculture, namely a small chicken ranch whose success was based on agricultural experimentation techniques taught at Colorado Agricultural College. 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 does not agree with the consultant’s conclusions regarding the property’s significance under Standard 1 Events/Trends in the area of Agriculture. Staff does agree with the consultant’s conclusions regarding significance under Standard 3, Design/Construction in the area of Architecture. These conclusions are based on the following findings:

- The property’s statement of significance related to farmhouse architecture 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. However, the significance of the agricultural operation in the larger context is not well-established. While Mr. Hull’s farm certainly appears unique, staff’s position is that there is not sufficient evidence to support the claim that this was a locally-significant agricultural operation. In an immediate context, staff would look to the still-operating farm at 2825-2917 S. Taft Hill Road as a stronger example in this context.
- 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:
  - o 2025 Hyline Drive, 1910; modifications unclear but likely significant; 9-28-2016 Demo/Alt as Not Eligible
  - o 1947 Kinnison Dr, 1935; appears modified (enclosed porch; window replacements; new entry)
  - o 2500 & 2512 S. Shields – Aylesworth-Hahn House and associated outbuildings – Determined Not Eligible 2018 (Intensive survey)
  - o 1836 S. Taft Hill Road, 1919 – modified, large rear addition;
  - o 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. Specific to this property, staff has also added newspaper clippings that support the association of the farm with the Hull family and what appear to be unique agricultural practices focused on subsistence/urban agriculture methods.

### 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. Integrity of design is retained through the original footprint, massing, and door and window openings. Integrity of setting has been impacted by the removal of multiple outbuildings and the encroachment of modern development. Although setting has been impacted in this way, one outbuilding remains and the property retains its original lot of 3.6 acres. Integrity of materials has been slightly impacted by the addition of some modern windows and doors and the addition of metal sheeting to the roof. The residence does retain some original windows and doors, and the roof retains its original configuration although the exterior cladding has been altered. Integrity of workmanship is retained through the plain finishes of vernacular construction. Integrity of feeling and association have been impacted slightly by the removal of outbuildings and modern development, but the residence and single outbuilding are still able to clearly convey their early twentieth century construction and agricultural association. The site retains sufficient integrity to convey its historic associations.*

Staff agrees with the consultant's conclusions regarding the primary farmhouse's historic integrity related to Standard 3, Design/Construction as a strong example of vernacular farmhouse architecture. However, staff disagrees that the overall property has sufficient integrity to convey significance as an agricultural property under Standard 1, Events/Trends in the area of Agriculture, since the unique layout from the Hull farm period has been lost, and nearly all of the outbuildings are no longer present. Staff has based these conclusions regarding the property's integrity based 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 in relation to the farmhouse’s architecture, but is not well connected to established significance for the agricultural operation as a whole.
- Discussion of integrity focuses on the main farmhouse’s essential physical features, and relates to period of significance. However, discussion of integrity for the agricultural landscape does not relate to the period of significance – of at least four outbuildings that are visible from 1950 aerial imagery, only one survives in poor condition. Of at least 8 agricultural fields on the 4-acre property, none are easily distinguished today.
- 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. However, staff’s determination is that the property only qualifies under Standard 3, Design/Construction for its architectural importance as a surviving vernacular farmhouse in the North Fossil Creek/upper Spring Creek area. Staff’s determination is that the property does not qualify under Standard 1, Events/Trends in the area of Agriculture because the evidence, although interesting, does not appear sufficient to establish this property as a significant agricultural operation in its localized context, and does not appear to retain sufficient historic integrity as an agricultural operation even if that were established.

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)

**AAA AUSTIN AUCTIONS**

**Saturday, September 27, 1969-1:00 p.m.**

John E. Hull, Deceased; from corner of Prospect Street and Taft Hill Road in Fort Collins, go 1 ¼ miles South to Hul Street then East on Hull Street to Dead End.

Oliver mower; 2 sec. harrow; spring tooth harrow; cult. and tractor, old; hay wagon; 3 sheds to be moved; 1 alum. sided granery to move; manure spreader; Model A engine on old truck bed and cab, runs; 3 small graneries on wagons; old Ford truck with bed and hoists, good cond.; 2 wheel trlr; dump rake; table saw; press drill; bench grinder; Forney elec. welder; self prop. small loader for cleaning sheds and chicken houses, worlds of chicken equipment of all types; shop full of hand tools, garden tools and misc. Lots of scrap iron.

**AUSTIN AUCTIONS, INC.-AUCTS.**  
Natte Austin — Bob Cross — Ray Larson

1969-9-19 Coloradoan p21 Hull estate sale (confirm farm)



Clipped By:  
ajlmbert1210  
Fri, Oct 7, 2022

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

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

"Four acres and a plow," is a term that often can be applied to farm land in Larimer county, while the Florida advertisement reads: "Twenty acres and a plow." For proof that a good living can be made on four acres of Larimer county land, one needs only to visit the small farm owned and operated by John E. Hull four miles 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 148 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 182 birds. Mr. Hull estimated these hens which failed to do their duty in the month by right culling every month in the year, thus maintaining a high egg production and holding his total food cost at \$123.50 for the year.

There are 115 hens that have occupied the acre which are to be used as a breeding flock. These hens with 450 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 cockerets from the younger flock and will have brought \$124.82. 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 big farm is small. This includes the ownership of working machinery at all the right jobs in a better method of farming and shows a change in crops at the land each year. This kind of care, care of fertilization and strawberries has made a record in the year. The most interesting to Mr. Hull was the total income of \$217.25. This was of Mr. Hull's estimate some of these better land under way here a Dutch show in Kansas City, Mo., where they were given first premium of \$1,000.

Four-crocks of an acre of tomatoes grown under contract brought an income of \$122.80, one-fifth of an acre of tomatoes returned \$17.40. Besides the crops sold for cash there is one-third of an acre of corn and one-third of an acre of orange beans to be used for feed, while manure, cowhairs around house rows furnished both shade and feed for chickens.

On this small farm it has been determined that the very best feed for poultry is often milk and that the best way to obtain a continuous supply is to produce it, maintaining health, as a by-product. With this idea in mind in a corner of the tract was seeded to Morton's western grass mixture. The soil had used as a winter crop with the grass mixture were cut for hay, also a high yielding 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 to his bank.

**Photographs Figure  
At the Elk's Home**

## 1925-10-25 Express Courier - Hull Farm description



Clipped By:  
**ajimbert1210**  
Fri, Oct 7, 2022

Resource Number:  
Temporary Resource Number: MAC-FC-1 Address: 1901 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 as not eligible for inclusion on the National Register of Historic Places. The site is recommended eligible for local landmark status under Standard 1 for its association with Fort Collins' agricultural history and under Standard 3 as a rare remaining example of a 1920's vernacular constructed residence.

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### I. Identification

1. Resource number:
2. Temporary resource number: MAC-FC-1
3. County: Larimer
4. City: Fort Collins
5. Historic building name: Hull House
6. Current building name:
7. Building address: 1901 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  
SE ¼ of NW ¼ of NW ¼ of section 27 and NE ¼ of SW ¼ of NW ¼ of section 27
10. UTM reference  
Zone 13; 490577 mE 4488751 mN
11. USGS quad name: Fort Collins  
Year: 1960 Map scale: 7.5'  15'  Attach photo copy of appropriate map section.
12. Lot(s): 8 Block:  
Addition/Subdivision: Hull Place Annexation Year of Addition/Subdivision: 1985

Resource Number:

Temporary Resource Number: MAC-FC-1 Address: 1901 Hull Street

13. Boundary Description and Justification: The site boundary does not exceed the property boundary described by the Larimer County Assessor office as N 556.3 FT of Lot 8, Less W 12 FT, Sub of PT of W ½ of NW 27-7-69; FTC, Less 86039031.

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### III. Architectural Description

14. Building plan (footprint, shape): L-shaped plan
15. Dimensions in feet: Length 36 x Width 33
16. Number of stories: 1
17. Primary external wall material(s): Horizontal Wood Siding; Wood Shingle
18. Roof configuration: Side Gabled
19. Primary external roof material: Metal
20. Special features: Overhanging Eaves, Exposed Rafter Ends, Chimney, Decorative Shingles, Enclosed Porch, Deck
21. General architectural description:

This site consists of a single-story residence constructed in 1924 (Feature 1) and an outbuilding to the south (Feature 2). The residence is L-shape in plan, due to an addition off the south elevation, and it rests on a concrete foundation. The exterior is clad in horizontal wood siding with vertical corner boards and decorative shingles in the gable ends. The main roof is side gabled and clad in raised seam metal panels. A shed roof extends the east roof slope over a portion of the east elevation and a shed roof covers a portion of the basement off the south elevation. The overhanging eaves are open, exposing rafter ends. A brick chimney is visible near the roof centerline and a wood deck is in front of the primary entrance on the east elevation.

The façade faces east and the primary entrance is at the north end. The entrance is accessed via a wood deck and is composed of a paneled wood door. To the north is a one-over-one lite wood window set in a simple wood surround. To the south is a one-over-one lite wood window, a secondary entrance, and a single lite wood window; all with simple wood surrounds.

The north elevation has two, one-over-one lite wood windows set in simple wood surrounds. Two concrete-lined window wells are visible along the foundation; one window is infilled with a wood panel, the other window well has been infilled with concrete. Above, the gable peak has decorative wood shingles.

The west elevation has a centrally located entrance composed of a paneled, vinyl door with six inset lites. To the north is a pair of one-over-one lite wood windows set in simple wood surrounds. To the south is a pair and a single, one-over-one lite wood window, set in simple wood surrounds.

The south elevation of the addition has a one-over-one lite wood window in a simple wood surround and two concrete lined window wells along the foundation. Both basement windows are

Resource Number:

Temporary Resource Number: MAC-FC-1    **Address:** 1901 Hull Street

infilled with wood panels. The south elevation of the main portion has a one-over-one lite vinyl window set in a simple wood surround.

The residence is in good condition. Some metal roof panels are loose, fascia along the overhanging eaves is missing from the west elevation and portions of the south elevation, and all the basement windows are infilled with wood panels.

22. Architectural style/building type: No Style

23. Landscaping or special setting features: The site is located in a semi-rural setting within the City of Fort Collins. A gravel drive runs along the north and east elevations of the residence and concrete slabs to the east and south indicate the former locations of a garage and barn. A residential housing development is to the east.

24. Associated buildings, features, or objects:

Feature 2 is two, shed-roofed outbuildings connected by a wall along the north elevation. The building is generally rectangular in plan and rests on a concrete foundation. The wood-framed building is clad in a mixture of vertical wood siding, horizontal wood siding, and tar paper. The shed roof is clad in metal panels and the overhanging eaves are open, exposing rafter ends.

The south elevation supports a series of openings cut into the exterior cladding; several are boarded over. An open porch runs along the entire south elevation, supported by eight square wood posts. The west, north, and east elevations have no fenestration. The outbuilding is in poor condition. Tar paper is peeling off the north elevation, many openings are boarded over, and a portion of the building at the northwest corner has collapsed.

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## IV. Architectural History

25. Date of Construction: Estimate: \_ Actual: 1924

Source of information: Larimer County Property Assessor

26. Architect: Unknown

Source of information: N/A

27. Builder/Contractor: Unknown

Source of information: N/A

28. Original owner: likely Ruth H. and John Emmett Hull

Source of information: "No. 16 Event Set." *Coloradoan*, May 2, 1967.

29. Construction history (include description and dates of major additions, alterations, or demolitions):

Some original wood windows and doors have been replaced with modern, vinyl counterparts.

In 2022, multiple outbuilding, including a barn, garage, and out house, were demolished.

30. Original location                       Moved     Date of move(s):

Resource Number:

Temporary Resource Number: MAC-FC-1    **Address:** 1901 Hull Street

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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): Chicken Ranch
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.

Pastor, a farmer and real estate dealer, 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 resided 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.

Ruth (Wine) and John Emmett Hull likely purchased the site from Pastor. Although no deed record could be found, a 1925 *Express Courier* article notes the Hull's residence as four miles southwest of town and a 1969 estate sale advertisement confirms the location of the Hull residence south of Prospect Street and east of Taft Hill Road.

Ruth Wine had been born in Iowa in 1894 and John Hull in 1896 in Missouri. The pair married in Fort Collins in 1926. A veteran of WWI, John was a member of the Disabled American Veterans and made his living as the proprietor of a chicken ranch. His property was described by T. G. Stewart, a field instructor for the U.S. Veterans Bureau in 1925, as, "proof that a good living can be made on four acres of Larimer county [sic] land." (*Express Courier*, October 25, 1925). Using techniques learned as a vocational student at Colorado Agricultural College (CAC), the Hull's maintained a flock of White Leghorn chickens which produced eggs that could be sold in town. They also kept three cows to supply skim milk as poultry feed; the excess butterfat was sold for a profit. In addition to animals, the Hull's also grew strawberries, cucumbers, and tomatoes as cash crops and corn, beets, sunflowers, and hay as feed for the chickens and cows. Through

Resource Number:

Temporary Resource Number: MAC-FC-1    **Address:** 1901 Hull Street

experimentation and growth of diverse crops, John and Ruth made their living on this small four-acre property for over thirty years. John retired from farming and ranching in 1961. Ruth was an active member of the No. 16 Neighborhood Club and hosted many of their meetings at their residence. John passed in 1969 and Ruth in 1979; they are buried together in Fort Collins' Grandview Cemetery.

After John's death in 1969, Ruth sold the property to her daughter and son-in-law, Vincent and Marlene Hull Shryack. Marlene had been born in 1926 and attended Fort Collins High School and Colorado Agricultural College (CAC, now Colorado State University). Vincent had also been born in Fort Collins and graduated from CAC with an engineering degree. The pair married in 1949 and settled in Oklahoma.

Vincent and Marlene received the property in 1969 and sold it in 1997 to Lloyd G. Thomas Jr. and Jeannine Thomas. In 2013, the Thomas' sold the property to Hull Street 1901 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.

"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]

"AAA Austin Auctions." *Coloradoan*, September 19, 1969.

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

"John E. Hull." *Coloradoan*, July 29, 1968. Page 3.

"No. 16 Event Set." *Coloradoan*, May 2, 1967.

"Marlene Hull is Betrothed." *Coloradoan*, June 10, 1948.

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

T. G. Stewart. "Disabled Veteran Proves that Four Acres in Larimer County Mean Prosperity." *Express Courier*, October 25, 1925.

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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
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- |                             |  |  |
|-----------------------------|--|--|
| <input type="checkbox"/> A. | <input checked="" type="checkbox"/> 1. | Associated with events that have made a significant contribution to the broad pattern of our history;  |
| <input type="checkbox"/> B. | <input type="checkbox"/> 2.            | Associated with the lives of persons significant in our past;  |
| <input type="checkbox"/> C. | <input checked="" type="checkbox"/> 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 |

Resource Number:

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- D.  4. values, or represents a significant and distinguishable entity whose components may lack individual distinction; or 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: Agriculture, Architecture

40. Period of significance: 1924-1972

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. The site is significant under Standard 1 for its association with Fort Collins agriculture. Although the site is not directly described by any of the specific historic contexts in McWilliams and McWilliams' "Agriculture in the Fort Collins Urban Growth Area," it represents a significant aspect of Fort Collins agriculture, namely a small chicken ranch whose success was based on agricultural experimentation techniques taught at Colorado Agricultural College. 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

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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.

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. Integrity of design is retained through the original footprint, massing, and door and window openings. Integrity of setting has been impacted by the removal of multiple outbuildings and the encroachment of modern development. Although setting has been impacted in this way, one outbuilding remains and the property retains its original lot of 3.6 acres. Integrity of materials has been slightly impacted by the addition of some modern windows and doors and the addition of metal sheeting to the roof. The residence does retain some original windows and doors, and the roof retains its original configuration although the exterior cladding has been altered. Integrity of workmanship is retained through the plain finishes of vernacular construction. Integrity of feeling and association have been impacted slightly by the removal of outbuildings and modern development, but the residence and single outbuilding are still able to clearly convey their early twentieth century construction and agricultural association. The site retains sufficient integrity to convey its historic 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**

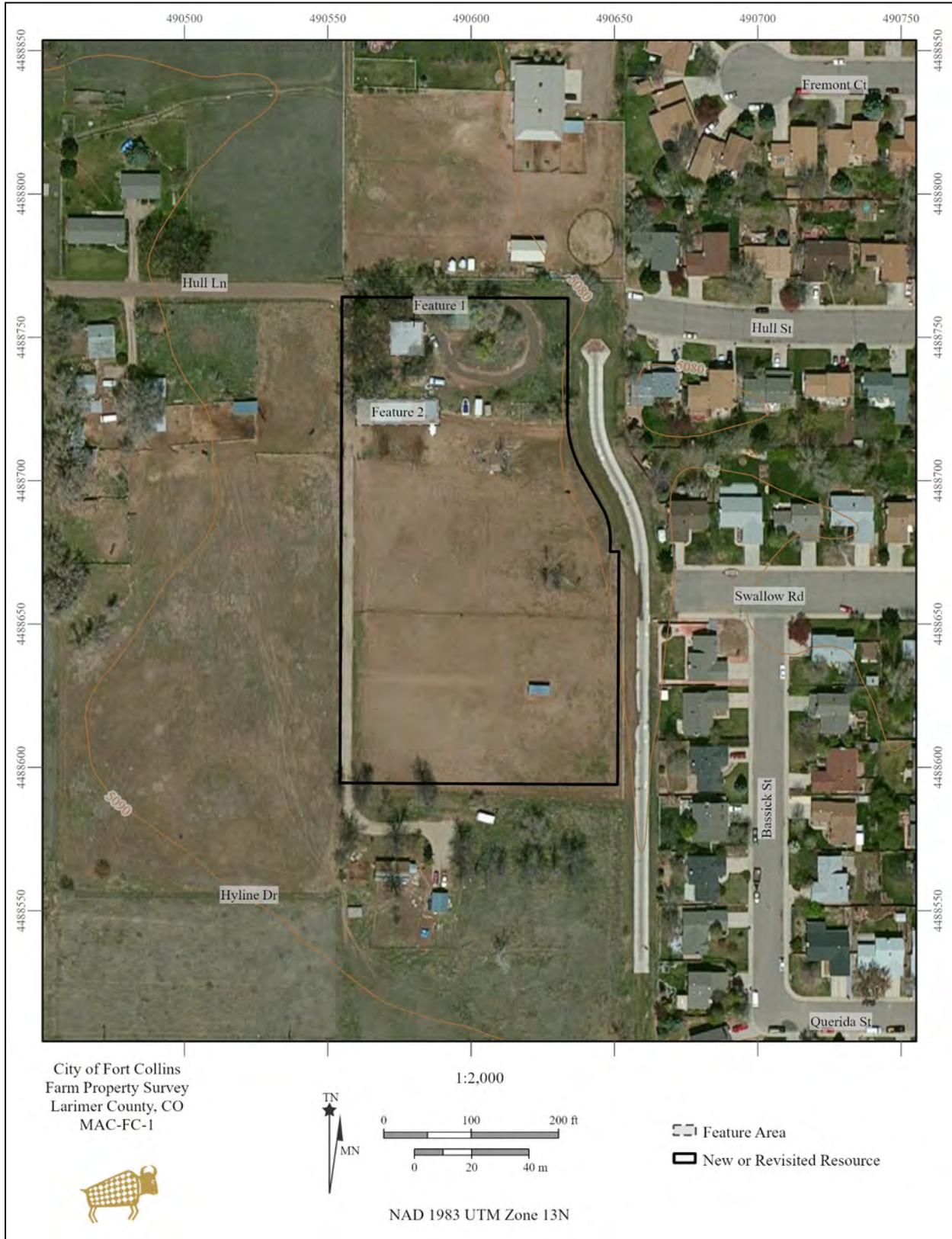
47. Photograph numbers: 578-609  
Negatives filed at: Metcalf Lakewood Office
48. Report title: N/A
49. Date(s): September 2022
50. Recorder(s): Rebekah Schields
51. Organization: Metcalf Archaeological Consultants, Inc.
52. Address: 11495 West 8<sup>th</sup> Avenue, Suite 104, Lakewood, CO 80215
53. 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

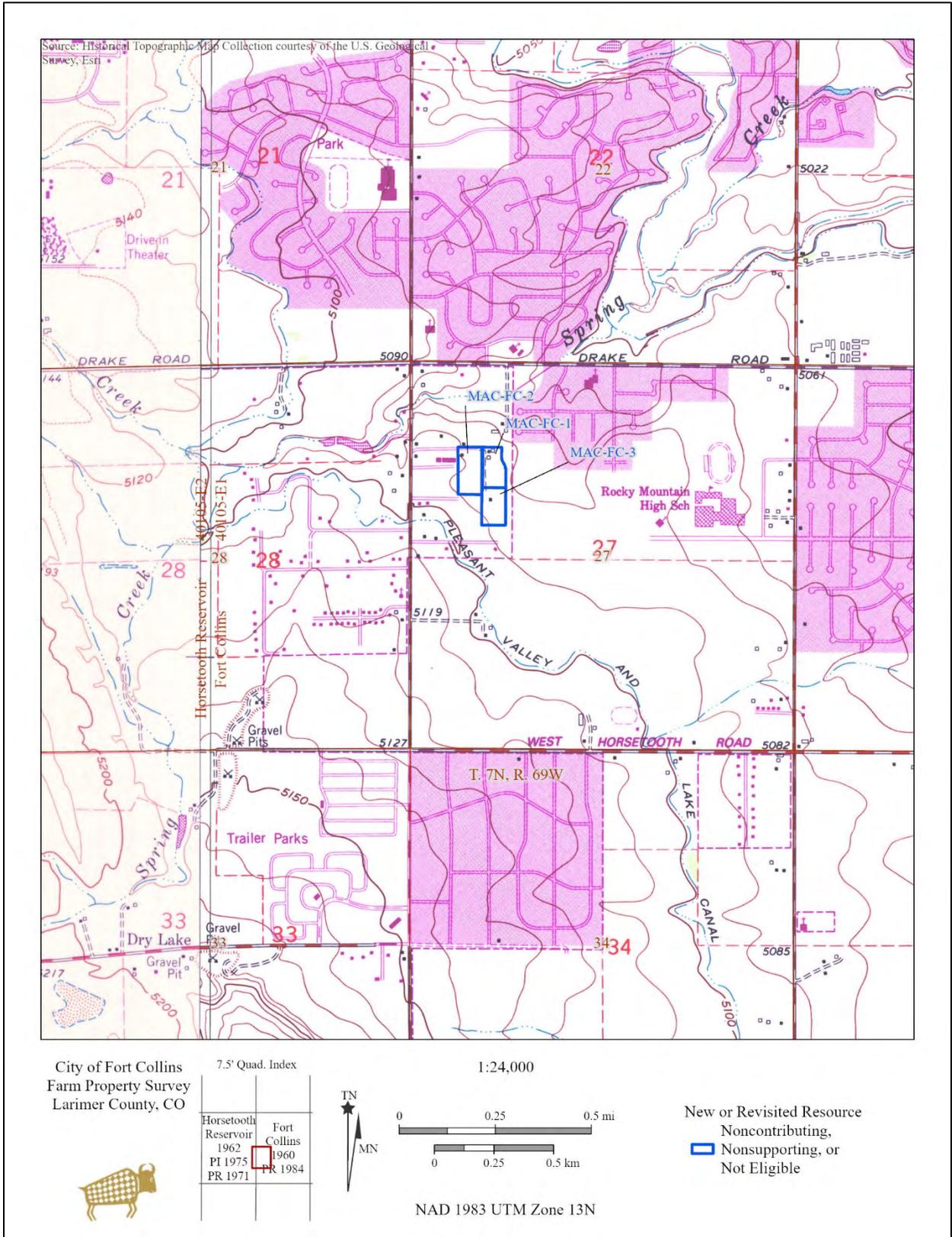
Resource Number:  
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### Site Photos and Maps



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**Figure 1:** Site overview, view southwest (Image #656, RLS 8/23/2022).



**Figure 2:** Feature 1, east elevation, view west (Image #578, RLS 8/23/2022).

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**Figure 3:** Feature 1, east and north elevations, view southwest (Image #679, RLS 8/23/2022).



**Figure 4:** Feature 1, north and west elevations, view southeast (Image #581, RLS 8/23/2022).

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**Figure 5:** Feature 1, west and south elevations, view northeast (Image #583, RLS 8/23/2022).



**Figure 6:** Feature 1, south elevation, view north (Image #584, RLS 8/23/2022).

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**Figure 7:** Feature 1, close-up of south elevation, view northwest (Image #586, RLS 8/23/2022).



**Figure 8:** Feature 1, close up of loose roof panel, view southwest (Image #589, RLS 8/23/2022).

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**Figure 9:** Feature 2, south elevation, view northeast (Image #597, RLS 8/23/2022).



**Figure 10:** Feature 2, west elevation, view east (Image #600, RLS 8/23/2022).



**Figure 11:** Feature 2, north elevation, view southeast (Image #602, RLS 8/23/2022).



**Figure 12:** Feature 2, south elevation, view southwest (Image #605, RLS 8/23/2022).

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**Figure 13:** Feature 2, east elevation, view west (Image #606, RLS 8/23/2022).